



HOLBORN
The Michele Carby Practice

Portugal's Golden Visa

Latest Property Investment Opportunities

Q3 2022

Michele Carby

Managing Partner – Holborn Assets

Highly qualified, vastly experienced and enormously knowledgeable, Michele Carby is one of the world's leading expatriate financial advisers and heads up the Holborn Assets elite client division.

Every year we help hundreds of families access international residency rights and second citizenship through official citizenship by investment programmes, opening up a new world of opportunity for their families.

Our Residency & Citizenship by Investment (RCIB) options are all officially approved programmes and our dedicated passport team will help prepare and monitor your application from start to finish.

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Holborn Pass Country Index 2022





Portugal Golden Visa Program



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Reasons for choosing Portugal



LANGUAGE



LOCATION &
ACCESSIBILITY



WORLD-CLASS
EDUCATION



FAVOURABLE TAX
TREATMENT



QUALITY OF LIFE



SAVE HAVEN FOR
INVESTMENT



RULE OF LAW



STABILITY OF
GOVERNMENT

What Are Qualifying Investments?

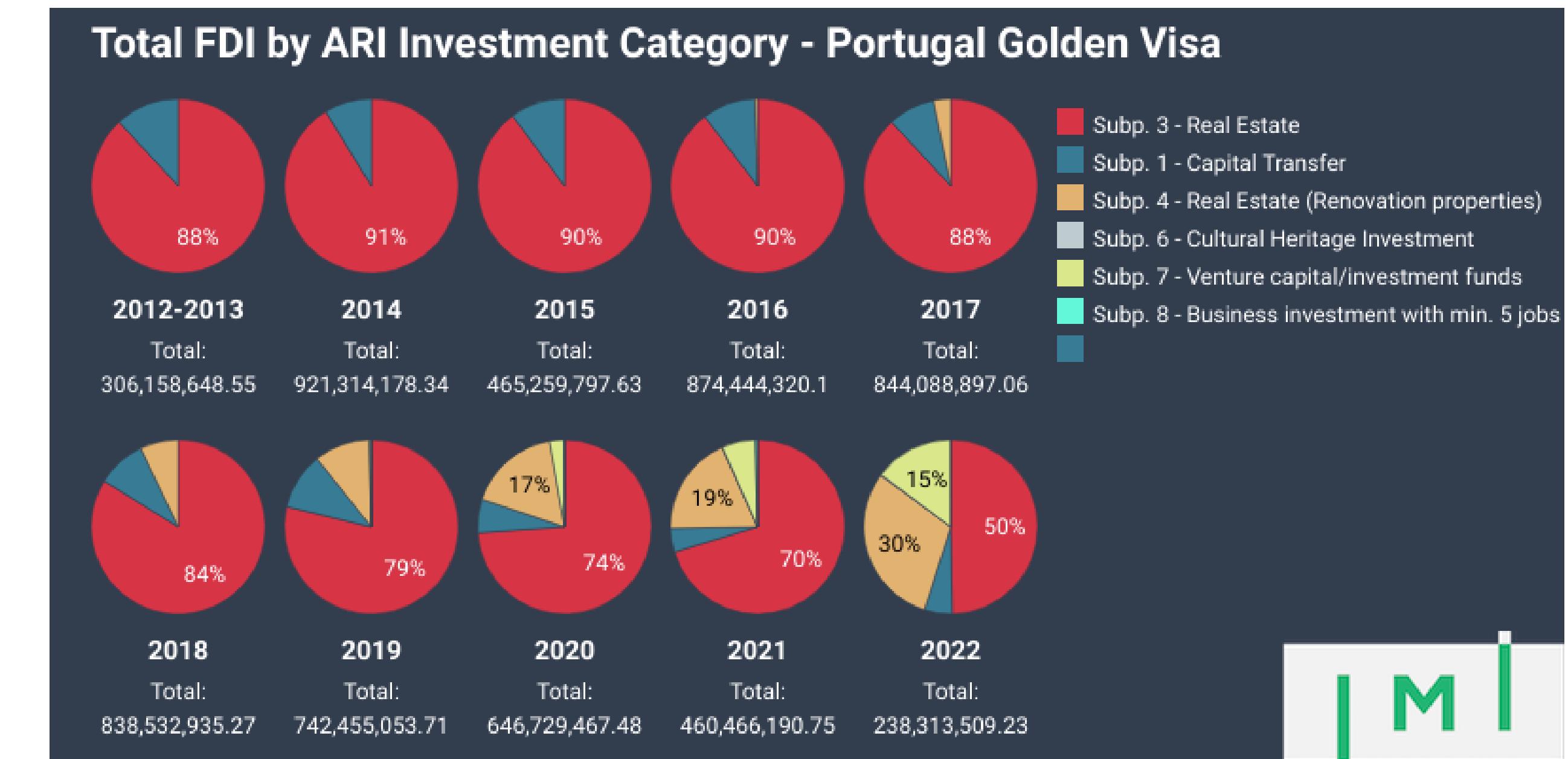
Real Estate

- ✓ As of January 1st 2022, the areas where you can invest in real estate, in order to qualify for the Portugal Golden Visa, have been restricted. Residential properties purchased in Lisbon, Porto, or the coastal towns do not qualify for the program. However, you can choose to invest in commercial properties in these locations.
- ✓ The minimum property investment is €500,000. If the residential real estate investment happens to be located in a 'low-density' area, then applicants automatically get a 20% discount on their investment, decreasing the investment amount to €400,000.
- ✓ The minimum property investment for a commercial rehabilitation or renovation project, for a property dated over 30 years of age is €350,000. If the residential real estate investment happens to be located in a 'low-density' area, then applicants automatically get a 20% discount on their investment, decreasing the investment amount to €280,000.

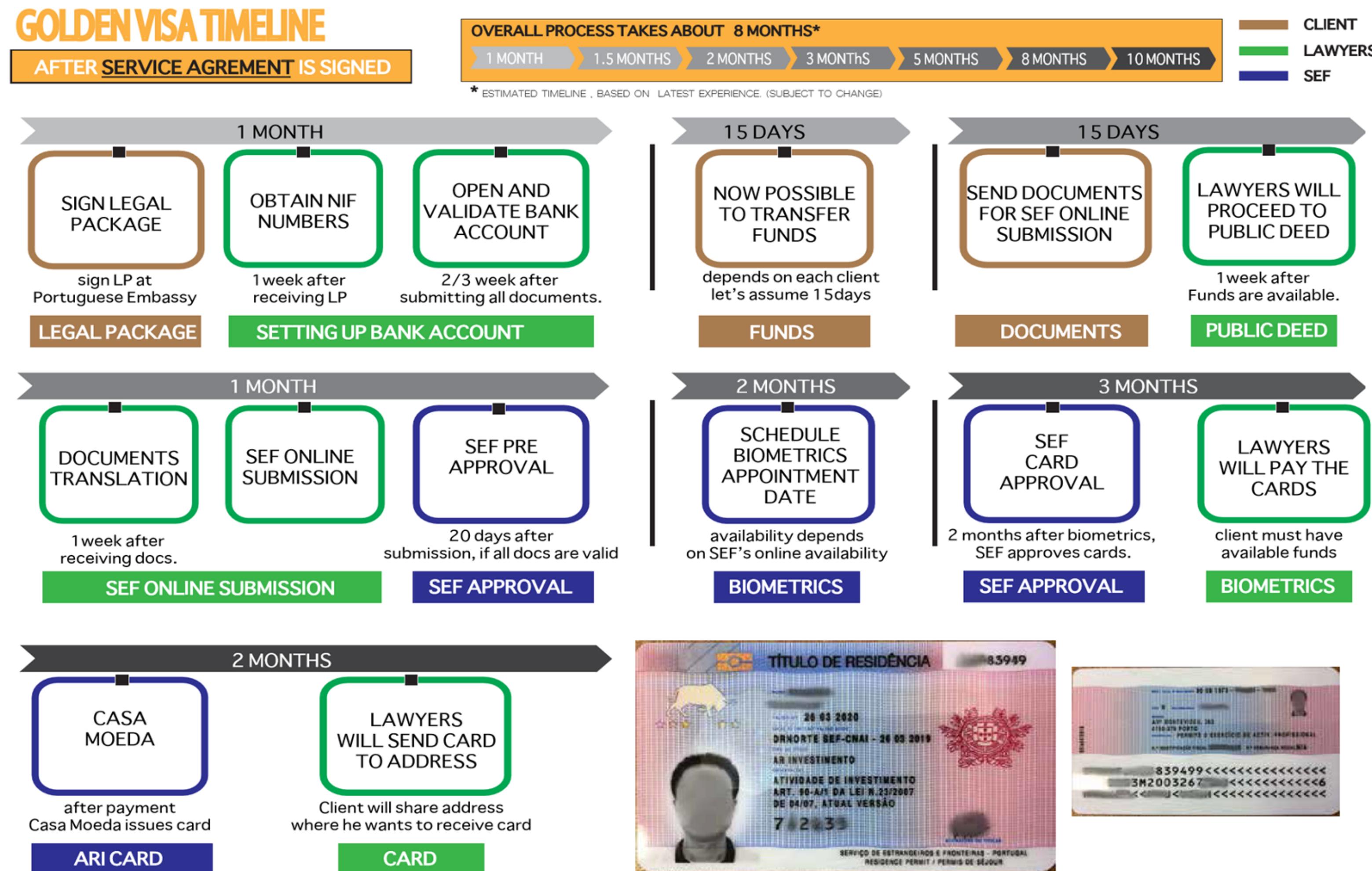
Alternative Qualifying Investments?

CHANGED AMOUNTS 1st January 2022

- ✓ The investment fund amount will increase from €350,000 to €500,000
- ✓ The investment in scientific research will increase from €350,000 to €500,000
- ✓ The investment into an existing Portugal-registered business will increase from €350,000 to €500,000
- ✓ The capital transfer investment will increase from €1 million to €1.5million



Residence Process All Managed By Us



Citizenship Process Managed By Lawyer



Golden Visa Renewals

- Application may be submitted between 30 and 90 days before the expiration of residence card.
- Preparation for renewals should start 4 months before the expiration of the card in order to allow sufficient time to gather all required documentation for submission.
- All residence cardholders will need to visit Portugal in order to complete the renewal and provide biometric data. For renewals, evidence of spending the minimum stay in Portugal is required.



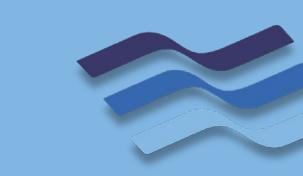
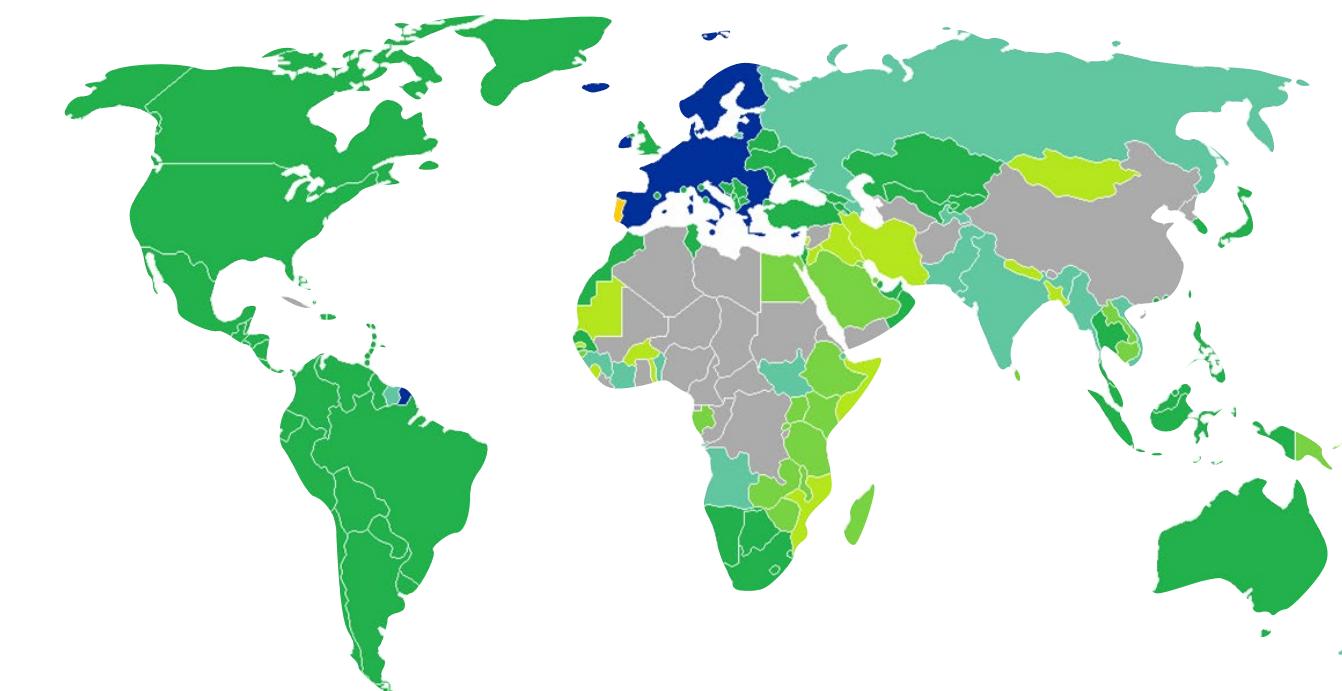
Conditions for Permanent Residency:

- ✓ 5 previous years of residency
- ✓ A2 level of the Portuguese language
- ✓ Proof of Portuguese Residence



Citizenship

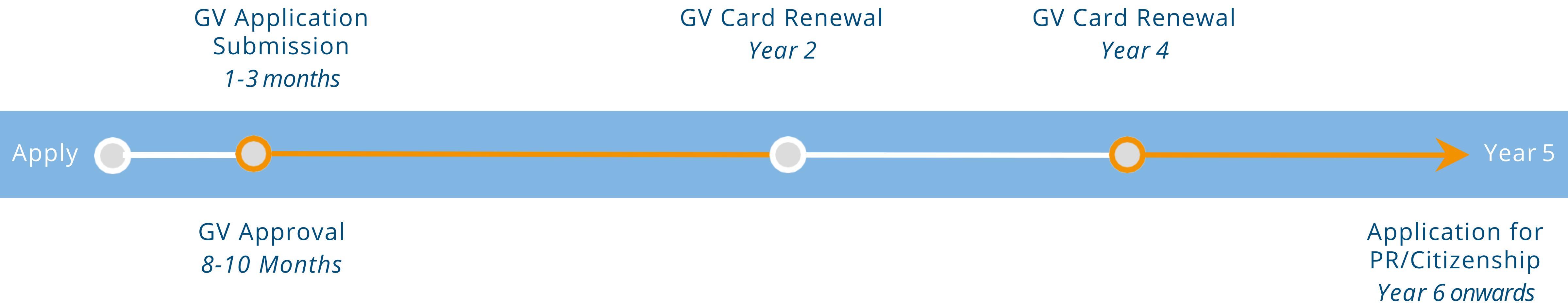
- After 5 years, all residence card holders are eligible for citizenship.
- To be eligible, they are required to complete and pass the CIPLE Portuguese language test for citizenship (A2 level).
- Approval of citizenship application is approximately 12 - 18 months.



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The Process Recap



Program Fees and Taxes

Government Fees

- ✓ Application processing fee per applicant €532,70
- ✓ SEF permit cost (Card Fee) per applicant €5324,60
- ✓ SEF permit cost for renewal (Card Fee) per applicant €2662,30 (renewal)

Potential Property annual costs

- ✓ Stamp Duty/IMT tax 6% - 7,5%
- ✓ Condominium Fee – Calculated according to value of property (paid annually) approximately €10/sq. meter
- ✓ IMI tax – Imposto Municipal Sobre Imovais Rates vary from 0,3% - 0,8% (paid annually).

Non Domiciled Tax Rate – all income earned within Portugal (Only)

- ✓ A rate of 28% tax for all income earned in Portugal, for all non domiciled Portugal residence.

Passos Manuel Apartments, Lisbon

NEW



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Passos Manuel Apartments, Lisbon

The Passos Manuel Building is located in a premium neighbourhood in Lisbon that was recently awarded the "coolest" neighbourhood in Europe. One of the most multicultural in the city, where diversity is everywhere, from people to places. Among the many points of interest are restaurants with gastronomy from the four corners of the world and more traditional commerce, cultural spaces, open-air galleries and treasures to be discovered in buildings with a lot of history and stories to tell.

- ✓ Freehold Touristic Apartment Hotel – Full title deed
- ✓ Qualifies for a Golden Visa under the €350,000 option
- ✓ 72 apartments – 57 Studios and 15 One beds, with high quality finishes
- ✓ Expected capital growth 6% per year, (In 2021, Portugal saw an overall price increase of 13.8%, according to a recent article in The Portugal News. Lisbon has also been ranked 16th on the PWC list of most attractive cities for Real Estate investments in 2022.)
- ✓ Off street basement parking available for an additional €25,000
- ✓ Seven Days Free Stay per year (any time of the year, subject to availability)

[Download the brochure here](#)

NEW

Passos Manuel Apartments, Lisbon



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Lagos Marina, Algarve



Lagos Marina, Algarve

Lagos is one of the most visited cities in the Algarve and Portugal, with a developed infrastructure, beautiful beaches and thriving tourist industry. This is a new marina and hotel development by a leading real estate developer in Portugal, comprising two hotels (3 & 4 star) to be operated by the Hilton Group.

- ✓ Purchase part ownership of entire development
- ✓ Two separate hotels 3 & 4 stars
- ✓ Operated by Hilton Hotels
- ✓ No IMT tax or VAT saving +/- EUR25k
- ✓ A guaranteed buy back in Year Six
- ✓ Largest hotel real estate developers in Portugal
- ✓ Seven days stay at any of their hotels in Portugal per year
- ✓ Portuguese residency rights
- ✓ Five year path to Portuguese/EU citizenship

[Download the brochure here](#)



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Residences Royal Óbidos



Residences Royal Óbidos

World-renowned designer and architect Philippe Starck designed the Royal Óbidos Resort. It comprises a five-star hotel with spa, as well as meeting and conference facilities. The centrepiece of the resort is a world-class golf course designed by the legendary Severiano Ballesteros. The course has played host to events on the PGA European Tour, including hosting the Portugal Open in 2020.

The minimum investment is €500,000, but an upfront return of 5% net per year reduces the capital requirement to just €368,750. A guaranteed buyback option in Year Six offers the investor the opportunity to recoup their entire investment.

- ✓ Full Title Deed Hotel Residence, free-hold in your name
- ✓ 45 minutes from Lisbon
- ✓ Owners can use the property six weeks a year
- ✓ Minimum investment €500,000
- ✓ Guaranteed 5% ROI per year for five years paid upfront
- ✓ 100% buyback option in Year 6

[Download the brochure here](#)



Residences Royal Óbidos



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Lisboa Skyview Hotel



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Lisboa Skyview Hotel

Qualifying under the €350,000 option

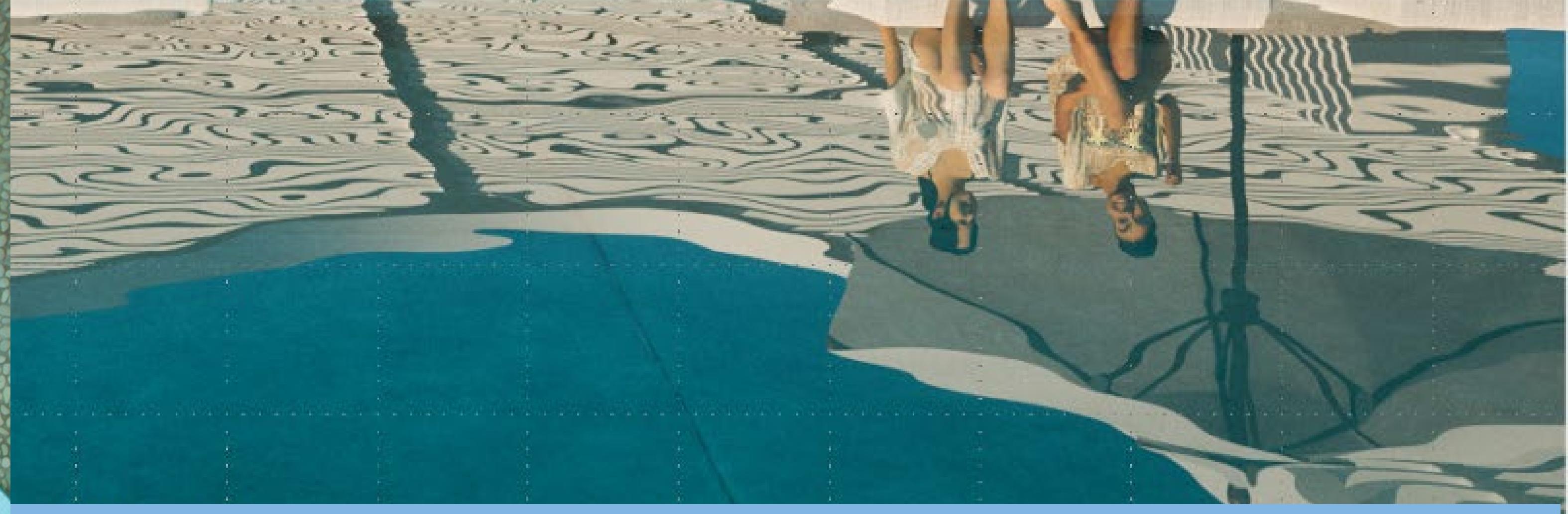
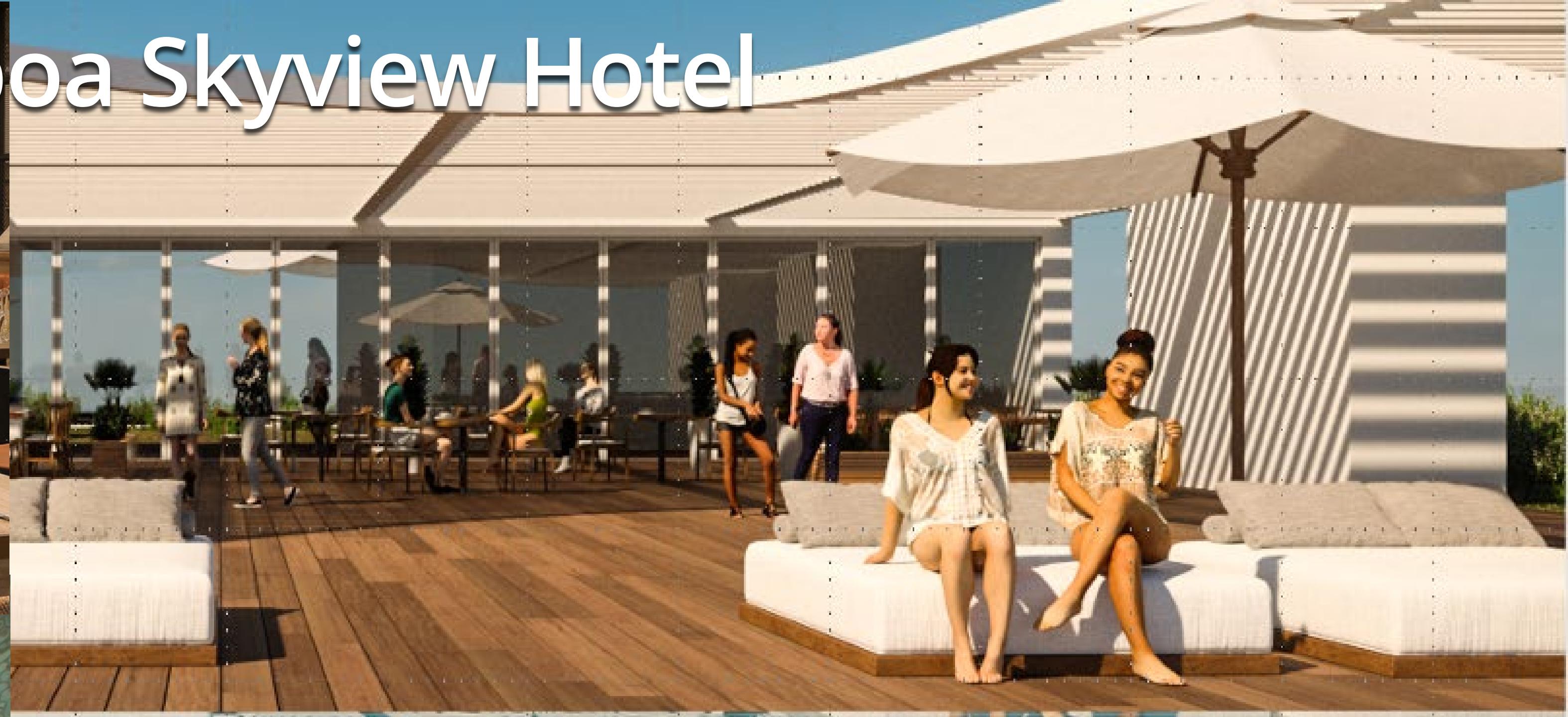
Lisboa SkyView Hotel was designed under a solid concept: inspiring shapes, simplicity and elegance, combined with state-of-the-art engineering.

The main features of this 4-star exclusive urban retreat hotel comprise 230 comfortable and modern rooms with luxury details, and a relaxing spa with signature treatments. The guests can enjoy a gastronomic journey in the Bar and Restaurant with stylish garden surroundings, terrace and swimming pool.

With a unique location and full of thoughtful amenities, Lisboa SkyView Hotel offers 102 Parking Spaces which is the perfect base for business and leisure travelers.

- ✓ An exclusive 4-Star Hotel with 230 rooms, flagged by an International Brand
- ✓ IMT Paid by the Developer
- ✓ VAT Included
- ✓ 3% per year and guaranteed buyback
- ✓ 7 Days Free Stay

Lisboa Skyview Hotel



Pelican Alvor Algarve



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Pelican Alvor, Algarve

Qualifying under the €400,000 option

- ✓ Prices start at 1 Bedroom (67 m²) = **€400,000** 2 Bedroom (97 m²) = **€450,000**
- ✓ Existing Resort (**Redecorated and upgraded 2021**)
- ✓ Can Already stay there - rated **8.3 out of 10** on Booking.com
- ✓ Freehold Touristic Hotel – Full title deed
- ✓ Facilities include: On site restaurant, fully stocked bar, swimming pool and off street parking
- ✓ Rental Income return negotiated at **4 - 5,2% per year for 6 years = 24% - 32,1%** Paid Upfront and can be used as part of initial capital expense:
 - Capital Required for 400k 1 Bed = €306,400
 - Capital Required for 450k 2 Bed = €369,000
- ✓ 100% Buy-back (forward contract) (Optional for Investor)
- ✓ Owner can use 4 weeks per year

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Pelican Alvor Algarve



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Pine Cliffs Algarve



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Development Features

Qualifying under the €500,000 option

- ✓ Prices start at two bed - €1m, three bed - €1,3m, and for the Deluxe Villas - €4,5m
- ✓ Mortgages available at a loan ratio of 50%-70%
- ✓ Freehold Touristic Hotel offering multiple options including individual apartments & villas
- ✓ Minimum of 5% yield Guaranteed for 5 years
- ✓ Up to 26 weeks a year for owner usage – free of cost
- ✓ Facilities include: 18 hole private golf course, Tennis courts, Spa & beauty salon, Private beach etc

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Pine Cliffs Algarve



Yellow Alvor Gardens



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Development Features

Qualifying under the €285,000 option

- ✓ Hotel Apartment Renovation
- ✓ Euro285k for 2 x studio apartments of 25 sq m each.
- ✓ 2 weeks stay per year at the development
- ✓ Minimum of 3% yield Guaranteed for 5 years
- ✓ Optional buyback after five years

[Book a call with Michele](#)



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