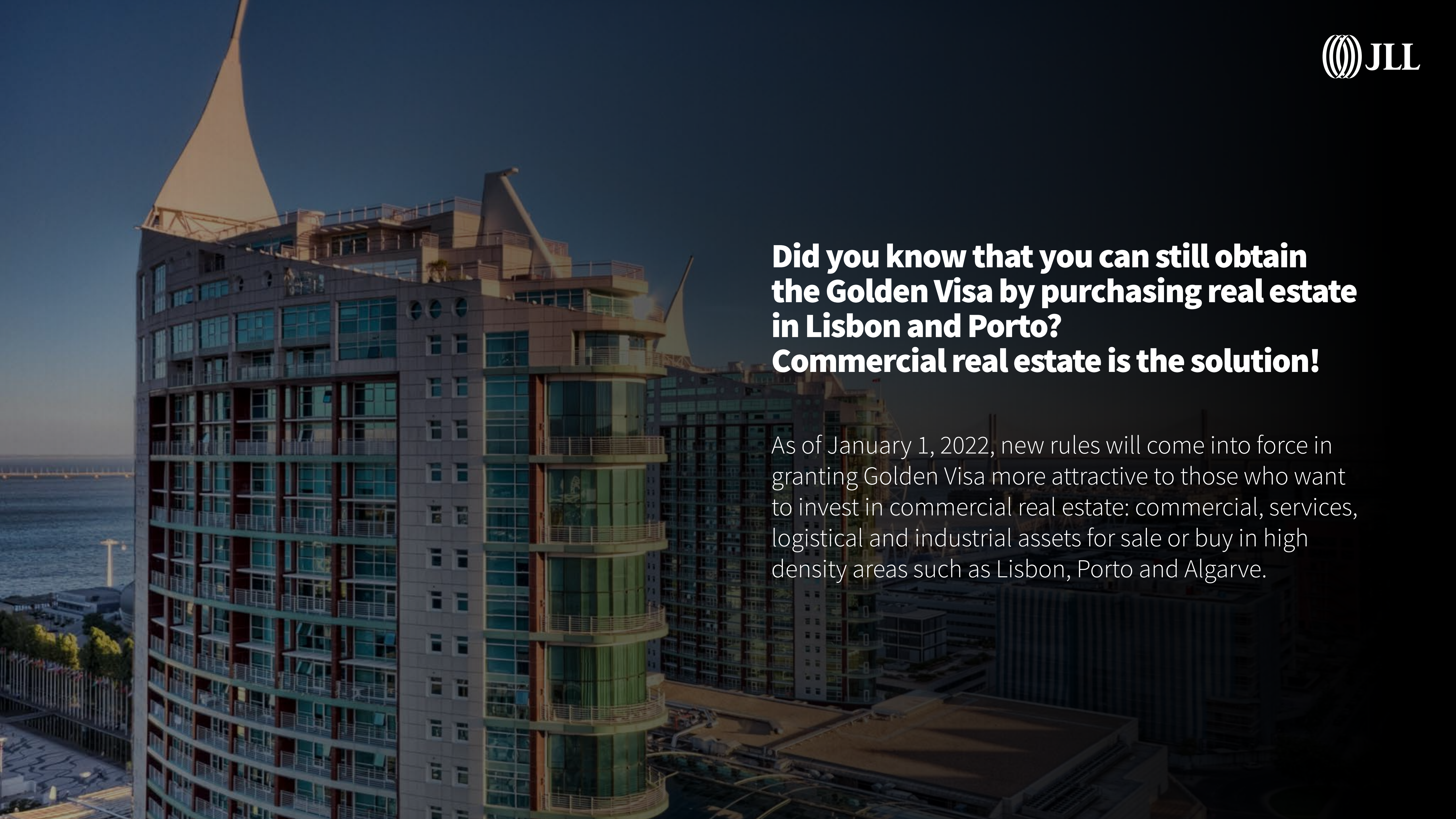


A person is silhouetted against a bright red light source, standing on a modern staircase with glass railings. The scene is set in a dark, industrial-style interior with concrete walls and floors. The red light creates a strong contrast and a dramatic atmosphere.

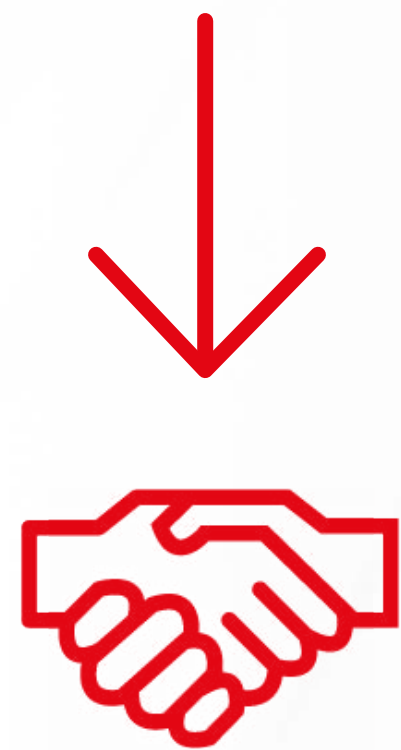
Invest in *Portugal*
Golden Visa Commercial Market

A photograph of a modern, multi-story residential or commercial building with a curved facade and many windows. The building is set against a clear blue sky. In the background, other buildings and a body of water are visible.

Did you know that you can still obtain the Golden Visa by purchasing real estate in Lisbon and Porto? Commercial real estate is the solution!

As of January 1, 2022, new rules will come into force in granting Golden Visa more attractive to those who want to invest in commercial real estate: commercial, services, logistical and industrial assets for sale or buy in high density areas such as Lisbon, Porto and Algarve.

What is the best way to acquire a Commercial Golden Visa ?



Commercial property acquisition in the amount equal to or greater than

500.000 Euros



New Rules for acquiring **Commercial Golden Visa** through one of the following real estate investment options.



Acquisition of commercial property 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 investment funds for investment in small and medium enterprises.



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



In conclusion, real estate investments for commercial purposes will not suffer any alterations in terms of locations, being possible in the major cities of the Country.



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



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.



Touristic property acquisition in the amount equal to or greater than 500.000 Euros

Benefits of the Golden Visa Program



Residence card for 5 years, renewed at year 2 and year 4.



Possibility of working and living in Portugal



Visa free circulation within the 26 Schengen Countries



Minimum stay in Portugal of 14 days in each 2 year-periods



Apply to Permanent Residence and Nationality, after 5 years



Include family members.

Who can apply ?

Spouse or legal partner;

Children of the Investor and Spouse – below 18;

Children of the Investor and Spouse – above 18 if full-time students and single;

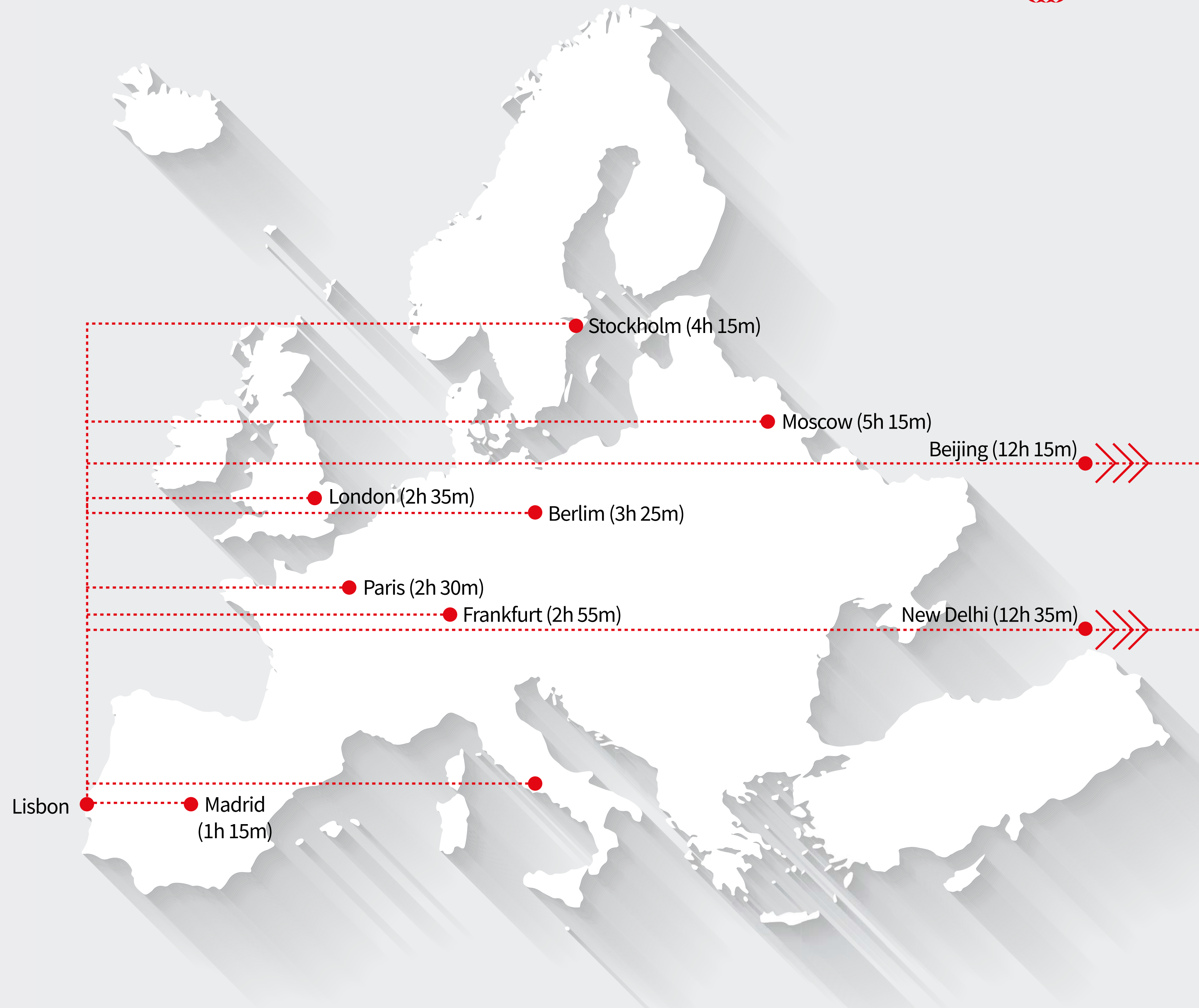
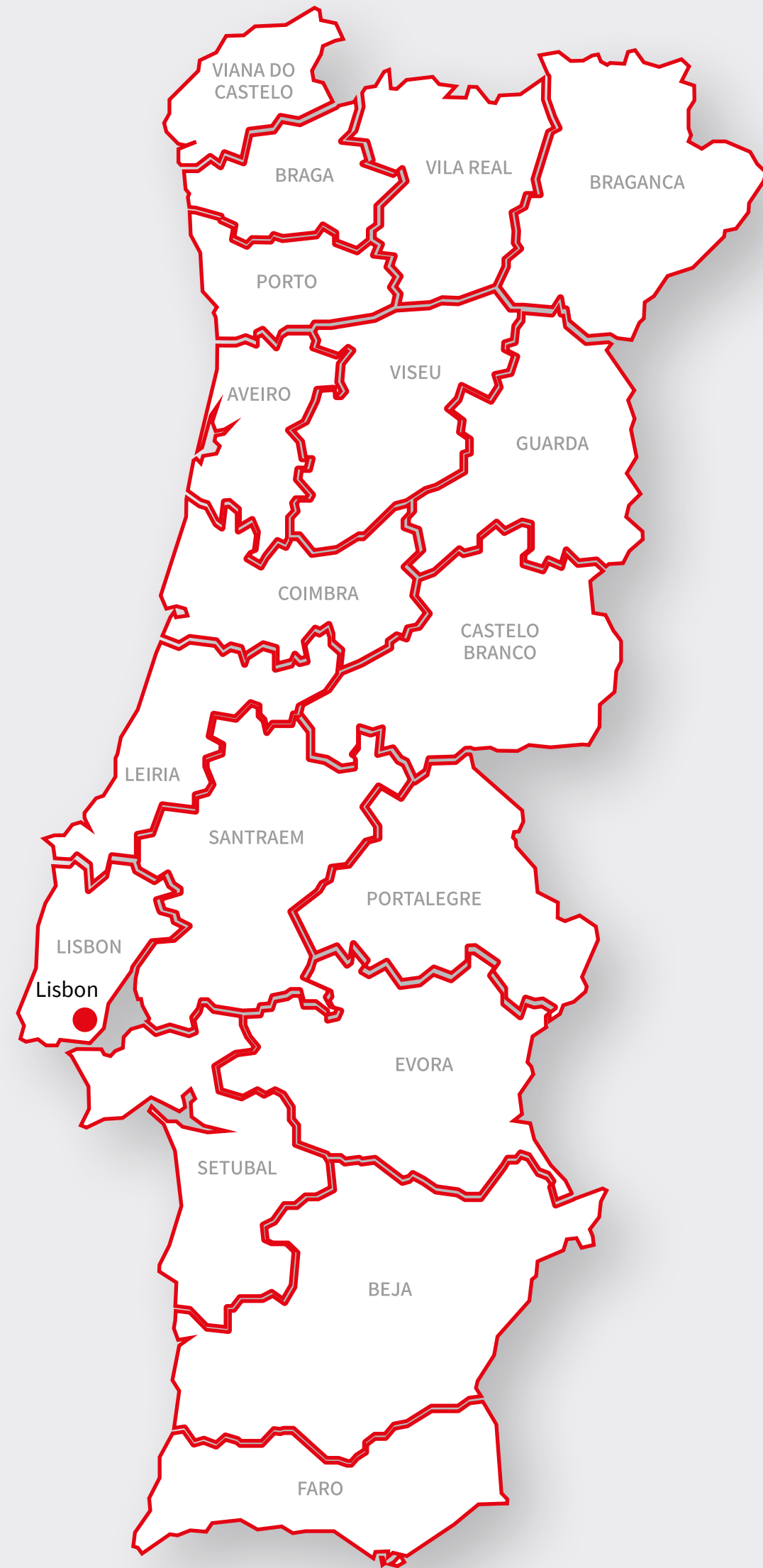
Parents of the Investor and Spouse – above 66;

Parents of the Investor and Spouse – below 66 if financially dependent.

Why Portugal?



Portugal



Strong Fundamentals Remain Intact

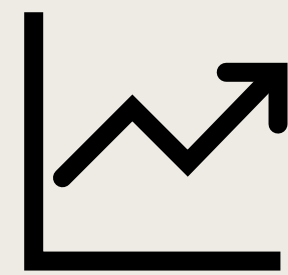


Market Overview

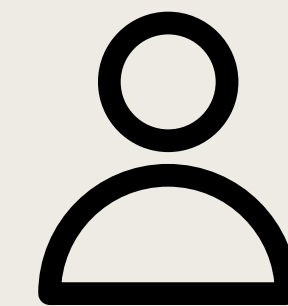
Beyond strong market dynamics, Portugal holds countless competitive advantages when compared to its European peers:



Very competitive acquisition prices



The return on investment is on average more stable in Portugal even during crisis periods returns were less volatile than many of its peers



Favorable sociodemographic factors for its political, social and economic stability



More credible destination, with improved reputation resulting in more confidence among investors

Invest in *Portugal*

Golden Visa Commercial Market



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