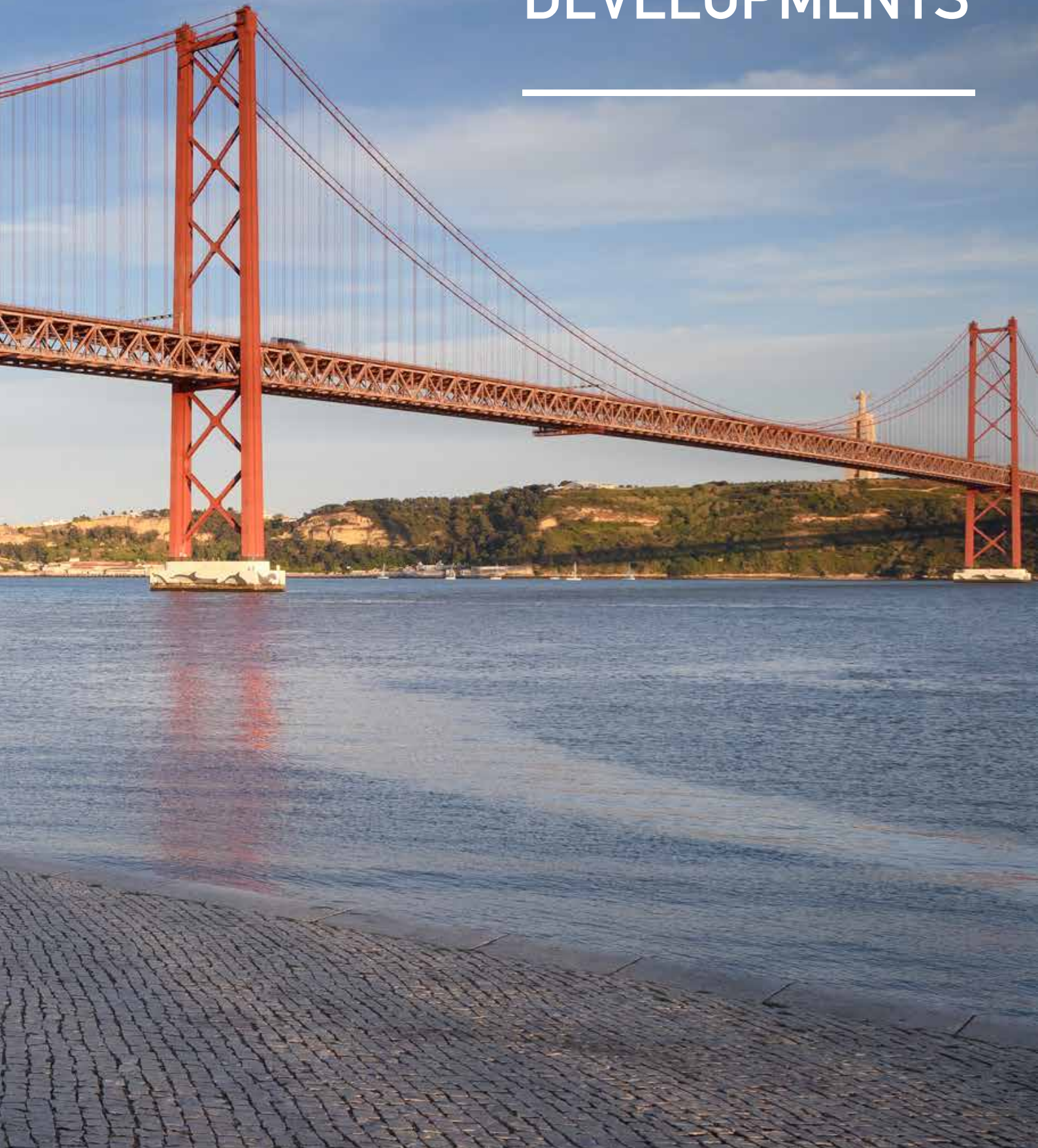


GOLDEN VISA 2022 DEVELOPMENTS



GOLDEN VISA

REAL ESTATE INVESTMENT IN PORTUGAL

In 2012, Portugal approved special legislation designed to attract foreign investment, by offering a fast way for property investors (non EU citizens) to receive a residence permit, making it a privileged entry into Europe and allowing such permit holders free circulation in Schengen countries.

On January 1st, 2022, new amendments were added to the procedures that allow, through investment, obtaining the residence permit known as the Golden Visa.

As of this date, it is possible to apply for this visa through one of the following real estate investment options:

Property acquisition in the amount equal to or greater than 500.000 Euros.

Acquisition of property over 30 years old or property located in urban renewal areas with rehabilitation works totaling the amount equal to or greater than 350.000 Euros.



Capital transfer in the amount equal to or exceeding 500.000 Euros for the purchase of shares in mutual in investment funds for investment in small and medium enterprises, registered in Portugal and whose underlying assets are real estate.

Real estate investment covers:

- Non residential or residential properties;
- Real estate acquired in co-ownership, as long as the investor's share is at least the minimum indicated value;
- Properties that are acquired individually or through sole proprietorship companies in which the investor is a partner;
- Leased properties;
- Properties encumbered, by the amount that exceeds the minimum amount of the investment.

As of January 1st, 2022, property investment for non residential purposes remains possible throughout the country. However, property investment for housing purposes is now only eligible if the properties are located in the Autonomous Regions of the Azores and Madeira or in the interior low density areas, as shown on the map.

The government establishes the possibility of reducing the amounts in question by 20% if the properties in question are located in areas of low population density. According to current law, it is considered a territory of low population density if it has less than 100 inhabitants per km² or if the GDP of that region is below 75% of the national average.

The residence permit is granted for a period of one year, renewable for two successive periods of two years, and requires the maintenance of the investment for a minimum period of five years and the presence in Portuguese territory for 7 days (consecutive or not) in the first year and 14 days (consecutive or not) in the subsequent periods of two years.

The authorization may be extended to the investor's family members and after the initial period of 5 years, the residence permit may be granted on a permanent basis. Portuguese nationality through naturalization can be requested after 6 years.

Other investment options for obtaining a Golden Visa are:



Capital transfer in the amount equal to or greater than 1,500,000.00 Euros.



Create, at least, 10 new jobs.



Capital transfer in the amount equal to or exceeding 500 000 Euros to public or private national institutions for scientific research.



Capital transfer in the amount equal to or exceeding 250.000 Euros for investment or support for artistic production, recuperation or maintenance of national cultural heritage.



Capital transfer in the amount equal to or exceeding 500.000 Euros for the purchase of shares in mutual investment funds for investment in small and medium enterprises.

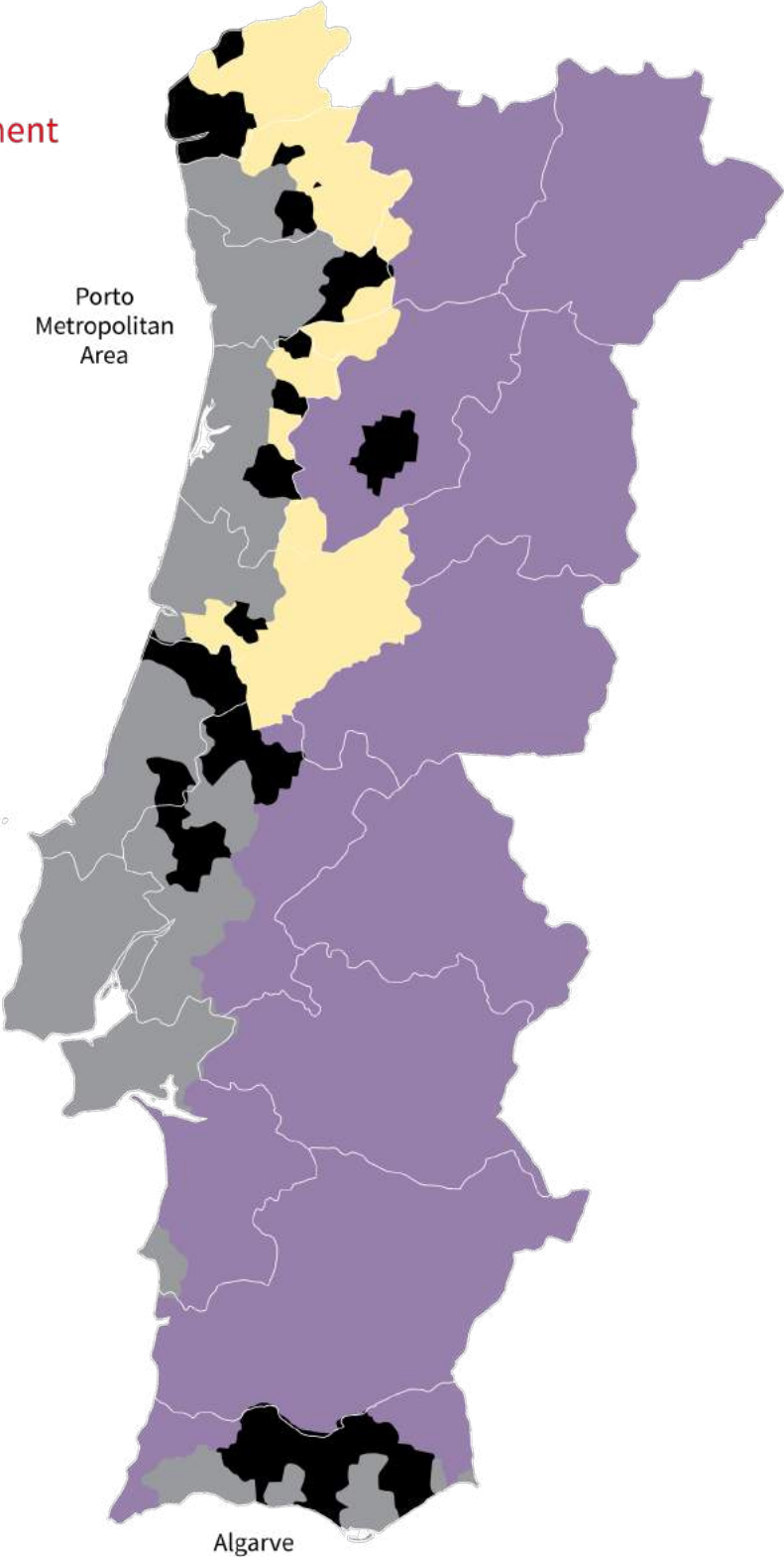


Capital transfer in the amount equal to or exceeding 500.000 Euros for the constitution or reinforcement of a national commercial company, with the creation of 5 permanent jobs.

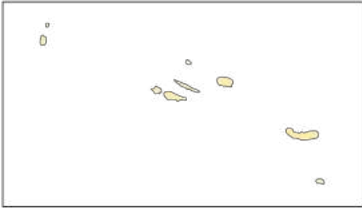
Golden Visa

Eligible Areas for Real Estate Investment

- Eligible low density areas
- Eligible high density areas
- Eligible with exceptions
- Eligible only for non-residential purposes



Azores



Madeira



INDEX

LISBON

Martinhal Residences 08

CASCAIS

Marinha Prime 12

ALGARVE

Amendoeira 16

Carvoeiro Gardens 18

Monte Rei 20

Nomad Bay 22

Ombria 24

Verdelago 26

COMPORTA

Authentic Bicas 28



LISBON

Lisbon stands over the river Tagus: cosmopolitan, modern, increasingly fashionable, yet traditional and bright.





MARTINHAL RESIDENCES

📍 Parque das Nações, Lisboa

🏠 Studio to 4 bedroom apartments

📏 38 to 19 sqm

€ Prices from
340.000€



GOLDEN VISA

500.000€







CASCAIS

Cascais is a delightful town, with a relaxed atmosphere, a range of experiences and the charm of a historic summer resort.







MARINHA PRIME

- 📍 Quinta da Marinha
- 🏠 1 to 4 bedroom apartments
- 📏 82 to 267 sqm
- € Prices from 580.750 €



GOLDEN VISA

500.000€





ALGARVE

On the Algarve, in the South, you'll find the untamed Sotaventos on the leeward side, and Barloventos on the windward side, with an obligatory stop in the peaceful luxury of the central region.





AMENDOEIRA GOLF RESORT

- 📍 Alcantarilha, Algarve
- 🏠 2 to 5 bedroom apartments
- 📏 108 to 428 sqm
- € Prices from 285.000€



GOLDEN VISA
400.000€













CARVOEIRO GARDENS

-  Carvoeiro, Algarve
-  Studio, 3 to 4 bedroom apartments
-  87 to 300 sqm
-  Prices from 349.500€



GOLDEN VISA

400.000€





MONTE REI

📍 Vila Nova de Cacela

📏 153 to 233 sqm

€ Prices from
829.000€



GOLDEN VISA
400.000€









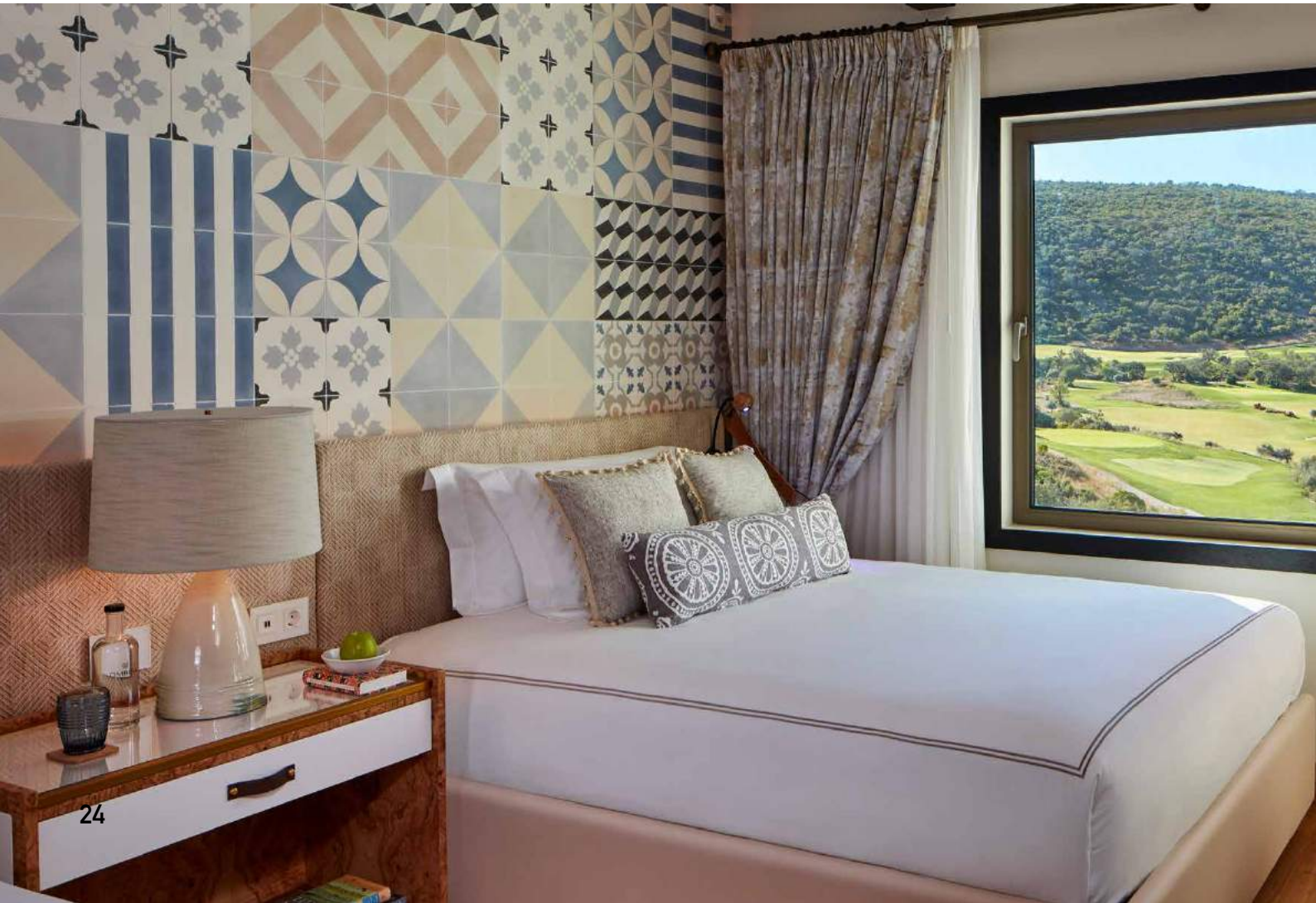
NOMAD BAY

- 📍 Carvoeiro, Algarve
- 🏠 1 to 3 bedroom apartments
- 📏 56 to 138 sqm
- € Prices from 300.000€



GOLDEN VISA
400.000€







OMBRIA RESORT

- 📍 Loulé
- 🏠 1 to 4 bedroom apartments
- 📏 73 to 474 sqm
- € Prices from 320.000€



GOLDEN VISA
400.000€





VERDELAGO

- 📍 Praia Verde, Algarve
- 🏠 1 to 4+1 bedroom apartments
- 📏 81 to 263 sqm
- € Prices from 500.000€



GOLDEN VISA
400.000€





COMPORTA

One of the most exclusive natural beauties of the Portuguese coastline, Comporta surprises by being a sophisticated destination that has preserved its authenticity. Just an hour from Lisbon, Comporta has established itself as an increasingly sophisticated destination, being at the same time luxurious and unpretentious.









AUTHENTIC BICAS

- 📍 Comporta
- 🏠 1 bedroom apartments
- 📏 55 sqm
- € Prices from 300.000€



GOLDEN VISA
400.000€





Home



e

More than just the
house we live in.

Lisboa

Edifício Castil,
Rua Castilho, 39
1250 – 068 Lisboa
+351 213 121 520
+351 916 027 140
jllresidentialpt@eu.jll.com

Cascais

Avenida Valbom, 11
2750 – 508 Cascais
+351 219 105 600
cascais@eu.jll.com

Porto

Rua Mouzinho
da Silveira, 324
4050 – 418 Porto
+351 225 431 090
+351 915 006 001
porto@eu.jll.com

Comporta

Rua do Secador, nº 5
7580 – 648 Comporta
+351 211 323 940
comporta@eu.jll.com

Algarve

Buganvilia Plaza 1,
Quinta do Lago,
8135 – 024 Almancil, Loulé
+351 289 090 614
algarve@eu.jll.com

residential.jll.pt

A informação que consta nesta brochura é meramente indicativa e poderá, por motivos técnicos, comerciais ou legais, ser sujeita a alterações sem aviso prévio.

The information contained in this brochure is purely indicative and may be the object of change without prior notice for technical, commercial or legal reasons.