

ponte  
praia

VIBRANT COMMUNITY AND A  
UNIQUE LIFESTYLE IN CAPE VERDE.



FAMILIA NL  
TOWNHOUSE 44



FAMILIA LIG  
APARTMENT 01



FAMILIA RI  
VILLA 01



FAMILIA SL  
VILLA 05



FAMILIA CT  
TOWNHOUSE 11



FAMILIA RM  
VILLA 10



FAMILIA AA  
TOWNHOUSE 25



FAMILIA TS  
TOWNHOUSE 30



FAMILIA CH  
TOWNHOUSE 38



Value Homes  
COMPANY LIMITED



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info@valuehomescv.com



Prédio Dermoclin, 3 andar, Dto  
Palmarejo, Praia, Cabo Verde



# WHY CAPE VERDE?



## Political and Economic Stability

Cape Verde is a stable **democratic** country, with clear laws and an efficient judicial system that guarantees the protection and enforcement of investors' rights.



## Strategic Location

Cape Verde is strategically located between **Europe, Africa, South and North America**.



## Strong and Independent Institutions

Reliable legal system ranked **47th in Doing Business** for contract compliance.



## Excellent Infrastructure

**91%** of the population has access to uninterrupted electricity and running piped water, Cape Verde has excellent roads that facilitate access to various parts of the country.



# THE LOCATION...

Cabo Verde, an archipelago of ten islands in the heart of the Atlantic Ocean, is also known for its "11th island" – the vast diaspora spread around the world. With more Cape Verdeans living outside the archipelago than on the islands, the connection to the homeland remains strong and alive.

We are excited to announce "Ponte Praia," our first gated community in Praia, Santiago, Cabo Verde. This project aims to strengthen the bonds of the Cape Verdean diaspora with their origins, offering a unique opportunity to invest in and enjoy the tranquil Cape Verdean lifestyle.

Located five minutes from Nelson Mandela Airport, ten from the city center "Plateau," and seven from São Francisco beach, Ponte Praia harmoniously integrates into "Palisades," a new urban development promising serenity and connection with nature.

Spanning 19,000 square meters, Ponte Praia will feature villas, townhouses, apartments, and world-class infrastructure, including commercial spaces, a community center, square, and recreational areas.

Situated on the Palha Sé plateau at the northern edge of Praia, the project enjoys a privileged location near a cliff and a dry river valley, being 3000 meters from São Tomé beach and 300 meters from Praia's circular road, facilitating access to the city's main infrastructures.





# ONCE UPON A TIME...

Value Homes emerges from the union between advanced technology and two decades of its founders' experience in the real estate sector. We are dedicated to building high-quality homes in self-sustaining communities, marking our presence in Sub-Saharan Africa, the Caribbean, and the United States.

Our focus is on solutions that harmonize technical innovation, social and environmental responsibility, benefiting partners, local communities, and clients.

Our constant research allows us to offer residences that combine functionality, practical design, and sustainability, accessible through optimized construction processes.

We value individuality, offering flexible floor plans that allow clients to customize their homes, aligning with our mission to provide quality housing at fair prices.

We have a team of experts capable of turning any project into reality, already demonstrating success in countries like Nigeria, Ghana, and Liberia. Now, we aim to extend our impact to Cape Verde, reinforcing our commitment to the development of vibrant and sustainable communities.

At Value Homes, we build more than houses; we create spaces where life thrives. Join us on this journey towards a more sustainable and accessible future.





# MASTERPLAN OF THE PROJECT



Total Number of Units = 71

Number of Units Available

- Villa - 18
- Townhouse - 45
- Apartamento - 8
- Community Building
- Plaza
- Retail

A01 - 7	A01 - 8
A01 - 5	A01 - 6
A01 - 3	A01 - 4
A01 - 1	A01 - 2

UNIT NUMBERS





# WELCOME TO YOUR PIECE OF PARADISE



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- 1** Aeroporto 2.6 Km / 1.62 Miles (4 min. driving)
- 2** São Francisco Beach 1.1 Km / 1.62 Miles (10 min. driving)
- 3** São Tome Beach 1.2 Km / 4.35 Miles (7 min. driving)
- 4** Plateau 7.3 Km / 4.16 Miles (10 min. driving)
- 5** Achada Grande 6.7 Km / 4.16 Miles (8 min. driving)



# WHY PONTE PRAIA?



## Title Document

Ponte Praia will be built on a land with a clean and unencumbered title. Buyers will receive a **deed of assignment** for their houses 30 days after the buildings are completed.



## Property Appreciation

Investing in Ponte Praia guarantees a **20-30%** appreciation in the **24 months** delivery period. The combination of its low entry price, strategic location, security, and Amenities in a condominium style development makes this possible.



## Rental Income

You can earn between **\$1000-\$1500 monthly** stress free through our managed services. We will manage your property for a fee and help you rent it out on either long- or short-term basis.



## Mortgage Financing

Cape Verdeans and non-Cape Verdeans can take advantage of the robust mortgage market and get up to **70% financing**, with **30%** down payment and a verifiable source of income.





# WHY PONTE PRAIA?



## Escrow Account

Developer maintains an **escrow account** with two of the leading banks in Cape Verde, where buyers' funds are deposited and released to the developer based on physical work done on site



## Investment for Residency

If you purchase a house with a value of over **\$150,000**, you can qualify for this program.



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# FACILITIES



Safety  
(CCTV,  
Watchers and  
Access Control)



Uninterrupted  
Power Supply



Uninterrupted  
Water Supply



Central  
Sewage  
System



Central  
Cooking  
Gas Supply



Waste  
Management



Fiber  
Optic



Electric  
Charging  
Station



Unified  
billing  
system



Street  
Lighting



# AMENITIES



Olympic  
Size  
Swimming Pool.



Jacuzzi/  
Sauna.



Sun deck.



Shopping  
Plaza.



Bank/ATM.



Creche.



Spa/Saloon/  
Barbershop.



Roof top  
restaurant.



Free Wi-Fi  
in common  
areas.



Supermarket.



Sidewalks/  
Bicycle  
Lane.



Green Spaces/  
Children  
Playground.



Clinic/Pharmacy.



Wellness  
(Yoga and  
Meditation  
spaces).



Fitness  
(Gym,  
basketball  
soccer).



Dedicated  
Parking Spaces/  
Underground  
Parking.



Facility  
management  
office.

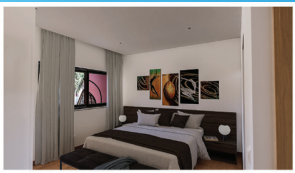
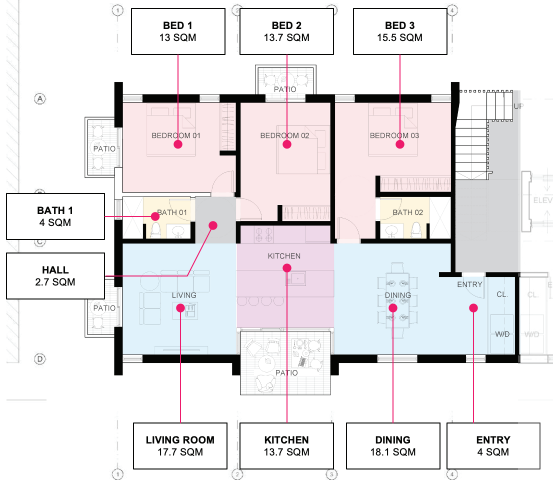


Business  
center.



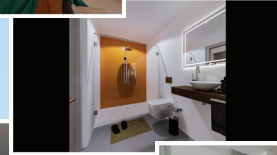
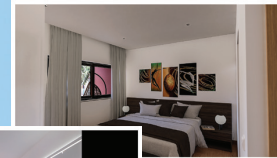
# Apartment

Starting from \$144,776.27  
129.00 m<sup>2</sup>



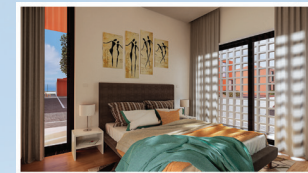
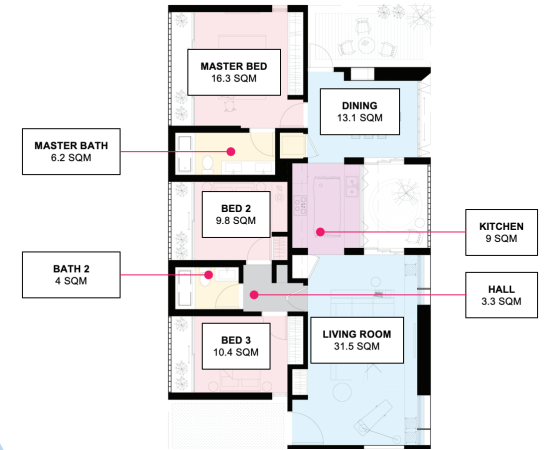
# TownHouse

Starting from \$154,779.17  
126.00 m<sup>2</sup>



# Villas

Starting from \$247,332.56  
153.00 m<sup>2</sup>





# PAYMENT METHODS

## 1- Full Payment

This payment option offers attractive discounts for our buyers.

## 2- Installment Plan

Pay a 30% down payment, followed by a flexible payment plan over 24 months, interest-free, for the remaining 70%.

## 3 - Bank Loan / Mortgage

Several protocols with various local banks offering attractive deals.



# WE HAVE EVERYTHING READY.

The land, the approvals, the designs, the infrastructure.  
We have partnered with esteemed banks, and  
we have the full support of our government.  
Now all that's missing is the final element - **you**





# RESERVATION FORM FOR HOUSE PURCHASE IN THE PONTE PRAIA PROJECT

## PERSONAL INFORMATION

Full Name:	Marital Status:	Single <input type="checkbox"/>	Married <input type="checkbox"/>
Country:	Capeverdean:	Yes <input type="checkbox"/>	No <input type="checkbox"/>
How did you know about the Project?	Unit Number:		
Phone Number:	Email Address:		

**\*Note:** If married, you must submit your spouse's information / documentation.

## CHOOSE YOUR PAYMENT OPTION

<b>01</b>	<b>100% Payment:</b> This payment option offers attractive discounts for our buyers.
<b>02</b>	<b>Installment Plan:</b> Pay a 30% down payment, followed by a flexible 24-month, interest-free payment plan for the remaining 70%.
<b>03</b>	<b>Mortgage:</b> We have an partnership with Banco Interatlântico, offering a variable interest rate indexed to the BCV's TCL with a 4.5% spread. A minimum down payment of 15% is required, with the possibility to finance up to 85% of the value.

**\*Note:** If you decide to pursue financing through a different bank, please reach out to them directly to begin the process.

## DOCUMENTS REQUIRED FOR BANK INTERATLANTICO LOAN

<b>01</b>	<b>ID Needed:</b> A Passport or CNI (only for people living in Cape Verde)
<b>02</b>	<b>Income Proof:</b> You need to show us how you make money (like a salary or pension)
<b>03</b>	<b>Loan Details:</b> Please specify the amount you intend to borrow and the desired repayment term
<b>04</b>	<b>Credit Check Authorization:</b> Please access the form through this link: <a href="https://cms.bi.cv/assets/2c002fc3-52e3-468d-8a18-2965a8939044">https://cms.bi.cv/assets/2c002fc3-52e3-468d-8a18-2965a8939044</a>
<b>05</b>	<b>Credit Information:</b> If you reside in the USA, please provide us with your up-to-date credit report from this website: <a href="https://www.annualcreditreport.com/index.action">https://www.annualcreditreport.com/index.action</a> . If you reside in another country, submit information from the Risk Center of the Central Bank in your country of residence.

\*BANCO INTERATLANTICO (DÓLARES): 874881915002 | 000500000874881915241 | CV64.000500000874881915241

- To Reserve Your Home:
1. Complete the reservation form.
  2. Pay 200,000 CVE as a reservation fee. This amount counts towards your deposit.
  3. Send both the filled form and payment proof to [info@valuehomescv.com](mailto:info@valuehomescv.com) **Without both, the process doesn't start.**

**\*Note:** The fee will be refunded only if your bank does not approve the financing.

\_\_\_\_\_  
Signature



# HOW TO BUY A PROPERTY IN PONTE PRAIA?

## 3 Simple steps to buy a property in Ponte Praia:

- 1 Identify the property you want to buy;
- 2 Fill out our **registration form** and pay the fees.
- 3 You will be assigned a **dedicated concierge** that will guide you through the rest of the journey.

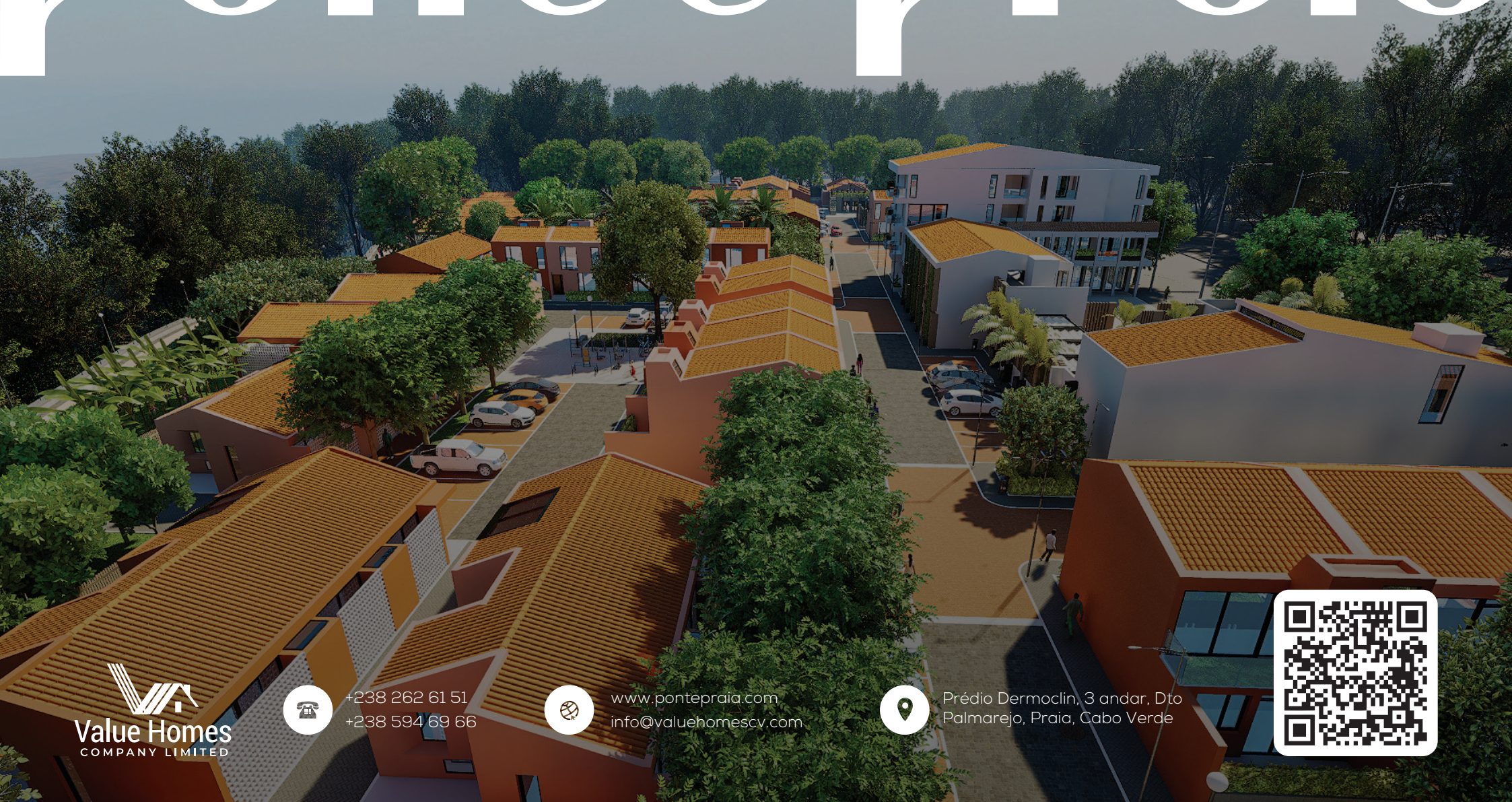
## Other Useful Information (Documentation and Closing Cost):

- Public deed of sale;
- Land registry certificate;
- IUP (Property Tax): 1.5%;
- Property registration;
- Total Cost: Less than \$5000 delivery;
- Processing time: 10 to 15 working days.





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