EXEO

Immigration Lawyers

The Portugal Golden Residence Permit (GRP)

Portugal Golden Residence Permit

What is the The Portugal Golden Residence Permit (GRP)?

The GRP is one of Europe's leading residence-by-investment programs, which allows applicants and their family a hassle-free path to a Portuguese residence permit by offering two investment pathways: a minimum investment of €350,000 - €500,000 into real estate property or a minimum €250,000- €1,500,000 capital investment, depending on the route.

Residence status and the investment must be maintained for a minimum of 5 years after which residents are eligible to apply for Portuguese citizenship. As a European citizen, investors and accompanying dependants have the right to live, work and study in the EU and enjoy visa-free travel to 177 countries, including the Schengen area.

Advantages

- Simple qualifying criteria: investment amount is the only requirement (no education requirements, no language tests, etc.)
- Low physical presence requirement (seven days during the first year of residence and 14 days for the two subsequent years)
- Low processing times: 3 to 6 months
- Sunny climate with a low cost of living, low taxes, excellent wines and beautiful seaside residences available

Requirements

PROPERTY INVESTMENT OPTIONS

- Real estate property valued at a minimum of € 500,000 (residential property is limited to designated interior areas of Continental Portugal and the islands of Madeira and Azores)*
- Minimum investment of € 350,000 in a property more than 30 years old earmarked for urban renovation*
- Minimum investment of € 280,000 in a property more than 30 years old earmarked for urban renovation and located in a low population density area*

*Residential real estate investments in select popular areas will not qualify: this includes urban areas like the Algarve, Lisbon, and Porto, and coastal towns such as Setubal and the Silver Coast.

If you buy property, you can rent it out and manage it from outside the country as long as you return for the minimum stay requirements.

Please note that Exeo Attorneys can help you find service providers in Portugal who can manage the property for you

CAPITAL TRANSFERS OPTIONS

- Transfer of funds for artistic or cultural activities: € 250,000; or
- Transfer of funds for research activities of € 500,000; or
- Transfer of funds for investment or venture capital: € 500,000; or
- Creates a minimum of 10 jobs or transfer of € 500,000 for set up of new company or investment in an existing one with the creation or maintenance of 5 permanent jobs
- Capital transfer into a Portuguese bank account: € 1,500,000 minimum

Portugal Golden Residence Permit

Main Required Documents

- Proof of Investment
- Passport & Valid Schengen Visa (if applicable)
- Portuguese Fiscal number
- Criminal Record from country of origin and/or residency
- Tax identification from country of tax residency
- Portuguese Criminal Record
- Declaration from the Tax Department proving absence of debts to the Tax Authorities
- Declaration from Social Security proving absence of debts to Social Security Authorities
- Declaration from the investor confirming compliance with the investment requirements
- Health Insurance valid in Portugal (if living in Portugal)
- Receipt of payment of the initial application fee
- Certified translations of any documents that are not in English or Portuguese

Popular Cost Simulation

Immigration Procedure Only	In this option you need to already have a tax number, open bank account in a portuguese banking institution and registered tax representatives
Immigration Procedure + Additional Services	(obtain tax number, open a bank account and having us as tax representatives for 5 years)
One Petitioner	€ 10.000,00 Renewals: € 2.000,00 (after year one (1) and three (3) of the GRP)
	€ 15.700,00 Renewals: € 2.000,00 (after year one (1) and three (3) of the GRP)
Two Petitioners	€ 12.000,00 Renewals: € 2.500,00 (after year one (1) and three (3) of the GRP)
	€ 17.700,00 Renewals: € 2.500,00 (after year one (1) and three (3) of the GRP)
Four Petitioners (2 Adults + 2 Minors)	€ 13.000,00 (Exeo lawyers and sales team have discretion to entirely waive the fees for the minors) Renewals: € 2.500,00 (after year one (1) and three (3) of the GRP)
	€ 18.700,00 (Exeo lawyers and sales team have discretion to entirely waive the fees for the minors) Renewals: € 2.500,00 (after year one (1) and three (3) of the GRP)
Four Petitioners (4 Adults)	€ 15.000,00 Renewals: € 2.500,00 (after year one (1) and three (3) of the GRP)
	€ 20.700,00 Renewals: € 2.500,00 (after year one (1) and three (3) of the GRP)

Portugal Golden Residence Permit

The Process

Phase 1

Client Visit to Portugal

DAY 1

The investor and their family will meet with local teams in Portugal, sign all relevant agreements, have their biometrics taken, and open a local bank account.

Introduction and meeting with other specialists where necessary, including Tax advisor, Schools advisor, REAMS etc.

DAY 2 & 3

Applicant and family will meet with the local team regarding their investment choice.

For Real Estate purchase: the investor will select their investment property and sign a Reservation agreement (a symbolic fee which is transferred to the seller).

Phase 2

Minimum 3 weeks

Completion of qualifying investment and submission of the Portugal Golden Residence Permit program application.

Phase 3

Up to 90 days by law, but it can take longer

Processing of GRP application by SEF (Immigration & Border Service)

Issue of GRP card – approximately 3 weeks.

Conclusion of process and beginning of 5-year initial GRP period during which qualifying investment must be maintained.

Phase 4

"5 year handholding"

Continuous monitoring of capital investment

OR

Full Real Estate Asset Management Services (REAMS) if contracted.

Legal services for GRP renewal at the conclusion of Year 1 and Year 3.

Portugal Golden Residence Permit

Territory Lists - Residencial Real Estate Investment

Continental Portugal

DISTRICT	COUNTY	PARRISH
Évora	Alandroal	-
	Arraiolos	-
	Borba	-
	Estremoz	-
	Évora	-
	Montemor-o-Novo	-
	Mora	-
	Mourão	-
	Portel	-
	Redondo	-
	Reguengos de Monsaraz	-
	Vendas Novas	-
	Viana do Alentejo	-
	Vila Viçosa	-
Setúbal	Alcácer do Sal	-
	Grândola	-
	Santiago do Cacém	-
Faro	Alcoutim	-
	Aljezur	-
	Castro Marim	-
	Loulé	Alte
		Ameixial
		Salir
		Querença, Tôr e Benafim
	Silves	São Marcos da Serra
	Tavira	Cachopo
		Santa Catarina da Fonte do Bispo
	Monchique	-
	Vila do Bispo	-
Portalegre	Alter do Chão	-
	Arronches	-
	Avis	-
	Campo Maior	-
	Castelo de Vide	-
	Crato	-
	Elvas	-

Continental Portugal

DISTRICT	COUNTY	PARRISH
	Fronteira	-
	Gavião	-
	Marvão	-
	Monforte	-
	Nisa	-
	Ponte de Sor	-
	Portalegre	-
	Sousel	-
	Arcos de Valdevez	-
	Caminha	Arga (Baixo, Cima e São João)
		Gondar e Ordacém
		Dem
	Melgaço	-
	Monção	-
	Paredes de Coura	-
	Ponte da Barca	-
Viana do Castelo	Ponte de Lima	Anais
		Ardegão, Freixo e Mato
		Vale do Neiva
		Bárrio e Cepões
		Beiral do Lima
		Boalhosa
		Cabaços e Fojo Lobal
		Cabração e Moreira do Lima
		Calheiros
		Estorãos
		Friastelas
		Gemieira
		Gondufe
		Labruja
		Labrujó, Rendufe e Vilar do Monte
		Navió e Vitorino dos Piães
		Poiares
		Serdedelo
	Valença	Boivão
		Fontoura
		Gondomil e Sanfis
		São Julião e Silva
	Viana do Castelo	Montaria
	Vila Nova de Cerveira	-
Vila Real	Alijó	-

Continental Portugal

DISTRICT	COUNTY	PARRISH
	Fronteira	-
	Gavião	-
	Marvão	-
	Monforte	-
	Nisa	-
	Ponte de Sor	-
	Portalegre	-
	Sousel	-
	Arcos de Valdevez	-
	Caminha	Arga (Baixo, Cima e São João)
		Gondar e Ordacém
		Dem
	Melgaço	-
	Monção	-
	Paredes de Coura	-
	Ponte da Barca	-
Viana do Castelo	Ponte de Lima	Anais
		Ardegão, Freixo e Mato
		Vale do Neiva
		Bárrio e Cepões
		Beiral do Lima
		Boalhosa
		Cabaços e Fojo Lobal
		Cabração e Moreira do Lima
		Calheiros
		Estorãos
		Friastelas
		Gemieira
		Gondufe
		Labruja
		Labrujó, Rendufe e Vilar do Monte
		Navió e Vitorino dos Piães
		Poiares
		Serdedelo
	Valença	Boivão
		Fontoura
		Gondomil e Sanfis
		São Julião e Silva
	Viana do Castelo	Montaria
	Vila Nova de Cerveira	-
Vila Real	Alijó	-

Continental Portugal

DISTRICT	COUNTY	PARRISH
	Boticas	-
	Chaves	-
	Mesão Frio	-
	Mondim de Basto	-
	Montalegre	-
	Murça	-
	Peso da Régua	-
	Ribeira da Pena	-
	Sabrosa	-
	Santa Marta de Panaguião	-
	Valpaços	-
	Vila Pouca de Aguiar	-
	Vila Real	-
Aveiro	Arouca	
Agadão	Águeda	Belazaima do Chão, Castanheira do Vouga e
		Préstimo e Macieira de Alcoba
	Castelo de Paiva	Real
	Sever do Vouga	-
	Vale de Cambra	Arões
		Junqueira
Braga	Amares	Bouro (Santa Marta)
		Goães
		Caldelas, Sequeiros e Paranhos
		Vilela, Seramil e Paredes Secas
	Cabeceiras de Basto	-
	Celorico de Basto	-
	Fafe	-
	Guimarães	Arosa e Castelões
	Póvoa de Lanhoso	-
	Terras de Bouro	-
	Vieira de Minho	-
	Vila Verde	-
Beja	Aljustrel	-
	Almodôvar	-
	Alvito	-
	Barrancos	-
	Beja	-
	Castro Verde	-
	Cuba	-
	Ferreira do Alentejo	-

Continental Portugal

DISTRICT	COUNTY	PARRISH
	Mértola	-
	Moura	-
	Odemira	-
	Ourique	-
	Serpa	-
	Vidigueira	-
Castelo Branco	Belmonte	-
	Castelo Branco	-
	Covilhã	-
	Fundão	-
	Idanha-a-Nova	-
	Oleiros	-
	Penamacor	-
	Proença-a-Nova	-
	Sertã	-
	Vila de Rei	-
	Vila Velha de Ródão	-
Guarda	Aguiar da Beira	-
	Almeida	-
	Celorico da Beira	-
	Figueira de Castelo Rodrigo	-
	Fornos de Algodres	-
	Gouveia	-
	Guarda	-
	Manteigas	-
	Mêda	-
	Pinhel	-
	Sabugal	-
	Seia	-
	Trancoso	-
	Vila Nova de Foz Côa	-
Viseu	Armamar	-
	Carregal do Sal	-
	Castro Daire	-
	Cinfães	-
	Lamego	-
	Mangualde	-
	Moimenta da Beira	-
	Mortágua	-
	Nelas	-
	Oliveira de Frades	-

Continental Portugal

DISTRICT	COUNTY	PARRISH
	Penalva do Castelo	-
	Resende	-
	Santa Comba Dão	-
	São João da Pesqueira	-
	São Pedro do Sul	-
	Sátão	-
	Sernanchelhe	-
	Tabuaço	-
	Tarouca	-
	Tondela	-
	Vila Nova de Paiva	-
	Viseu	Calde
		Carvenães
		Côta
		Ribafeita
		São Pedro de France
		Barreiros e Cepões
	Vouzela	-
Bragança	Alfândega da Fé	-
	Bragança	-
	Carrazeda de Ansiães	-
	Freixo de Espada à Cinta	-
	Macedo de Cavaleiros	-
	Miranda do Douro	-
	Mirandela	-
	Mogadouro	-
	Vila Flor	-
	Vimioso	-
	Torre de Moncorvo	-
Santarém	Abrantes	-
	Chamusca	-
	Constância	-
	Coruche	-
	Ferreira do Zêrere	-
	Mação	-
	Ourém	Espite
		Freixianda, Ribeira do Fárrio e Formigais
		Matas e Cercal
		Rio de Couros e Casal dos Bernardos
	Santarém	Casével e Vaqueiros

Continental Portugal

DISTRICT	COUNTY	PARRISH
	Sardoal	-
	Tomar	Olalhas
		Sabacheira
		Além da Ribeira e Pedreira
		Casais e Alviobeira
		Serra e Junceira
	Vila Nova da Barquinha	-
Coimbra	Arganil	-
	Condeixa-a-Nova	Furadouro
	Góis	-
	Lousã	-
	Miranda do Corvo	-
	Oliveira do Hospital	-
	Pampilhosa da Serra	-
	Penacova	-
	Penela	-
	Soure	-
	Tábua	-
	Vila Nova de Poiares	-
Leiria	Alvaiázere	-
	Ansião	-
	Castanheira de Pêra	-
	Figueiró dos Vinhos	-
	Pedrógão Grande	-
	Pombal	Abiul
	Porto de Mós	São Bento
Porto	Amarante	Ansiães
		Candemil
		Gouveia (São Simão)
		Jazente
		Rebordelo
		Salvador do Monte
		Aboadela, Sanche e Várzea
		Bustelo, Carneiro e Carvalho de Rei
		Olo e Canadelo
		Vila Chã do Marão
	Baião	-
	Marco de Canaveses	Várzea, Aliviada e Folhada

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