



Golden Visa PORTUGAL



ABOUT US

International Law Firm

Real Estate
Law/Conveying

Tax Law and
Foreign Investment

Offices Portugal

- Lisbon
- Vila Nova de Gaia
- Covilhã
- Fundão

International Offices

- Brazil

The Portuguese Republic is a Constitutional State



The right to own private property is a fundamental right



Property Title
Full ownership



Property rights,
Rules and most relevant
Principles
are foreseen in the
Portuguese Civil Code
(1966)



Registration
of Real Estate -
Regulated in the Land
Registry Code

PORTUGAL | GOLDEN VISA

- Legislation approved in 2012
- Aimed to third state Nationals
- Obtain a Residency in an European Country - Investment Activity;

Official Numbers
January 2020:

10100

Residence
Permits issued

6 billions

Real Estate Property
Purchasing:

9090

Residence Permits

5 billions

BENEFITS | GOLDEN VISA



RESIDENCE > WORK > FAMILY

- **Residence card for 5 years**
renewed after the first and the third year
- **Possibility of working in Portugal**
and travel within the 26 Countries in the Schengen Area
- **Family reunification of all the persons**
who cohabit permanently with the investor,
without making further investment

BENEFITS | GOLDEN VISA



STAY > NATIONALITY > EUROPE

- **Minimum stay of 7 days on the first year in Portugal and 14 days in each of the subsequent 2-year periods**
- **Possibility to apply for Portuguese nationality after 5 years of residency in Portugal**
- **Enjoy a residence in an European Country, with several resources, stability, safety and life quality**

SCHENGEN AREA



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ADVOCADO

- AUSTRIA
- BELGIUM
- CZECH REPUBLIC
- DENMARK
- ESTONIA
- FINLAND
- FRANCE
- GERMANY
- GREECE
- HUNGARY
- ICELAND
- ITALY
- LATVIA



- LIECHTENSTEIN
- LITHUANIA
- LUXEMBOURG
- MALTA
- NETHERLANDS
- NORWAY
- POLAND
- PORTUGAL
- SLOVAKIA
- SLOVENIA
- SPAIN
- SWEDEN
- SWITZERLAND

PORTUGAL | LOCATION AND MAP



Southwestern Europe, located on the Atlantic coast of the Iberian Peninsula and belonging to the European Union.

GOLDEN VISA | INVESTMENT ACTIVITIES

Capital Transfer
1,5 Million Euros
to a Portuguese
Bank Account

Create a Company
in Portugal with at
least 5 Full-Time
Working places for
investments
greater than
500,000 Euros

Invest € 500,000 in
Real Estate-reduced
to € 400,000 if
located in
a low-density area

Invest in Real Estate
Rehabilitation



€ 350,000 for properties built over 30 years ago or located in designated areas of Urban Rehabilitation - reduced to € 280,000 if located in a low-density area. Excluded Lisbon and Porto Metropolitan areas and Algarve real estate projects except tourism, merchants and services related projects.

GOLDEN VISA | INVESTMENT ACTIVITIES

Investment into
National Heritage,
Arts and Culture
€ 250,000

Investment
in Research
€ 500,000

Existing
Business

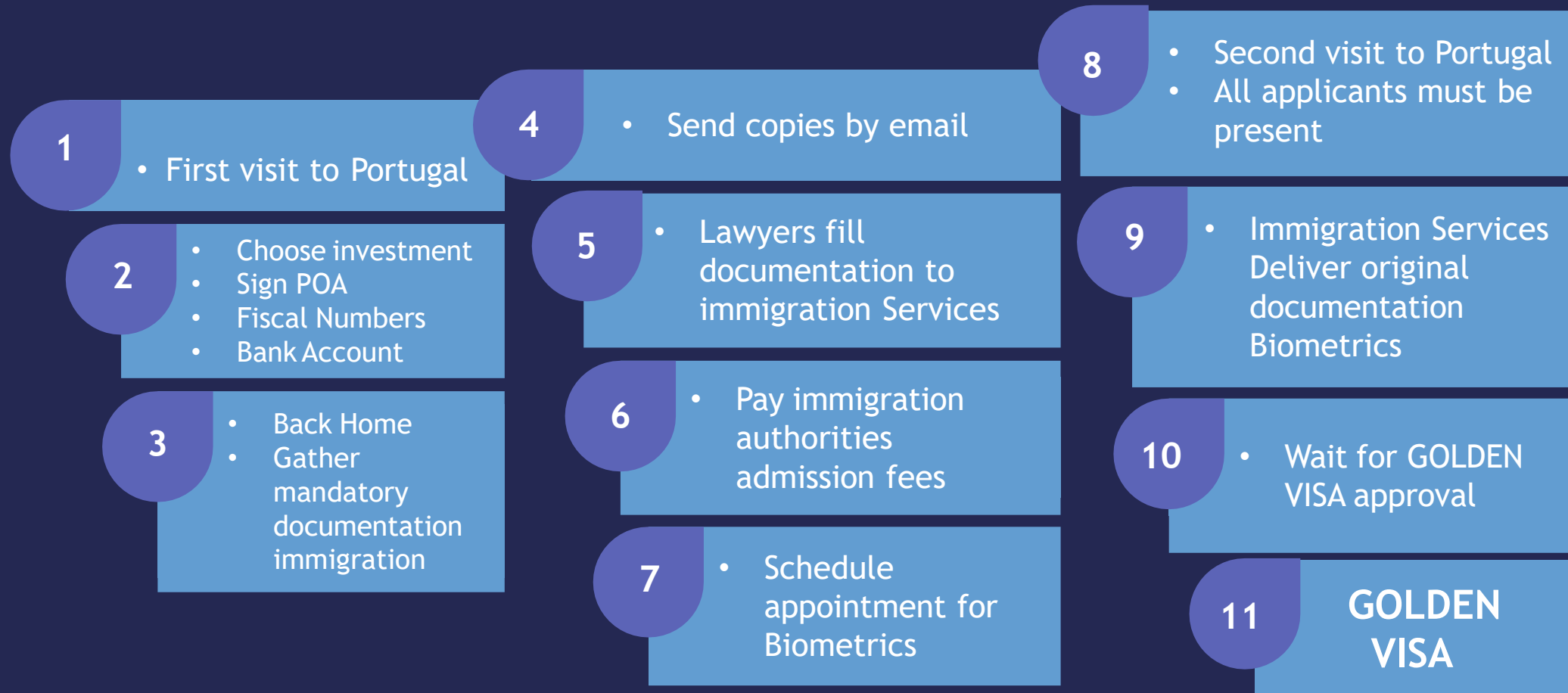
Private
Equity Funds
€ 500,000

€ 350,000 to either incorporate or increase the Share Capital of existing business
and create 5 Full-Time permanent jobs

GOLDEN VISA | PROCEDURES

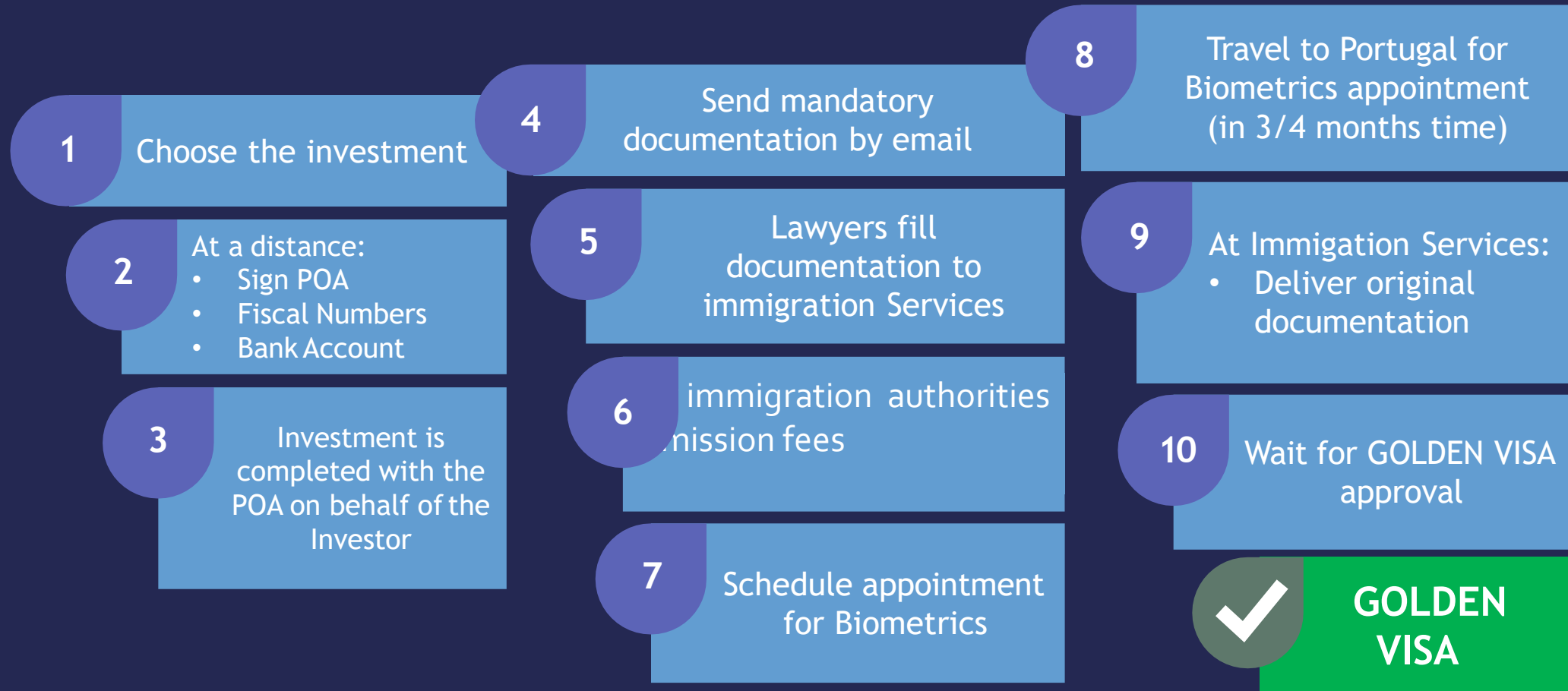


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ADVOCADO



GOLDEN VISA | NEW PROCEDURES AT A DISTANCE

COVID-19 MEASURES



TIMING TO GET THE GOLDEN VISA



PORTUGAL | OVERVIEW



PURCHASE PROCESS

1 Reservation Agreement

Transfer of reservation fee to show your intention of proceeding with the purchase.

2 Due Diligence

Mandating the Lawyer to collect and analyze mandatory documentation and contracts, sign a power of attorney.

3 Promissory Purchase Contract

Full legal contract binding both parties, identifies the unit, purchase price and payment terms, as well, as completion dates.

4 Payment of taxes

5 Final Deed

6 Property Registration

TAXES | AT THE TIME OF PURCHASE

Notary Fees (average)	€ 1000,00
Public Registry of Property	€ 350,00
Property Transfer Tax	6.5% Lands, Offices
Property Transfer Tax	6% Villas and Apartments
Property Transfer Tax	5% Rustic Land
Stamp Tax	0.8%
Municipal Tax Paid yearly	0.3% - 0.5% Villas / Apartments
Income Tax on Rental	Fixed rate of 28%

OTHERS COSTS

Immigration Services

Process Analysis Biometrics

Investor - € 533,90

Family Members - € 83,30

Issue Golden Visa Card

€ 5.336,40 per person

Renewal - Year 1 and 3

€ 2.668,20 per person

Health Insurance and Fiscal Representation

Health Insurance (average)

€ 200,00 person / year

Fiscal Number/Representation/
other costs (average)

€ 500,00 person / year

NEXT STEPS

1

Decide on your investment route

2

Start preparing and compiling your personal documents

3

Get a Portuguese NIF and open a Portuguese Bank Account

4

Sign a Power of Attorney

5

Transfer the required investment amount to your Portuguese bank account

6

Make the investment

7

Have all documentation translated into Portuguese and legalized according to Immigration requirements



NEXT STEPS



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8

File the initial application with SEF you will be required to pay the Government application fee and provide a copy of all the required documentation

9

Book your interview and attend a biometrics collection session

9

Wait for final approval

11

Upon approval of your Golden Visa, pay the Government permit issue fee

12

Your residence card will be issued and it will be valid for one year

13

Renew your residence card at the end of year one and three

LEGAL FEES | GOLDEN VISA

Golden Visa 5 years Includes the purchase for the process	
Investor - total fees	€ 8000,00
Family members - total fees	€ 1500,00 each person

Other services	
Legal assistance Other services, if applicable	€ 250,00/month

LEGAL FEES | AFTER THE GOLDEN VISA

Permanent Residency (Year 5) Nationality (Year 5/6)	
Permanent residency	€ 700,00 each person
Nationality	€ 1700,00 each person

COVILHÃ

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Brasil

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