



Excellent Plots of land for sale in Maio Cape Verde



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Listing details

Property for:	Sale
Price:	EUR 202,000

Location

Country:	Cabo Verde
State/Region/Province:	Maio
Posted:	Jul 20, 2026
Description:	Excellent Plots of land for sale in Maio Cape Verde

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Maio Island

Cape Verde

Exclusive Beachfront Investment Opportunity on Maio Island, Cape Verde

An extraordinary and rare real estate opportunity is now available on the pristine west coast of Maio Island, Cape Verde. Situated directly on the beachfront next to a breathtaking, endless sandy beach, this offering presents two exclusive building lots located in the highly desirable and prestigious Morro area.

As the direct owner—operating completely independently of real estate agencies—I am offering these two adjacent plots, which are officially registered in the land registry for the construction of tourist or residential accommodations.



The individual plots measure 851 square meters and 853 square meters, respectively. Together, they form a magnificent, flat building expanse totaling 1,704 square meters. In today's market, acquiring prime beachfront land in such a luxurious and sought-after location on Maio Island is exceptionally difficult. Furthermore, qualifying investments of this nature can allow the buyer to subsequently apply for a permanent residency permit, often referred to as a Green Card.

Prime Location and Unmatched Accessibility

The property is situated in the peaceful and upscale Morro area, perfectly positioned on the island's west coast directly facing the neighboring main island of Santiago. Geographically, Cape Verde sits at a strategic crossroads between Europe, Africa, and the Americas, boasting a stable, democratically elected government and a legal system based on Portuguese law.

Traveling to and from the island is convenient and flexible:

* **By Air:** The international gateway is easily accessible via the neighboring island of Santiago, which offers regular, direct flights to Europe taking approximately 3.5 hours. Domestically, flights from Santiago to Maio take a mere 10 minutes. The nearest aviation hub, Maio Airport (MMO), is located just 4 kilometers from the property.

* **By Sea:** Regular passenger and vehicle ferries operate between the main island of Santiago and Maio, with a pleasant crossing time of about 1.5 hours. The local harbor is situated just 6 kilometers from the lots.

Proximity to Local Infrastructure

Despite its secluded, peaceful ambiance, the property is conveniently close to essential amenities and vibrant local communities:

- * Tourist Resort: 1 km
- * Town of Morro: 2 km
- * Town of Calheta: 3 km
- * Maio Airport (MMO): 4 km
- * Capital City of Cidade do Maio and Harbor: 6 km

The capital, Cidade do Maio, provides all modern conveniences, including healthcare facilities, a new modern hospital, government offices, shopping centers, restaurants, lodging, and essential administrative services.

Environment, Climate, and Natural Wonders

Maio belongs to the Sotavento (leeward) group of islands, which also includes Santiago and Fogo. Because the property is located on the sheltered west coast facing Santiago, it experiences significantly less wind than heavily developed islands like Sal and Boa Vista. The climate is warm and inviting year-round, complemented by a pleasant, refreshing breeze.



The surrounding environment is a true paradise for nature lovers and outdoor enthusiasts:

- * **Biodiversity and Wildlife:** A protected nature park is located near the properties. The pristine, uncrowded beaches serve as vital nesting grounds where sea turtles migrate and nest just a short distance from the land.
- * **Recreation:** The crystal-clear, unpolluted ocean waters and endless sandy shores make this location ideal for swimming, fishing, and surfing enthusiasts seeking untouched natural beauty.
- * **Safety and Community:** Maio is widely celebrated for having virtually zero crime, complemented by a genuinely warm, welcoming, and friendly local population.

Exceptional Investment Potential and Market Outlook

Maio Island represents one of the most promising real estate and tourism investment frontiers in the Atlantic. The island currently offers significant potential for a robust return on investment, driven primarily by strict government commitments to preserve a large portion of the island and strictly limit commercial land availability. This scarcity guarantees long-term value for early investors.

Major developments are already underway. The multi-million-euro 'Little Africa' project has been officially launched on Maio Island with an investment exceeding 500,000,000 EUR, backed by a strict commitment to sustainable environmental protection.

Compared to overdeveloped destinations like the Canary Islands, Maio offers a superior climate, lower density, pristine untouched landscapes, and fresh economic opportunities without being burdened by overcrowding or mass migration. Moreover, foreign buyers enjoy the security of 100% full property ownership rights under Cape Verdean law.

About the Area

Maio is a tranquil and lesser-known gem nestled in the eastern group of Cape Verde's Sotavento islands. Famous for its uncrowded atmosphere, the island offers a striking landscape defined by rolling green hills, flat acacia forests, and an incredible coastline featuring miles of untouched white-sand beaches. Unlike some of its busier neighboring islands, Maio moves at an unhurried, peaceful pace, making it an ideal destination for travelers seeking solitude and natural beauty.

The island's culture is deeply rooted in a blend of traditional Cape Verdean warmth, music, and a history tied to salt production. Its principal settlement, Porto Ingles (also referred to as Vila do Maio), serves as the colorful cultural and economic heart. Characterized by relaxed pastel-colored architecture, local artisan shops, and a charming harbor, the town gives visitors an authentic glimpse into everyday island life without the mass tourism found elsewhere.

Nature enthusiasts will find Maio to be a haven for biodiversity, particularly along its pristine shores. The island's isolated beaches provide vital nesting grounds for loggerhead sea turtles, drawing conservationists and wildlife lovers during nesting season. Inland, the flat terrain and quiet dirt tracks invite exploration by foot or bicycle, revealing hidden pastoral villages like Calheta and Morrinho, where time seems to stand still.



For travelers looking to visit, the island is easily accessible via its local aviation hub, Maio Airport (MMO). Located just 3 kilometers north of Porto Ingles, this domestic facility handles regular short-haul flights connecting Maio to other major islands in the archipelago, most notably Santiago (Praia), providing a quick gateway to this secluded paradise.

Main Features

- * 1704 m2 of land for development
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Maio Cape Verde fast online.

Tenanted: Yes

Common

Finished sq. ft.: 1704 sq m

Lot Size: 1704 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.734.496

