

GOLDEN VISA

INVESTORS RESIDENCE PERMIT PROGRAMME
IN PORTUGAL





WHAT IS IT?

The Golden Visa programme launched by the Portuguese authorities is a fast track for investors to obtain a fully valid residency permit in Portugal and consequently free access to the vast majority of European countries (Schengen Area).



HOW IT WORKS



INVEST IN REAL ESTATE



GET YOUR GOLDEN VISA



BRING YOUR FAMILY



TRAVEL FREELY

Properties
suitable
for the
280.000€
and
350.000€
Golden
Visa

INVESTMENT REQUIREMENTS

350.000€



Acquisition and
rehabilitation of Real Estate
with 30+ years, located in
urban renovation areas in
the amount of 350,000€ or
more

-20%

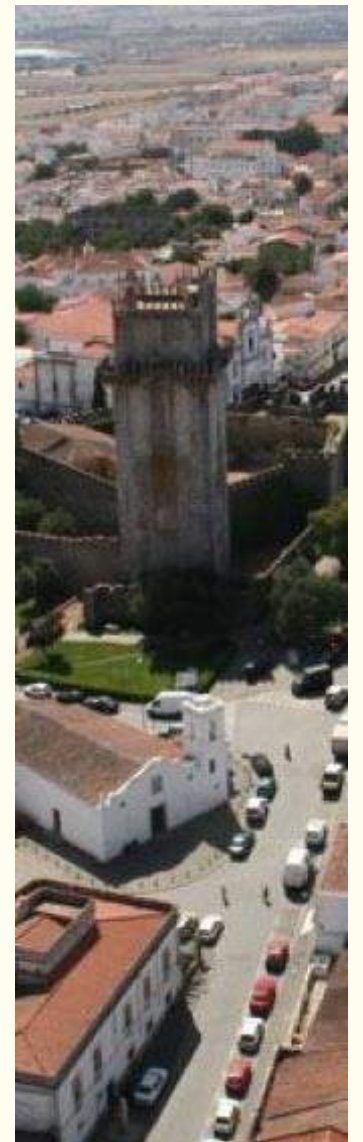
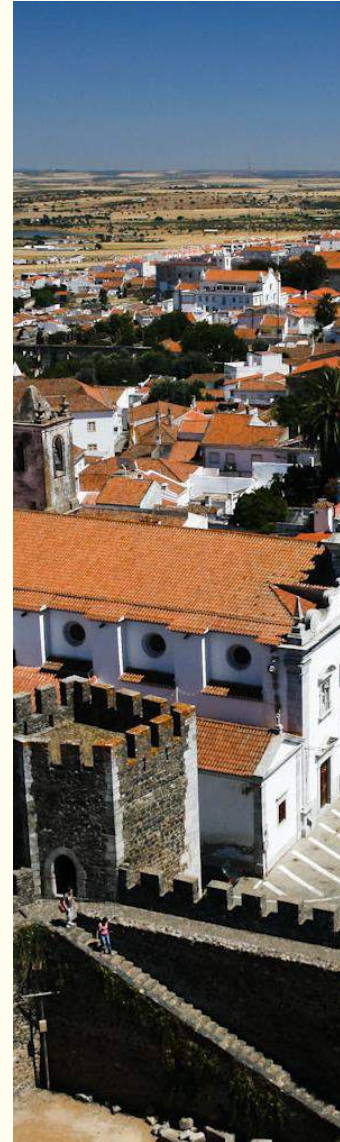


A 20% reduction in
investment values is
applied if Real Estate
assets are located in
areas of low population
density

BEJA

Beja is a family-friendly city where you can easily move around on foot or by bike, because everything is close and there is always time for everything.

A stone's throw from the sea, the capital and neighboring Spain, Beja shortens distances.



**Property
suitable
for the
280.000 €
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BEJA Building

REF: 12223

Energy Classification: N/D



PRIVATE GROSS AREA
260 SQM

PRICE
280.000€

Building with 3 apartments located in the historic center of Beja, capital of lower Alentejo. Served by an international Airport. 1h40m from Lisbon.

1 1-bedroom apartment with 70 sqm and outdoor area.

2 2-bedroom duplex apartments both with 88 sqm each, one of which with a terrace.

Rehabilitation works ready to go and included in the price, estimated to last 6 months.

This project offers optional 5% guaranteed return for 3 years.

**Guaranteed
Return**

ÉVORA

The city of Évora is the main urban center of the region, in terms of population and function. The social and economic dynamics of the city managed to counteract the trend of the region as a whole, maintaining a growth identical to that of other medium-sized Portuguese cities until 2001, then reversing this trend, reflecting the influence of less expressive migratory movements, yet sufficient to offset the natural balance.



**Property
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ÉVORA 1-Bedroom Apartment

REF: 10879
Energy Classification: E



PRIVATE GROSS AREA
85 SQM



TERRACE AREA
16 SQM



PRICE
270.000€

1-Bedroom Apartment with 69 sqm, terrace with 16sqm and parking inserted in a new project in the center of Évora.

This project is one of 3 new projects eligible for the Golden Visa program through a minimum investment of €280,000.

These units offer a guaranteed yield of 4% per year for 3 years.

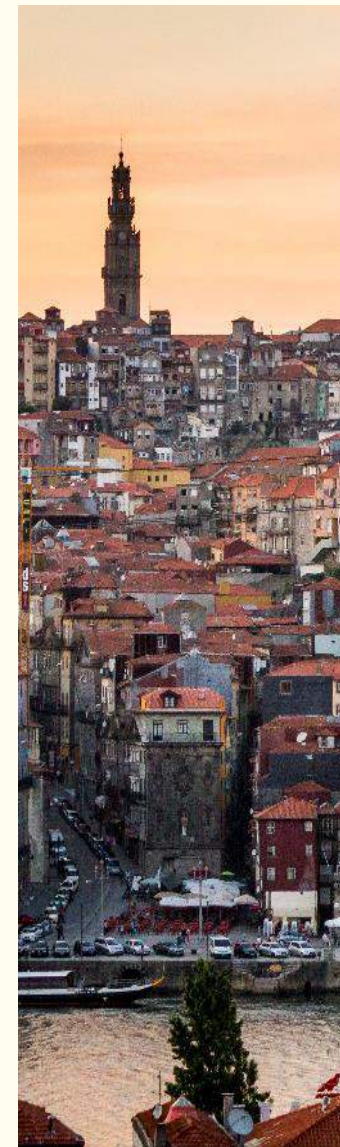
M 61 - Five apartments, five possibilities to invest. Rehabilitation and renovation of a building that went through the history of Évora.

**Guaranteed
Return**

PORTO

This is one of Europe's oldest tourist destinations. Its wealth of artistic heritage, Port Wine, open-air leisure spaces and cultural life are just some of the reasons to visit this city.

It's uniqueness has generated interest among international investors. As a result, investment has allowed the city to continue with its renovation projects. This means more opportunities for investment in the city of Porto.



**Property
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PORTO

Energy Classification: N/D



PRICE

350.000€

Investment opportunity in Porto's city center in a Hotel categorized as a 4-star hotel which is focused on the leisure and MICE (Meetings, Incentives, Conventions and Events) segments. The hotel boasts up to 1004 sqm of purposed built conference and banqueting facilities with a capacity of 800 people. It includes a luxury infinity roof-top pool and bar.

With this unique opportunity you will benefit from guaranteed buy back after 6 years, ownership of a 4-star hotel located at the heart of Porto. This beautiful project is designed, created and managed by a group of experts in Portugal and a fast processing time: 8-10 months.

**Guaranteed
Return**

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PORTO 1-Bedroom apartment

REF: 11535
Energy Classification: A



PRIVATE GROSS AREA
49 SQM

PRICE
353.000€

1-Bedroom apartment with 49sqm inserted in a new development in Santa Catarina. Fully modernized residential building consists of 18 1-bedroom and 2-bedroom apartments, spread over 5 floors, with areas ranging from 48.9 to 123 m². Some fractions feature spacious balconies between 35 and 58sqm, luxury finishes in all apartments, include air conditioning, double-glazed windows, fully equipped kitchens and can be sold fully furnished.

**Guaranteed
Return**

Property
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PORTO Studio Apartment

REF: 12112
Energy Classification: N/D



PRIVATE GROSS AREA
52 SQM

PRICE
378.000€

Studio with 44sqm and terrace of 8sqm inserted in a new development in the center of Porto.

Consisting of 12 units divided by studios, 1-bedroom and 2-bedroom apartments with areas that are around 44sqm and 82sqm.

This development is located in an area with various services such as commerce, restaurants, transport and local accommodation in downtown. It is here that you will find the Porto Chamber on one of the most emblematic avenues of the city, Avenida dos Aliados, where we find the most historic and beautiful buildings of the city, such as the Clérigos Tower, the traditional Bolhão Market and the São Bento Railway station.

**Guaranteed
Return**

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PORTO 1-Bedroom Apartment

REF: 11977
Energy Classification: N/D



PRIVATE GROSS AREA
51 SQM

PRICE
384.000€

1 bedroom duplex apartment with 51sqm inserted in a new development in the center of Porto.

Consisting of 12 units divided by studios, 1-bedroom and 2-bedroom apartments with areas that are around 44sqm and 82sqm.

This development is located in an area with various services such as commerce, restaurants, transport and local accommodation in downtown. It is here that you will find the Porto Chamber on one of the most emblematic avenues of the city, Avenida dos Aliados, where we find the most historic and beautiful buildings of the city, such as the Clérigos Tower, the traditional Bolhão Market and the São Bento Railway station.

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PORTO Studio Apartment

REF: 11983

Energy Classification: N/D



**PRIVATE GROSS AREA
39 SQM**

**PRICE
384.500€**

Studio apartment with 39sqm inserted in new development in the center of Porto.

Consisting of 33 apartments with areas from 39sqm to 94sqm, all different from each other, but all in a beautiful and relaxing garden oasis.

The development was designed to provide an inspiring and lively space that offers a true balance between social, privacy, entertainment and relaxation, work and, above all, good life.

Located in the center of Porto, in one of the most prosperous neighborhoods of Invicta, surrounded by cafes, restaurants, historic buildings and tourist attractions, such as the Clérigos Tower, the traditional Bolhão Market, São Bento Railway Station and trindade metro station in just a few minutes.

**Guaranteed
Return**

LISBON

Lisbon is a bustling and exciting city, that boasts a wide choice of activities and fascinating tourist attractions. The city has a liberal atmosphere, while still embracing its deep-rooted heritage and extensive history. Lisbon will appeal to a diverse selection of ages; it can form a cultural trip, a nightlife extravaganza, a family holiday or even as a base for a beach holiday.

Lisbon is now at an economically stable point and you can really make an investment in a property, thanks to the boom in the market, buying a property is really a good investment.



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AVENIDAS NOVAS 2-Bedroom Apartment

REF: 12019
Energy Classification: N/D



PRIVATE GROSS AREA
78 SQM

PRICE
350.000€

2-Bedroom apartment to be refurbished with 78 sqm located in Avenidas Novas.

This apartment is inserted in the 4th floor of a building with elevator and it consists of two bedrooms, two bathrooms, living room with fireplace and balcony, kitchen and pantry.

Avenidas Novas neighborhood combines the Central Business District and the surrounding shopping centers with a strong residential and cultural component, it is a popular area among those who seek to live in the center of the city.

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AJUDA 2-Bedroom Apartment

REF: 12010
Energy Classification: F



PRIVATE GROSS AREA
76 SQM

PRICE
350.000€

2-Bedroom apartment with 75sqm inserted in new development to arise in the historic and emblematic Ajuda area in Lisbon.

This development has 8 apartments, 6 of which are 2-bedroom and 2 1-bedroom intended exclusively for housing with areas between 75 and 108 sqm.

Both 1 and 2 bedroom apartments have outdoor spaces and high ceilings. All apartments benefit from plenty of natural light.

This is an urban renovation project, applicable to the Golden Visa scheme of EUR 350,000.

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CAMPO DE OURIQUE 2-Bedroom Apartment

REF: 10985
Energy Classification: E



PRIVATE GROSS AREA
61 SQM

PRICE
360.000€

2-Bedroom apartment with 61 sqm and high ceilings and inserted on the third floor of a building without elevator in campo de Ourique.
Situating in a quiet area with a lot of potential for the long-term rental market or for short term rentals, this apartment benefits from a location in one of the districts with the highest demand in the national market.
The property will be the target of total remodeling, using high quality materials and finishes.

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CASCAIS 2-Bedroom Villa

REF: 11522
Energy Classification: E



PRIVATE GROSS AREA
90 SQM

PRICE
360.000€

2-Bedroom Villa with 90 sqm and patio with 150 sqm in Amoreira, next to Monte Estoril and Cascais.

To renovate. Price includes renovation work.

Residential, quiet, central location, with easy access and all kinds of commerce and services in the vicinity, a few minutes from Estoril and Cascais.

Good sun exposure.

Excellent investment wants to reside as for income.

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PENHA DE FRANÇA 2-Bedroom Apartment

REF: 10968
Energy Classification: E



PRIVATE GROSS AREA
59 SQM

PRICE
365.000€

2-Bedroom apartment with 59sqm located in a typical Lisbon neighborhood, Penha de França. Well served area of restaurants, traditional commerce and services, close to Santa Apolónia station and the Sapadores market.

The apartment is situated in a building in full rehabilitation phase, where all common areas will be renovated, and features: a balcony at a tardo, living room with connection to the balcony and an equipped kitchen, two bedrooms and a small storage room on the balcony. This apartment is sold fully renovated, the forecast of completion of the work is October 2020.

Property
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AVENIDA DA LIBERDADE STUDIO Apartment

REF: 8023
Energy Classification: B-



PRIVATE GROSS AREA
40 SQM

PRICE
380.000€

Studio apartment with 36.83 sqm and balcony with 3.55sqm located in the centre of Lisbon in a new development.

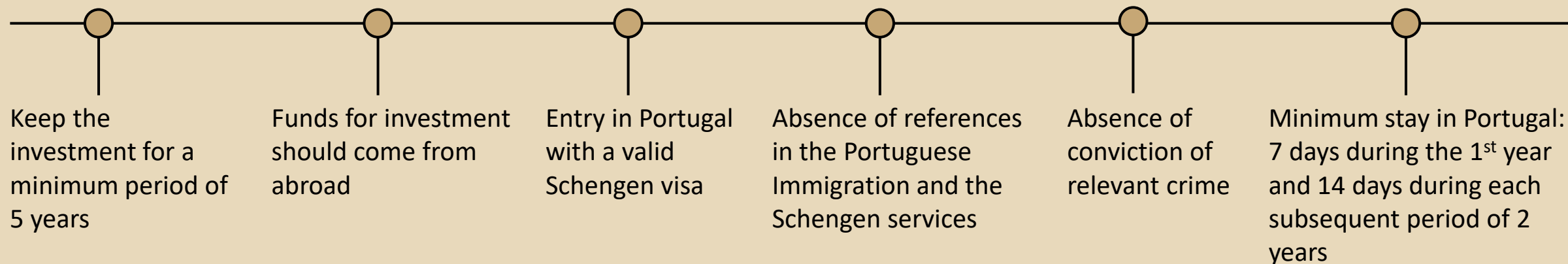
Located in the centre of Lisbon, between Marquês de Pombal and Saldanha, the new development has 33 units, studio, 1-bedroom and duplexes. The apartments have areas ranging between 37 and 78sqm and include balcony or terrace and fantastic views over the city.



WHO CAN APPLY?

The Golden Visa Program sets out that the investor must comply with general requirements applicable to all types of qualifying investments and also with the specific requirements of each type of qualifying investment.

In general, all investors have to comply with the following requirements:



ADVANTAGES



VISA EXEMPTION

- It is not necessary to obtain a visa to enter Portugal.
- It is not necessary to obtain a visa to travel to and within Europe (Schengen area)

STAY IN PORTUGAL

- Live and work in Portugal
- Permanent residence after 5 years
- Possibility of obtaining Portuguese citizenship after 5 years

BRING YOUR FAMILY

- Residence permit extended to dependent family members

COME AND GO AS YOU PLEASE

- Extremely low minimum stay periods (average 7 days a year)



WHY CHOOSE PORTUGAL?

Imagine yourself living in a country where you can find everything at a short distance: sandy beaches, golden mountains and plains, vibrant and cosmopolitan cities and an ancient heritage.

Practice water sports, play golf in the best courses of the world, contemplate nature or discover the unparalleled heritage, wines and gastronomy.



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