

APPLYING FOR A RESIDENCE PERMIT FOR INVESTMENT ACTIVITY (ARI /Golden Visa)

Purchase of real estate property with a value equal to or above 500 thousand Euros

Documents and General Requirements:

- Passport or other valid travel document;
- Supporting Documents on the legal entry and stay in Portugal;
- Documentary Evidence of adequate Health Insurance (issued within the prior three months), specifically:
 - * Document attesting that the applicant is covered by the National Health Service, or;
 - * Document attesting that the applicant is covered by an internationally acknowledged Health Insurance Plan for the duration of the stay, with indication of automatic renewal on the expiry date;
- Criminal record certificate – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has lived in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months;
- Completed application form with permission for checking the Portuguese Criminal Records;
- Affidavit, whereby the applicant declares on his / her word of honour that he / she shall comply with the minimum quantitative requirements and maintain the investment for a minimum period of five years.;
- Up-to-date declarations issued within the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any debts to those authorities, and where that is not applicable, declaration confirming that the applicant is not registered with those authorities;

Investment Requirements:

For investments by way of **purchase of real estate property with a value equal to or above 500 thousand Euros**, the investment amount may be reduced in 20% (400 thousand Euros) in case such investment is made in sparsely populated territories (NUT III level with less than 100 inhabitants per sq.km. or where the GDP per head is below 75% of the national average).

This type of investment may be carried out by the applicant as an independent entrepreneur or as proprietor of a single member limited company.

For this type of investment, the Investor must prove his / her ownership of the real estate (or in case this is not feasible, must deliver a copy of the promissory contract, indicating the payment of an initial deposit [*Sinal*] in value equal to or above 500 thousand Euros), which can be done in one of the following ways:

- Purchasing the real estate in co-ownership, provided that the applicant invests 500 thousand Euros or more;
- Purchasing the real estate by means of a single member limited company of which he/she is the proprietor;
- Mortgaging, or otherwise, encumbering, the property in the share exceeding the minimum investment value of 500 thousand Euros;
- Lease the real estate for business, agriculture or tourism purposes.

Documents:

- Final Deeds of purchase, or Promissory Contract;
- Declaration issued by a financial institution accredited or registered in national territory by the Bank of Portugal, confirming an actual international bank transfer for purchasing or for payment as initial deposit [*Sinal*] of the sale agreement, amounting to 500 thousand Euro or more;
- Certificate of the Land Registry Office [*Conservatória do Registo Predial*] issued within the prior 45 days, comprising the registrations, endorsements and entries in force and proving the

ownership of the real estate, free of any encumbrances, or certificate of registry comprising the provisional record of purchase, when legally feasible, with an initial deposit [*Sinal*] of 500 thousand Euros or more;

- Official Tax Description [*Caderneta Predial*] of the real estate, when legally feasible;
- Excerpt of the Commercial Register [Registo Comercial] issued within the prior 45 days in case the investment is made by means of a single member limited company of which the applicant is the proprietor;