



Why
PORTUGAL?

PORTUGAL INVESTMENT
DESTINATION

July 2023

JLL

Worldwide

We're a world leader in real estate services, powered by an entrepreneurial spirit. We buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate.



80

Countries

92K

Employees

+300

Offices

PORTUGAL *Facts*

25

Years in Portugal

+400

Employees

3

Offices

8

Stores



where
We ARE



PORTUGAL *Services*

Valuation
Advisory

Work Dynamics

Workplace
Strategy &
Sustainability

Project &
Development
Services

Capital Markets

Development

Residential

Office Agency

Retail Leasing

Hotel Advisory

Sustainability

Design & Build

main regions

10,3M
total inhabitants

92,000 km²
total area

1.7M
inhabitants
metropolitan area of
Porto

2.9M
inhabitants
metropolitan area of
Lisbon

0.5M
inhabitants
region of Algarve

PORTUGAL

who are we?

PORTUGAL
4.9% 6.3%
2021 2022 (f)
GDP Growth

EUROPE AVERAGE
5.38% 2.6%
2021 2022 (f)

PORTUGAL
23.900€
2021
GDP per Capita

EUROPE AVERAGE
32.300€
2021

PORTUGAL
6.6% 5.6%
2021 2022 (f)
Unemployment Rate

EUROPE AVERAGE
7.04% 6.3%
2021 2022 (f)

PORTUGAL
118.9%
2022 (f)
Gross Public debt as % of GDP

EUROPE AVERAGE
95.6%
2022 (f)

Portugal
on the radar



PORTUGAL
a place

1st Europe's leading Destination
2020 / 2019
2018 / 2017

World Travel Awards



5th Wind Energy Production

Portuguese Renewable Energy Association (APREN)



20th Sustainable Development Ranking 2022

Sustainable Development Solutions Network (United Nations) - out of 163 countries



6th Global Peace Index 2022

Safest Country in the World - out of 163 -

41% Growth of Foreign Population Living in Portugal 2011 - 2021

28th Global Talent Competitiveness 2021

INSEAD Adecco Group and Tata Communications - out of 163 countries -

9th World University Rankings 2021

In Europe in the QS World University Rankings among universities founded < 50 years ago

300 Sunny Days per Year

850^{km} Coast & Sandy Beaches

7th Proficiency in English Ranking 2021



1st Lisbon is the best city for expats and digital nomads
Expats Inside

3rd Lisbon as the best city for quality of life
Monocle

10 airports
75 international destinations worldwide

Political Stability
only 4 governments
over the last decade

Portugal, a place
to LIVE

PORTUGAL *inclusive*

Portugal
is Historically
a Diverse
& Inclusive
Nation, Open
to all

555,299

Foreigners
Living in Portugal

41%

Growth over
the last 10 years

43%

Growth of
International Population
Outside EU

DIVERSIFICATION
OF NATIONALITIES



FRANCE



UK



BRAZIL



GERMANY



CHINA



USA



INDIA



CAPE
VERDE



UKRAINE



Portugal, a place
to LIVE

PORTUGAL *international*



50

International
Schools and
Universities in Portugal

7

Different Cities



Portugal, a place to PLAY

+ 250

GRAPE VARIETIES
turn Portugal
into an Outstanding Wine Producer

75

GOLF COURSES

A new
Retail
and F&B
experience

33

**MICHELIN STARED
RESTAURANTS**

**DIFFERENTIATED SHOPPING
EXPERIENCES**

Portugal, a place
to LIVE

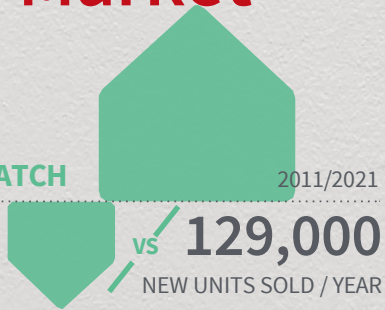
Growing Real Estate Market

RESIDENTIAL MARKET

SUPPLY & DEMAND MISMATCH

13,540

NEW SUPPLY / YEAR



129,000

NEW UNITS SOLD / YEAR

ATTRACTIVENESS OF FOREIGN BUYERS

c. **19,000** **3x**

Average sales/ Year International Market since 2012



Portugal, a place to LIVE

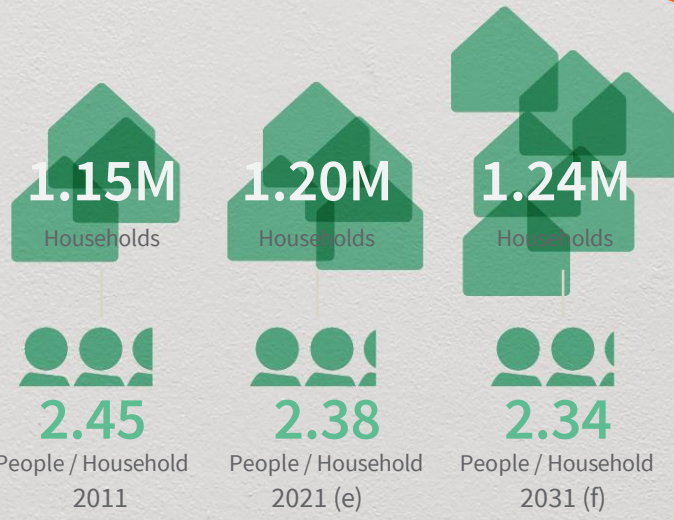


MULTIFAMILY MARKET

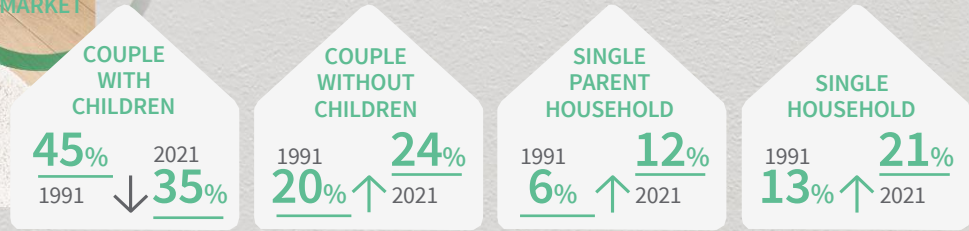
Growing

Multifamily Market (BTR & PRS)
but strong fundamentals

STRUCTURAL
CHANGES IN THE
FAMILY PATTERN
IN THE DOMESTIC
MARKET



Affordability constrains
in housing accessibility



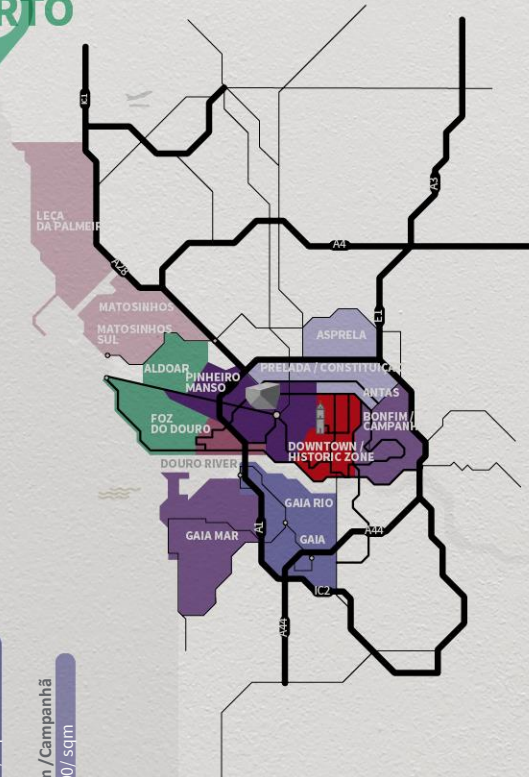
Portugal, a place to LIVE

Sales & Rental Values Skyrocketing

due to imbalance supply vs demand



Oporto



Oporto AVERAGE SALES PRICE

€3,200 +22.6%
per sqm y-o-y

AVERAGE SALES PRICE OF NEW UNITS

€4,100 +13.9%
per sqm y-o-y

Oporto HIGH END MARKET AVERAGE SALES PRICES

€5,300 +15%
per sqm y-o-y

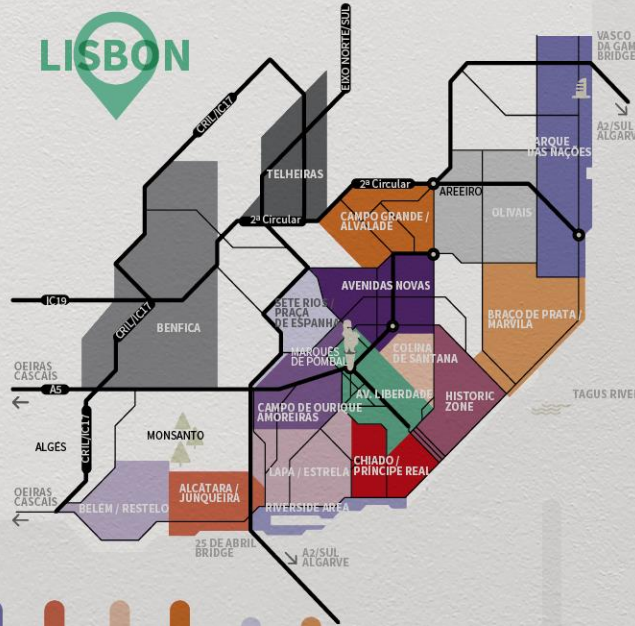
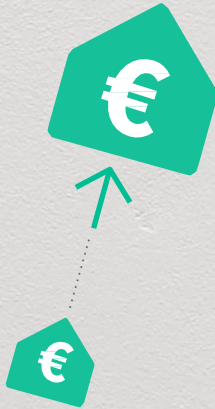
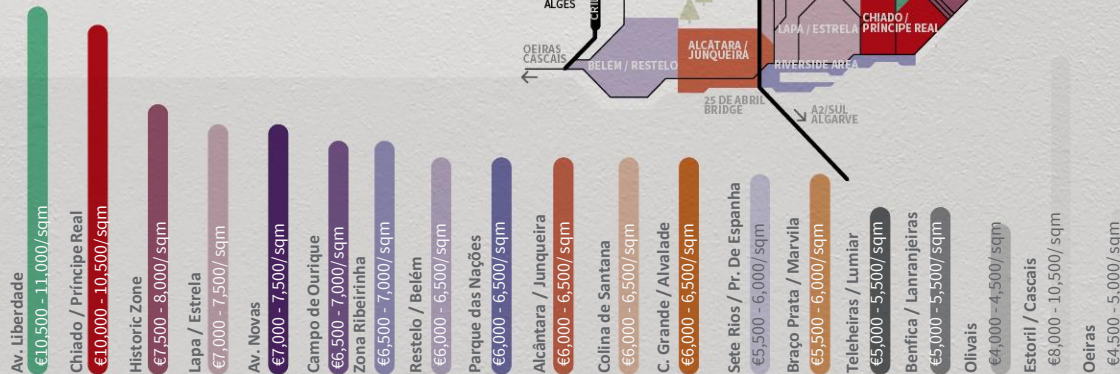
AVERAGE SALES PRICE OF NEW UNITS

€6,300 15.7%
per sqm y-o-y

SOURCE: JLL

Portugal, a place to LIVE

PRIME SALES PRICES



LISBON

AVERAGE SALES PRICE

€4,240 +7.0%
per sqm y-o-y

AVERAGE SALES PRICE OF NEW UNITS

€6,370 +4.2%
per sqm y-o-y

LISBON HIGH END MARKET

AVERAGE SALES PRICES

€7,400 +1.8%
per sqm y-o-y

AVERAGE SALES PRICE OF NEW UNITS

€10,000 +4.3%
per sqm y-o-y

SOURCE: JLL

Portugal, a place to WORK

Increasing Attractiveness
of the Country for International Companies






PORTUGAL

flight to quality



Portugal, a place to INVEST

JLL Residential Portfolio

	 ALGARVE	 LISBOA	 PORTO	
SECOND HAND HOMES	227	575	257	1059
NEW HOMES	1072	1946	620	3638
	1299	2521	877	4697

Real Estate Opportunities





Distância ao Centro

Perto de tudo Close to everything



- 2 min.** Jardins da Qta de Sta Clara
- 5 min.** Parque Oeste da Alta de Lisboa
 Serviços e comércio de bairro
Services and neighborhood
- trade**
- 10 min.** Colégio S- João de Brito
 Academia Sta Cecília
- 10 min.** Cidade Universitária
- 15 min.** Marquês de Pombal









Fact Sheet



Arquitetos <i>Architects</i>	<i>Saraiva & Associados</i>
Construtor <i>Builder</i>	<i>Alves Ribeiro</i>

Tipologias | Área Média (ABP) *Typologies | Average Area (GBA)*

T0 <i>Studio</i>	<i>19 unidades units 46 m² (sqm)</i>
T1 <i>1 Bedroom Apartment</i>	<i>60 unidades units 64 m² (sqm)</i>
T2 <i>2 Bedroom Apartment</i>	<i>63 unidades units 92 m² (sqm)</i>
T3 <i>3 Bedroom Apartment</i>	<i>23 unidades units 134 m² (sqm)</i>

[Saiba mais aqui | Learn more here](#)



Sales Info

Preços desde <i>Price from</i>	T0 <i>Studio</i>	Reservados
	T1 <i>1 Bedroom</i>	265.000€
	T2 <i>2 Bedroom</i>	357.000€
	T3 <i>3 Bedroom</i>	565.000€
Prazos de Obra <i>Construction</i>	Início <i>Beginning</i>	Fevereiro <i>February</i> 2023
	Conclusão <i>Conclusion</i>	1º Trimestre <i>1st Quarter</i> 2025

[Saiba mais aqui | Learn more here](#)



Condições de Pagamento <i>Payment Terms</i>	Reserva <i>Reservation</i>	2.500€
	CPCV <i>PSPA</i>	20%
	Escritura <i>Deed</i>	80%
Lote 1 T3 e T2	Reserva <i>Reservation</i>	2.500€
	CPCV <i>PSPA</i>	20%
	Reforço 6 meses após CPCV <i>Reinforcement 6 month after PSPA</i>	7,5%
	Reforço 12 meses após CPCV <i>Reinforcement 12 month after PSPA</i>	7,5%
	Escritura <i>Deed</i>	65%
Condições de Pagamento <i>Payment Terms</i>	Reserva <i>Reservation</i>	2.500€
	CPCV <i>PSPA</i>	15%
	Reforço 6 meses após CPCV <i>Reinforcement 6 month after PSPA</i>	5%
	Reforço 12 meses após CPCV <i>Reinforcement 12 month after PSPA</i>	5%
	Escritura <i>Deed</i>	75%
Lote 2 e 3 T2 e T3	Reserva <i>Reservation</i>	2.500€
	CPCV <i>PSPA</i>	15%
	Reforço 6 meses após CPCV <i>Reinforcement 6 month after PSPA</i>	5%
	Reforço 12 meses após CPCV <i>Reinforcement 12 month after PSPA</i>	5%
	Escritura <i>Deed</i>	75%



PANORAMA

SETÚBAL APARTMENTS



Conceito | *Concept*



PANORAMA

SETÚBAL APARTMENTS

Relação exclusiva entre a Serra da Arrábida e a cidade de Setúbal

Exclusive relationship between Serra da Arrábida and the city of Setúbal

Vistas de serra, rio e cidade

Landscaping views over the mountain, the river and the city

Curta distância de escolas, espaços verdes, restaurantes, recintos desportivos, etc.

Short distance to schools, green and sports areas, restaurants, etc



Conceito | Concept



Condomínio Privado
Private Condominium



77 Apartamentos / 5
Andares
77 Apartments / 5 Floors



To a T3
Studio to 3 Bedroom



Recepção
Reception



Terraço com piscina comum
*Communal terrace with
swimming pool*



Ginásio
Gym



Jardim Comum
Communal Garden



Estacionamento
Parking



Arrecadações privadas
Private storage



Sala Multiusos
Condo room



Apartamentos com
jardins privados no piso
térreo

*Apartments with
private gardens on the
ground floor*



Apartamentos com
grandes terraços no
topo do edifício

*Apartments with vast
terraces on the rooftop*



Apartamentos com
garagem privativa e
acesso direto à unidade

*Apartments with private
garage and direct access
to the apartment*

Localização | Location



Localização | Location



Localização | Location





Fachada | Facade



Fachada Tardoz | Back Facade



Lobby entrada |
Lobby



Varanda | Balcony



Jardim | Garden



Sala | Living Room



Sala | Living Room



Quarto |
Bedroom

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Ginásio | Gym



Terraço |
Terrace



Fact Sheet

Arquitetos <i>Architects</i>	Future Architecture Thinking
Construtor <i>Builder</i>	Gabirel Couto
Tipologias Média de Áreas (ABP) <i>Typologies Average Units Sizes (GPA)</i>	
T1 <i>1 Bedroom Apartment</i>	30 unidades units 69 m ² (sqm)
T2 <i>2 Bedroom Apartment</i>	33 unidades units 97 m ² (sqm)
T3 <i>3 Bedroom Apartment</i>	13 unidades units 141 m ² (sqm)
Comodidades <i>Amenities</i>	Piscina e Jardim Comum <i>Communal Pool and Garden</i>
	Ginásio <i>Gym</i>
	Estacionamento e Arrecadação <i>Private Parking and Storage</i>

Saiba mais aqui | [Learn more here](#)



Sales Info

Preços desde <i>Price from</i>	T1 <i>1 Bedroom Apartment</i>	231.000€
	T2 <i>2 Bedroom Apartment</i>	320.000€
	T3 <i>3 Bedroom Apartment</i>	350.000€
Condições de Pagamento até Alvará de Construção <i>Payment Terms until Construction License</i>	CPCV <i>Promissory (PSPA)</i>	20%
	Reforço 12 meses após CPCV <i>Reinforcement 12 months after PSPA</i>	10%
	Escritura <i>Deed</i>	70%
Prazos de Obra <i>Construction</i>	Início <i>Beginning</i>	1º Trimestre Q1 2023
	Conclusão <i>Conclusion</i>	4º Trimestre Q4 2024
Saiba mais aqui Learn more here		



SAND CLIFF
VILLAS

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Conceito

Concept



Condomínio Fechado
Closed Condominium



Piscina Comum
Communal Pool



Parque Infantil
Children's Playground



Ginásio
Gym



Sauna



Banho Turco
Steam bath



Campo de Paddle
Paddle Court

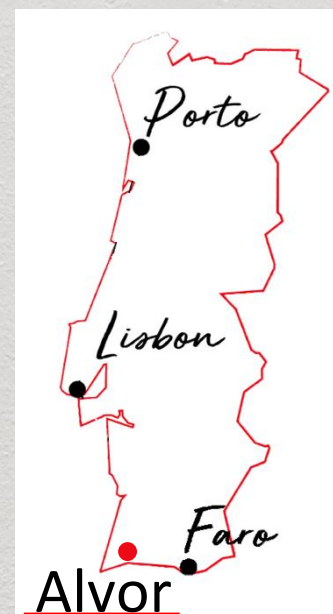
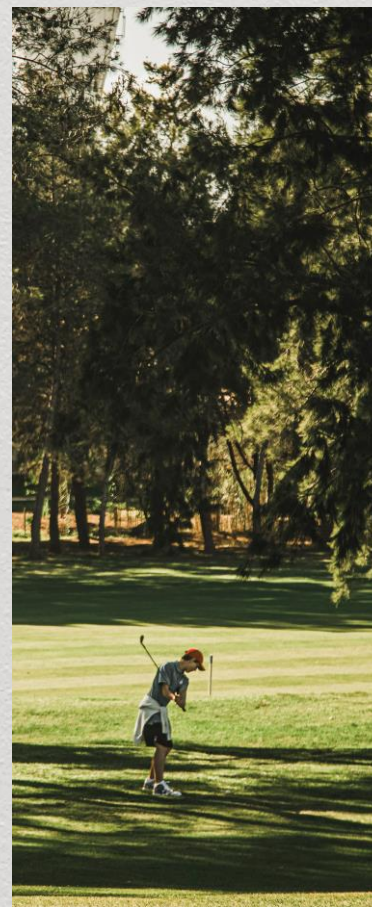


Bar

Localização

Location

No **Algarve**, entre a **praia** e o **golf**
*In Algarve, between the **beach** and **golf***



Localização

Location



Masterplan

Masterplan



SAND CLIFF
VILLAS

- V2 em banda - A
- Townhouse V2 - A
- V3 geminada - B
- Semi-detached V3 - B



Resumo

Summary



84 Moradias
84 Villas



Estacionamento
Parking



V2 & V3
2 & 3 Bedroom villas



120 a 150 m² | sqm



Jardim privativo
Private garden



Piscina ou jacuzzi
Pool or jacuzzi



Sala modelo
Living room model



Sala modelo
Living room model



Cozinha modelo
Kitchen model



Quarto modelo
Bedroom model

Planta modelo V2

V2 Standard floorplan

52 unidades units

Área do Lote
Plot Area

Variável
Variable

ABP
GPA

123 m² | sqm



Piso 0 Ground Floor

0.1 Hall	4,80M ²	0.5 Sala + Cozinha	35,10M ²
0.2 Arrumo	1,40M ²	0.6 Área técnica	2,25M ²
0.3 Área técnica	1,90M ²	0.7 Alpendre	13,00M ²
0.4 WC	3,40M ²		

Piso 1 First Floor

1.1 Suite	13,70M ²	1.5 Suite	14,90M ²
1.2 Terraço	2,70M ²	1.6 WC	6,50M ²
1.3 WC	5,50M ²	1.7 Terraço	15,60M ²
1.4 Hall	3,80M ²		

Cobertura Rooftop Floor

2.1 Terraço	11,80M ²
D Jacuzzi	Pré- instalação

Planta modelo V3

V3 Standard floorplan

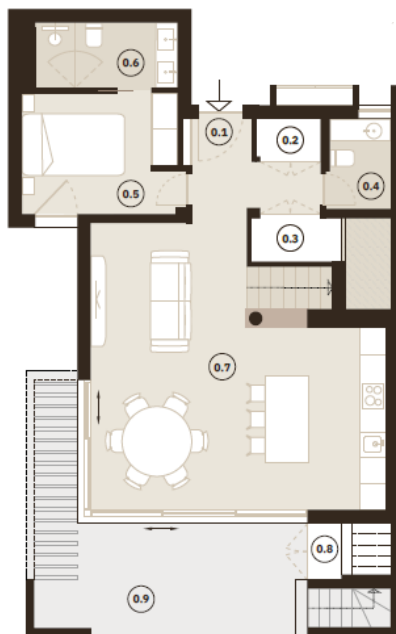
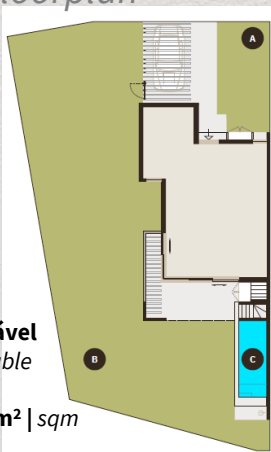
32 unidades units

Área do Lote
Plot Area

Variável
Variable

ABP
GPA

149 m² | sqm



Piso 0 Ground Floor

0.1 Hall	5,20M ²
0.2 Arrumo	1,40M ²
0.3 Área técnica	1,90M ²
0.4 WC	3,00M ²
0.5 Suite	10,30M ²

0.6 WC	3,00M ²
0.7 Sala + Cozinha	37,80M ²
0.8 Technical Area	2,25M ²
0.9 Alpendre	13,00M ²

Piso 1 First Floor

1.1 Suite	14,70M ²
1.2 Terraço	7,60M ²
1.3 WC	4,90M ²
1.4 Hall	3,80M ²

1.5 Suite	16,30M ²
1.6 WC	6,40M ²
1.7 Terraço	16,00M ²

Cobertura Rooftop Floor

2.1 Terraço	17,60M ²
D Jacuzzi	Pré- instalação



Fact Sheet



Promotor <i>Developer</i>	<i>Emerge Mota Engil Real Estate Developers and Solida Capital</i>
Arquitetos <i>Architects</i>	<i>ROG Arquitetura</i>
Arquitetura paisagista <i>Landscape architecture</i>	<i>TOPIARIS</i>
Tipologias Área Média (ABP) <i>Typologies Average Area (GBA)</i>	
V2 <i>2 bedroom villa</i>	<i>52 unidades units 123 m² (sqm)</i>
V3 <i>3 bedroom villa</i>	<i>32 unidades units 149 m² (sqm)</i>



Sales Info

Preços desde <i>Price from</i>	V2 <i>2 bedroom villa</i>	588.000 €
	V3 <i>3 bedroom villa</i>	845.625 €
Condições de Pagamento <i>Payment Terms</i>	Reserva <i>Reservation</i>	10.000€
	CPCV <i>PSPA</i>	20%
	Conclusão da estrutura <i>Structure conclusion</i>	30%
	Escritura <i>Deed</i>	50%
Prazos de Obra <i>Construction</i>	Início <i>Beginning</i>	1ºSemestre 2023 <i>1st Semester 2023</i>
	Conclusão <i>Conclusion</i>	1ºSemestre 2025 <i>1st Semester 2025</i>

What you need to know



Mortgage

Financing for residents and non-residents is available, with a slim application process it can finance up to 70% of the property value. The loan can be taken for a period of between 5 and 50 years with interest rates between 1.7% and 3% per year.



Letting Costs

As a non-resident the Net rental income is taxed at a rate from 5%-28%.



Acquisition Costs

Transaction Costs Breakdown
All values are indicative and approximated

Costs	% of Purchase Price
Legal Fees	Approx. 1% - 2%
Notary & Registration Fees	From approx. €1,250
Real Estate Transfer Tax	1% - 7%
Stamp Duty	0.8%



Disposal Costs

Capital gains obtained by a foreign investor on the sale of properties in Portugal are subject to a tax rate of 28%.



Holding Costs

Property Tax (IMI) rates range from 0.3% to 0.45% per year of the Tax Registration Value of the property.

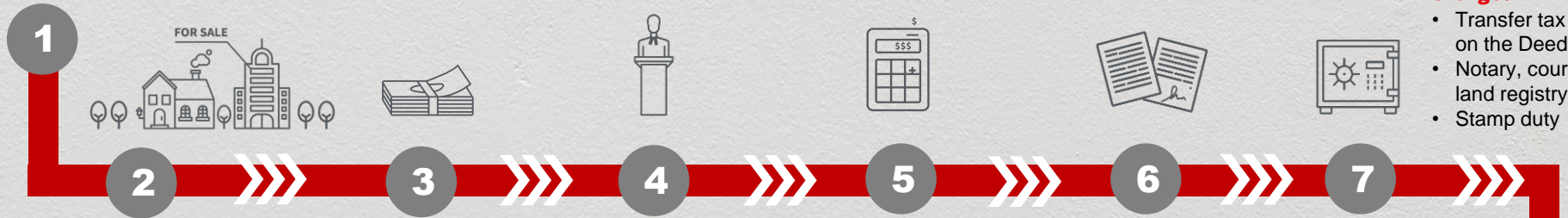


Purchasing a home in Portugal



Selection

Find the right property



Transaction charges

- Transfer tax paid on the Deed
- Notary, court and land registry fees
- Stamp duty

1 Sign Power of Attorney

Visit the property and meet legal, tax, and financial representatives – or sign a power of attorney at a Portuguese consulate abroad.

2 Reservation and Promissory Purchase and Sale Agreement

Transfer a reservation deposit between €5,000 to €15,000 as proof of your intention to complete the purchase.

3 Legal Steps

Mandate the lawyer, receive and check the purchase contract, and – if not already done – sign a power of attorney for your lawyer to act on your behalf.

4 Properties under construction

When buying a new development there will be a phased payment of the property based on the construction status from breaking ground to completion.

5 Notarization

After the construction is finished and the unit has its corresponding use license, the purchase is completed with the signature of the public deed in the presence of a notary.

6 Handover & After sales services

After completion or after the signature of the Promissory Purchase and Sale Agreement, benefit from our range of after-sales services for investors and owner-occupiers that includes construction and project updates, letting or re-sale.

8



2023

PORTUGAL INVESTMENT DESTINATION

THANK YOU
residential.jll.pt

