

Coastal Bound, LLC

# Chão Bom, Cape Verde Oceanfront Development Opportunity

---

Tarrafal, Santiago Island  
Cape Verde

# Fully-Owned Oceanfront Property

Strategic Vision

# The Opportunity

## Prime Destination

Tarrafal, the "**Jewel of Santiago Island**," offers pristine beaches and extraordinary tourism potential. The region currently lacks high-end, eco-conscious inventory, creating significant first-mover advantage.

## Perfect Market Timing

Strategically positioned for the post-pandemic surge in **slow travel**, **remote work culture**, and **wellness tourism**. The project offers turnkey concept blending traditional lodging with innovative glamping.

"A sanctuary balancing modern luxury with the rugged beauty of Santiago Island, designed for travelers seeking sustainable, experiential stays."



Prime Positioning

# The Jewel of Santiago



## Dramatic Coastal Setting

Perched **50 meters above sea level** with sweeping panoramic ocean views toward the volcanic silhouette of Fogo Island.



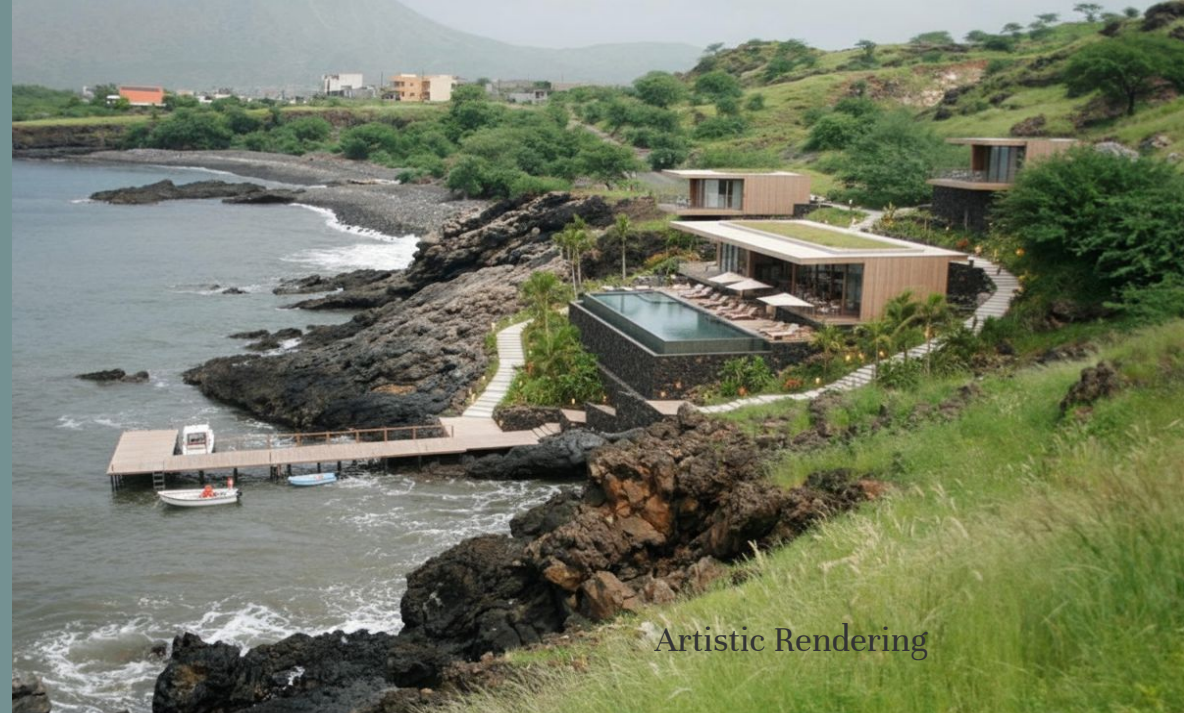
## Strategic Accessibility

Direct coastal road access, within reach of Santiago's international airport and Tarrafal's charming town center.



## Atlantic Gateway

Ideal environment for **wellness tourism**, **sport fishing**, and **adventure travel** in one of the Atlantic's most pristine destinations.



Artistic Rendering

Development Scale

# Site Specifications

**14,252** m<sup>2</sup>

## Total Land Area

Prime coastal land offering exceptional development potential while preserving natural character.

**3,735** m<sup>2</sup>

## Covered Area

Low-density footprint ensuring ecological preservation and exclusive guest experience.



# Future Possibilities



## Guest House

657 m<sup>2</sup>

Central hub featuring elegant suites, reception facilities, administration offices, and communal gathering spaces – the heart of the resort experience.



## Private Villas

8 117 1

T2 Villas m<sup>2</sup> each T1 Villa

Each villa features private ocean-view balconies, designed for intimate luxury and complete relaxation.



**Glamping Zone:** Dedicated area for eco-luxury tents blending outdoor adventure with five-star hospitality



FUTURE PHASE



# World-Class Amenities



## Wellness & Leisure

**182** m<sup>2</sup>

Stunning infinity pool with panoramic ocean views



-  Outdoor fitness park
-  Curated spa services



## Dining & Social

**430** m<sup>2</sup>

Expansive restaurant celebrating local cuisine




-  Open-air terraces
-  Communal lounges



## Events & Culture

**324** m<sup>2</sup>

Versatile multipurpose hall

-  Wellness retreats
-  Creative workshops
-  Cultural gatherings

Google Earth

Airbus, Data SIO, NOAA

# Marina & Adventure Infrastructure



## Floating Pontoon

Direct Ocean Access

8

## Sport Fishing Boats

Accommodation capacity

A key differentiator designed to accommodate sport fishing vessels, capitalizing on Tarrafal's reputation as a premier destination for big-game fishing.



## Sport Fishing

World-class big-game fishing tourism



## Surf Storage

Secure equipment lockers for guests



## Nautical Sports

Direct access to Atlantic waters



## Adventure Hub

Center for ocean exploration



# Legal Status & Investment Security



## Concession Status

Granted by **Council of Ministers** under Resolution nº 153/2020 – the highest level of government approval in Cape Verde.

- ✓ Government-backed security



## Concession Term

**50** Years

**Renewable concession** providing long-term investment security and development flexibility.



## Land Classification

Public Maritime Domain  
(Domínio Público Marítimo)

## Zoning Approval

Approved for Tourist Village  
(Aldeamento Turístico)

Partnership

# Investment Opportunity



## Core Capital Strategies


Exclusive Operator

Exclusive operator of this **wholly owned, debt-free** real estate resort property, offering flexible partnership structures.

### Investment Structures

 Joint Venture Partnership

 Capital Partner

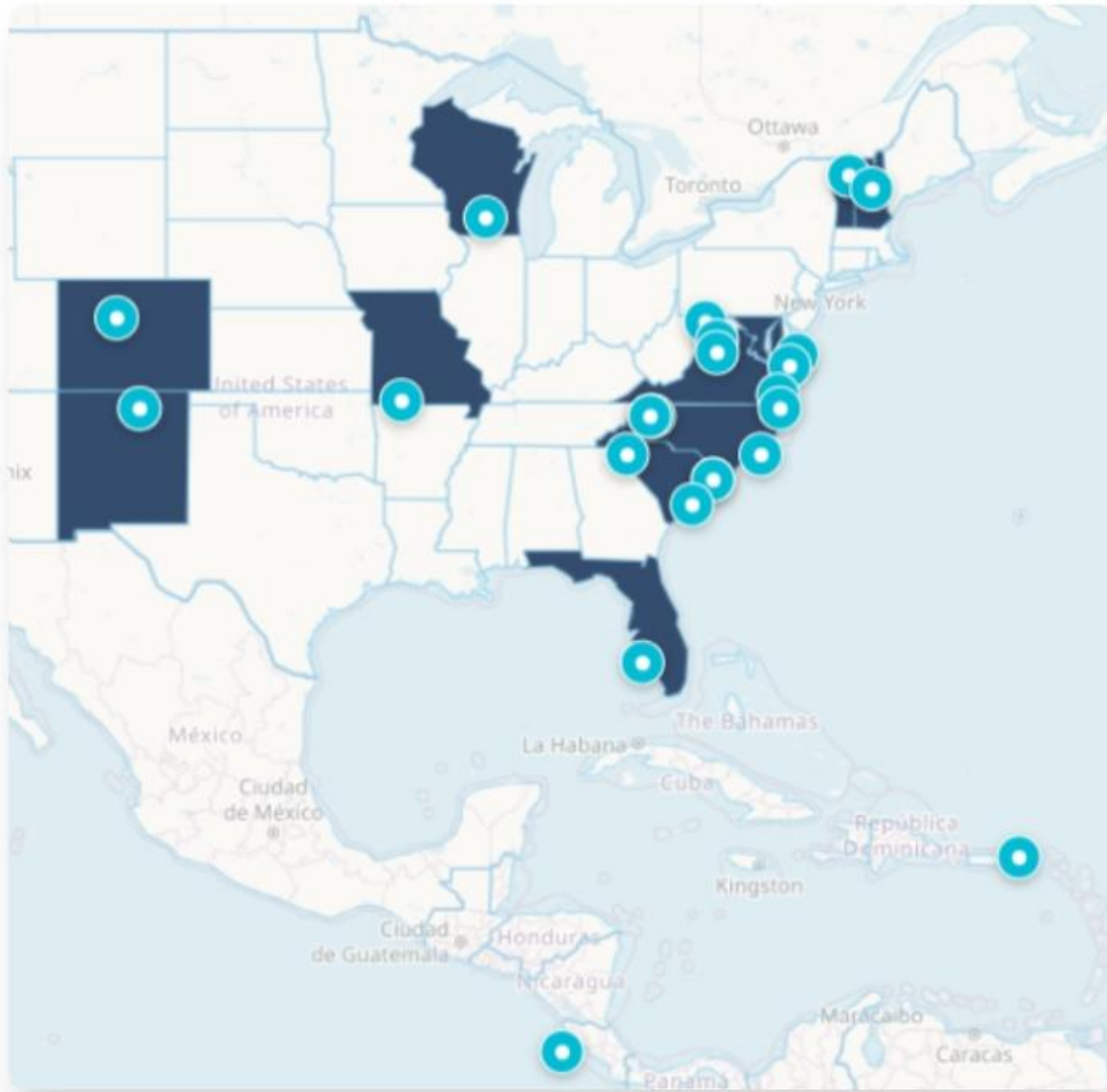
 Co-Development Opportunity

 Full Acquisition

 1031 / 1035 Exchange Structures



**Open to Discussion:** Other revenue partnerships and capital structures welcome for exploration



## Past Developments

---

- ✓ Angel Fire Resort – New Mexico
- ✓ Streamside at Vail – Colorado
- ✓ Captiva Island – Florida
- ✓ Loon Mountain – New Hampshire
- ✓ Yachtsman Resort – South Carolina
- ✓ Lakewood Resort – Maryland
- ✓ Peppertree at Tamarack – Wisconsin
- ✓ Stormy Point Village – Missouri
- ✓ Village at Stowe – Vermont
- ✓ Marityme Beach Club – South Carolina
- ✓ Schooner Bay – Virginia

# Our Team

---

## **Zachary Twogood**

Strategic Oversight & Capital Operations

## **Buster Hoy**

Institutional Funding & Underwriting

## **Julie Negovan**

SEC Compliance & Legal Structuring

## **Bruce Ramsey**

Development Management & Execution

## **David Morgenstern**

Hospitality Advisory & Expansion Strategy

## **Michael O'Hanlon**

Capital Markets & Equity Strategies

## **William Morrell**

Investor Relations & Capital Development

## **Willis Sims**

Construction Liaison & Resort Engineering

## **Joyce Dore**

Operational Excellence & Organizational Scaling

## **Tilden Moschetti**

Securities Law & Regulatory Compliance

## **Charles King**

Vice President of Marketing & Sales

# Contact Us for Investment Inquiries

---

Core Capital Strategies / Coastal Bound, LLC

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

 [investors@coastalboundllc.com](mailto:investors@coastalboundllc.com)