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A1 BUYER'S GUIDE



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buyer's guide

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Under standing

Have you played with the thought of buying a holiday home in the Algarve? Or have you even gone so far as to think of relocating into the sunshine?

We have helped hundreds of individuals like you to make their wishes come true.

Our guiding principle is to be a boutique company focusing on you and your needs.

Share our extensive experience and passion in the industry to make an informed decision.

*Agnieszka
Kijonka*

Founder & CEO

EVERY STEP



The Promise We Give

Since our inception, we have followed a simple idea: to provide exceptional personal service at an unparalleled level to our customers from around the world.

Let us help you to make your dream come true!

Why Portugal

A Second Home For Many

Portugal has been a new or second home for many foreigners, including Europeans, South and North Americans, Canadians, and Japanese, throughout the last few decades. No doubt that some of the main motifs were and still are attractive tax benefits as well as the comparatively low cost of living.

Over the last decade, Portugal developed in many aspects. It's thriving, especially in the IT sector, in its constantly improving healthcare, in the progressive legislation, and in the advanced school and university education.

Paired with the fact of being acknowledged as one of the safest countries in the world and having a steady economy, Portugal has become doubtlessly one of the most attractive countries for people from all continents to migrate to. The flamboyant lifestyle, whether in the North, middle, or South, the variety of different landscapes, each with its own specific beauty, and the mild Mediterranean climate are only a few reasons to fall in love with this amazing country on the very end of Europe and just opposite of America, practically on the other side of the Atlantic Ocean.



Is Moving To Portugal Complicated?

Before embarking on your adventure to Portugal, it's always a good idea to consult with trustworthy specialists to ensure you're making the optimal decisions for your specific scenario. Make sure you have a reliable adviser who can assist you navigate the procedure and thus save you time and money.

We are here to help you relocate to Portugal and make it a pleasant experience.

While working together with many experienced professionals we want to ensure that you make an informed decision.



FAQ ABOUT LIVING IN PORTUGAL

Some Legal Advice



FERNANDO COSTA LLB
COO AI ALGARVE LUXURY REAL ESTATE

WHAT TO DO TO LIVE IN PORTUGAL?

Non-EU citizens must get residency or Portuguese citizenship in order to live in Portugal. There are several methods to do this, including marriage, descent, naturalization, and investment.

If you want to visit Portugal for vacation for up to 90 days, you will not require a Portuguese visa.

If you intend to stay in Portugal for an extended period of time, you will require a visa.

WHY DO FOREIGNERS CHOOSE TO RESIDE IN PORTUGAL?

Many foreigners opt to live in Portugal because of the excellent climate, high quality of life, and inexpensive cost of living. In many respects, Portugal has become the European country to relocate to. An attractive tax policy is also a nice plus, and Portugal consistently ranks as one of the greatest countries to live in the world.

IS PORTUGAL A DECENT LOCATION FOR FOREIGNERS TO ENJOY LIVING?

Life as an ex-pat in Portugal is a fairytale. Lisbon, the Algarve, and Porto have the largest foreign-resident communities. Many foreigners believe Portugal to be a wonderful location to live and one of the greatest European nations to migrate to, owing to its charming towns, stunning scenery, and pleasant climate. In addition to the gorgeous surroundings, foreigners migrating to Portugal will enjoy a reasonable cost of living, high-quality healthcare, and friendly residents.

HOW WOULD THE LIVING COSTS IN PORTUGAL COMPARE TO THE UNITED STATES?

The living cost in Portuguese cities is in general lower than in major foreign cities. If you compare the average rent in Lisbon with any capital city worldwide, you will find that living in Lisbon is about 58% less expensive. Restaurant prices are nearly 45% lower. If you visit the interior of Portugal, away from the tourist attractions, you will be astonished by the country's affordability.

Foreign expats choose often to settle in Portugal's more metropolitan districts. But the **Algarve** has lately been emerging to be a popular destination for foreigners searching for a bit of the country's never-ending sun in the south.

The perfect place to live



The advantages of living in the Algarve extend beyond just economic considerations. The pleasant climate of the Algarve, with more than 300 days of sunshine each year, is one of the primary reasons foreigners choose to relocate to the Algarve. Some Americans choose to retire in the Algarve because of the slower pace of life and lower living costs.

With the preponderance of English speakers, the Algarve becomes a perfect destination to watch the sunset with a glass of fine wine far into your senior years.

Indeed, foreigners are increasingly attracted to Portugal and especially the Algarve which offers a high-quality lifestyle in a historic and culturally rich European country.

If you want to live by the sea, the golden coast of Portugal's Algarve is a terrific place to visit. The Algarve region, with its stunning, long, pristine coastline, is extremely popular not only with British visitors — and is becoming increasingly popular with foreigners.

The **Central Algarve** with its town of **Vilamoura** is very popular with foreigners due to its flamboyant marina, nightlife, and golf courses. But the two most exclusive and luxurious golf resorts, **Quinta do Lago** and **Vale do Lobo**, are located only a few miles away.

Another advantage of choosing the Central Algarve is its closeness to the Faro airport.

THE CENTRAL ALGARVE

Portugal's California



INCENTIVES TO MIGRATE

TAX BENEFITS

Essentially, foreign citizens will be required to pay taxes on their revenues in their home country as well as on Portuguese incomes in Portugal. If you are a foreign expat living in Portugal, you must submit tax returns in both your country and Portugal.

THE NHR

A major tax advantage is the Non-Habitual Regime (NHR). The NHR allows you to get large tax savings for up to 10 years. This program of tax payment cuts in Portugal you should be informed about.

Since this requires more than a chapter, we present a separate brochure on Portugal's NHR Tax Regime.

THE DIGITAL NOMAD VISA

Another brilliant incentive has just been created: the Digital Nomad Visa, an easy way to stay for a couple of years in the country while working anywhere in the world.



THE EASY PROCESS TO GET A VISA

How will you be able to reside legally in Portugal as a non-EU citizen relocating there? We've listed two of the most popular Portuguese visa alternatives available to you below. It should be noted that Portugal also provides dual citizenship.

- **Portugal Digital Nomad Visa Program**
- **Portugal D7 Visa**

In a Nutshell



Whether you are planning to migrate for work, as a family or to retire, the Algarve has all options for you to offer.

Some of the benefits of retiring to the Algarve for foreigners are the following:

- The Portuguese healthcare system is excellent
- Political stability
- Fresh food
- Easy immigration process
- Tax advantages through the NHR scheme
- Route to European Union (EU) citizenship

Portugal is regularly mentioned in articles about the finest countries to retire in the world and with valid cause. A superb healthcare system, a beautiful environment, and the ability to spend most of the year outdoors are all major draws for retirees.

Portugal has a wide range of lifestyle options. For those seeking a relaxed beach lifestyle and a prolific amount of golf courses, the Algarve is an ideal choice; inland, if you want to experience traditional Portuguese village life, with its numerous small villages, may be more appealing.

For foreign families relocating to Portugal, there is a wide range of educational options for their children. While public schools are always an option, there are several foreign schools in Portugal from which to pick.

One of the best things about relocating to Portugal with your family is that the climate allows you to spend most of the year outdoors and quality time with your family. Family is incredibly important to the Portuguese.

Due to the general particular concerns of relocating overseas, American families in Portugal may choose to enroll their kids in a school that teaches English. There is a variety of International schools such as the Nobel School in Porches and Almancil in the Algarve or The Carlucci American International School of Lisbon and the International Christian School of Cascais



THE PROCEDURES TO TAKE IF YOU INTEND TO RELOCATE TO PORTUGAL

SIMPLIFIED STEPS



GET A NIF

If you are relocating to Portugal, you will need to get an NIF (Number de Identificação Fiscal or Number de Contribuinte) from a Finanças office (Government Tax Office). This is simply a Portuguese tax number that you will require while conducting business in Portugal.

DO IT YOURSELF

In case you decide to do this yourself, you must bring your passport and proof of address to your local Finanças (Tax Office). If you already live in the country, provide your Portuguese address; otherwise, your address outside of Portugal will suffice. To obtain your NIF as a non-EU resident, you will also need to have a tax representative in Portugal.

To prevent a long waiting time, we recommend arriving at the Finanças office twenty minutes before they open.

OPEN A PORTUGUESE BANK ACCOUNT

In order to open a bank account in Portugal, you must have your NIF number, present a valid passport, proof of address (utility bill in your name), and evidence of employment. Millennium BCP, Montepio, Banco BPI, and Banco Santander Totta are some of the most reliable banks to consider in Portugal and you will find English-speaking personnel. You will also be asked to provide a small deposit and a Portuguese telephone number.

LET US HELP YOU

Please keep in mind that we can refer you to a professional English-speaking lawyers, bankers and accountants who can apply for your NIF and create a bank account even before you arrive.



How To Buy A Property In The Algarve

The property market in Portugal is rising, and foreigners are keeping a close eye. International families are buying property in record numbers because of the year-round sunshine, amazing life style, superb food, and a good-quality healthcare and education system. In reality, the amount of real estate transactions has constantly increased since 2020, positioning Portugal's property market for success. If you're thinking about buying a home in the Algarve, you've come to the correct spot. We will share with you our expertise and experience and inform you about all steps to acquire real estate with confidence and clarity.

Why Buy Property In Portugal?

Portugal is the 'it' location for real estate investors for a variety of reasons. Here are some of the reasons why you ought to consider investing in Portugal real estate.

- The opportunity to own a house with year-round sunshine.
- Portugal is a secure country with excellent political stability.
- It is an investment with strong rental yields.
- It has one of the lowest living costs in Europe.
- Portugal has an excellent standard of living.
- Great tax exemptions under the NHR scheme.
- It is a lovely nation with an unspoiled landscape and gorgeous beaches.
- It is easily accessible from Europe, Africa, and the United States.
- Health care, transport, school system, and infrastructure are of a good standard.
- Buying and retaining ownership of a home for at least five years may qualify you for Portuguese residence and citizenship.



The Buying Process

Portuguese real estate law and the contractual practices based on it differ significantly from the law of English-speaking countries.

We are confident that this guide will enable you to complete your purchase successfully and risk-free while being confident at every stage of the purchase. We will take care of all the documents and gently guide you to legal ownership of your dream residence in the Algarve.

Buying a property abroad can be an exciting experience for you. That's why we are here for you!

Buying a property abroad can be an exciting experience for you. We are here to help you make buying your Algarve property an informed and enjoyable experience. A professional real estate agent should represent you and take responsibility for looking after your interests.

The Importance To Instruct A Lawyer

The safe completion of the real estate purchase in Portugal is accompanied by a lawyer who is commissioned by the buyer. Unlike in the UK, the notary in Portugal only performs a purely notarising function. The lawyer is responsible for advising the buyer and drawing up the contract.

The lawyer's tasks initially include applying for the buyer's obligatory tax number (NIF).

The appointed lawyer has the task of checking the documents of the property, such as the absence of encumbrances, the legality under building law, the extract from the land register, the extract from the register of the tax office, the floor plans, the certificate of use from the building authority, the technical certificate of habitation and the energy certificate.



THE INDIVIDUAL STEPS OF THE PURCHASE

What's habitual for us might be new to you



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Explain to your agent what properties you are looking for, how and where they should be located, and compile a list of what is most important to you. Your agent will then only select properties that match your criteria. Compile your wish list.

VIEWING OF PROPERTIES

Have us provide you with a list of properties to consider and book the viewings. Do not look at more than 3-4 properties per day. This will only confuse you. During the pandemic, realtors should be able to offer virtual viewing tours. Ask your Agent!

MAKE A BID

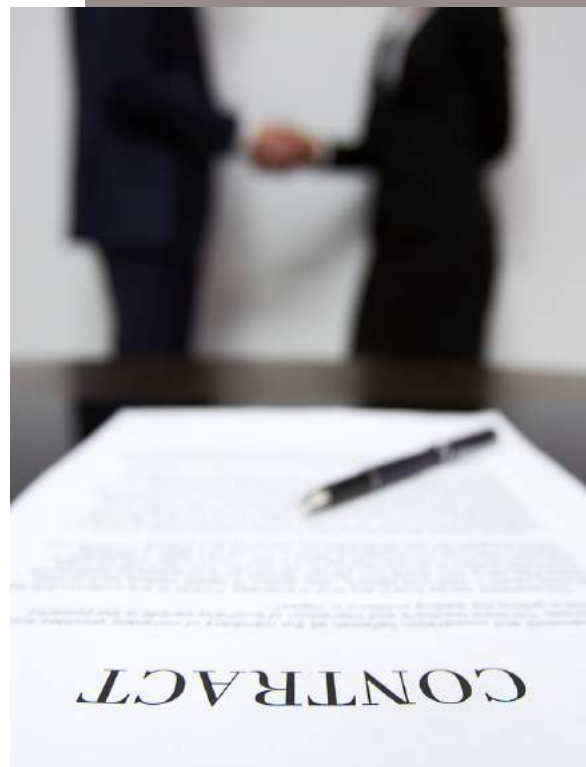
You have found the property that best suits your criteria? Then make sure and visit it a second time at a different time of day. When you are sure that you want to make an offer, ask your estate agent to advise you on the price at which you should enter into negotiations.

OFFER ACCEPTED

Has the seller accepted your offer? Have your estate agent confirm this in writing. Ask your estate agent to recommend an English-speaking lawyer, a surveyor and, if desired, an architect or builder.

If you've fallen in love with Portugal, you may have decided that it's time to buy a property here. That might be a second home that you'll visit occasionally, a rental property that you'll use as an investment, or a house or apartment that you'll make your main residency.

CONTRATO DE PROMESSA



Buying in Portugal is similar to many other countries, perhaps with the exception of how the promissory contract (CPCV) works. Another issue is the potential legal and structural pitfalls you need to be aware of for example swimming pools and parts of the property may not be completely legal and some properties may have been built on land that's not designed for residential use). Most first-time buyers have no problems, but **it's essential to work with a lawyer and to consider working with a buyer's agent** as well.

The promissory contract (Contrato de Promessa de Compra e Venda or just CPCV) is of great importance in Portugal when purchasing real estate. The promissory contract of sale and purchase is expressly provided for by law in Portugal and is subject to **complex provisions**.

The promissory contract makes it difficult for either the buyer or seller to pull out. The terms of the promissory contract usually state that if the buyer pulls out, they lose the deposit. If the seller pulls out, on the other hand, the seller usually has to pay the buyer double.

CPCV
Contrato de Promessa

The promissory isn't a legal requirement: you can jump straight to the final deeds, however, it offers a lot of **protection to the buyer** as it forces the sale to go ahead.



BUYING SAFELY

Although ownership of the property does not pass to the buyer until the final deeds are signed, the promissory purchase contract serves to secure the property and all conditions associated with the purchase.

There is no priority notice of conveyance that secures a claim to the acquisition of ownership in Portugal. The promissory contract can, but does not have to, be entered in the land register.

After registration, the promissory contract has urgent effect and is also valid vis-à-vis third parties.

Although putting down a deposit is a normal part of the buying process in many countries, in Portugal this is a much bigger step.

BUYER Protection

When signing the promissory, the buyer will typically need to put down a deposit (10% to 25% of the agreed sales price).

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ESCRITURA PÚBLICA - FINAL DEED

Signing the promissory contract means the sale is more than likely going ahead. It could still fall through, but at least you'll have doubled your deposit.

Another important aspect of the promissory contract is that it gets everything down on paper and signed by both parties. In case you have spotted some problems when you were viewing the house or there may be some paperwork missing. This kind of problem warrants getting a **survey** done, something we stress as pivotal when purchasing a property. It's also common to state that the sale is contingent on your mortgage being approved for the sale amount and contingent on the survey or property inspection not revealing any major problems.

It's also common for the CPCV to state what will and won't be left in the property when the sale is complete. Also, the date of the Final Deed (Escritura) will be mentioned in the CPCV.

Final Payment at Final Deeds

The deposit is normally paid by cheque or bank transfer and made out either to the seller or seller's lawyer (escrow isn't typical in Portugal). The Deed takes place at the Notary.



The final deeds are only signed when all the requirements listed in the promissory contract have been fulfilled and all documents are confirmed as valid.

Your lawyer will inform you when he will book the notary appointment and you can be present or, if you have given your lawyer power of attorney in advance, he will sign on your behalf.

In order to attend the notary appointment, your lawyer must first have the difference in the purchase price and the IMT tax, and any other additional costs in his account. Then he has the obligation to pay the IMT at least 24 hours before the notary appointment.

Ownership of the property is transferred to the buyer at the notary's office when the purchase contract is signed.

After signing the contract, you will receive the keys and can move into your property immediately. The deed of sale will be sent to you by your lawyer about six weeks later.

Costs



These are the costs that the buyer has to pay when buying a private property in Portugal:

- **IMT** (Land Transfer Tax) is levied on the purchase price of the property, on a sliding scale. Usually, you can expect around 5.5% for residential properties. If the property has a purchase value of more than 1 million €, it will be 7.5%.
- The **fees for the notary** are fixed by law and are on a sliding scale depending on the sales price, but should not be more than 1,000 € to 2,000 €. If you buy a building plot, you will have to pay notary fees for two titles, one for the land and one for the building.
- **Stamp duty** of 0.8% of the purchase price is payable on each property in addition to IMT
- **Legal fees** are usually 1- 2% of the purchase price. It is always advisable to get a quote for legal fees before committing to a lawyer.
- **Maintenance costs:** In addition to the fees associated with buying a property, you should also consider ongoing costs. These include local property taxes (IMI), income tax on earnings (if you rent out your property), and tax accountant fees. In addition, there are garden and pool maintenance (for a private villa), building and contents insurance, resort fees in gated communities, and a management fee if you hire a company to maintain and/or rent out your home.

BUYER'S COSTS

The buyer of a property in Portugal has to pay the following costs:

- Surveyor
- IMT
- Stamp duty
- Notary
- Lawyer



INFORMATION: Brokerage Fees

In Portugal, conveyancing fees are payable by the seller.



SOLE MANDATE-YOUR WINNING ADVANTAGE

The issue is of particular importance in Portugal which has a poorly controlled market. This system is adopted in the Anglo-Saxon countries, yet widely unused in Portugal.

Once he accepts a sole mandate, the real estate agent will do even more to find a buyer, in particular in terms of communication and file constitution. For the buyer, this means that he will receive very special attention and high-quality documentation, prepared in a professional and efficient manner in association with the notary, the architect, and the usual counsel of the owner. This is due in particular to the fact that the real estate agent, who is fully aware of the seller's expectations and the margin of negotiation he is willing to grant, will focus on presenting the property only to buyers who really have the possibility, and the desire, to make a convincing offer.



THE SALES PROCESS IN PORTUGAL

SIMPLIFIED TIMELINE



DAY 1

We find a suitable property for you and start negotiating the price.

DAY 2

You and the seller reach an agreement regarding the price and the key points of the sale. You decide who is to represent you legally. We draw up an agreement letter and state all key points clearly. This document will be sent to both lawyers to draw up the promissory contract accordingly. The document is not legally binding and can be changed later. Agreement documents, house documents, and all relevant information will be forwarded by us to the lawyers.

DAY 5

You contact your lawyer and confirm the key points and the price. You obtain a Portuguese tax number. You instruct a surveyor. After you agree to the surveyor report, your lawyer draws up the promissory contract. This is a legally binding document and should be drawn up with the help of a lawyer.

DAY 7

After you and your lawyer agree on the promissory contract which then is also accepted by the seller, you transfer the agreed deposit to your lawyer's client account so that he can schedule a meeting to sign the promissory contract with his colleague.

DAY 14

PROMISSORY CONTRACT is signed. A 10% to 25% deposit is to be paid to the seller. Your lawyer checks all documents and arranges an appointment with the notary with all parties involved.

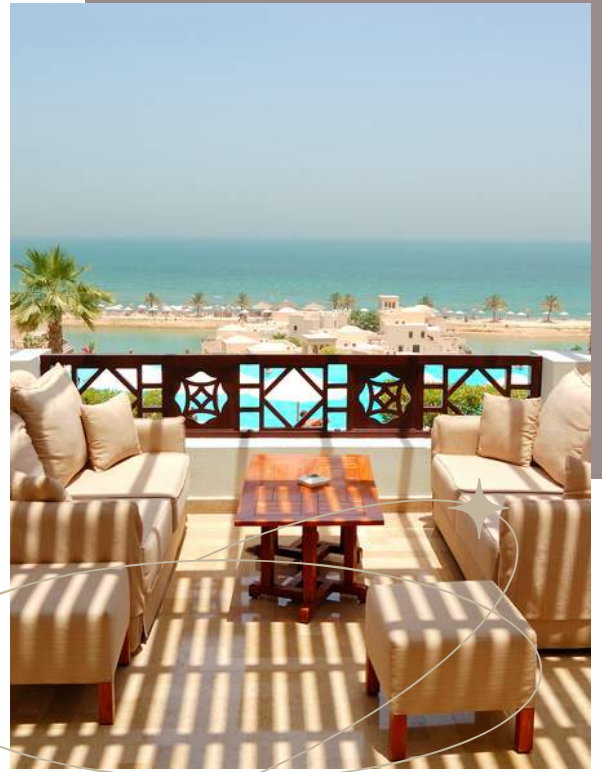
DAY 20-60

ESCRITURA - FINAL DEEDS are signed at the notary. The difference in the purchase price, the IMT, stamp duty, and the notary are payable by you. You are the official owner of your property in the Algarve!



The sale and purchase process of a corporately owned property varies from the previously mentioned process in several ways. If you decide to buy a property in corporate ownership, these are the steps you want to follow.

CORPORATE OWNERSHIP



Due Diligence

When your offer is accepted, the property documentation is shared with your legal representative for due diligence. This includes the history, legal procedures, maintenance fees, ongoing costs, warranties, and legal representation of the company to be acquired. This ensures that both the buyer and the lawyer understand the exact status of the property in question.

Signing a Share Purchase Agreement

1. Draft a Share Purchase Agreement: Both parties agree on the terms and conditions of the agreement, as well as the value of the property being purchased.
2. Transfer of Deposit: The buyer transfers a 10% deposit to the vendor to show good faith and commitment.
3. Set a deadline for signing: A deadline is usually set for signing the final deed.
4. Compensation: If either party defaults on completing the final deed, compensation is in place using the deposit.

TRANSFER OF THE DEPOSIT

Payment of Remaining Balance

The transfer of company ownership is completed once the remaining balance is paid. This can be done under the company's domicile or under Portuguese jurisdiction. Once the final terms of the Share Purchase Agreement are agreed upon, the remaining balance can be transferred to the buyer's lawyer's account or via any other agreed form of payment to the vendor.



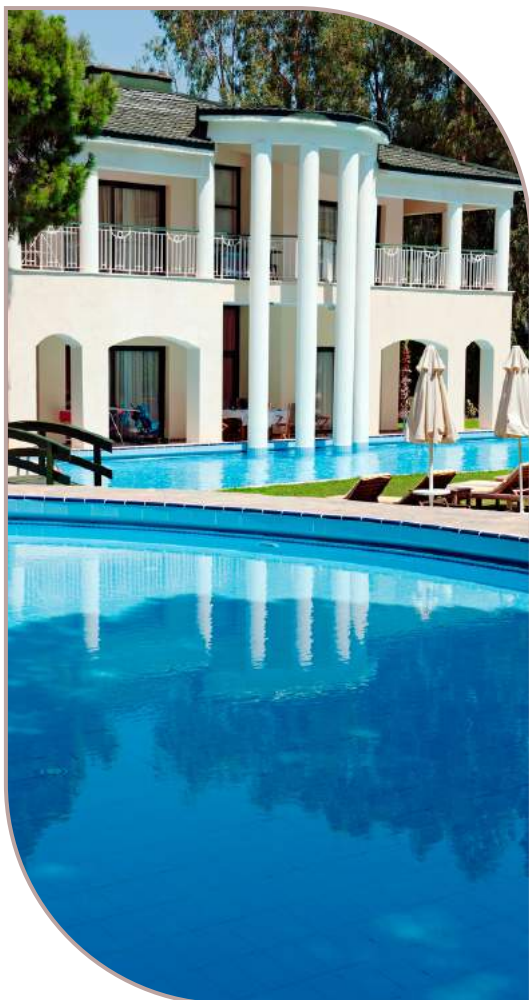
It's important to note that this process involves legal and financial considerations, so it's important to consult with a lawyer or other experts in the field before completing the transfer of ownership. Process documentation, such as a detailed description of the process, can be helpful in ensuring clarity and alignment of objectives among team members

Company Ownership Officiation

- Transfer of ownership: The management team transfers ownership shares to the new UBO, and any remaining tasks are organized by the management company.
- Change of proprietorship: The company management team appoints a new UBO and transfers ownership shares, with any other tasks handled by the management company.

TRANSFER OF SHARES

Taxes

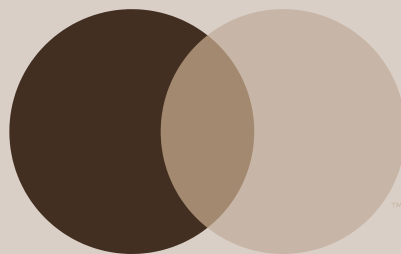


These are the taxes you have to take into account after you buy a property in Portugal:

- **IMI** (Municipal Property Tax) This annual fee is appraised and updated by each municipality. Depending on the location, the rate varies between 0.3% and 0.5% for urban properties, and 0.8% for rural properties. The value is registered by the Portuguese Tax Authorities and payable in 2 or 3 installments.
- The **AIMI** (Additional Municipal Tax) is levied on the combined total value of the rateable value of all properties and applies to all urban residential property and land destined for construction. It is paid once a year (September). Corporately owned properties have a flat rate of 0.4% and for privately owned properties there are 3 different classifications of AIMI.

PROPERTY VALUE	AIMI TAX
up to € 600,000	N/A
€ 600,000 - €1,000,000	0.7%
€1,000,000 and 2,000,000	1%
above €2,000,000	1.5%
- **CGT** (Capital Gains Tax) is paid on the sale of a property. In Portugal, the flat rate for non-fiscal residents is 28% and 25% for non-resident companies. Residents pay the CGT on 50% of the gain, which is then calculated upon the individual's annual income tax return. If you are selling a permanent residence, you may reinvest the funds anywhere in the EU/EEA area within 3 years and CGT will not apply. You can also offset bills for the improvement of your property and the real agent fee fully from CGT.
- There is no **INHERITANCE TAX** between close relatives in Portugal (spouses, children, parents) but there is a Stamp Duty Tax levied of 0.8% based on the property's rateable value. Other situations involving inheritance or gifts are subject to a 10.8% rate. It is strongly advisable to leave a will with your lawyer.

Who gives legal advice on real estate law?



The safe completion of the real estate purchase in Portugal is accompanied by a lawyer who is commissioned by the buyer. Unlike in the UK, the notary in Portugal only performs a purely notarising function. The lawyer is responsible for advising the buyer and drawing up the contract.

The lawyer's tasks initially include applying for the buyer's obligatory tax number (NIF).

The appointed lawyer has the task of checking the documents of the property, such as the absence of encumbrances, the legality under building law, the extract from the land register, the extract from the register of the tax office, the floor plans, the certificate of use from the building authority, the technical certificate of habitation and the energy certificate.

LOCATIONS & GUIDE PRICES FOR HOLIDAY PROPERTIES IN THE ALGARVE 2023



LOCATION	APARTMENTS	VILLAS/HOUSES/QUINTAS
Excellent location	€1.2m to 8m	€5.5m to 30m
Very good location	€950k to 3m	€3.5m to 7m
Good location	€900k to 1.2m	€ 2m to 5m
Moderate location	€500k to 900k	€1.4m to 2.5m

RENTAL INCOME

When renting out a property in Portugal, the income is always taxable in Portugal, regardless of residency. It's important to understand these tax implications of January 2020, for non-residents, tax on LONG TERM rental income is set at 28%, although property maintenance, repair expenses, and IMI (property tax) may be deducted.



A non-resident that rents out a property SHORT TERM (holiday let), pays 28% tax over only 35% of the income. The remaining 65% of the income is tax-free.



For those who are resident in Portugal, your rental income on LONG TERM rentals has a flat tax rate of 28% on income, after expenses have been deducted. Alternatively, you can choose to add rental income to your other income for the year and pay tax at your normal scale rates. However, with rates up to 48%, this option only benefits those within the lowest (14.5%) tax rate band.

A Portuguese resident that rents out their property SHORT TERM (holiday let), pays 28% tax over only 35% of the income. The remaining 65% of the income is tax-free.

As to our way of working with our rental clients, it all depends on the bespoke wishes of the owners. If you wish us to present a higher rental income for you, allow us to introduce our exclusive ideas on how to revolutionise luxury rentals.

Non Habitual Residence (NHR) Tax Status



What is the value of NHR tax status?

The NHR is a governmental tax scheme that targets foreigners and other non-residents, whether EU members or NON-EU citizens, who want to establish themselves in Portugal for a variety of reasons, offering relatively favourable tax circumstances.

What are the tax benefits of NHR?

NHR provides two types of tax benefits:

- lower tax rates on income earned in and outside of Portugal;
- tax breaks for some types of income earned outside of Portugal;

Who is eligible for NHR status?

Individuals who become tax residents in Portugal are eligible for NHR.

This status is awarded for a term of ten years.

Individuals must have not been deemed tax residents in Portugal in the past five years.

Do I have to reside in Portugal permanently?

To qualify for NHR, and to be considered a resident, you must remain in Portugal for 183 days a year or have your primary home there.

If you would like to know more about NHR ask for our NHR brochure which is uniquely dedicated to this topic.





FAQ ABOUT BUYING PROPERTY IN PORTUGAL

CAN EUROPEAN FOREIGNERS OR ANY OTHER NON-EU MEMBERS BUY PROPERTY IN PORTUGAL?

Foreign property ownership is not restricted in Portugal. The Portuguese government favours foreign ownership of property.

WHAT ARE THE ADDITIONAL FEES WHEN BUYING A PROPERTY IN PORTUGAL?

This depends on the type of property you buy. However, the overall additional fees for the purchase of a private home should be about 9%.

HOW MUCH DO I NEED FOR A DEPOSIT PAYMENT?

The deposit is usually between 10% and 25% of the agreed total purchase price.

IS PORTUGAL A GOOD PLACE TO INVEST IN PROPERTY?

Portugal's real estate market is affordable compared to other Western European countries, and it has witnessed a period of consistent expansion without producing a bubble in recent years, making it a desirable area to invest.

WHAT DOCUMENTS DO I NEED TO ACQUIRE PROPERTY IN PORTUGAL?

To buy a property in Portugal, you'll need the following documents:

- A copy of your Passport
- A copy of the Portuguese Tax Number (NIF)
- Proof of address (recent utility bill)
- Your credit report
- Any recent payslips
- Any recent bank statements
- Your most recent tax return
- A copy of the tenancy agreement

DO I NEED A LAWYER WHEN BUYING A PROPERTY?

***Yes**, it is **strongly advised**. An unbiased lawyer will operate only on your side and in your best interests.*

A DEDICATED TEAM TO SERVE YOU

➔ Ambitious and passionate



I believe that everything comes down to the communication and connection between people. In everything I do, I respect these relationships.

Once you decide to work

with me, I will invite you to explore the Central Algarve through my loving eyes and share my 25-year long local experience with you. My goal is to discover the one property you are searching and to manage the process carefully from start to finish, so **that you have peace of mind** - all the way forward successfully!

Agnieszka Kijonka - OWNER & FOUNDER

➔ Calm and analytical



My clients are everything. I am incredibly dedicated to helping buyers find the home of their dreams, and helping sellers seamlessly sell their homes.

Making the entire process easy, low-stress and fun in every transaction that I'm involved with. If you are looking for an amazing experience the next time you need to buy or sell real estate I would love to help!

Fernando Costa - COO

➔ Proactive and enthusiastic



Choosing the correct real estate agent to buy your home is one of the most important decisions you'll make. It can be the difference between being led step by step through the process and beyond, or being left alone once the offer is accepted.

We at A1 are not just common Real Estate Agents as you find them in thousands. We understand our role as that of an **unbiased matchmaker, acting as a consultant and providing a neutral yet informed picture of the property market in the Algarve.** Being a boutique-minded firm, **we have the luxury of not having to hard-sell, so our advice is not influenced by anything other than our commitment to give our clients the best possible advice.**



A1 OFFICE

Our physical presence manifests in our office in Quinta do Lago - close to the exclusive top locations of the Central Algarve, such as Vale do Lobo, Vale Formoso, Quartos, Goldra, Santa Barbara de Nexe, Vilamoura and Boliqueime.

There is plenty of parking and we are easy to find. Please call ahead as we are open by appointment.

Our office in the Regus building reflects our concept and philosophy: In an industry dominated by brokers who tend to outshine their star clients when it comes to self-promotion, we work pretty hard to stay somewhat in the background.

However one of the main motifs is sustainability. With an office in a shared business center reduces our carbon footprint to a maximum.

Come and sit with us, have a cup of coffee and get to know the beautiful properties on the large screen our portfolio has to offer.

CONTACT US



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A1 ALGARVE LUXURY REAL ESTATE



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