

Serena bay
LUXURY RESORT



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CAPE VERDE
SAL

CANARY ISLANDS

MADEIRA

PORTUGAL
SPAIN
MALLORCA

Welcome to Cape Verde, a tropical archipelago off the west coast of Africa. Also known as the Cape Verde Islands, the archipelago is located in the central Atlantic Ocean, just a 5.5-hour flight from Brussels. Because of its position near the equator, Cape Verde enjoys a wonderful tropical climate, with an average temperature of 26°C – making it an ideal destination for a sunny holiday at any time of year.


White sandy beaches, bright blue waves and zero stress: you'll feel completely relaxed in no time. Most tourists tend to head to the popular islands of Sal and Boa Vista. The locals, many of whom make a living from the growing tourist industry, are friendly and hospitable. Cape Verdean politics are stable and you won't have to worry about the exchange rate, because the escudo (the local currency) and the euro are linked.



A region with enormous potential for growth

The number of people who head to Cape Verde for a pleasant holiday increases steadily every year. Visitor numbers are expected to exceed 1 million in 2022. Most tourists to Cape Verde stay on the island of Sal, which is where you'll find Serena Bay. With its lively bars, sunny terraces, restaurants and shops, Serena Bay is the new place to be. If you compare the archipelago to the Canary Islands, which attract no fewer than 14 million tourists each year, you'll quickly realise Cape Verde has enormous potential for growth.

 **Sunshine all year round**
Average temperature: 25 to 30°C

 **Just a 5½ hour flight from London Gatwick**
Less than a 30-minute drive from the airport to the resort



Aqua Park

Block A

Presidential & Royal Suites

Block E

Block B

Lobby & VIP

Block C

Block F

Presidential & Royal Suites

Block D

Family Area

Mix Area

Adult Area

Swim-up Suites

Swim-up Suites

Shops

Beachbar

Beachbar

Beachbar

A luxury resort with exceptional qualities

- Private beach
- 7 outdoor pools
- Selection of restaurants
- Padel & tennis courts
- Water park
- Wellness centre and spa
- Shops
- Children's clubs
- Lobby with lounge
- Gym facilities
- And much more!

Serena bay
LUXURY RESORT



The resort comprises 777 suites, all designed in a luxurious style. Guests enjoy an enchanting and unforgettable stay, thanks to the resort's unique design and sophisticated concept.

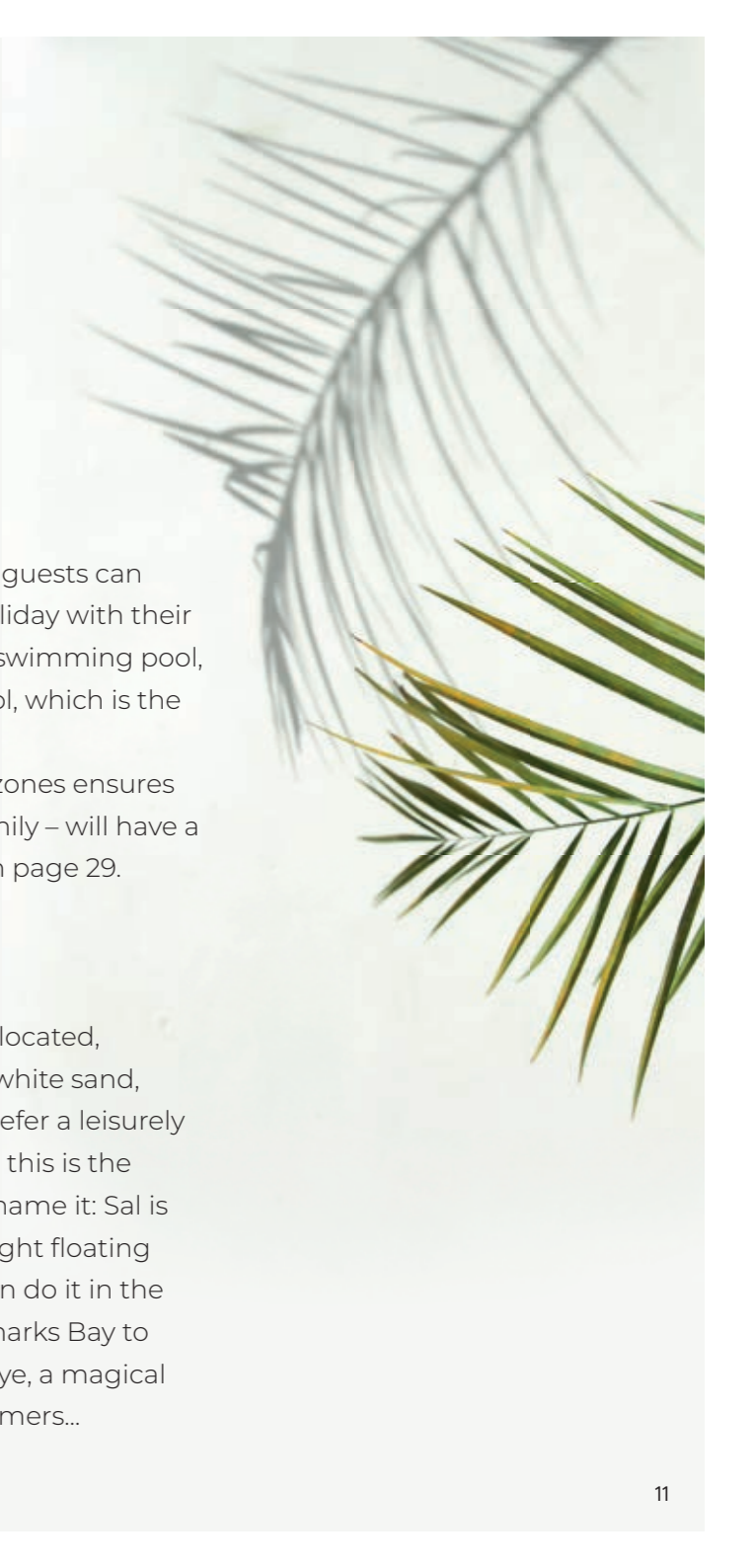
Something for everyone

The luxury resort includes an adults-only zone, where guests can enjoy a well-deserved break in peace. For those on holiday with their children, the resort has a family zone with a toddlers' swimming pool, a water park and various kids' clubs. In the central pool, which is the largest pool, everyone can have a good time.

Serena Bay's wide selection of suites and experience zones ensures that everybody – from young globetrotter to large family – will have a memorable holiday. Discover our different suites from page 29.

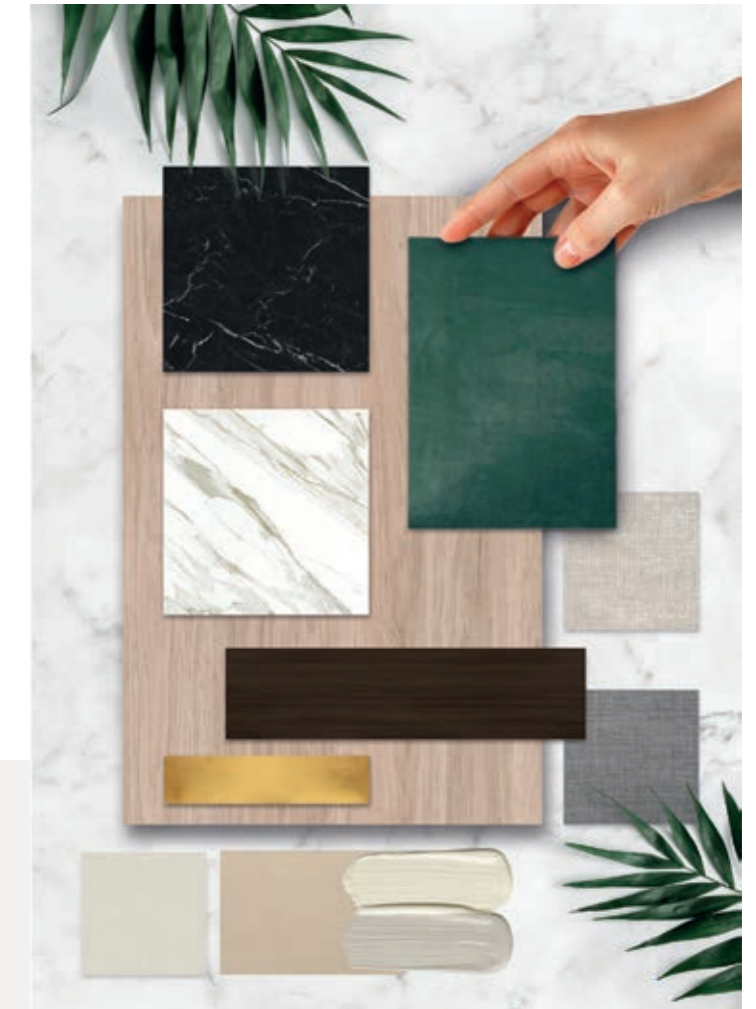
Stroll along the boulevard or explore the ocean

The vibrant town of Santa Maria, where Serena Bay is located, has an idyllic promenade and an 8-kilometre strip of white sand, surrounded by clear, turquoise water. Whether you prefer a leisurely stroll along the beach or more adventurous pastimes, this is the place for you. Surfing, diving, kitesurfing, sailing, you name it: Sal is paradise for those who enjoy water sports. If you thought floating was only possible in the Dead Sea, think again: you can do it in the salt lake of Pedra De Lume too! Or why not head to Sharks Bay to spot lemon sharks? And don't miss out on The Blue Eye, a magical underwater cave where mother nature's beauty shimmers...



The design of Serena Bay

Serena Bay is an architectural gem on the pearly white beach of Santa Maria that seamlessly unites luxury and comfort.



Mood board



Lobby

Restaurant





Private beach



Cool down in one of
the 7 outdoor pools

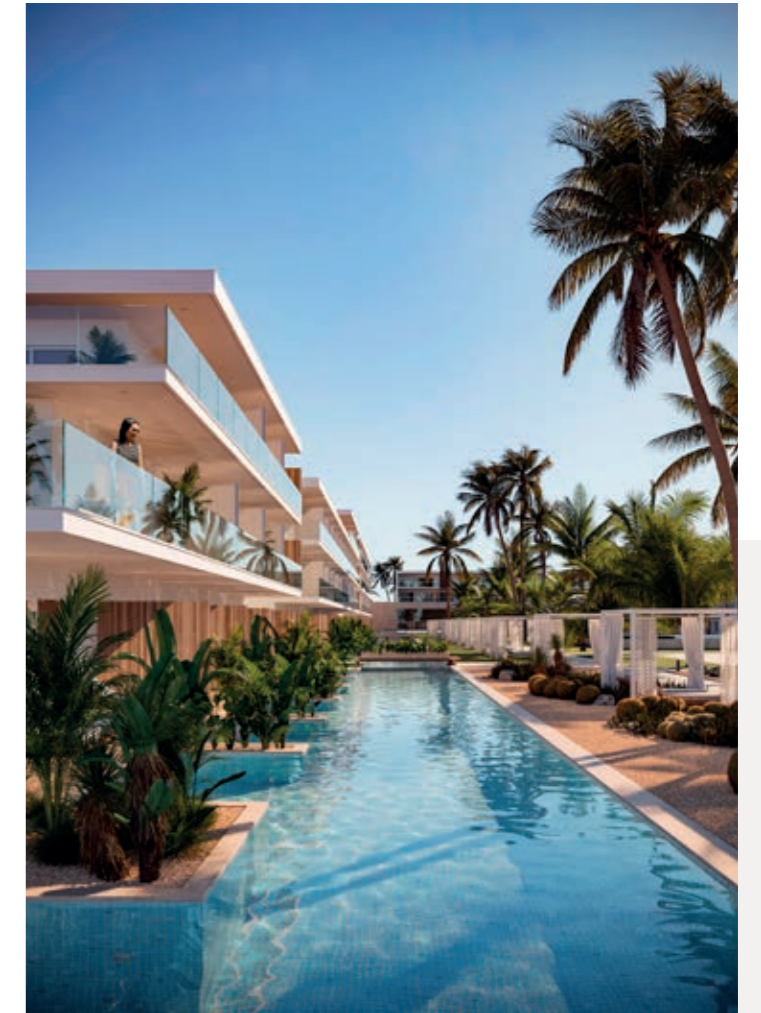


Central pool



Family Park

Adults-only pool



Swim-Up Suites



Rooftop pool



Rooftop bar





The suites

Types of suites at Serena Bay

Serena Bay offers a wide range of suites catering to different tastes, to ensure all guests have the perfect holiday. Browse through the following pages to discover the suites.

LEGEND

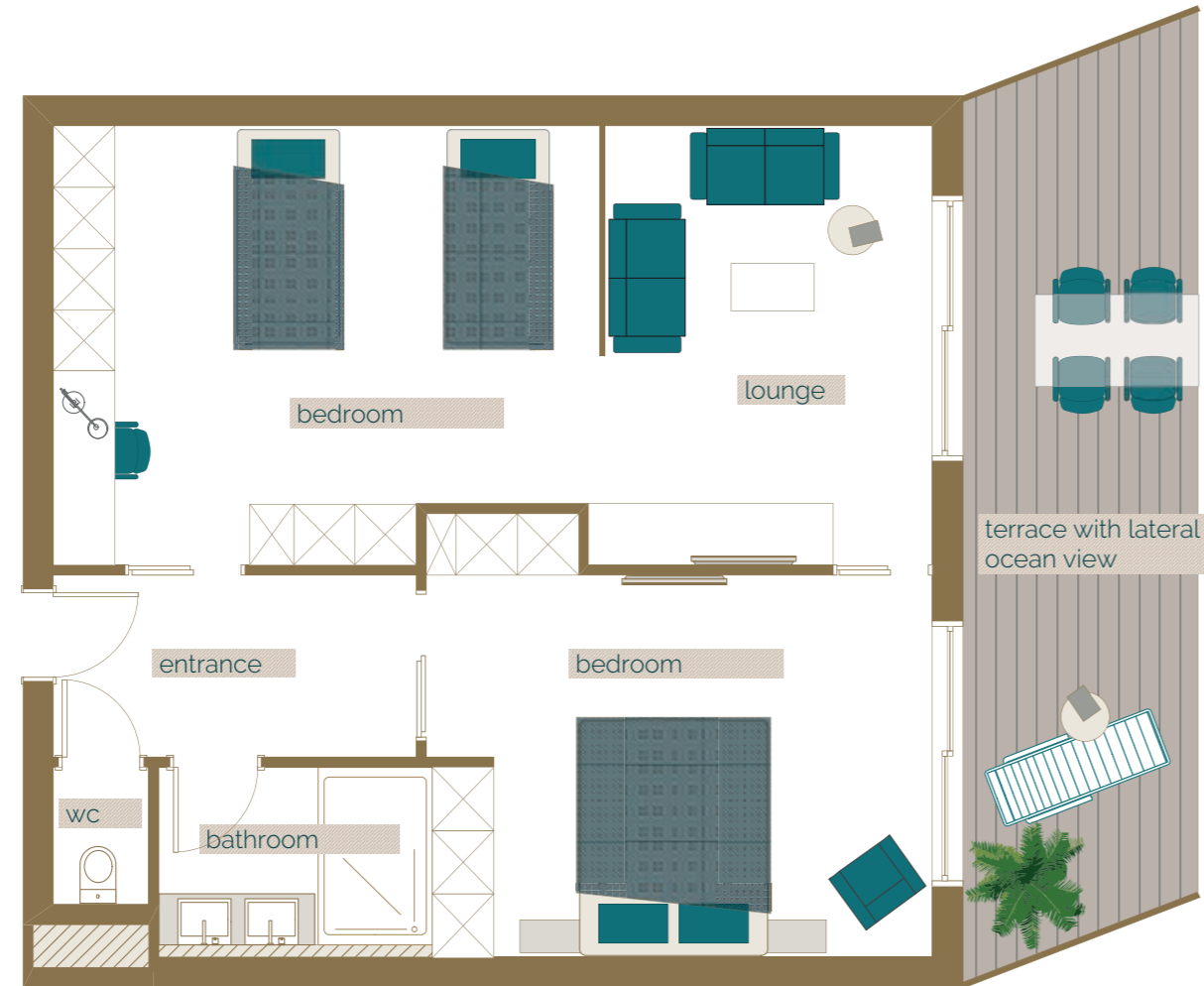
GF Ground Floor	1st First Floor	2nd Second Floor	3th Third Floor	Family Area	Adult Area	Double Bed	Twin Bed	Aqua Park View	Frontal Ocean View	Pool View	Swim-up	Garden Access	Whirl Pool	Snacks	Bar and Lounge	Restaurant
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● Aqua Park Family Suite

Block A 1st 2nd 3th    

Modern open-plan suite (97 m²) with a spacious terrace (20 m²) and a pleasant living area. View overlooking the ocean and the Aqua Park.

- 1 double bed
- 2 single beds
- Large bathroom with shower
- Separate WC



● Aqua Park Junior Suite

Block A GF    

Spacious suite (47 m²) with a cosy living room, adjoining terrace (9.6 m²) and garden. View overlooking the ocean and the Aqua Park.

- 1 double bed or 2 single beds
- Large bathroom with shower and WC

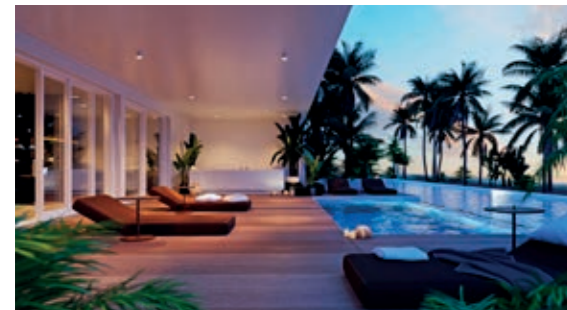


● Swim-Up Beach Front Suite



Extensive ground-floor suite (135 m²) with a large terrace (71 m²) bordering a swimming pool.

- 1 double bed
- Large bathroom with shower and separate WC

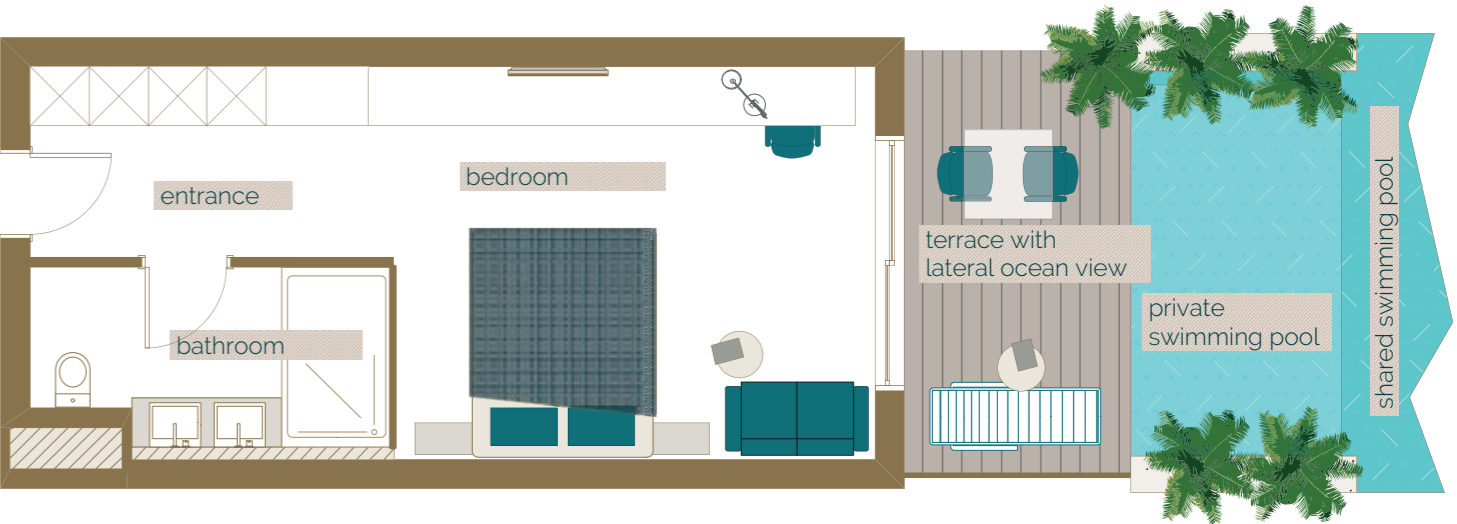


● Swim-Up Premium Suite



Large suite (47 m²) with a cosy living room and an adjoining terrace (9.6 m²) bordering a pool. View overlooking the ocean.

- 1 double bed or 2 single beds
- Large bathroom with shower and WC



● Garden Junior Suite




Block A Block B GF    

Large hotel suite (47 m²) with a private terrace (9.6 m²) and garden. View overlooking the pool and the beach.

- 1 double bed
- Large bathroom with shower and WC

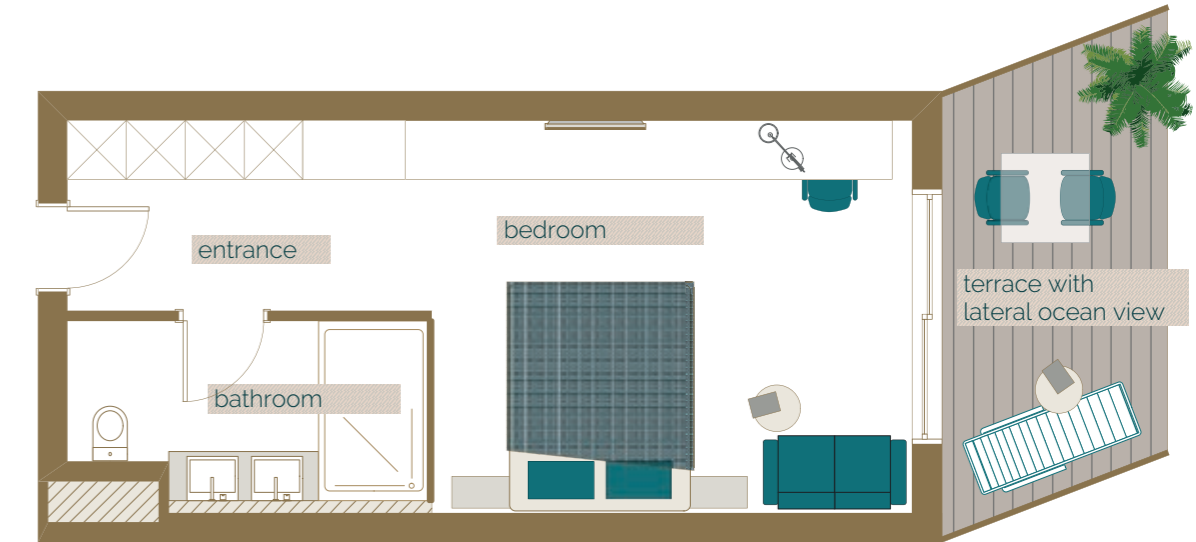


● Junior Suite




Block A Block B 1st 2nd 3rd   

Modern, open-plan suite (47 m²) with a private balcony (9.6 m²) and view overlooking the pool, ocean and beach.

- 1 double bed or 2 single beds
- Large bathroom with shower and WC



Premium Suite

Block C Block D 1st 2nd 3rd   

Modern suite (47 m²) with a private balcony (9.6 m²) and view overlooking the pool and the ocean.

- 1 double bed or 2 single beds
- Large bathroom with shower and WC

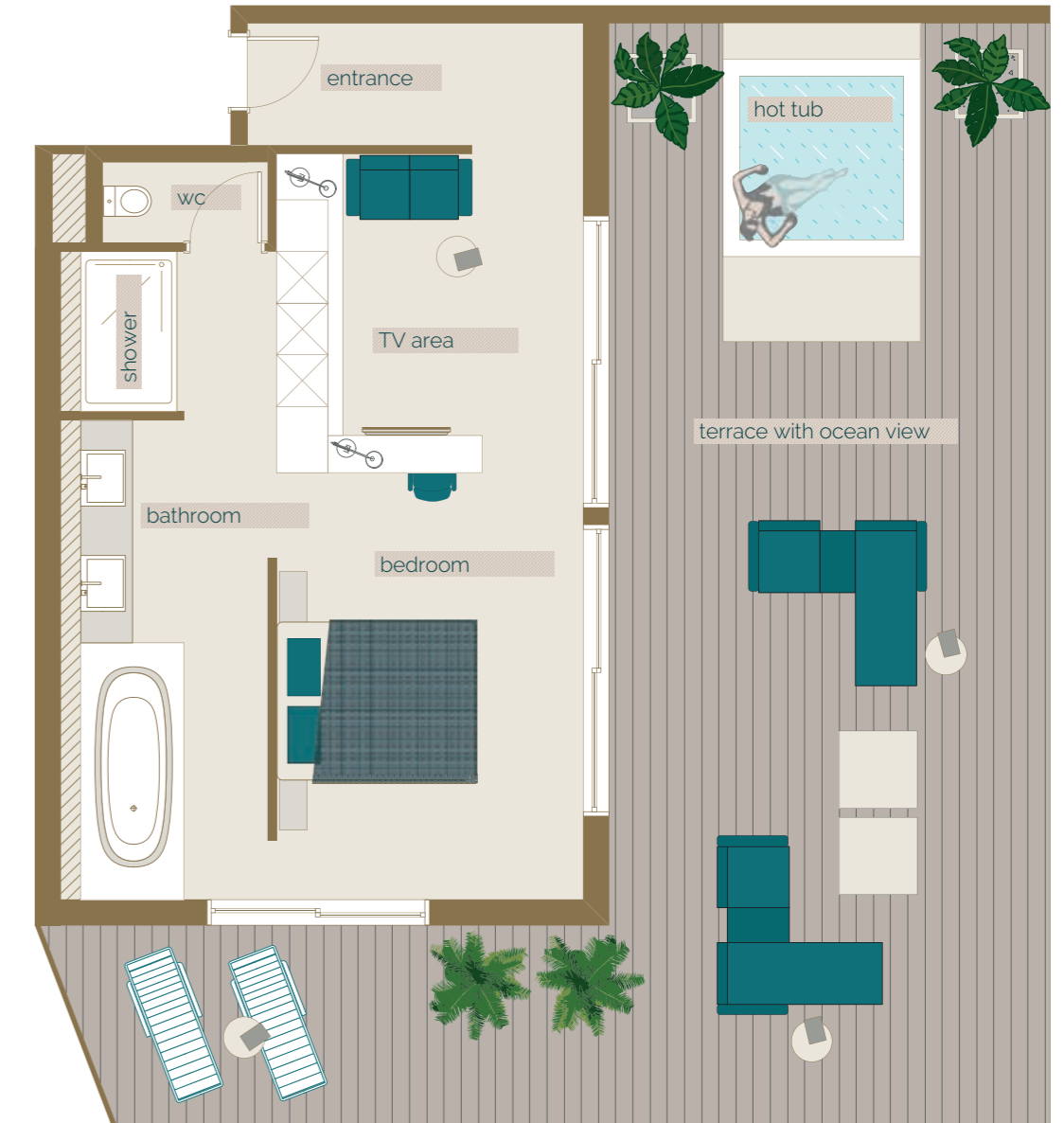


Premium Beach Front Suite



Block A Block B Block C Block D 1st 2nd 3rd    

Grand hotel suite (135 m²) with an extensive terrace (71 m²), living room and hot tub. View overlooking the ocean.

- 1 double bed or 2 single beds
- Large bathroom with shower, bathtub and separate WC



● Design Suite

Block D 1st 2nd 3rd  

Spacious designer suite (40 m² or 47 m²) with a private balcony (5 m² or 9.6 m²) and a view overlooking the beach and ocean.

- 1 double bed
- Large bathroom with shower and WC



● Presidential Suite

Block E Block F 2nd     

Very generous suite (120 m²) with a large private terrace (40 m²) and a view overlooking the ocean.

- 1 double bed or 2 single beds
- Spacious bathroom with shower, bath, walk-in closet and separate WC
- Comfortable living room and dining area
- Hot tub on the terrace
- Separate entrance and bar
- Unique design with luxury finishes in black or white



Royal Suite



Luxurious designer suite (245 m²) with an extensive private terrace (91 m²) and view overlooking the ocean.

- 1 double bed or 2 single beds
- Spacious bathroom with shower, bath, walk-in closet and separate WC
- Comfortable living room, fully-equipped kitchen and dining area
- Hot tub on the terrace
- Separate entrance and bar
- Unique design with luxury finishes in black or white





Invest in Serena Bay and guarantee yourself a steady, worry- free income

Ever more investors are turning to real estate as a profitable and safe investment, both at home and abroad. Thanks to the combination of a significant and inflation-proof rental income, few hassles, little maintenance and a low investment threshold, hotel real estate has swiftly gained in popularity in recent years. It's an ideal investment opportunity, including for beginners.

Hotel real estate with a touch of gold

Serena Bay offers investors an interesting form of investment with numerous advantages:

- 01. A LUXURY PROJECT**
The luxury resort is located on Santa Maria beach and boasts 777 luxurious suites overlooking the clear blue ocean.
- 02. FIXED RENTAL INCOME**
You'll receive a fixed rental income of at least 5%, guaranteed for 15 years*, with the option to exit without loss.
* After this period, your profit will depend on the market.
- 03. 100% OWNERSHIP**
You acquire full ownership of the suite and its accompanying plot of land. The purchase costs (registration and notary) are limited to 4%. Of course, the purchase will be notarised.
- 04. SOLVENT HOTEL PARTNER**
The luxury resort is run by an acclaimed hotel group that understands the market and the target group like no other.
- 05. PERSONAL USE**
Four weeks a year, your luxury suite on the paradise island of Sal is at your full disposal. Sun, sea, sand, enjoy!
- 06. LOW INVESTMENT THRESHOLD**
Investments in Serena Bay start at € 100,000 – simply select the one that best suits your needs.

Concept and timing

Completion of the project is scheduled for late 2023 or early 2024. All purchases are registered with a notarial act and result in full ownership. **You will acquire 100% ownership**, with the property entered into Cape Verde's land registry – no talk of leaseholds, leasing or time sharing. The applicable Cape Verdean legislation is based on Portuguese law. The territory's politics are stable and you won't have to worry about the exchange rate, thanks to the link between the escudo (the local currency) and the euro.



Cabo Verde Luxury Resorts, your real estate partner in Cape Verde

Serena Bay is a **Cabo Verde Luxury Resorts** project. During its 30-plus years of experience at home and abroad, the construction group has carried out more than 10,000 transactions for very satisfied customers. These days, Cabo Verde Luxury Resorts focuses on investment opportunities in Cape Verde. And successfully so!

Cabo Verde Luxury Resorts aims high: our ambition is to build a unique project in a prime location. Serena Bay is an architectural gem on the pearly white beach of Santa Maria that seamlessly unites luxury and comfort.



Would you like to know more about Serena Bay and its investment opportunities?

Contact us for an informal, obligation-free appointment and let our experts introduce you to the paradise of Serena Bay.

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This brochure was developed with the greatest care, based on all information available at the time.
The project's final construction, brands, materials, finishes and exact dimensions are subject to change.