



DUARGEMA

— HOUSE OF DIASPORA —  
CABO VERDE

we present  
**DuarGema**  
A Gateway to Extraordinary Luxury



# About DuarGema

## House of Diaspora

### A Gateway to Extraordinary Luxury

Experience unparalleled elegance and prestige at House of Diaspora, located in the heart of Praia on Santiago Island.

Our luxury residences offer enchanting sea views and stunning mountain panoramas, embodying timeless luxury.



#### **Monica Sofia Duarte | CEO**

Visionary and founder of DuarGema and the Czech-Cape Verdean Chamber of Commerce.



Enjoy a wide range of leisure activities right at your doorstep in the exceptional city of Praia. Discover a place where beauty, comfort, and distinctive charm converge.





★★★★★ About Services

Our offer of great housing and services



## DuarGema Investment a Cape Verde Real Estate

We are committed to sustainability through innovative construction and design practices, minimizing environmental impact.

By reducing our carbon footprint, we ensure the sustainable development and operation of our buildings, enhancing our social responsibility and improving the quality of life for our residents.







## CAPE VERDE IDEAL INVESTMENT CHOICE

Santiago Island offers ideal conditions for investment, making it a financially attractive destination. Here are some key reasons why:



### Stable Government

Cape Verde has a stable government committed to strengthening basic services and fostering an open market. This political stability ensures a secure environment for investments.

### High Rental Yields

Investors can expect high average rental yields, making Santiago Island an appealing choice for real estate investments.

### Open Market

Cape Verde's open market policies facilitate foreign investment, providing numerous opportunities for investors to enter various sectors.





## CAPE VERDE / Santiago Island

Santiago, the largest and most populated island of Cape Verde, is a vibrant hub of culture, history, and natural diversity.

This island is not only rich in heritage but also offers a plethora of activities and sights that captivate both locals and visitors alike.



### Cultural and Historical Significance

Santiago is home to several UNESCO-protected sites, recognized for their exceptional value to human civilization. The island's historical landmarks and cultural heritage provide a deep insight into its rich past.

### Natural Beauty

Santiago's natural scenery is incredibly diverse, offering numerous opportunities for both adventure and relaxation. From picturesque white sandy beaches to rugged mountain peaks, the island's landscape is a feast for the eyes. Visitors can explore volcanic formations and unique rock structures that shape the island's terrain.





★★★★★ ABOUT PRAIA

## THE CAPITAL OF CAPE VERDE

where the House of Diaspora is located, is the bustling heart of Santiago Island. This dynamic city seamlessly blends rich history, vibrant culture, and modern amenities.

### Cultural and Historical Charm

**Historic Sites:** Praia's charming streets are lined with historic buildings and landmarks, offering a glimpse into the city's rich cultural heritage.

**Local Markets:** Lively markets provide an authentic view of local life, where visitors can experience the vibrant atmosphere and purchase local crafts and fresh produce.



20  
MIN. FROM  
DUARGEMA



## Business and Education Hub

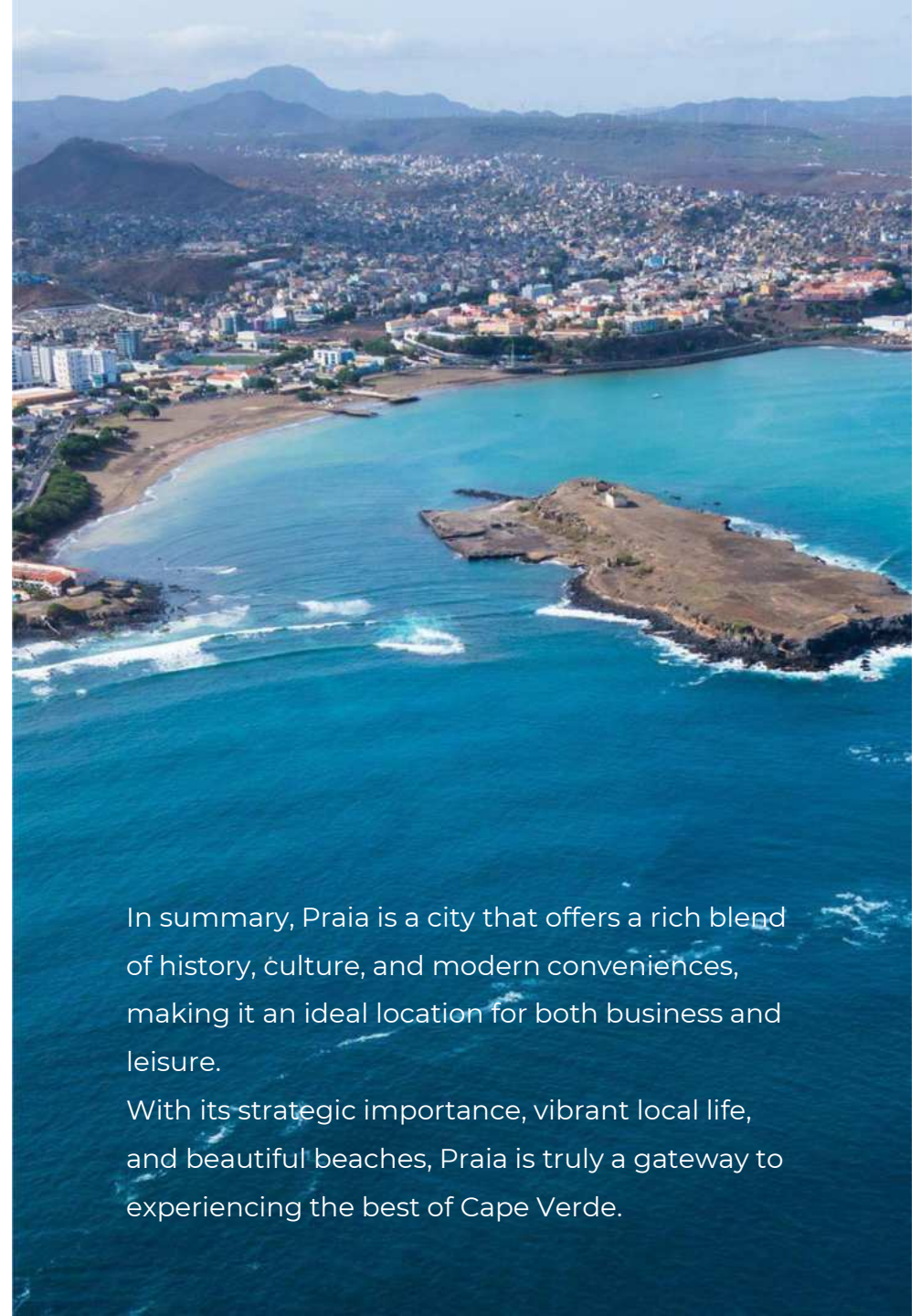
**Government and Business:** Praia is the administrative and business center of Cape Verde, housing government offices, universities, and the headquarters of major companies.

**International Connectivity:** Praia International Airport offers easy access to the city from around the world, establishing Praia as a crucial hub for international travel and business activities.

## Natural Beauty and Leisure

**Beaches:** For beach and sea lovers, Praia boasts picturesque beaches with fine sand and azure waters, ideal for relaxation and leisure.

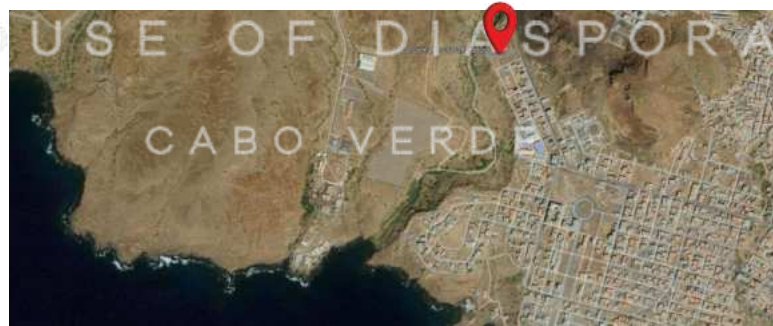
**Scenic Views:** The coastal landscape and scenic views around Praia provide numerous opportunities for both adventure and relaxation.



In summary, Praia is a city that offers a rich blend of history, culture, and modern conveniences, making it an ideal location for both business and leisure.

With its strategic importance, vibrant local life, and beautiful beaches, Praia is truly a gateway to experiencing the best of Cape Verde.









## Properties we offer

Our project offers an exclusive opportunity to purchase first class villas on plots in a very attractive location in Palmarejo Grande. This ocean view neighbourhood is ideal for building luxury villas.

## Turnkey Option

**Hassle-Free Investment:** We offer a "turnkey" solution that simplifies the process of acquiring land and building your dream villa. This includes everything from planning and construction to final finishing touches.

**Customizable Villas:** Design and Build: Work with our team to customize your villa to your exact specifications, ensuring it meets your needs and preferences.

**Investment Potential:** High Demand: The prime location and luxury appeal make these plots an excellent investment opportunity, promising high returns and strong rental potential.



## Prime Location

**Palmarejo Grande:** A prestigious area known for its beautiful scenery and proximity to key amenities.

**Sea Views:** Breathtaking views of the ocean, enhancing the value and appeal of your property.

## Visuals and Plans

On page 10, visualizations of potential villas are presented to help you visualize the possibilities. Three rows will consist of two-storey villas, while the final fourth row will be three-storey villas.





**32**

**VILLAS**

Modern villas with 2.  
floors or 3. floors





DUARGEMA  
— FIVE STAR LIVING —  
CABO VERDE













# Eight-Month Payment Plan

## VILLA BETA No. 18

**Current Price: from 299 000 €**

<b>30%</b> deposit within five business days of signing the contract	<b>59 800 €</b>
<b>30%</b> deposit within three months of signing the contract and upon completion of the first phase of construction	<b>89 700 €</b>
<b>20%</b> deposit within six months of signing the contract.	<b>89 700 €</b>
<b>15%</b> deposit within five days of notification of completion.	<b>44 850 €</b>
Additional payment of <b>5%</b> within five days after final approval and signing of the proposal for the registration of the new owner in the land registry.	<b>14 950 €</b>



# 77

## APARTMENTS

apartments you will find a wide range of configurations

# 3

## PENTHOUSES

Luxury rooftop penthouses with private pool.

# 4

## MAISONNETTES

Very interesting maisonnettes by the palm grove with private parking.

# 20min.

## FROM THE AIRPORT

Everything within reach .. even the airport.

# Information about Apartments and Configurations

Our offering includes 84 luxury apartments with various configurations to suit different needs:

**Duplexes:** Spacious two-level apartments.

**Rooftop Penthouses:** Exclusive units with private pools and panoramic views.

**Balconies and Terraces:** All units feature a balcony or terrace.

**Parking:** Many apartments have their own parking space, and the complex includes underground garages.

## Investment Opportunity:

**Strategic Location:** Located in Praia, with proximity to key amenities and attractions.

**Rental Potential:** High demand for quality accommodation, ideal for renting through platforms like Booking.com and Airbnb, ensuring a stable passive income.

**Inflation Protection:** Investing in Cape Verde offers a hedge against European inflation.

*The luxury apartments at DuarGema - House of Diaspora offer the perfect blend of personal comfort and investment potential.*







★★★★★ DuarGema Service

## APARTMENT T1-B

Beautiful spacious apartment in a 2 rooms layout with a view of the ocean

✓ 2 rooms

✓ 64 m<sup>2</sup>

✓ terraces: 9 m<sup>2</sup>

✓ ocean view

✓ level 1-7

There are several variants of the T1 type in blocks A and C as well as other apartments. Get information from us.





★★★★★ DuarGema Service

## APARTMENT T2-A

Beautiful spacious apartment in a 3 rooms layout with a view of the ocean

- ✓ 3 rooms
- ✓ 111 m<sup>2</sup>
- ✓ terraces: 16 m<sup>2</sup>
- ✓ ocean view
- ✓ level 1-7

— HOUSE OF CABO

*There are several variants of the T2 type in blocks B and C as well as other apartments. Get information from us.*





★★★★★ DuarGema Service

## APARTMENT T3-A

Beautiful spacious apartment in a 4 rooms layout with a view of the ocean and the city of Praia

- ✓ 4 rooms
- ✓ 139 m<sup>2</sup>
- ✓ terraces: 32 m<sup>2</sup>
- ✓ ocean view
- ✓ level 1-7

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*There are several variants of the T3 type in blocks B and C as well as other apartments. Get information from us.*





# Three-Year Payment Plan

## Apartment T1-B01, Ocean View

### Current Price: 64 956 €

20% deposit within five business days of signing the contract	<b>12 991 €</b>
30% deposit within six months of signing the contract and upon completion of the first phase of construction	<b>19 487 €</b>
30% deposit within twelve months of signing the contract.	<b>19 487 €</b>
15% deposit within five days of notification of completion.	<b>9 743 €</b>
Additional payment of 5% within five days after final approval and signing of the proposal for the registration of the new owner in the land registry.	<b>3 248 €</b>





# Our History Timeline

2020

## BIG VISION

after many years of living in Bohemia, I wanted to connect my birthplace and Bohemia

2021

## ESTABLISHMENT OF COMPANIES AND FINANCE

establishment of companies and the maidenly Czech-Cape Verde Chamber of Commerce

2022

## PURCHASE OF LAND

selection of a beautiful location and acquisition of land for the house and surroundings





2023

**COMPLETION OF DESIGN WORKS**

architects and designers checked and handed over all the documentation.

2024

**COMMENCEMENT OF CONSTRUCTION**

earthworks have started and communication and roads have already been built

2025

**COMPLETION OF THE ROUGH PHASE OF CONSTRUCTION**

we are looking forward to the house getting its beautiful shape and the surroundings starting to green up as well

2026

**APPROVAL OF THE BUILDING**

everything will already shine and smell new

2027

**STARTING ALL SERVICE OPERATIONS**

restaurants, swimming pools, gyms, shops, etc... all will be available

















# OUR SERVICES

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A visionary

# Mónica Sofia Duarte

## Growth Potential of the Cape Verde Market with Each Additional Investment

From the visionary spirit of Cape Verdean entrepreneur Mónica Sofia Duarte arose the company DuarGema. This enterprise has joined forces with the Czech-Cape Verdean Chamber of Commerce, DuarGema Investment, and Cape Verde Real Estate. This unique alliance brings together talented designers, architects, and professionals who share a passion and determination to set a new standard in real estate in Cape Verde. We firmly believe in the unlimited potential of Cape Verde as a safe and promising place for life and prosperity.

## Tourism Investments

**Rising Tourism:** Increased investments in tourism infrastructure are driving growth, making Cape Verde an increasingly popular destination.

**Stable Returns:** The growing influx of tourists ensures a steady demand for high-quality accommodations, providing stable returns on real estate investments.



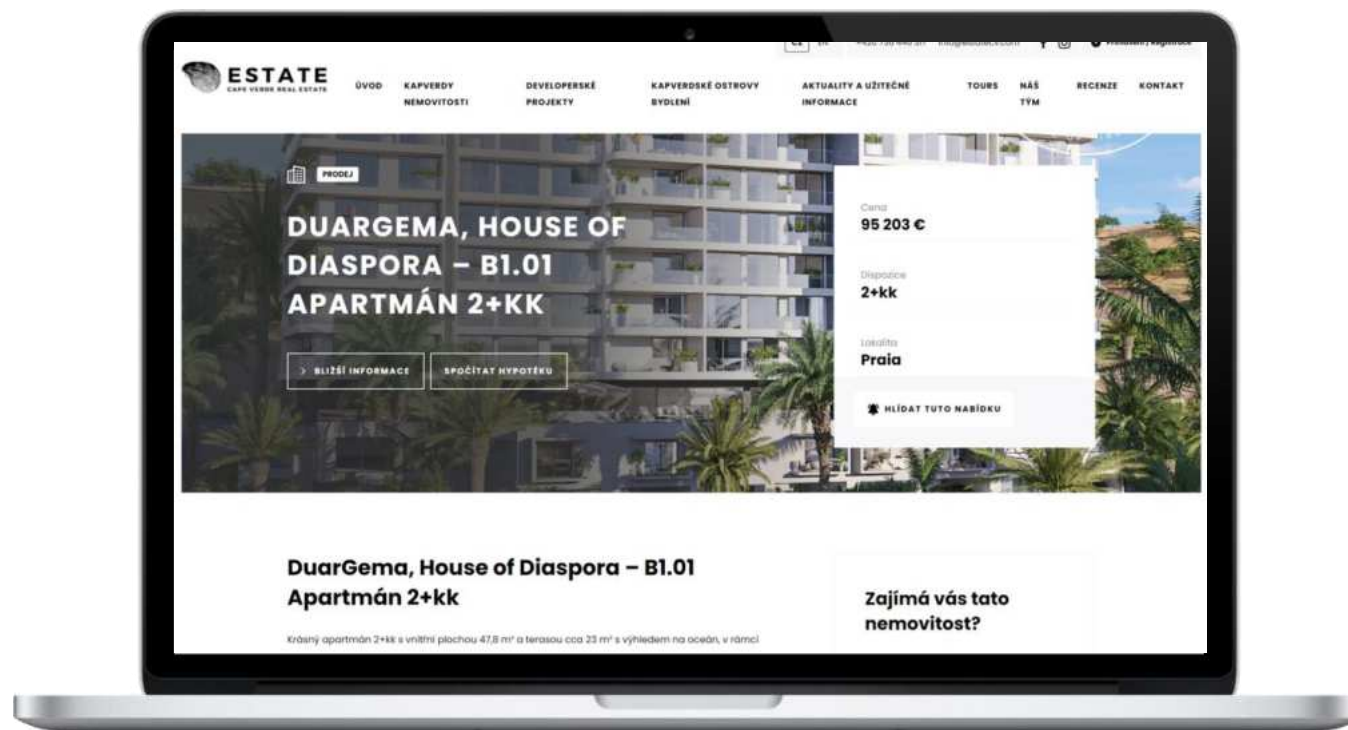


# CHOOSE YOUR FAVORITE

Housing and holidays without compromises with lots of options..

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*Vacation in your second  
home..*



[www.estatecv.com](http://www.estatecv.com)

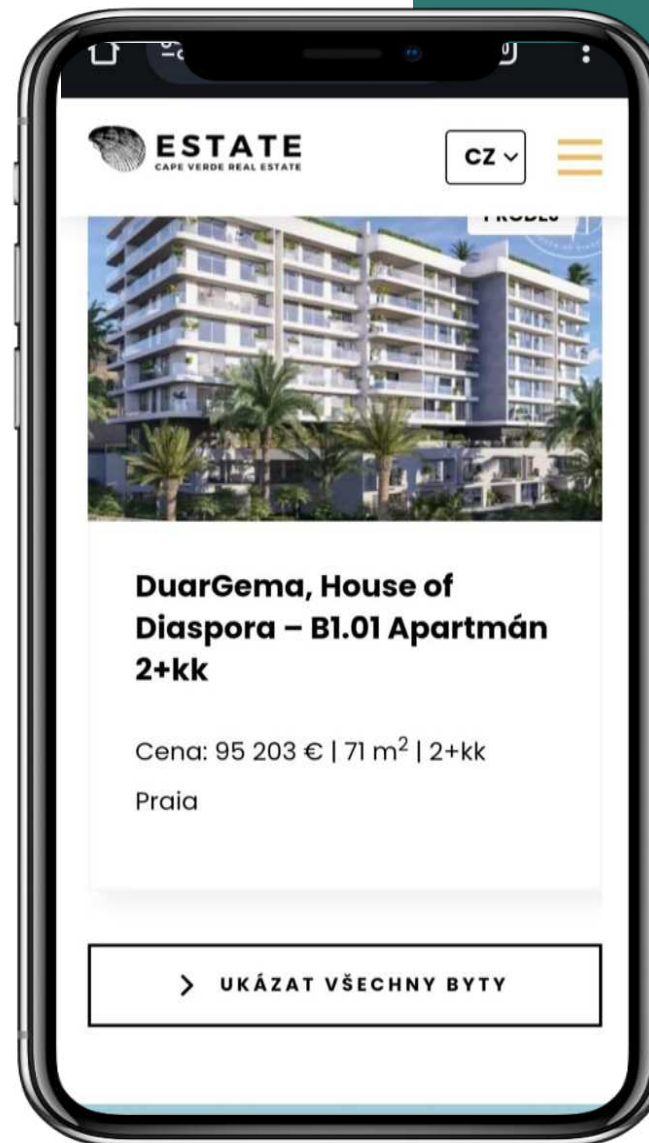




# YOU CAN CHECK OUR WEBSITE

Stay in touch and always have an  
overview about current events  
in Cape Verde and our projects.

[www.estatecv.com](http://www.estatecv.com)







# STAY IN TOUCH

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[www.estatecv.com](http://www.estatecv.com)

Please contact us by email or phone for more information. We look forward to you



## LOCATION

Václavské náměstí 12, Praha 1



## OUR EMAIL

[info@estatecv.com](mailto:info@estatecv.com)

[monicasofia@estatecv.com](mailto:monicasofia@estatecv.com)



## PHONE

+420 736 446 317

+420 605 922 695





— HOUSE OF DIASPORA —

CABO VERDE

# Discover the beauty and opportunities of Cape Verde with DuarGema

*Be part of the exciting development of these islands and experience a luxurious lifestyle amidst unique natural scenery and rich culture. With each investment, new possibilities unfold, and DuarGema is here to help you realize your dream of owning a piece of paradise in Cape Verde. Join us in shaping a prosperous future and enjoy the rewards of this exceptional opportunity.*

[info@estatecv.com](mailto:info@estatecv.com)

[www.estatecv.com](http://www.estatecv.com)