



**YOUR PREMIUM
PARTNER IN PORTUGAL**



EACH CLIENT IS UNIQUE AND **HOMEGEST** OFFERS A
CUSTOMIZED SUPPORT

- A RELIABLE PARTNER
- QUALIFIED AND EXPERIENCED TEAM THAT GUARANTEE AN OUTSTANDING SERVICE TO OUR CLIENTS
- PERSONALIZED ACCOMPANY THROUGHOUT THE INVESTMENT PROCESS OF GOLDEN VISA AND ADVICE FOR EVERY SITUATION

GOLDEN VISA

OBTAIN A EUROPEAN RESIDENCE PERMIT BY INVESTING IN PORTUGAL

THE PORTUGUESE GOLDEN VISA PROGRAMMES OFFERS A REAL ESTATE INVESTMENT ROUTE TO OBTAIN RESIDENCY AND POTENTIAL CITIZENSHIP IN THE COUNTRY AND HENCE EUROPEAN CITIZENSHIP.

AN INVESTMENT OF €500.000 IS REQUIRED IN REAL ESTATE IN PORTUGAL

- THE PROPERTY, EITHER RESIDENTIAL OR COMMERCIAL, CAN BE RENTED FOR INCOME.
- ANY NUMBERS CAN COMBINE TO MAKE UP THE €500.000 MINIMUM INVESTMENT.
- JOINT BUYERS CAN POOL INVESTMENTS INTO ONE PROPERTY.
- THE PROPERTY CAN BE MORTGAGED FOR ANY INVESTMENT EXCEEDING THE MINIMUM REQUIRED.
- THE APPLICANT NEEDS TO HAVE MADE THE INVESTMENT PRIOR APPLYING FOR THE VISA.

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PORTUGAL	
INVESTMENT	€500.000
TYPE	Residency
TIMESCALE	6-8 months
CAPITAL	Lisbon
POPULATION	10.6M
CURRENCY	Euro (€)
GDP PER CAPITA	USD \$21,408
GDP WORLD RANK	43/193

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- IN ADDITION TO THE REAL ESTATE INVESTMENT, APPLICANTS WILL NEED A CLEAN CRIMINAL RECORD AND MEDICAL INSURANCE TO COVER ANY STAY IN PORTUGAL.
- APPLICANTS WILL NEED TO KEEP THE INVESTMENT DURING 5 YEARS.
- MINIMUM STAYS ARE REQUIRED:
 - 1 WEEK IN THE FIRST YEAR
 - 2 WEEKS EVERY TWO YEARS IN PORTUGAL IN ORDER TO RENEW THE RESIDENCY VISA.

APPLICATION FEES	
Approval Fees	5.500€ + VAT
Renewal Fees	1 650€ + VAT

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- BUYING REAL ESTATE IN PORTUGAL ENTAILS THE PAYMENT OF CERTAIN TAXES, STAMP DUTY AND FEES. WE RECOMMEND INVESTORS A BUDGET OF 8% TO 10% OF THE INVESTMENT TO COVER THESE COSTS. THE MAIN ELEMENT BEING IS THE PROPERTY TRANSFER TAX (IMT).
- GAINING VISAS TO TRAVEL TO EUROPE AND THE SCHENGEN ZONE HAS BECOME PROBLEMATIC FROM MANY COUNTRIES IN THE MIDDLE EAST, ASIA AND AFRICA. ONCE GRANTED, THE PORTUGUESE RESIDENCE PERMIT ALLOWS FREEDOM OF TRAVEL THROUGHOUT THE EU SCHENGEN ZONE.
- APPLICANTS CAN APPLY FOR PERMANENT RESIDENCY AFTER 5 YEARS AND FOR PORTUGUESE CITIZENSHIP AFTER 6 YEARS. FOR CITIZENSHIP IN PORTUGAL THERE IS A BASIC LANGUAGE TEST TO PASS AND PROVE SOME SOCIETY INTEGRATION.

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10 ADVANTAGES

1. Straightforward and flexible investment requirements	6. No limitations on ownership of the selected investment
2. Extremely low minimum stay requirements – 7 days first year and 14 days following periods of 2 years	7. No limitations on subsequent investments or employment opportunities
3. Fully extensible to family members (with no further investment requirements)	8. Very limited number of documents required
4. Freedom to travel to all European countries members of Schengen area	9. Residency applications quickly processed
5. Permanent Residency after 5 years and possibility of nationality after 6 years	10. Access to all Portuguese Public Services, including health and education

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- “THE PORTUGUESE GOLDEN VISA PROGRAM IS THE BEST AND THE MOST POPULAR IN EUROPE. THE PORTUGUESE PASSPORT IS RANKED THE FOURTH MOST POWERFUL IN THE WORLD”.
- “THE IDEA OF A SECOND PASSPORT CAN SECURE FREEDOM AND EXPAND INVESTMENT HORIZONS. DUAL CITIZENSHIP IS CONSIDERED A GLOBAL INSURANCE POLICY FOR HIGH NET WORTH INDIVIDUALS”.
- “FURTHERMORE, VISA RESTRICTIONS AND INABILITY TO TRAVEL FOR BUSINESS PURPOSES HAS DRIVEN MANY BUSINESSMEN TO SEEK RESIDENCY ABROAD WITHOUT HAVING TO RELOCATE FROM THEIR HOME COUNTRY, PORTUGUESE RESIDENCY BEING THE MOST IN DEMAND IN EUROPE”

FOR ADDITIONAL PROCESS INFORMATION
PLEASE CONTACT US:

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