



*Retire and/or invest in Portugal*  
*Our Favo(u)rite Haven*  
*for 10 years in a row!*

**RETIRE OVERSEAS VIRTUAL CONFERENCE**  
**NOVEMBER 15, 2022**

**LUIS TEIXEIRA DA SILVA**





# BLOCKBUSTER OPTION FOR RESIDENCY

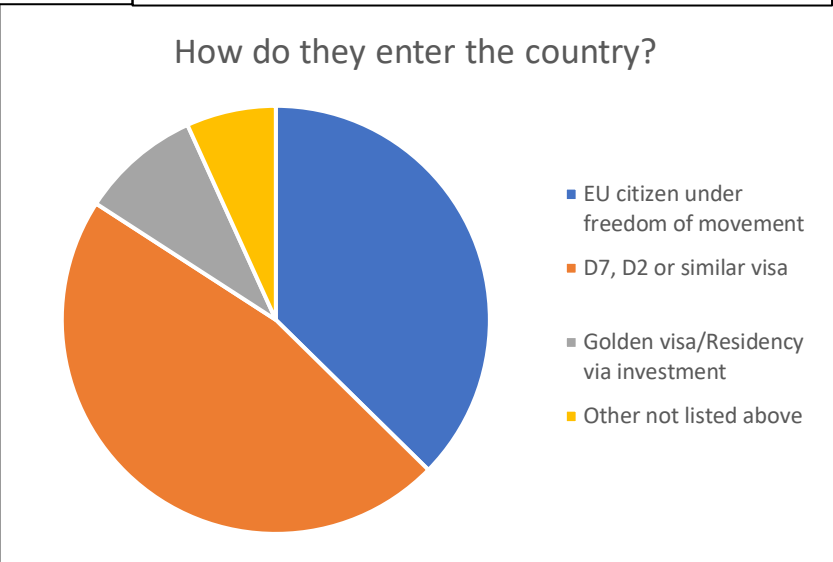
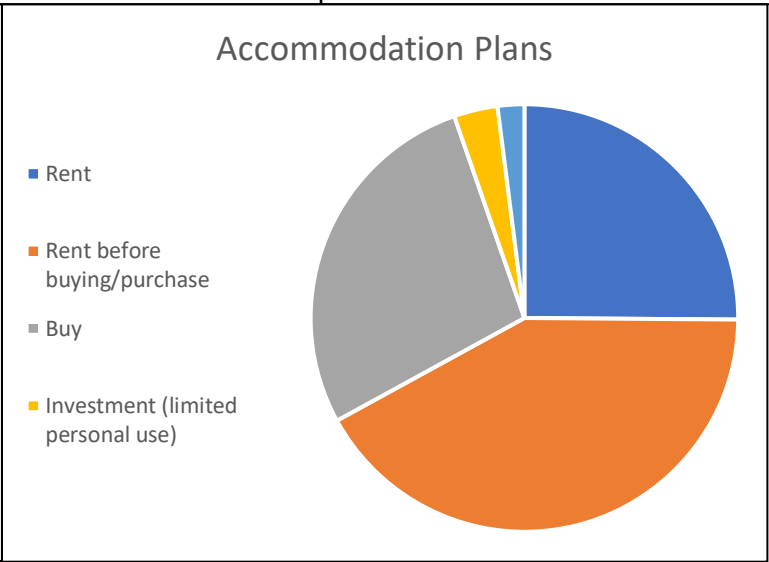
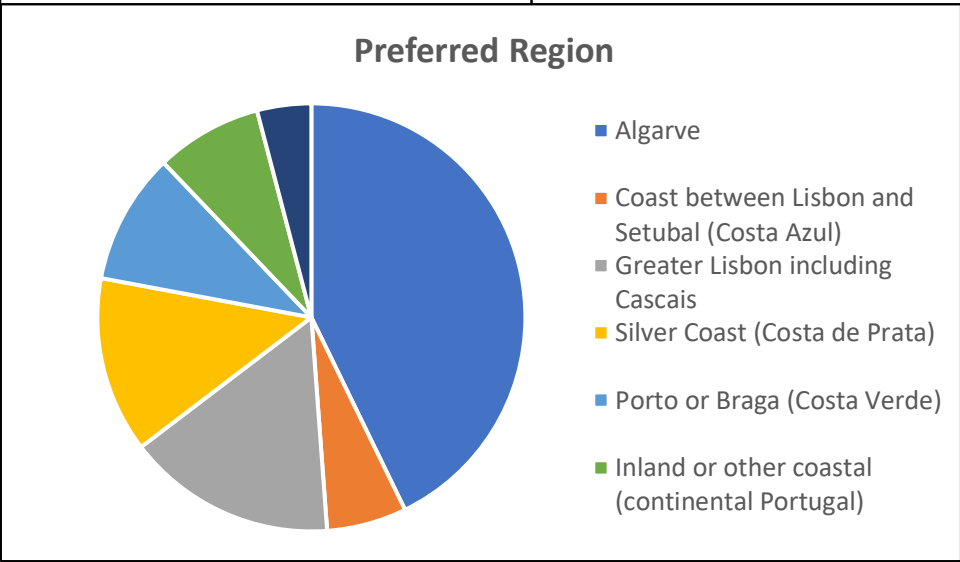
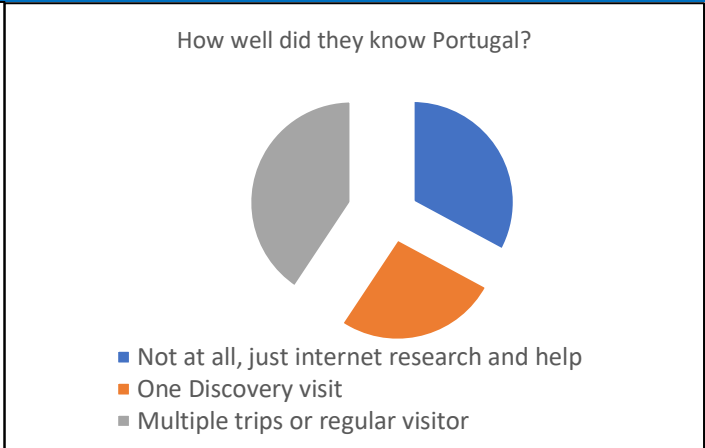
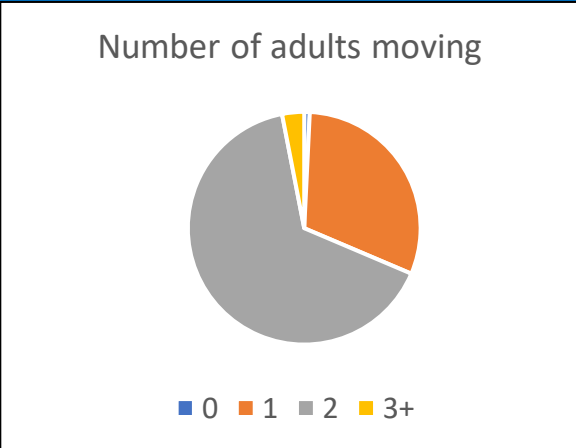
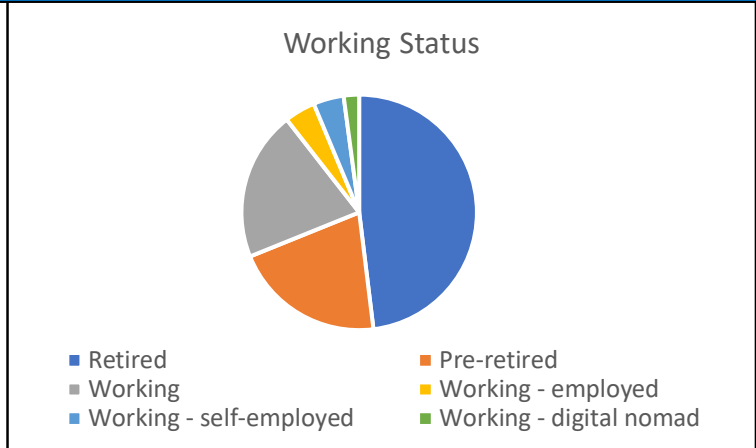
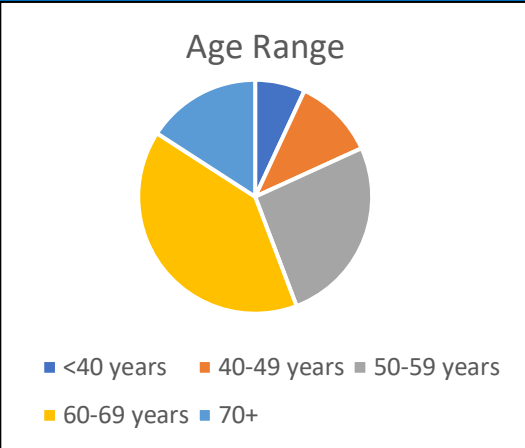


1. The fundamentals:
  1. 2<sup>nd</sup> best country at integrating expats
  2. 3<sup>rd</sup> – 6<sup>th</sup> safest country
  3. 12<sup>th</sup> best healthcare, up to 90% cheaper than US, for example
  4. World's 6<sup>th</sup> most powerful passport (for those who choose citizenship)
  5. Cheap public transportation, ease of travel and connectivity (air, rail, road)
2. Euro: a stable currency used by around 450 million people.  
Exchange rate: best USD:EUR and CAD:EUR rates in a generation
3. The Awards
  1. Top 10 Best Places to live in the world
  2. Best Place in the World to Retire, 10 years in a row
  3. Among top 10 places for Americans to Live and Work, in the world
  4. World's best beach destination, best golfing destination, best marina location, Europe's best city break destination, etc.
  5. Among best places for digital nomads to be based
4. Lowest cost of living in W. Europe: **with the exception of housing and fuel/gas/electricity**
5. Attractiveness to retirees: including the income-based D7 residency visa and Golden Visa
6. Low (0-10%) tax programmes such as Non Habitual Residency (NHR)
7. The ability to rent OR buy to access many of the residency and tax programs



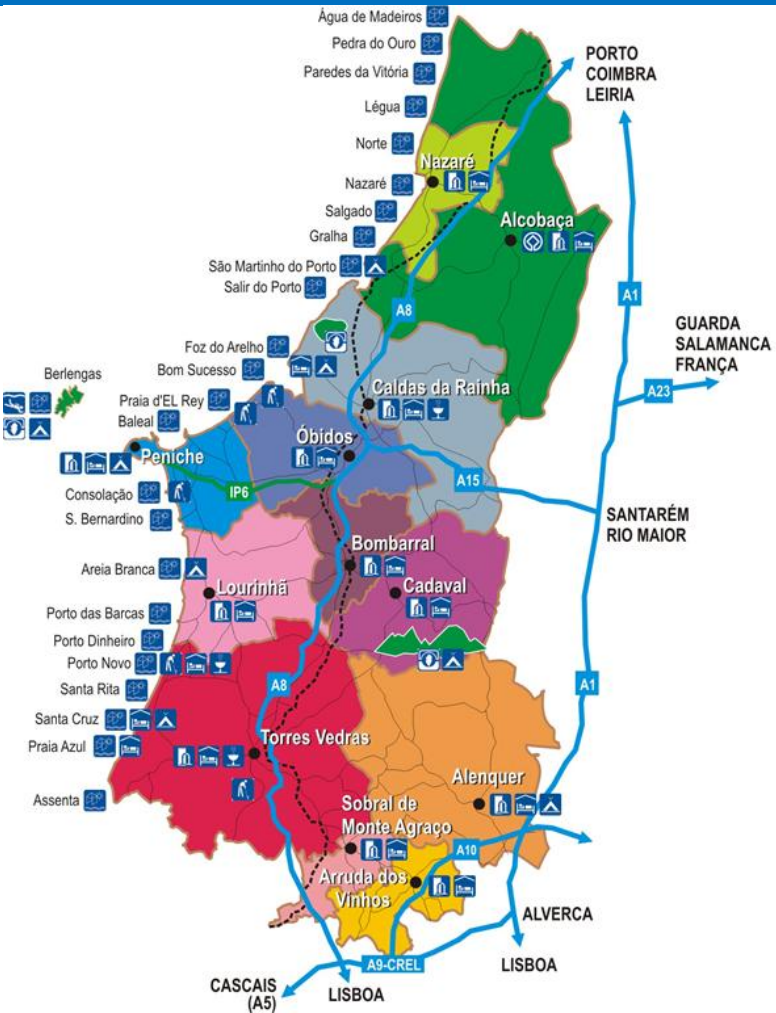
# LIVING IN, MOVING OR RETIRING TO PORTUGAL SURVEY:

<https://forms.gle/nEfVBMjeKZVatrow7>





## Why the SILVER COAST ?



- The Silver Coast “Costa de Prata” is sometimes confused with the Centre “Centro” of the country. The latter extends to the Spanish border and includes cities such as Coimbra, Viseu, Guarda and Castelo Branco
- Its position between Lisbon and Porto is an advantage in terms of access to both airports and to city visits
- Its coastline is world-famous for large waves, but also stunning beaches. Many underestimate the cold/fog
- It’s perceived as being more “authentic” than the Algarve and Lisbon, yet not as much as the North
- Towns are smaller and more manageable. Properties with some land can be found close to towns
- English may not be spoken as widely, especially inland
- It is known for its traditional gastronomy and rich pastry
- Its property prices, especially new build and on the coast, have experienced huge inflation due to foreign buyers
- It is often a choice for people who perceive it to be cheaper than, or who do not like the “feel” of, the Algarve



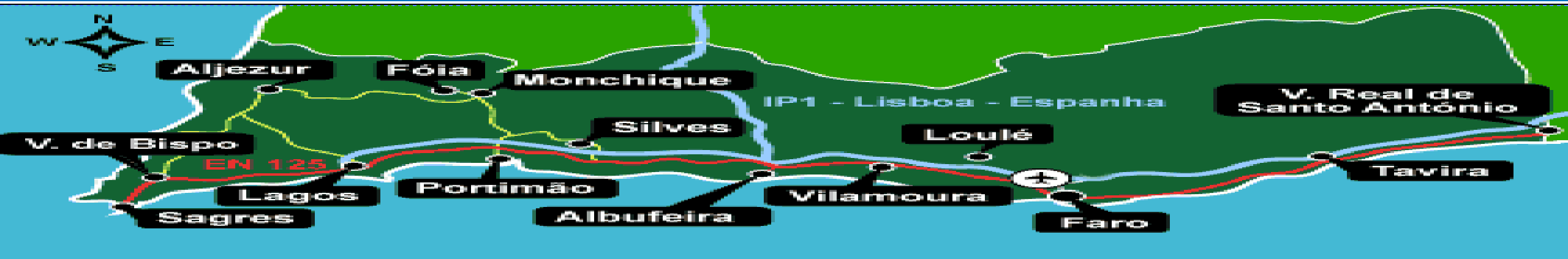
## Why the LISBON/CASCAIS/ESTORIL area ?



- Several times voted Europe's best cruise, weekend break and city break destination
- Existing multinational expatriate population. English widely spoken
- An excellent mix of historical/traditional and modern real estate options
- The most popular destination for Portugal's Golden Visa program (similar to the US EB-5)
- Lisbon continues to undergo huge redevelopment, new build prices rising constantly
- North Americans choose the region more than many other nationalities (although still less than Algarve)



## Why the ALGARVE?



- Voted the Best Place in the World to Retire, 10 years in a row
- Some of the best beaches, golf courses and marinas in the world
- Existing multinational expatriate population. English very widely spoken
- Food and wine among best and freshest in the world. Largest fish consumer in Europe
- Attractive and well-priced real estate. Algarve much less developed than Spain
- Many sporting, nature, historical attractions and activities
- A high degree of anonymity and respect for privacy
- An established expat population, including UK, DE, NL, BE, and now US, ZA (few CA)



## T2 APARTMENT PURCHASE/RENTAL BY REGION



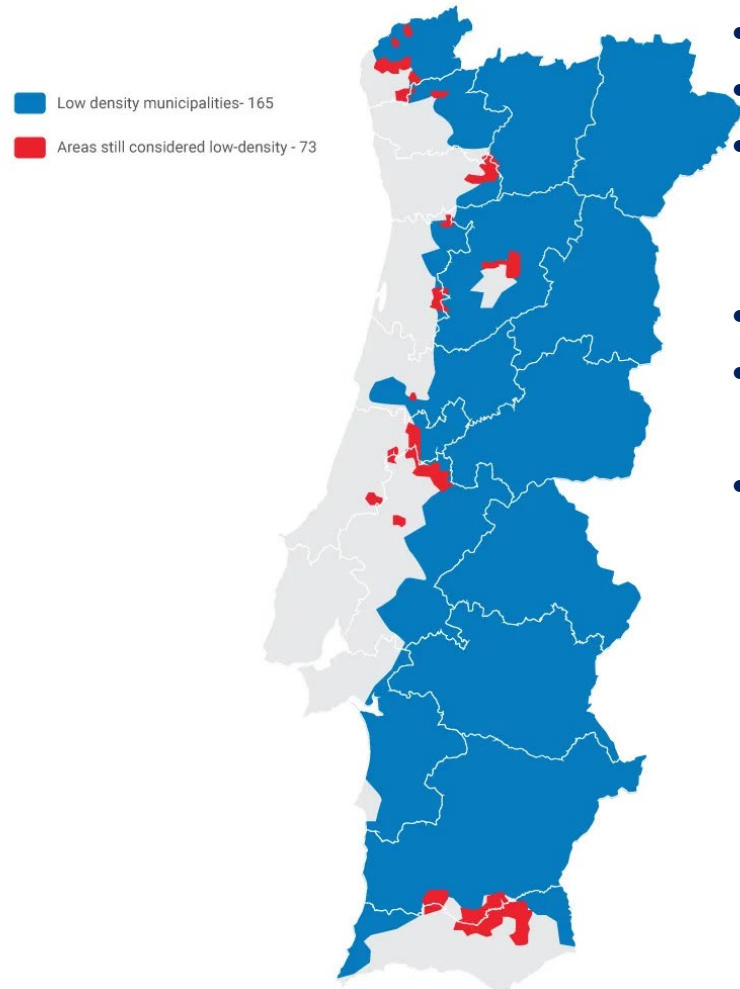
- North: cheaper cost of living; history and culture; colder/rainier; rental regulation; Porto (voted best city to live in the world 2022): €250K, €800/mo. Braga, others much cheaper
- Silver Coast: cheaper; history; new/modern product at premium; windier/cold sea. €175K; €850/mo., new build: €300K; €1,200/mo
- Cascais/Estoril: cosmopolitan, existing expat community, expensive sales and rentals. €350K+, €1,350/mo+.
- “Linha”: easy access to Lisbon and Cascais; urban; less “character”; prices rising: €250K; €1,000/mo.
- Setúbal: within an hour of Lisbon; cheaper; coast but no beach; flat, good size, more “Portuguese”; €65K; €550/mo.
- Lisbon: some good yields; historical property; quick movers; strict rental regulation. €300K+, €1,500/mo.
- Algarve: top tourist destination. Most popular region for expats. 300+ sunny days p.a. Best quality of life (Lagoa voted best municipality in Portugal). Best for winter/summer rentals; holiday investment property; best averages for ROI. €200K, €1,100/mo.

**ALERT! Premium locations = premium prices. Do not ask for a sea view and expect countryside prices**

**Prediction: most prices will not fall, especially in popular (mainly coastal) locations, and newer build inventory**



## Golden Visa – current status of this residency solution



- GV program ended for residential properties in high density areas, on Dec 31, 2021
- The PM has warned that the GV program, even in its altered state, may have run its course
- Four Golden Visa categories:
  - €280K, €350K, €400K, €500K
  - Depend essentially on location
- Be aware that SEF timelines are long and that renewals are taking a long time
- €500K fund option needs to be considered with great care: only with guaranteed GV acceptance and exit after 5 years
- Where should new Golden Visa real estate buyers be considering?
  - ACT QUICKLY and focus on built product. Off-plan product for non-GV applicants
  - €280K in more popular regions such as the Algarve where demand is highest (notwithstanding that it will be in a low density area)
  - €400K low density on the coast: limited opportunities but could represent capital appreciation
  - Tourist product or commercial units in €500K high density areas
  - BUYER BEWARE: take great care in emerging low density areas where GV product is the major driver of demand – if program end, resale may prove very challenging



# *D7 as residency solution*



**AS PREDICTED BY US FIVE YEARS AGO, THE D-VISA, SPECIFICALLY THE D7, HAS BECOME THE MOST SOUGHT-AFTER RESIDENCY ROUTE, TRUMPING THE GOLDEN VISA. THE D7 OFFERS LOWER COST, ALLOWS RENTING OR RENT BEFORE BUYING, APPLIES ANYWHERE IN PORTUGAL**

- **What is it ?**
  - Income-based residency visa
  - Can be obtained EITHER via a property purchase with no minimum value OR a long-term residential rental contract
  - Can be combined with tax programs (where applicants qualify)
  - Application must be done from country of origin, and applicant must intend to physically reside in Portugal for most of the year
  - The rules around passive income are being applied more rigorously, i.e. remote workers are being declined and suggested to apply for the new Digital Nomad visa, where annual proof of income is around €33,600 (versus around €9000 p.a. for a D7)
- **Key requirements**
  - NIF (fiscal number), bank account, travel insurance, rental contract or property purchase
  - All can be done at a distance and for very reasonable prices – no need for emigration consultants
  - Specific support in key areas (such as lawyers for rental contract review or real estate purchase) is recommended
  - Key requirement is the roof of accommodation: this is where the most help is required
  - Seasonality crucial: Silver Coast and Algarve summer starts, Lisbon in August or December when agents/landlords are on holiday, etc.
  - Rent before buying: 42% of those looking to move intend to rent before buying – look for a company that works with both, to ensure greater control over your timing, as well as a more seamless transition between the two

# Our Brands



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## PROPERTY FINDER PORTUGAL

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## *How to find out more about our services*



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PROPERTY FINDER / TENANT / BUYER AGENT: [www.propertyfinderportugal.com](http://www.propertyfinderportugal.com)

RETIREMENT LIVING/IRM/DISCOVERY TOURS: [www.algarveseniorliving.com](http://www.algarveseniorliving.com)

ANNUAL & WINTER LETS: [www.algarvelonglets.com](http://www.algarvelonglets.com)

LUXURY RETIREMENT COMMUNITY: [www.luz-living.com](http://www.luz-living.com)

D7 ESSENTIALS: [www.movetoportugal101.com](http://www.movetoportugal101.com)

SOCIAL MEDIA: [www.facebook.com/algarveseniorliving](http://www.facebook.com/algarveseniorliving)

LIVING IN, MOVING OR RETIRING TO PORTUGAL SURVEY: <https://forms.gle/nEfVBMjeKZVatrow7>

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