

## Portuguese Residency for Investors / Golden Visa

The Portugal Golden Residence Permit Programme or Golden Visa launched by the Portuguese Authorities is a fast track for investors to obtain fully valid residency permit in Portugal and consequently travel freely throughout the 26 Schengen States. Additionally, there is the option for a European Passport or permanent residency in the 6th year when simple conditions are met.

Types of qualifying investments (Investments maintained for a minimum of 5 years)

- Property Investments - Acquisition of Properties above € 500,000 in total.
- Capital Investments - Transfer of Funds above € 1,000,000.
- Job Creation - Creation of a minimum of 10 jobs.

Portuguese Residency For Property Investments (Golden Visa) – Legal Information

- Acquisition of Properties above € 500,000.
- Purchased after 8th October 2012.
- Acquisition completed before the application for residency permit.
- Properties acquired free from any charges or mortgages.
- Minimum stays in Portugal – 7 days first year & 14 days following periods of 2 years.
- Residency Application made within a maximum of 90 days after entry in Portugal.
- Residency Permit granted for an initial period of 1 year & renewed for periods of 2 years.
- Possibility of permanent residency after year 5 and nationality one year later

Bearers of Investor Residency Permits may travel freely in the Schengen area.

Portuguese Residency For Property Investments (Golden Visa) – Additional Information

- Possibility of co-ownership with each co-owner making an investment of a minimum of € 500,000;
- Promissory Contracts of Purchase and Sale are now acceptable for the initial investor residency application, provided that a deposit of a minimum of € 500,000 is paid. In this event, the actual purchase of the property needs to be effected until the time of the first renewal of the residency permit.
- Possibility of financing to purchase the property above the € 500,000 investment;
- It has been clarified that the properties acquired can be freely rented and let for commercial, agricultural and tourism purposes;

Portuguese Residency For Property Investments (Golden Visa) – Documents & requirements

- Valid Passport and Schengen Visa.
- Valid travel document and medical insurance.
- Updated property documents showing ownership of property.
- Proof of means of income and proof of address.
- Accommodation.
- Absence of criminal conviction and of interdiction to enter the country.
- Absence of notice from the Portuguese Immigration Authorities or Schengen Services.
- Declaration from the investor confirming compliance with the investment requirements.

Jaberi Lawyer in Hamburg is happy to recommend professionals who can provide a comprehensive service for any foreign investor wishing to purchase property and apply for the golden visa for Portugal.

Contact us: [jaberi@jaberilawyer.com](mailto:jaberi@jaberilawyer.com)

**With kind regards**  
**Attorney JABERI**