

# PORTUGAL GOLDEN VISA

EU CITIZENSHIP IN SIX YEARS VIA PROPERTY INVESTMENT FROM €280,000

THE **GOLDEN VISA** PROGRAMME IN PORTUGAL HAS PROVEN TO BE THE MOST POPULAR SCHEME IN EUROPE, WITH INVESTORS ATTRACTED BY ITS FLEXIBILITY AND BENEFITS.



An investment from €280,000 in real estate in Portugal will gain you a residency visa for your family, including your dependent children. The visa can be renewed for two years, providing that you lived in Portugal at least seven days in your first year or 14 days in every subsequent two years.

The visa holders and their dependent family members are eligible to live, study and work in Portugal. You can apply for **permanent residency** after five years and **citizenship** after six years without the need to reside in Portugal.

One of the most attractive benefits of Portugal's Golden Visa is that you can rent out the property you buy.

## Eligibility

In order to apply for Portugal's Golden Visa, you need to invest in Portugal by one of the following routes

- The purchase of real estate property with a value equal to or above **€500,000**; or
- The purchase of real estate property, with construction dating back more than 30 years or located in urban regeneration areas, for

refurbishing, for a total value equal to or above **€350,000**; or

- The purchase of real estate property, with construction dating back more than 30 years and located in low density areas, for a total value equal to or above **€280,000**

## Benefits

- **Visa-free travel** to the Schengen countries;
- You, your spouse and your dependent children **can live, work and attend schools/universities** in Portugal;
- You can **rent out** the property you bought! Average rental income is at least 4% of the value of the property;
- No extra tax on your income either in your home country or any other country;
- No maximum age limit;
- No maximum residency requirement;
- You don't need to reside in Portugal;
- Permanent residence after five years; and
- Option to apply for Portuguese citizenship after six years.

## How can we help?

Coates Global has its own office in Lisbon, Portugal. We help our clients wishing to apply for Portugal Golden Visa by providing advice on choosing the best type of investment for their needs and financial situation; arranging airport pickup service and viewing trips in Portugal; the application process of the golden visa and it's expected timescales and so on.

Our Lisbon office is based on Avenida 24 de Julho, one of the most prominent areas in Lisbon.