TAX GUIDE · EU EDITION

Tax Guide for EU Residents — Cabo Verde Property

By Nilza Miranda · Invest São Vicente

Overview

This brief summarises the principal Cabo Verdean taxes touching a foreign property owner, and how Portugal, France, Belgium and the Netherlands typically treat the resulting income and gains. It is a starting point, not a substitute for qualified tax advice.

Cabo Verdean taxes you encounter

- IUP — annual municipal property tax, ~0.3% of registered value
- IRPS rental income — withheld at source on gross rent
- Capital gains on sale — taxed under IRPS at scheduled rates
- Inheritance — generally not taxed for direct heirs

Portugal-resident owners

Portugal and Cabo Verde have a double-tax treaty. Rental income taxed in Cabo Verde is typically creditable against Portuguese IRS. Special attention is required for NHR holders and crystallisation events on sale.

France-resident owners

France-Cabo Verde treaty network is more limited. Rental income is reportable in France with a credit mechanism. Capital gains on Cabo Verdean property may be taxed in both jurisdictions — model the after-tax economics before purchase.

Belgium and Netherlands residents

Both jurisdictions report foreign real estate; Belgium uses an imputed-rent system (recently reformed) and the Netherlands applies box-3 logic. Engage a cross-border specialist before the deed is signed, not after.

Practical tips

- Keep every receipt — IRPS deductions require local invoicing format
- Pay IUP via bank standing order to avoid late fees
- Reconcile bookings, cleaning and platform fees monthly
- Have your accountant file an annual IRPS declaration even in loss years

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