



Prime Development Land Plot For Sale
Santa Maria, Sal



>11,000m²

Guide Price 4.5 million Euros

For sale exclusively through Casa Verde Homes

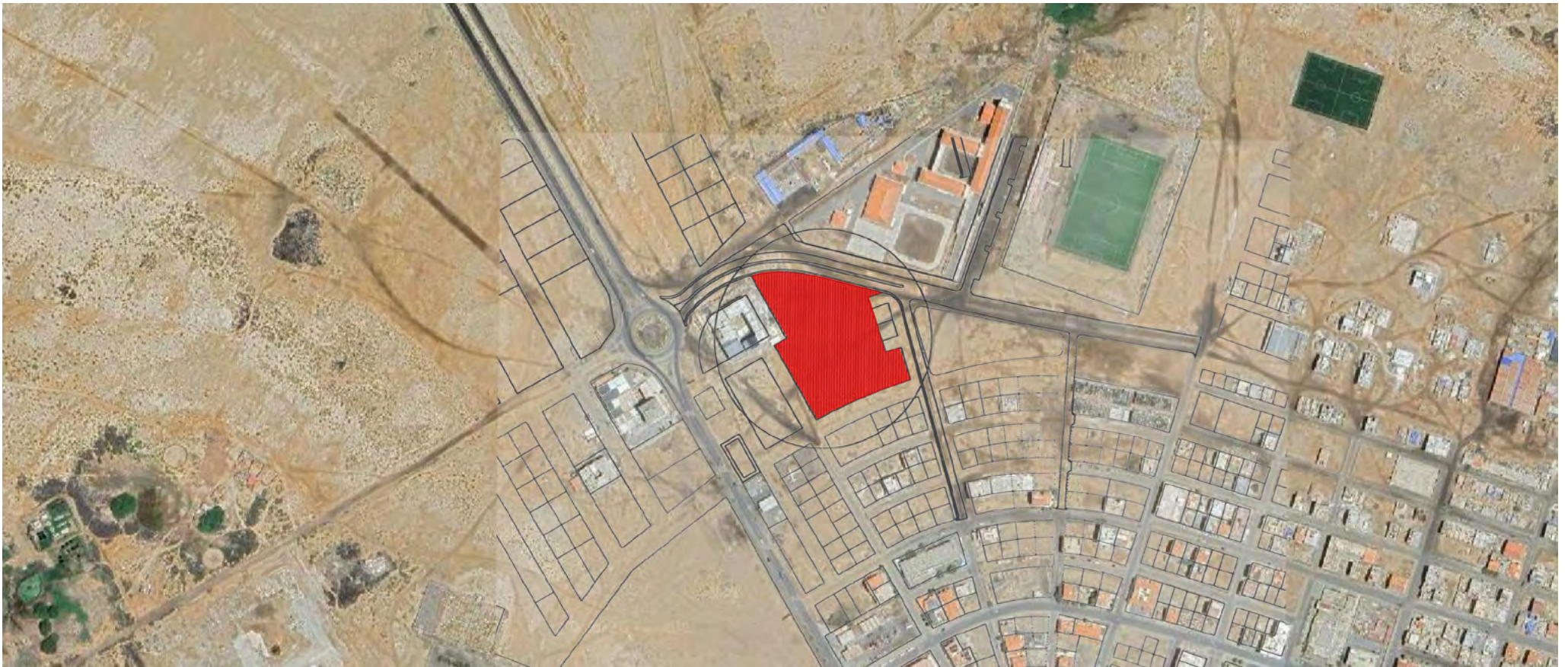
Santa Maria, Sal's tourist heart, has very little land left for sale. This is a once-in-a-lifetime opportunity to acquire a substantial area - more than 11 square kilometres - of prime development land in an excellent location, at the entrance to the town, 815 metres from Santa Maria's pier and 15 minutes' drive from the international airport.

Designated for mixed use, the possibilities are as big as your business ideas.

Dwarfing the neighbouring newly-only private hospital, football stadium and petrol stations, this plot represents one of the most strategic investment options on Sal. It is aimed at serious investors looking to shape the future and development of the island. With its road links and considering its proximity to the school complex, this land lends itself to a major commercial project, or combination of developments.

Why Sal?

- Cabo Verde's premier tourist destination
- 44 direct flight routes, connecting 42 cities in 15 countries
- 4.8% economic growth in 2026
- Over 700,000 tourists a year
- Highest GDP per capita in Cabo Verde, rising 11.3% from 2025 to 2026
- Shortage of tourist beds and entertainment options
- Shortage of commercial units for rent and sale
- Investor-friendly tax and residency incentives

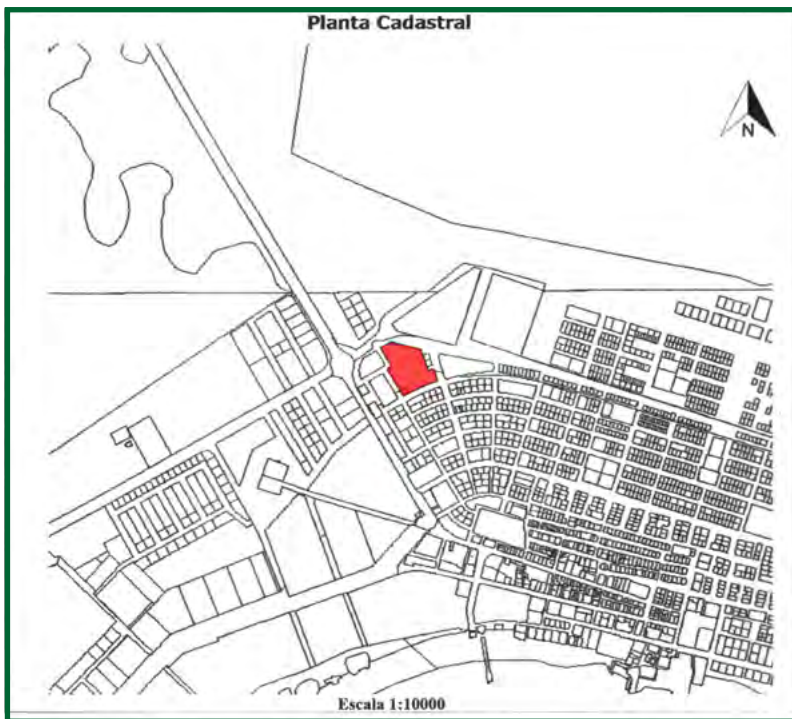




Why Santa Maria?

The jewel in the crown of Cabo Verde's burgeoning tourist industry, Santa Maria is internationally recognisable for its azure waters, pristine beaches, blue economy, laid-back, low rise, low crime and "no stress" vibe, where the morabeza – the warm Cabo Verdean welcome – is not just an expression; it's way of life.

Santa Maria is growing at a rate of knots, with new buildings constantly springing up but a seemingly endless thirst for more. With its pier (undergoing an IMF financed transformation) and a new Barcelo boutique hotel rising out of the ground to enhance the perennially popular pedestrianised street, brands such as the Hilton, RUI and Hyatt making their presence felt, it is – thankfully – kept low rise by law and all beaches are public.



This land could - with the appropriate permissions granted - provide the launch pad for a major venture, such as

- Hotel Complex
- Mall/Duty Free Outlet
- Cinema, Music or other Entertainment venue
- Sports Centre
- Residential Village
- Office Blocks
- Transport Hub

... Or a combination of these. Whatever your business plan, Sal probably needs it. Cabo Verde is a developing nation still growing fast, still craving the competition and facilities of more developed tourist destinations. It has a willing, educated and skilled multilingual workforce, with an average salary of between 250 and 400 Euros per month. With a stable democracy and amongst the best economic and security indices on the continent, Sal is well placed for major employers to tap in the potential and this affordable labour force.

There are simply no comparable plots for sale in Santa Maria, especially of this size. The area is just off the main roundabout of the main road from the airport and capital Espargos into Santa Maria, with all services and utilities neighbouring. This area has level, clear ground and a full plan for the adjoining land plot structure, all of which is in private ownership. There is existing planning permission for buildings of three storeys, though with local precedence, four or possibly five storeys seems likely to be granted. NB there are strict building height controls in place to prevent Santa Maria becoming a high-rise concrete jungle.

The plot is sold with clean title by a single owner, which makes for an uncomplicated sale. Plans have previously been approved to split the land into three smaller tranches, should a buyer wish to plan a smaller development for themselves and sell off the remainder, but this plot is strictly to be sold as one.

Contact us for further information and to arrange a viewing.



WhatsApp +44 7779 591283
sales@homescasaverde.com
www.homescasaverde.com

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