

# DAVID VILLAS

MURDEIRA VILLAGE



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## MURDEIRA VILLAGE

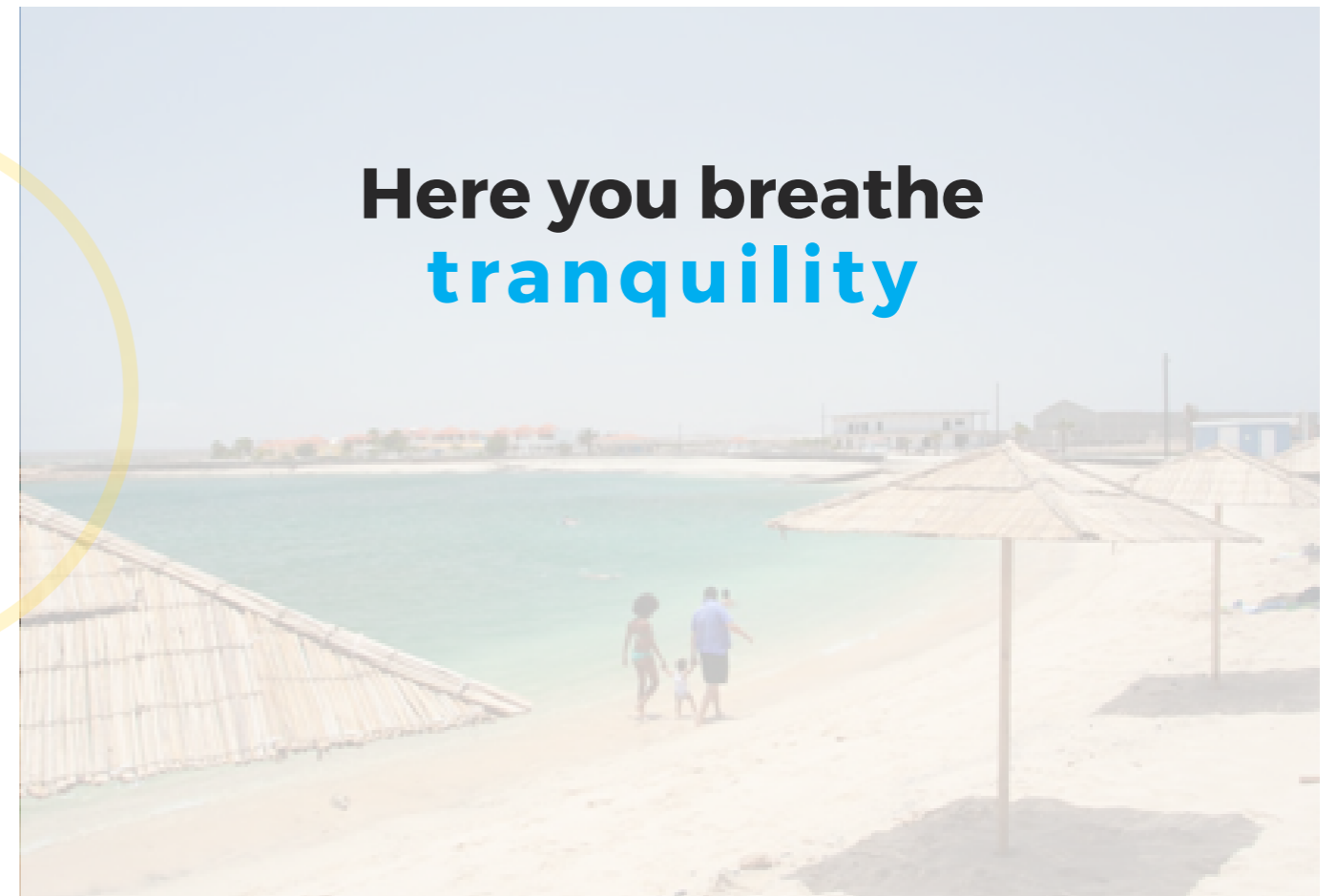


Murdeira Village is known for its natural beauty, the peace it transmits, the quality of life it provides to its residents, and the charm of its natural bay.

After the consolidation of the 1st and 2nd phases of the tourist development called Murdeira Village, its promoter Turim, S.A, decided to design a unique and innovative concept in the tourist and real estate market..

## The Project

# DAVID VILLAS



Here you breathe  
**tranquility**



# Expansion



- Phase 2
- Next Lots
- Conference Center
- Hotel

- Phase 3 - David Villas
- Phase 1
- Agnelo Residence
- Buildings

The logo for David Villas, consisting of a white stylized flower with six petals inside a blue square, followed by the text "David Villas" in a grey, sans-serif font.

# David Villas



# DAVID VILLAS



## Location

This peculiar enterprise is located in the southern area of Murdeira Village, near the Espargos - Santa Maria highway, 10 minutes from the cities of Espargos and Santa Maria, and 7 minutes from the Sal International Airport.

Its proximity (about 100m) to the wonderful Murdeira Bay and Canoa Beach give David Villas unique characteristics of well-being and quality of life.

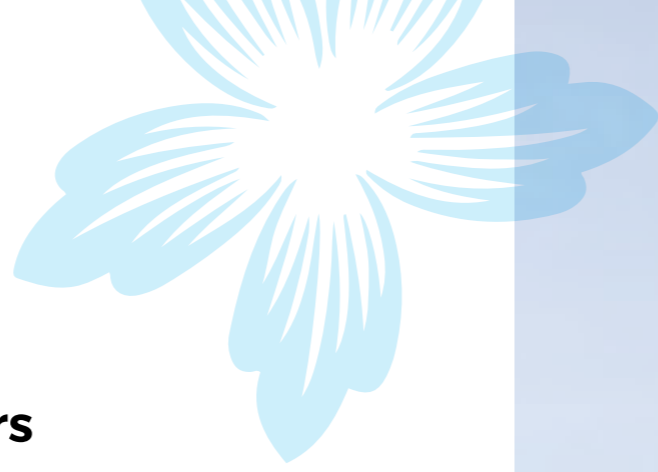


## Concept

The David Villas concept was developed by Turim, SA, in line with the same Group's innovative projects, specifically the Murdeira Beach Resort and Calheta Bay Resort.

This project was created with the aim of offering customers a unique housing and tourism product in the market, encompassing innovative design, intelligent architecture, and perfect harmony with the surrounding environment.





## Exteriors



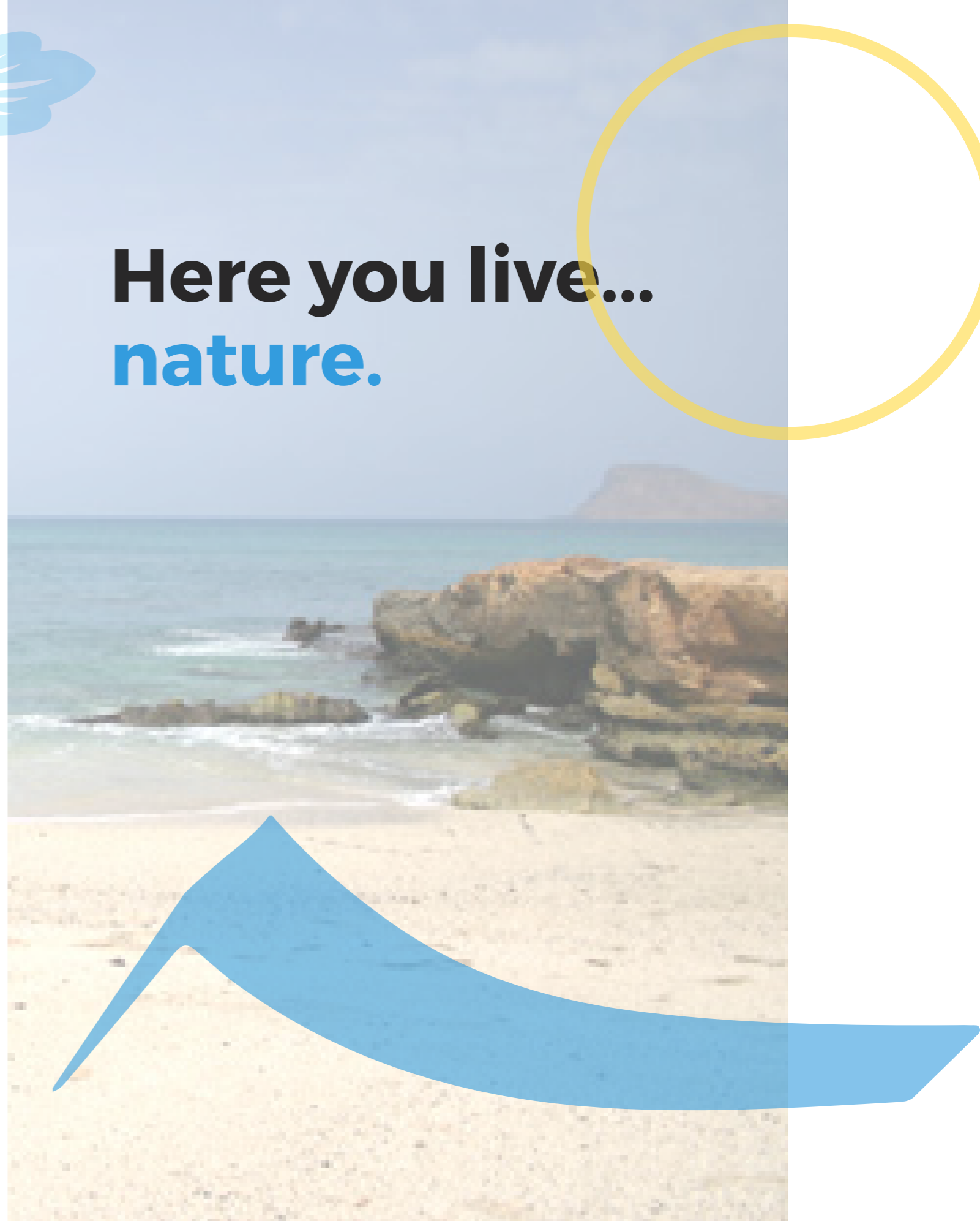
David Villas contemplates 40 three, four, and five-bedroom villas, as well as a recreational area composed of a pool and its resting area, a support building with a bar/storage/sanitary facilities, a gathering room, as well as a playground and recreational squares.

These spaces will be complemented by pedestrian paths that move through the built masses, creating a network of permeability and integration in its surroundings.

The presence of the sea, green landscape, and peacefulness of the spaces make this area a unique point of tourist and residential interest, greatly enhancing individual and collective heritage.



# Here you live... nature.



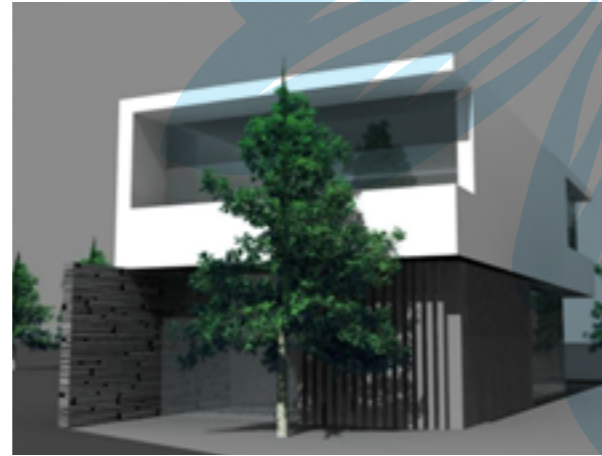
## Architecture

The architectural concept for this specific area contemplates the construction of single-family homes that seek to take full advantage of the location, the characteristics of the terrain, the solar exposure, the incidence of dominant winds, and mainly the sea view, through an association of two volumes that overlap to form two floors, each corresponding to specific functions of the act of living.

The lower volume, corresponding to the ground floor, is intended for social functions (living room, toilet, kitchen, pantry, laundry, and garage) and is directly related to the outdoor recreational space (exterior patio and private green area) and to the public spaces of the development.

The upper volume, in the form of a parallelepiped, corresponds to the intimate and introspective functions of the house (suites, bedrooms, and sanitary facilities).

Large openings and balconies that ensure a view of the sea allow the occupants to establish a direct relationship with the wonderful Murdeira Bay.



## Interiors

The project was designed to have a contemporary level of furniture design. The interior decoration will be handled by the architect on a case-by-case basis and according to each client's taste.



### Customization

All architecture projects can be internally modified according to the client's interests.

External modifications can be made, as long as they are coordinated with the responsible architect and approved by the promoter of the project.

External modifications must follow the architectural standards of the project.

**A House Inspired  
by our culture  
and based on our  
experience**

**Quality and Comfort...  
You deserve**



## Environmental Solutions

This project is characterized by offering environmentally friendly solutions at the level of compositional and constructive aspects, in order to achieve high levels of comfort that include dispensing with air conditioning.

The use of locally sourced construction materials is evident in the finishing of the exterior walls, the exterior floors with local rustic stone, and the wood in the interior decoration.



The choice of an individual clean energy production system and its self-management, using solar panels connected to batteries with remote monitoring, is a technological innovation of undeniable reach in reducing monthly energy consumption in the residential units of David Villas.

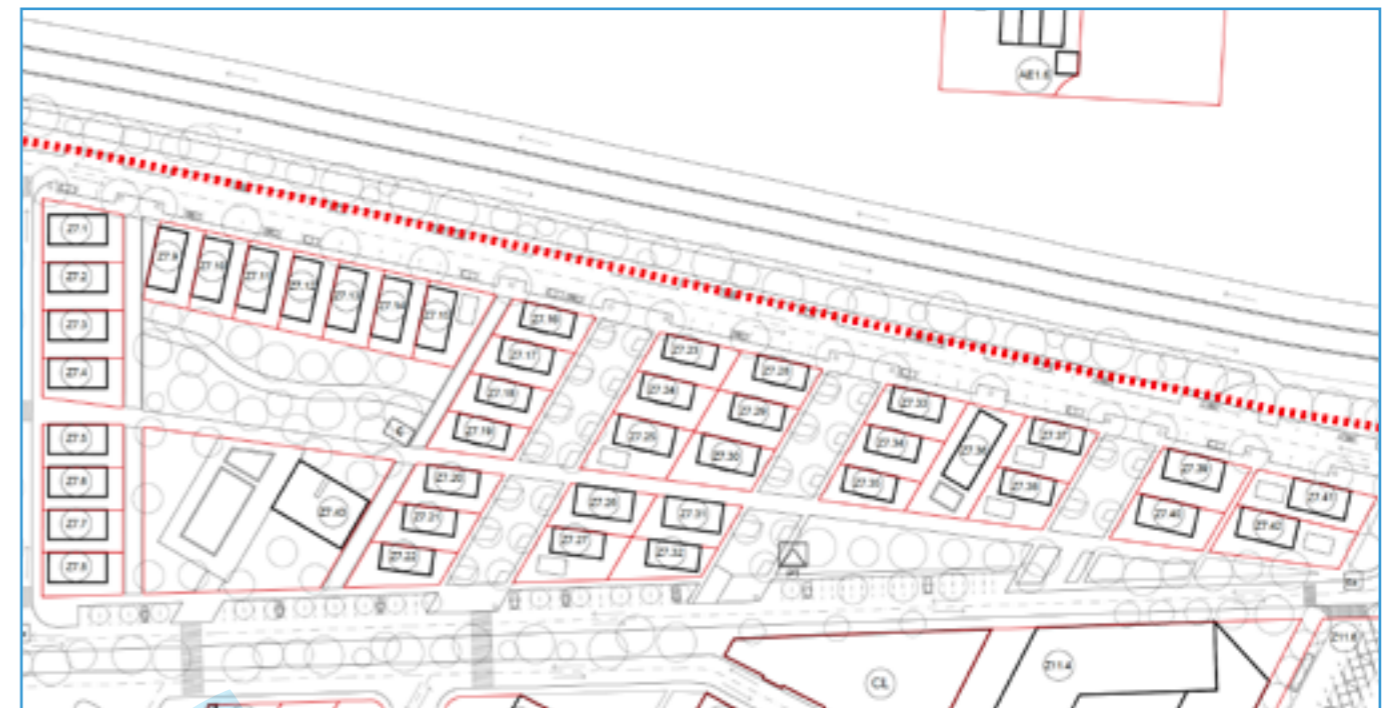
**Truly eco-friendly  
Project**

[www.turim.cv](http://www.turim.cv)

## TYPE OF PROPERTIES

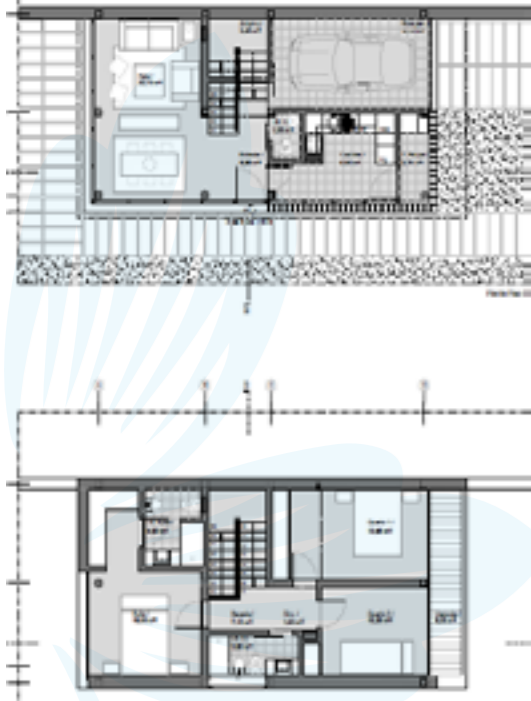
THREE-BEDROOM HOUSES (T3A TYPOLOGY)	Gross area of 150 square meters
FOUR-BEDROOM HOUSES (T4A TYPOLOGY)	Gross area of 199 square meters
FOUR-BEDROOM HOUSES (T4B TYPOLOGY)	Gross area of 192 square meters
FOUR-BEDROOM HOUSES (T4C TYPOLOGY)	Gross area of 201 square meters
FIVE-BEDROOM HOUSES (T5A TYPOLOGY)	Gross area of 230 square meters
FIVE-BEDROOM HOUSES (T5B TYPOLOGY)	Gross area of 260 square meters

## MASTER PLAN



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**THREE-BEDROOM HOUSES  
(T3A TYPOLOGY)**



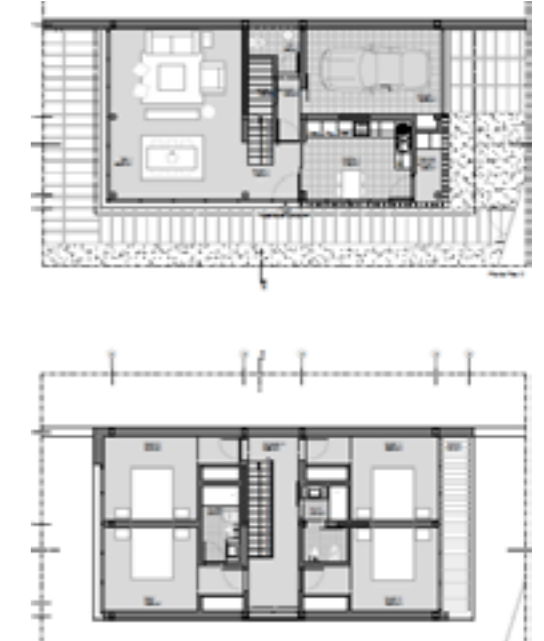
**THREE-BEDROOM HOUSES  
(T3B TYPOLOGY)**



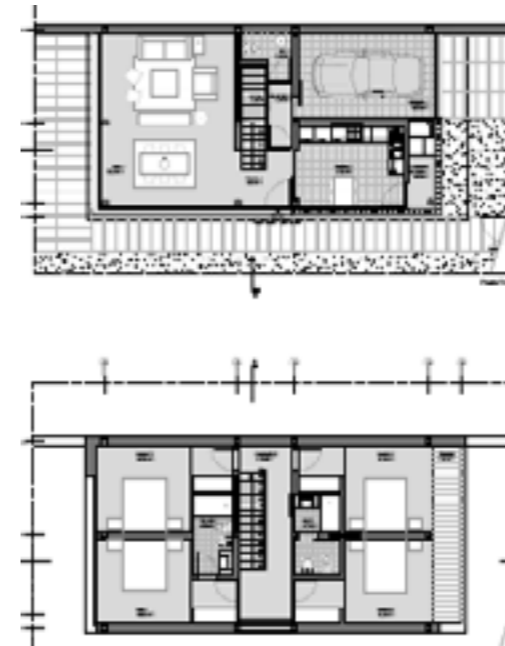
**FOUR-BEDROOM HOUSES  
(T4A TYPOLOGY)**



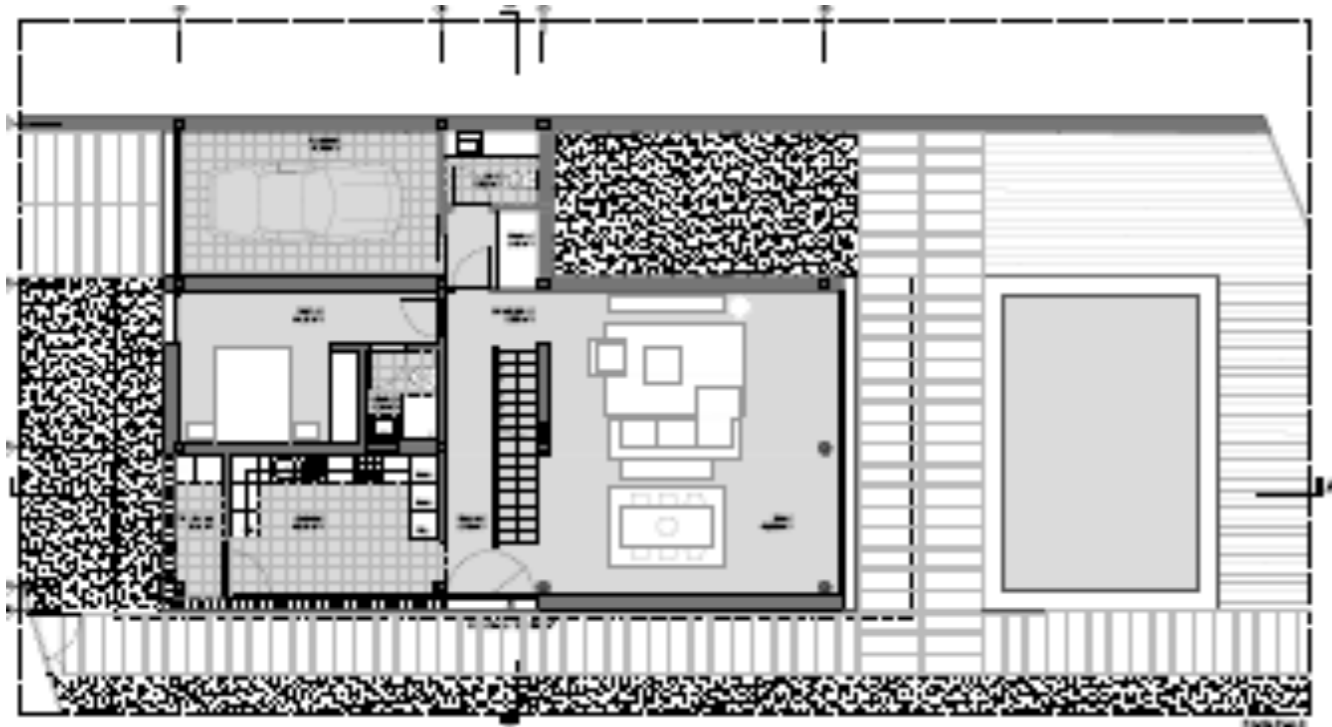
**FOUR-BEDROOM HOUSES  
(T4B TYPOLOGY)**



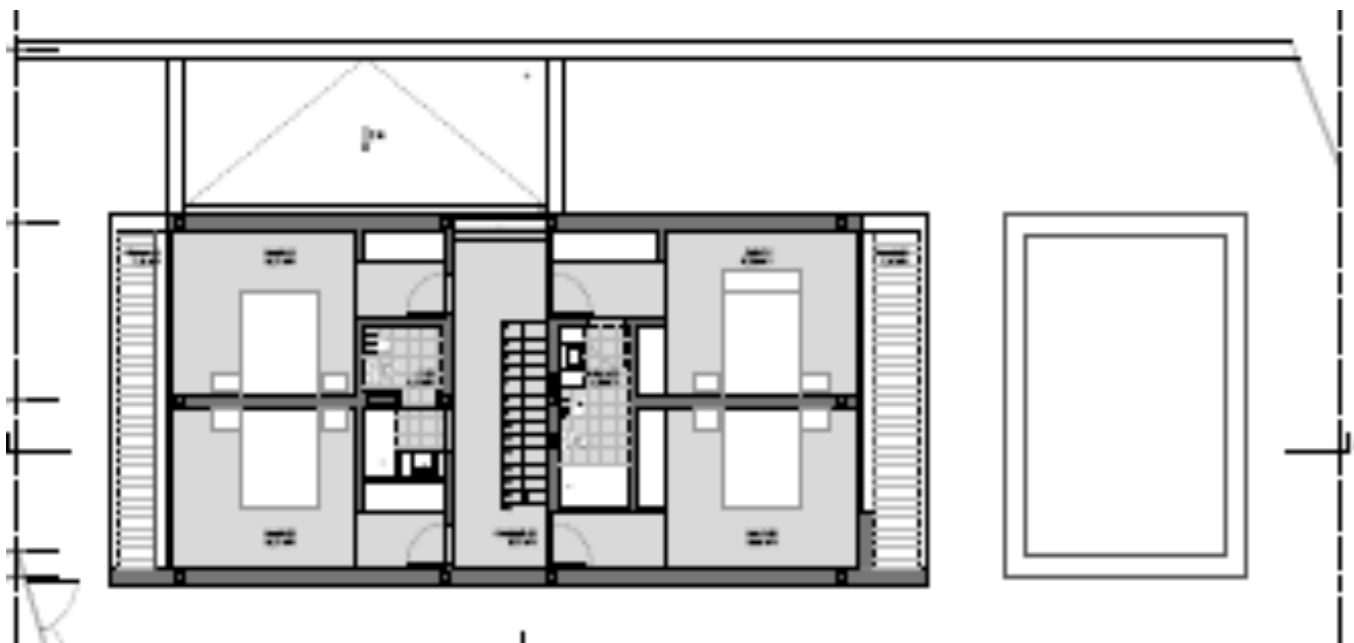
**FOUR-BEDROOM HOUSES  
(T4C TYPOLOGY)**



FIVE-BEDROOM HOUSES (T5A TYPOLOGY)



FIVE-BEDROOM HOUSES (T5B TYPOLOGY)



**Broad and functional spaces...**  
**The ideal setting for your best moments**

# CONTRACTS SPECIFICATIONS

Turim, S.A will offer its clients 3 types of purchase and sale promise contracts for houses and apartments.

## a) Sale of infrastructure lots including architecture projects

The infrastructure of the lots includes:

- Earthworks to regulate the implementation level of the lot
- Sewage network and connection to existing WWTP
- Potable water network
- Electricity and public lighting network
- Telecommunications network
- Stormwater drainage network
- Circulation routes and sidewalks
- Common parking areas
- Common green areas
- Green areas

## b) Sale of “Semi-Finished” House

The “Semi-Finished House” includes:

- Interior earthworks of the lot
- Foundations
- Reinforced concrete structure (footings, columns, beams, lintels, slabs, and stairs)
- Exterior and interior block masonry
- Sewage piping on the ground floor and inspection chambers
- Exterior fence wall including foundations and pillars
- Screed on the roof

## c) Sale of “Turnkey” properties

This modality includes, in addition to the “Semi-Finished House”, all necessary finishes for “turnkey” delivery, according to the specifications map that will be an integral part of the contract.

This modality requires a case-by-case negotiation with the customer, considering the type of finishing desired by the client.

### Important Notes

- In any of the modalities, the interior decoration including furniture, paintings, curtains, etc., are excluded from the base price proposal unless the client is interested in requesting this service from Turim, S.A.
- Clients will have the possibility to propose to an architect the alteration of the internal distribution of their rooms without any increase in the price of the rough.
- The alteration of the exterior architecture of the villas will also be possible, provided it is approved by the architect who designed it. In this case, there may be a change in the price of the rough.
- In the option of selling the rough, the parties will establish in the promise contracts, deadlines and conditions for the execution of the finishes (with special emphasis on the exterior finishes).

# STANDARD PAYMENT METHOD

In the rough construction sales option, the parties will establish in the promise contracts, deadlines and conditions for the execution of finishes (with special emphasis on exterior finishes) and penalties in case of non-compliance.

## a) Infrastructure Plots

Reservation Fee at the time of formal registration	110.000\$00 ( for reservation of the plot for 5 months)
Advance payment at the time of signing the promissory contract	70%
With the signing of the deed of purchase and sale	30% (In case of advance payment, it will be subtracted from the total value.)

**Note 1...** The deed of purchase and sale must be signed within a maximum period of 6 months after the signing of the promise of purchase and sale contract.

**Note 2...** The earth moving (landfills and terrain regularization) and the installation of sewage pipes must be carried out before the signing of the public deeds of purchase and sale.

## b) Semi-Finished House Construction Option

Reservation Fee at the time of formal registration	250.000\$00
Advance payment at the time of signing the promissory contract	30%
With the execution of the foundations	20%
- In the execution of the 1st slab.	20%
- In the execution of the 2nd slab	20%
- With the delivery of the rough construction	10%

## c) Turnkey Option

To be negotiated on a case-by-case basis.



**Make it now...**  
**The deal of your life**

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# SALES PRICE

## Infrastructure Plots

The sale prices of lots are indicated in annex 1 of this dossier.

In the purchase of lots until May 30th, 2023, the customer will benefit from a 12% discount on the final value specified in the annex.

In the purchase of lots until July 30th, 2023, the customer will benefit from an 8% discount on the final value specified in the annex.

### 1. Semi-Finished House Construction Sale

The prices for the semi-finished house construction sale, as per approved projects, are specified in Annex II of this dossier.

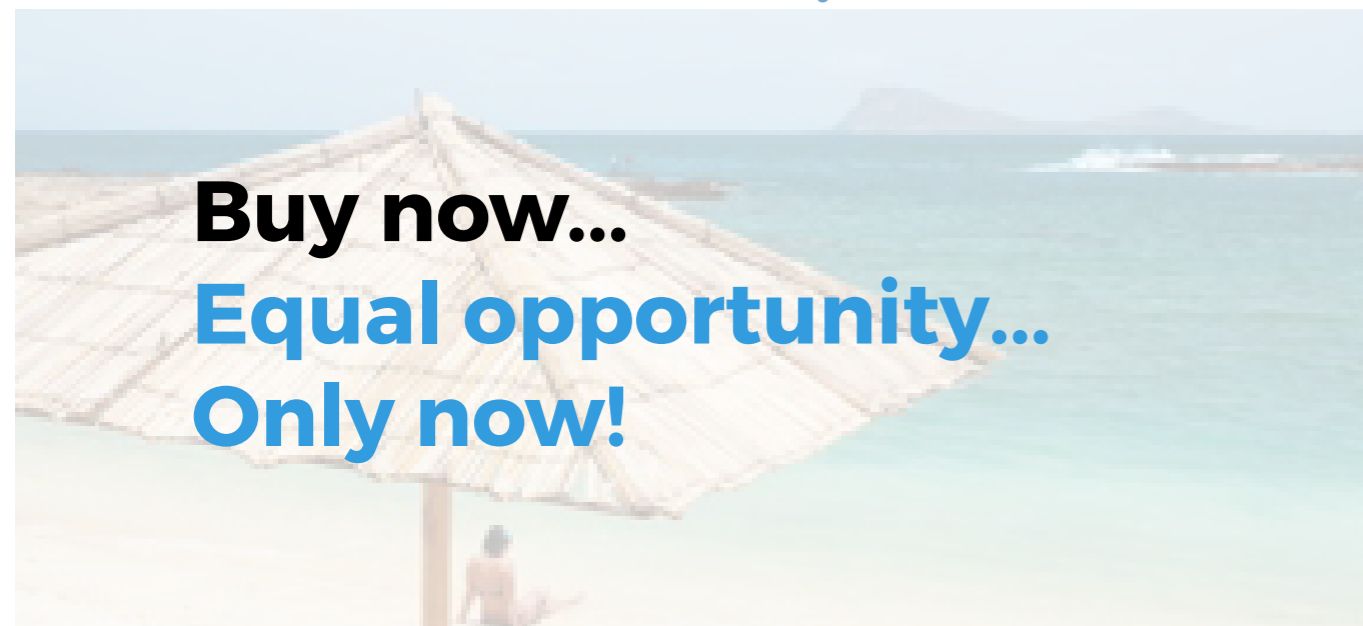
### 2. Turnkey Sale

It will be calculated on a case-by-case basis, depending on changes to the base project and finishing options.

### 3. Deadlines

- a) **Semi-Finished** | 4 months after the contract was signed and the advance payment was received.
- b) **Turnkey** | negotiated case by case

### 4. Forecast for the start of construction works - July 2023.



# INFRASTRUCTURE

All external infrastructure to the lot, namely sidewalks and roads, parking lots, water, sewage, drainage, irrigation water, electricity, telecommunications, public lighting, and green areas, will be executed and owned by its promoter, Turim SA.

The support building, including the pool and playground, will also be built and owned by Turim SA.

The emergency generator and emergency water tank for this development will be the responsibility of the promoter, but the costs of their acquisition/construction will be shared by all owners in proportion to the per mile of each property and will belong to the owners of David Villas.



## COMMON SERVICES (REGULATIONS)

The common services of Murdeira Village are guaranteed with the "Condominium" fee to be paid by its residents, according to the current Administration Regulations, in order to ensure their normal functioning in the project.

The management of the maintenance of the common spaces and equipment of this real estate and tourist project will be the responsibility of the Promoter, TURIM, S.A, and will be part of the purchase and sale promise contracts to be signed between the parties and which will include the following services:

- Permanent surveillance service;
- Maintenance and conservation of internal roads and parking lots;
- Maintenance and conservation of the swimming pool and playground;
- Maintenance and conservation of green spaces;
- Cleaning of exterior spaces;
- Maintenance of public lighting fixtures;
- Garbage collection and disposal;
- Maintenance and conservation of the playground;
- Maintenance and conservation of the emergency water storage tank, including pumps;
- Maintenance and conservation of the emergency generator;
- Maintenance and conservation of sewage and irrigation networks and pumping stations.



**Contact us now...**  
**Don't miss this  
opportunity**

## CONTACTS



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- 🌐 [www.turim.cv](http://www.turim.cv)
- 📘 /Turimsa

## DAVID VILLAS

### SALE OF INFRASTRUCTURED PLOTS

SAL, FEBRUARY 2023

PLOT (N°)	PLOT AREA (sqm)	PLOT SALE PRICE (EUR)	PLOT SALE PRICE (ECV)
Z7.1	278,49	33.580,00 €	3.702.699 ECV
Z7.2	237,10	30.015,00 €	3.309.604 ECV
Z7.3	237,10	31.280,00 €	3.449.089 ECV
Z7.4	219,46	28.980,00 €	3.195.480 ECV
Z7.5	211,46	29.210,00 €	3.220.841 ECV
Z7.6	211,46	29.210,00 €	3.220.841 ECV
Z7.7	211,46	29.210,00 €	3.220.841 ECV
Z7.8	214,42	29.210,00 €	3.220.841 ECV
Z7.9	226,34	27.370,00 €	3.017.953 ECV
Z7.10	226,34	27.370,00 €	3.017.953 ECV
Z7.11	226,34	27.370,00 €	3.017.953 ECV
Z7.12	226,34	27.370,00 €	3.017.953 ECV
Z7.13	226,34	27.370,00 €	3.017.953 ECV
Z7.14	226,34	27.370,00 €	3.017.953 ECV
Z7.15	273,03	33.005,00 €	3.639.296 ECV
Z7.16	205,78	24.840,00 €	2.738.983 ECV
Z7.17	217,56	27.485,00 €	3.030.634 ECV
Z7.18	217,56	27.485,00 €	3.030.634 ECV
Z7.19	196,61	24.840,00 €	2.738.983 ECV
Z7.20	224,67	29.670,00 €	3.271.563 ECV
Z7.21	235,07	32.430,00 €	3.575.894 ECV
Z7.22	214,45	29.555,00 €	3.258.882 ECV
Z7.23	219,58	26.565,00 €	2.929.190 ECV
Z7.24	236,16	29.785,00 €	3.284.243 ECV
Z7.25	296,25	37.490,00 €	4.133.835 ECV
Z7.26	295,23	38.985,00 €	4.298.681 ECV
Z7.27	271,17	35.880,00 €	3.956.308 ECV
Z7.28	221,21	26.680,00 €	2.941.870 ECV
Z7.29	236,16	29.785,00 €	3.284.243 ECV
Z7.30	253,43	32.085,00 €	3.537.853 ECV
Z7.31	203,16	26.910,00 €	2.967.231 ECV

PLOT (N°)	PLOT AREA (sqm)	PLOT SALE PRICE (EUR)	PLOT SALE PRICE (ECV)
Z7.32	193,29	25.530,00 €	2.815.065 ECV
Z7.33	224,41	27.140,00 €	2.992.592 ECV
Z7.34	227,79	28.865,00 €	3.182.799 ECV
Z7.35	185,33	23.460,00 €	2.586.817 ECV
Z7.36	435,18	55.430,00 €	6.111.989 ECV
Z7.37	253,82	30.015,00 €	3.309.604 ECV
Z7.38	248,94	31.510,00 €	3.474.450 ECV
Z7.39	281,53	35.650,00 €	3.930.947 ECV
Z7.40	256,16	38.295,00 €	4.222.598 ECV
Z7.41	299,17	41.285,00 €	4.552.291 ECV
Z7.42	348,93	51.290,00 €	5.655.492 ECV
Z7.43	1.971,86	226.550,00 €	24.980.536 ECV

**Sold Plots**

**Available Plots**

**Available Plots**

