

RENEWING 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;
- 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;
- Where the ARI / Golden Visa applicant fails to prove his / her actual residence in Portugal, it is mandatory to submit an extract from the criminal record – duly certified by a Portuguese diplomatic or consular post abroad – of the country of origin, or country of residence in case the applicant has been living in another country for over one year. This document must be translated into Portuguese and must have been issued within the prior three months *2;
- Application (see [official template](#)) with permission for checking the Portuguese Criminal Records;
- Up-to-date declaration issued in the prior 45 days by the Portuguese Tax Authorities and by the Portuguese Social Security confirming the absence of any outstanding debts to those authorities owed by the applicant;
- Receipt for the payment of the examination fees regarding the application for ARI /Golden Visa renewal;
- In addition to the aforementioned documents, the applicant may be asked to submit documentary evidence of stay in Portugal for the minimum required periods (7 consecutive or unsequential days, in the first year, and 14 consecutive or unsequential days in the subsequent 2 year periods).

Investment Requirements:

For investments by way of the **purchase of real estate 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.

Documents:

- Final Deeds of Purchase and Certificate of the Land Registry Office issued within the prior 45 days, comprising the registrations, endorsements and entries in force and proving the ownership of the real estate; or
- Promissory Contract and, where legally applicable, Certificate of the Land Registry Office attesting the provisional registration of the purchase, on grounds of a Promissory Contract, with an initial deposit equal to, or above, 500 thousand Euros (applicable solely to the first Renewal);
- Official Tax Description [*Caderneta Predial*] of the real estate, issued within the prior 45 days 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, certifying that the applicant is the proprietor of that company.