

ECOurbana Village

Residential and mixed-use urban development, in a gated community, with a sustainable concept.

Located in Pedregal, São Domingos,
Santiago Island, Cabo Verde.

ECOURBANA – DEVELOPER

22 HA · 341 LOTS





General Provisions

Location and Project Framework

The **ECOurbana Village** is developed on a **22-hectare** plot in **Pedregal**, in the parish of São Domingos, on the island of Santiago. The privileged location ensures excellent urban connectivity, with direct access to the national road via São Domingos Centre and to Praia City.

The development has **one main access** and **one emergency access** to the housing estate, ensuring compliance with safety standards and smooth circulation for all residents and visitors.

 Developer: **ECOurbana** · Contact: geral@ecourbanacv.com · www.ecourbanacv.com

Composition and Distribution of the Gated Condominium

341

Total Plots

Distributed between single-family housing,
mixed use and commerce/hospitality

31%

Green Area

67,787.55 m² of urban green spaces and ecological park

24%

Public Road

56,273.14 m² of roads, pavements and circulation

7,8%

Facilities

15,911.18 m² dedicated to collective facilities and infrastructure

Description	Quantity	Area (m ²)	%
Total Lots	341 units	67.978,26	32,85%
Single-Family Housing	267 units	–	–
HM Mixed	32 units	–	–
HU Mixed	40 units	–	–
Commerce / Services (Hotels)	2 units	–	–
Facilities	5 units	15.911,18	7,80%
Public Road	–	56.273,14	24,28%
Urban Green Area	–	67.787,55	31,07%

Roads, Green Spaces and Security



Roads

Public roads with **56.273,14 m²**, paved with interlocking concrete kerbs and basalt stone paving. Pavements with integrated tree planting throughout the condominium for thermal comfort and landscape quality.



Green and Leisure Areas

67.787,55 m² of urban green space, including a central ecological park with ornamental natural lakes, pedestrian routes in basalt stone, seating areas, picnic areas and urban furniture integrated into the landscape.



Security

Gated condominium with a single entrance, perimeter wall and metal/wood fencing. Video surveillance system for the protection of all residents, ensuring tranquillity and permanent access control.

A Truly Ecological Development



Solar Energy

Photovoltaic panels on all the homes and the condominium structure, eliminating dependence on the conventional electricity grid.



Liquid Waste Management

Treatment and reuse of wastewater for irrigation. Recovery and drainage of rainwater for reuse in the condominium's green spaces.



Solid Waste Management

Integrated system for the collection, treatment, compacting and recycling of solid waste, promoting a circular economy within the development.



Passive Comfort

Large glazed openings, deep balconies, cross ventilation and bioclimatic pergolas for natural shading and thermal comfort without the use of air conditioning.

Housing Typologies

Duplex T3 Typology Single-Family Dwelling

Programme and Areas

Ground Floor: Living room, kitchen, guest WC, bedroom and 1 enclosed parking space.

1st Floor: 2 en-suite bedrooms with private WC and spacious balconies overlooking the development.

Roof: Terracotta-coloured ceramic tiles with integrated photovoltaic solar panels.

Outdoor Areas

Private garden with individual swimming pool, wooden deck, **bioclimatic pergola** for shade and barbecue – creating a high-end outdoor leisure and socialising space.

- Detached house with 2 floors + roof
- 3 bedrooms, including 2 en-suite
- Private swimming pool with wooden deck
- 1 enclosed covered parking space



Housing Typologies

Mixed Typology — Duplex T3 and Multi-Family



Mixed Typology — Duplex T3

3-storey building with mixed use. Ground floor with commercial/services space. 1st and 2nd floors with a duplex T3 apartment: living room, kitchen, 3 bedrooms, 2 WCs, balcony, 2 en-suites and mezzanine. Private swimming pool on the rear elevation and 1 enclosed parking space.



Mixed Typology 1 — Multi-Family

4-storey building + Penthouse. Ground floor with commercial area and T2/T3 apartments. 1st and 2nd floors with T2 and T3 duplex apartments with balconies. **Penthouse** (3rd and 4th floors): T3/T4 with large living room, island kitchen, 3 en-suites and panoramic terraces. Roof with full photovoltaic system.

Building

① Construction System and External Envelope

Structure and Walls

Structure: Reinforced concrete – foundations, columns, beams and roof slabs

External walls: Hollow block masonry with mortar render

Internal lining: Plasterboard with thermal and acoustic insulation

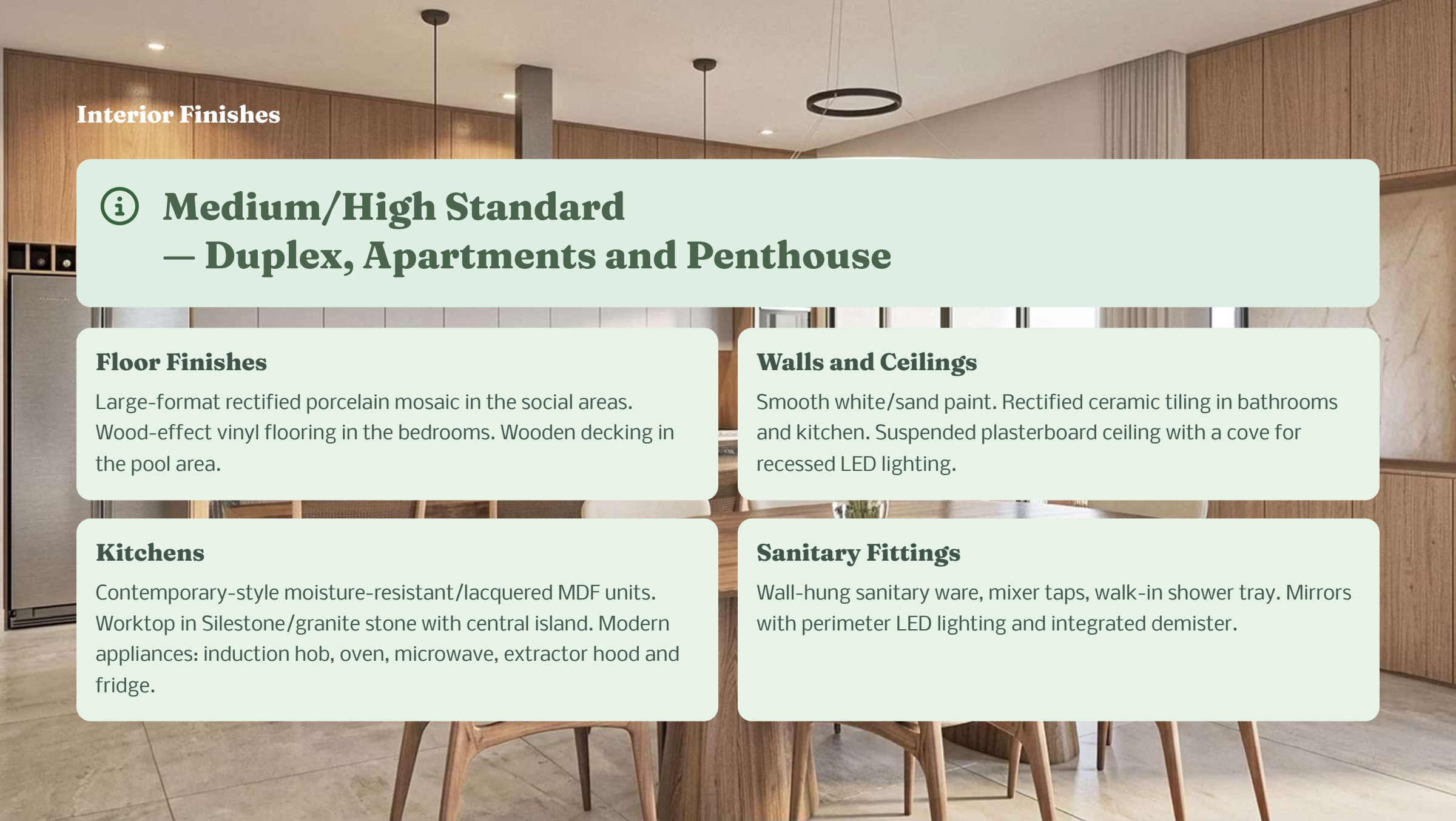
Finishes and Window Frames

External paint: Off-white colour with decorative basalt stone elements

Internal paint: Off-white colour with timber slatted finish on selected walls

Roof: Four-pitch structure in terracotta-coloured ceramic tiles

Window frames: Anthracite aluminium/PVC with double glazing for thermal and acoustic comfort

A background image of a modern interior space featuring extensive wood paneling on the walls and ceiling. In the foreground, a wooden dining table with matching chairs is visible. The lighting is warm and ambient, with a circular pendant light hanging from the ceiling.

Interior Finishes

① Medium/High Standard — Duplex, Apartments and Penthouse

Floor Finishes

Large-format rectified porcelain mosaic in the social areas.
Wood-effect vinyl flooring in the bedrooms. Wooden decking in the pool area.

Kitchens

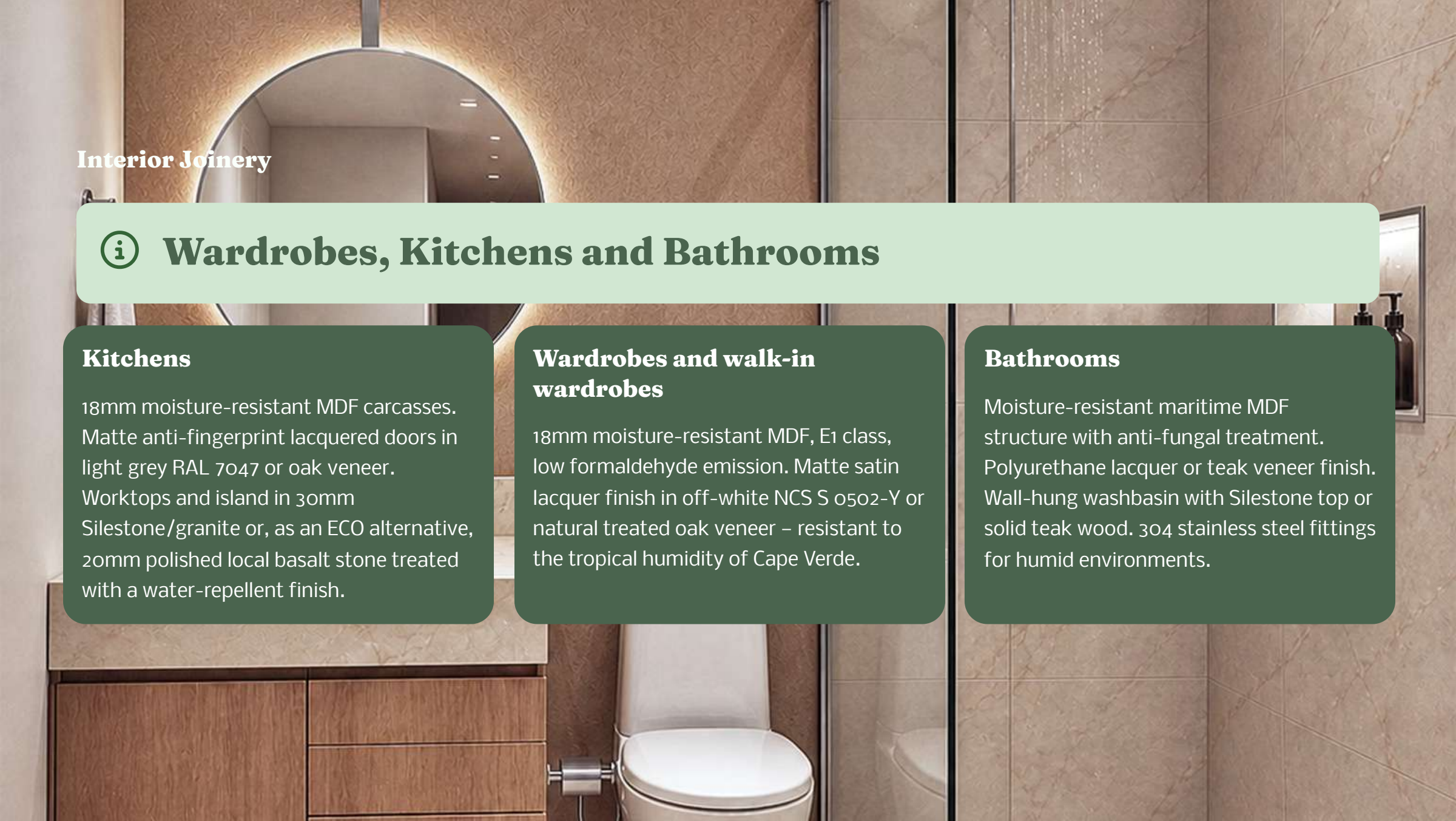
Contemporary-style moisture-resistant/lacquered MDF units.
Worktop in Silestone/granite stone with central island. Modern appliances: induction hob, oven, microwave, extractor hood and fridge.

Walls and Ceilings

Smooth white/sand paint. Rectified ceramic tiling in bathrooms and kitchen. Suspended plasterboard ceiling with a cove for recessed LED lighting.

Sanitary Fittings

Wall-hung sanitary ware, mixer taps, walk-in shower tray. Mirrors with perimeter LED lighting and integrated demister.



Interior Joinery

Wardrobes, Kitchens and Bathrooms

Kitchens

18mm moisture-resistant MDF carcasses. Matte anti-fingerprint lacquered doors in light grey RAL 7047 or oak veneer. Worktops and island in 30mm Silestone/granite or, as an ECO alternative, 20mm polished local basalt stone treated with a water-repellent finish.

Wardrobes and walk-in wardrobes

18mm moisture-resistant MDF, E1 class, low formaldehyde emission. Matte satin lacquer finish in off-white NCS S 0502-Y or natural treated oak veneer – resistant to the tropical humidity of Cape Verde.

Bathrooms

Moisture-resistant maritime MDF structure with anti-fungal treatment. Polyurethane lacquer or teak veneer finish. Wall-hung washbasin with Silestone top or solid teak wood. 304 stainless steel fittings for humid environments.

Doors, Stairs

Leaf: Smooth 40mm flush door in MDF with hollow-core or semi-solid interior

Finish: Matt lacquered white RAL 9016 or natural oak veneer

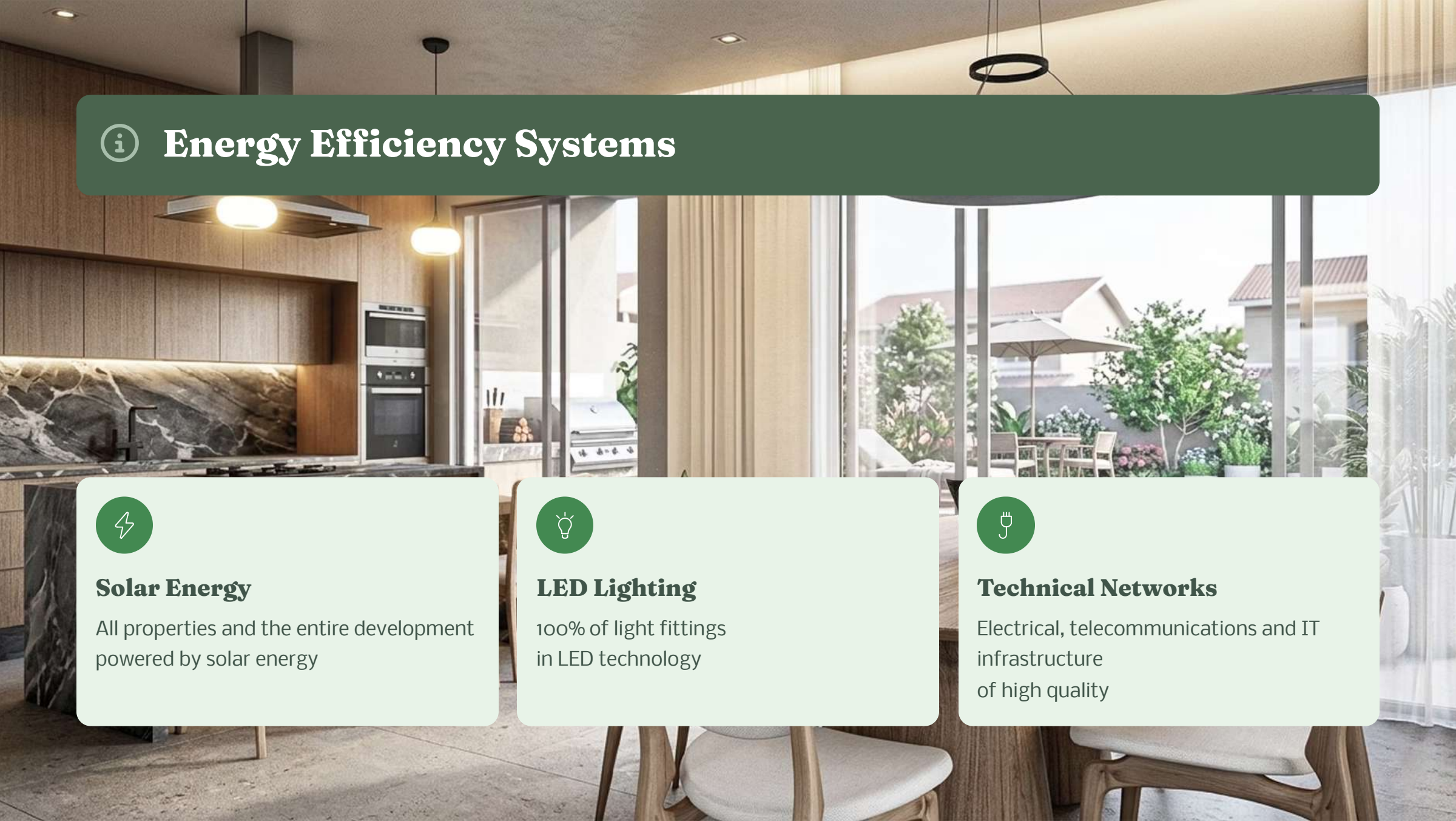
Hardware: Stainless steel hinges, magnetic lock, brushed stainless steel rose handle

Skirtings: 15×100mm moisture-resistant MDF lacquered white or teak wood, glued and screwed with expansion joint

Solid oak wood or equivalent

High-resistance varnish or paint finish

Handrail in stainless steel or wood



Energy Efficiency Systems



Solar Energy

All properties and the entire development powered by solar energy



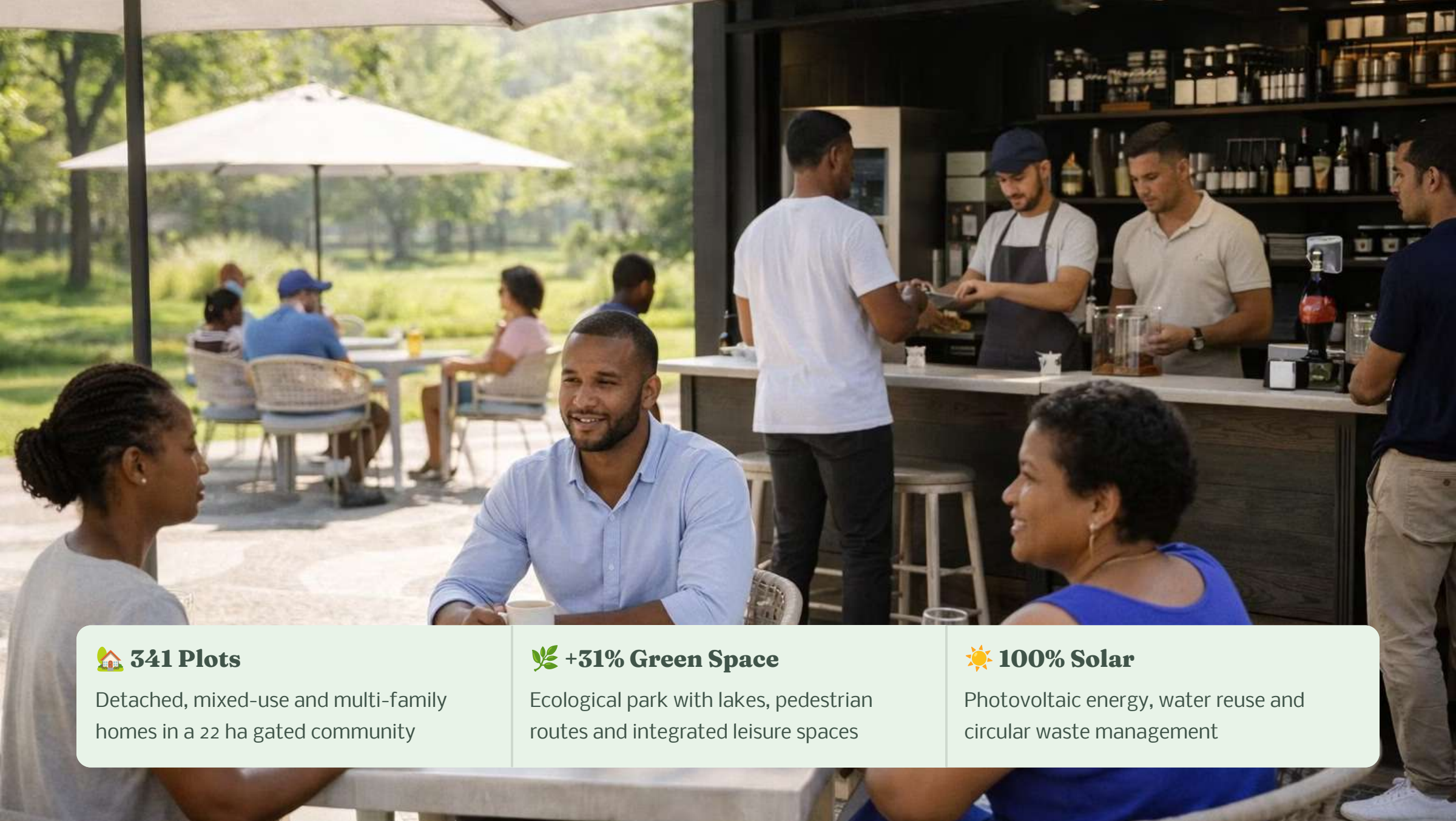
LED Lighting

100% of light fittings in LED technology



Technical Networks

Electrical, telecommunications and IT infrastructure of high quality



 341 Plots

Detached, mixed-use and multi-family homes in a 22 ha gated community

 +31% Green Space

Ecological park with lakes, pedestrian routes and integrated leisure spaces

 100% Solar

Photovoltaic energy, water reuse and circular waste management















ECOurbana