



Making the world  
your place.

## Portugal

The Right Investment

## Bobby O'Reilly Managing Director

- Qualified IPAV from UCD
- Specialized in International Real Estate Market since 2000
- Experienced in Sales and Marketing of International Real Estate into Relevant Markets



### Why & Who

Portuguese Real Estate Market

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**01**

# The Country

Quality of Life

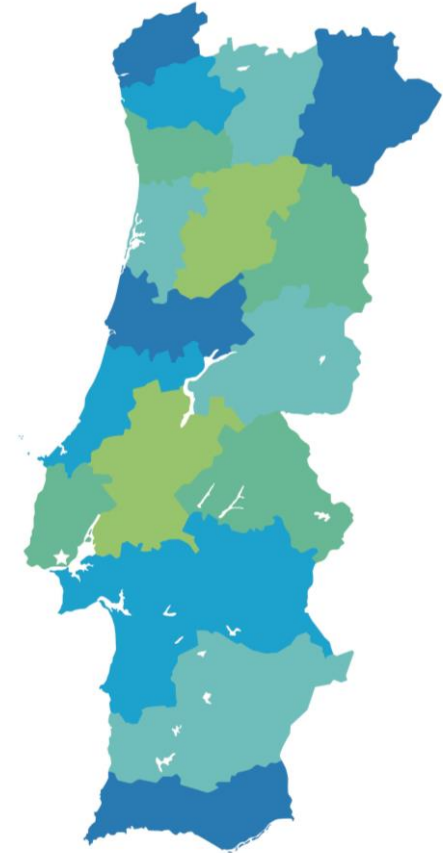
Huge diversity of landscapes and environments in a small area

- Sandy Beaches
- Golden Plains & Mountains
- Vibrant & Cosmopolitan Cities
- Millennial Heritage



### The Lifestyle

Catering to every dream





# Portugal

11° ~ 24°

300  
days



CLEAR



## The Weather

Over 300 days of  
sun

Life in Portugal costs only half of what it costs in other countries and you can do so many more things, from travelling to all kinds of sports



### The Low Cost of Life

One of the  
cheapest in the  
World

- **Food:** 47.4 (index: New York = 100);
- **Clothing:** 44.3 (index: New York = 100);
- **Services:** 55.1 (index: New York = 100);
- **Metro ticket:** €1,40 (journey of approximately 10 km);
- **Bus ticket:** €1,80 (journey of approximately 10 km);
- **Restaurant:** €40 (3 course meal in a good quality restaurant).

## Top 15 Best National Health Care Systems

- Treatment Outcome
- Prevention
- Pharmaceuticals
- Patient's Rights and Information
- Cancer Research and Treatment



### The Services

Better than UK and  
The Netherlands



## The 5<sup>th</sup> most peaceful country in the world

- European Union
- Euro Currency
- Growing Economy
- Stable Government
- Low Crime Rates
- Progressive Policies



### The Safety

Europe dominates  
the chart as the  
safest place



02

# The Market

Increase in  
Investment



### Key Facts about Portugal

Ranked at the Top of Worldwide Rankings

- Lisbon and Algarve are the **best places to buy Real Estate Overseas**  
(in Live and Invest Overseas)
- Algarve wins 3<sup>rd</sup> Year in a row as **best place to retire**  
(in Live and Invest Overseas)
- In 2016, Lisbon had the **highest hotel occupancy in Europe**  
(in Forbes)
- Portuguese Real Estate market is the **Top Market for Middle East investors**  
(in Diário Imobiliário)
- Portugal was elected **best place in Europe to live, retire & invest** by foreigners  
(in Live and Invest Overseas)

Portugal at Top of Lowest Property  
Prices in Europe  
Short and long term rentals for success

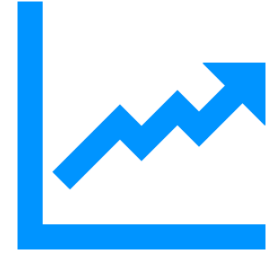


**Low Prices &  
High Yields**

Algarve has the  
lowest prices in  
Europe

- Algarve has the lowest priced property market in Europe
- Low property prices and high levels of tourism reflect upon the solid high yields to be had

Portugal is Europe's Hidden Gem:  
Historic Heritage in a Cosmopolitan City



**Tourism Boom**

Portugal European  
Hot Spot

- Tourism increased by 9,2% in comparison to previous years
- Overall hotel occupancy increased by 8,7%
- High Season Occupancy rate increased by 87%

Investment at its highest in 10 years: € 1,245 million



### Improving Economy

Foreign interest  
continues to drive  
the development

Investment funds are the most active – 53%

- Properties for rental and renovation purposes

Dominated by Foreign Capital – 83%

- United Kingdom: 35%
- France: 23%
- Spain: 10%
- USA: 5%
- UAE, China, Russia, Brazil: 23%

## Investment increased by 266% compared to 2016 in January

Total investment of € 2.807 million

- Real Estate investment € 2.530 million
- Transferred capital and job creation € 277 million



### Golden Visa in numbers

Best programme in Europe

4.578 Golden Visas granted until February

- 4.314 Real Estate Investment
- 257 Transference of Capital
- 7 Job Creation

Most active investors are from China, Brazil, Middle East, Russia and South Africa



**03**

# The Investment

Institutional  
Programmes





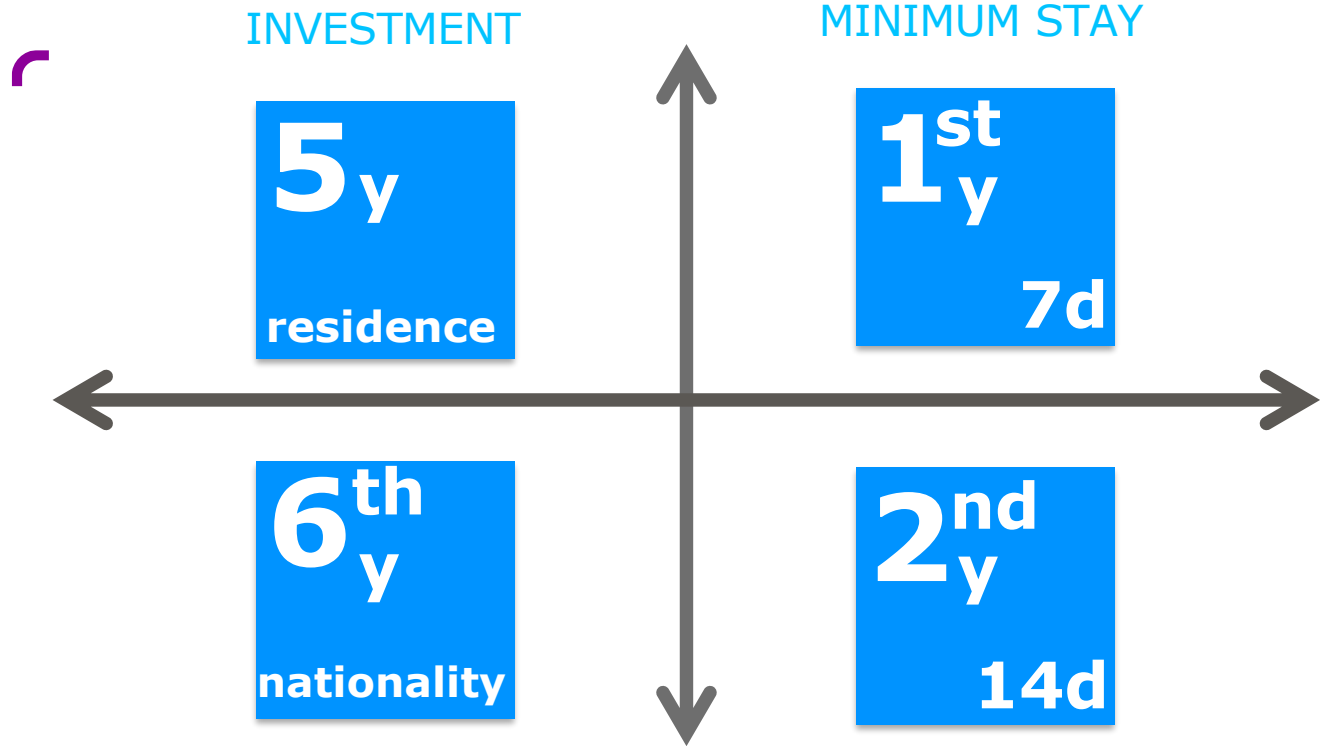
Portuguese Golden Visa is one of the most attractive residency programs for worldwide investors



### Property Investments

Government programme, in effect since October 2012

- Obtain **any property** for the amount **€ 500,000** or greater
- Obtain a property of which the construction has been completed, at least, **30 years** ago; or is located in an area of urban regeneration; and execution of refurbishment works for the amount of **€ 350,000** or greater



**Property  
Investments**

Government  
programme, in  
effect since  
October 2012

Non-Habitual Resident (NHR) Tax Regime allows qualifying individuals the opportunity to become tax residents of a “white-listed” jurisdiction and still legally eliminate their taxes on most foreign-source income



### Property Investments

Government programme, in effect since 2009

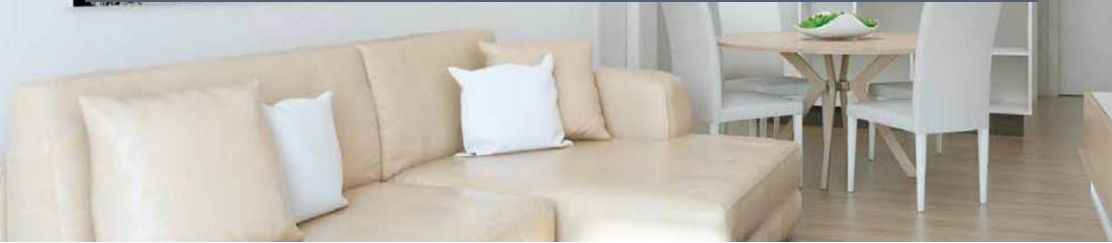
- **Flat income tax of 20%** for qualifying employment and self-employment income
- **Tax exemption** for almost all foreign investment for a minimum of **10 years**

# TOP LISBON PROPERTIES



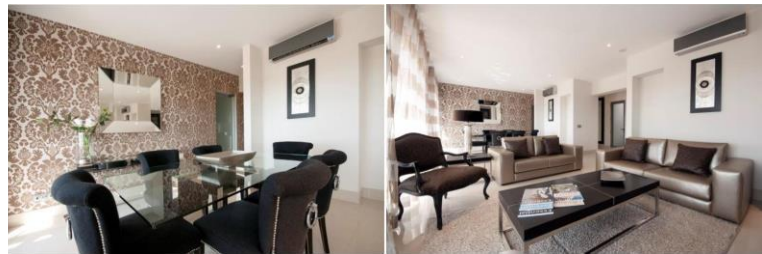


# TOP LISBON PROJECTS





# TOP ALGARVE PROPERTIES





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