

# MOVING

## TO PORTUGAL GUIDE



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### moving to portugal guide

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# 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 ensure that you make an informed decision.**





# Under standing

## EVERY STEP

Our unwavering guiding principle is to be a boutique company focusing on the special needs of our clients. We listen to you first. It is our priority to find the best way for you to relocate in a safe manner. We offer a select number of exceptional villas and flats as well as commercial properties for your investment to obtain a Golden Visa.

Take advantage of our extensive experience in the industry and work with us.

*Agnieszka  
Rijonka*

**Founder & CEO**



### The Promise We Give

Since our inception, we have followed a simple idea: to provide exceptional personal service at an unparalleled level to high-net-worth individuals and businesses from around the world. Let us show you how we can assist you in the most effective way.



# 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.

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## ***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

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## 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 lawyer, banker, and accountant who can apply for your NIF and create a bank account even before you arrive.



# INCENTIVES TO MIGRATE

The US mandates all US residents, regardless of where they live, to report their global income to the IRS. We do, however, suggest that you investigate the **Foreign Earned Income Exclusion**, as you may be eligible for a tax break that might save you money.

## 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

# 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.**







## D7 VISA

# THE D7 VISA

The Portuguese government launched this visa category in 2007, and it is also known as the Retirement Visa or Passive Income Visa. These residence visa permits are for any non-EU/EEA or non-Swiss national with a respectable passive income to seek residency in the country.

If you are a pensioner, entrepreneur, or other ex-pat looking to live in Portugal and have a recognized steady income, such as tangible property, pension funds, real estate, intellectual property, or financial investments, you may be qualified to apply for the D7 Visa and then secure a residence permit.

*If you want to migrate to Portugal but do not want to make a large investment, the Portugal D7 Visa may be a good choice for you.*

The D7 Visa residence permit can be renewed, and after five years, you may apply for permanent residency and Portuguese citizenship if you fulfil all of the criteria for becoming a Portuguese citizen under Portuguese citizenship legislation. As a Portuguese citizen, you will be an EU citizen with the ability to vote in Portugal, among other benefits. Dual citizenship is also available in Portugal.



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# 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.

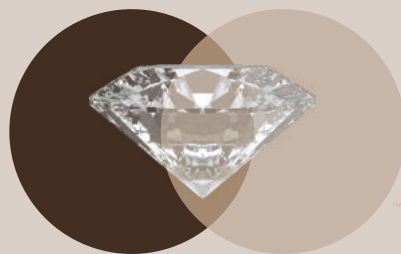
## Why Buy Property In Portugal?

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.



# Who gives legal advice on real estate law?



The safe completion of the real estate sale in Portugal is best accompanied by a lawyer who is commissioned by the seller. Unlike in the UK, the notary in Portugal only performs a purely notarising function. The lawyer is responsible for advising the seller and drawing up the contract together with his/her counterpart.

The appointed lawyer has the task of providing 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.

Your lawyer will make sure that the contracts are not drawn up to your disadvantage and protects your interests.



# The A1 Website

Please feel free to check out our website for properties. But please keep in mind that we have many more properties in our portfolio, so called pocket listings which we call **DISCREET LISTINGS**. Those are properties for sale but their owners desire a high level of discretion.

+351 910 412 422 Buganville Plaza 1, Quinta do Lago, 8135-024, Almancil, Loulé, Portugal info@al-algarve.com

HOME PROPERTIES MEET US BUY SELL ALGARVE FINANCES MEDIA CONTACT



## CHOOSE YOUR STYLE



SEA VIEW PROPERTIES



GOLF RESORT PROPERTIES



MODERN DESIGN



GOLDEN VISA ELIGIBLE



POCKET LISTINGS



QUINTA STYLE PROPERTIES



FREE BUYERS GUIDE



FREE SELLERS GUIDE



DISCREET LISTINGS **A1 MOVING TO PORTUGAL GUIDE | 13**

## A DEDICATED TEAM TO SERVE YOU

### ➡ Dedicated 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 24-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!

OWNER & FOUNDER  
A1 ALGARVE LUXURY REAL ESTATE

### ➡ 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!

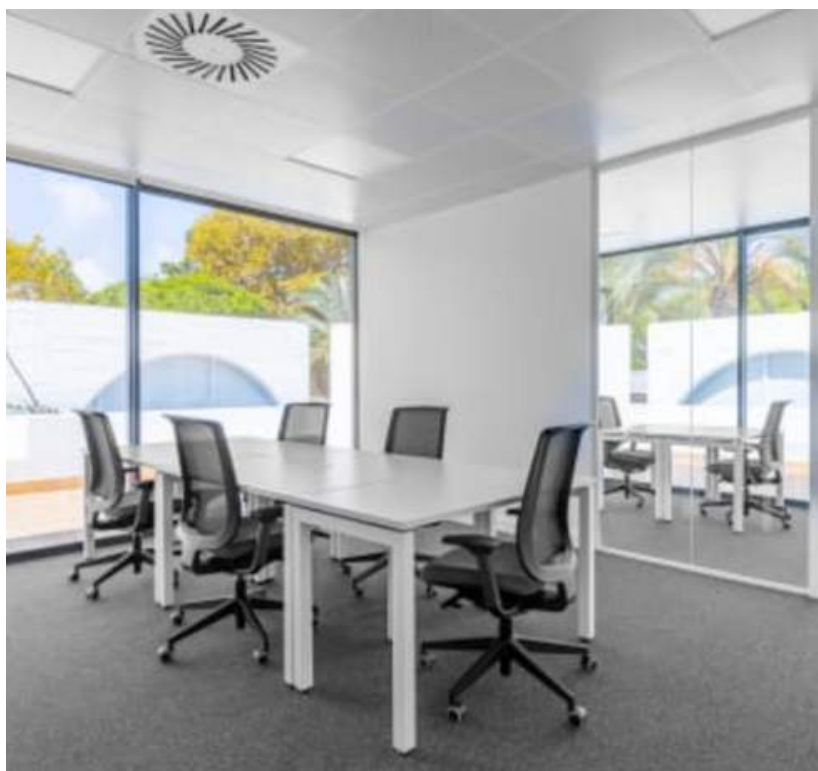
COO  
A1 ALGARVE LUXURY REAL ESTATE

### ➡ Ambitious and committed



Choosing the correct real estate agent to sell your home is one of the most important decisions you'll make. It can be the difference between your home sitting on the market for months or selling quickly, for hundreds of thousands if not millions of euros more.

Marketing and advertising, remodelling and/or upgrading, photography, internet exposure, staging, design, floor-plan measurements, videography and presentation, viewings, agent outreach and relationships, pricing, and lots of more nuances and subtleties all make up the difference between failure and a successful sale.



## OUR OFFICE

### QUINTA DO LAGO & VALE DO LOBO

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 Nexa, Vilamoura and Boliqueime.

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.

Also, it is our contribution to sustainability to resist having a flashy office. Instead we are reducing our Carbon Footprint, as we rather share offices with other companies in the same building. This on the other hand gives us the luxury to have lawyers, accountants and property management companies at hand when needed.

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



# *Our Media*

Visit our different resources which are all about how to assist you best in your endeavours. Whether our newsletters, our social media, video clips , blog and podcast, we keep you informed about all important issues.





## 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.*





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# A1 ALGARVE LUXURY REAL ESTATE



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