



# GOLDEN TICKET INVESTMENTS



## What is the Golden Visa:

The Portugal Golden Residence Permit Program (commonly known as the Portugal Golden Visa Program) is a five-year residence by investment program for non-EU nationals.

The residence permit gives the right to live, work, and study in Portugal and allows free circulation in Europe's Schengen Area.

Furthermore, the program only requires an average of seven days per year stay in Portugal (or 14 days every two years) over this period, the residency can become a citizenship with a granted access to the Portuguese passport for all the family members.

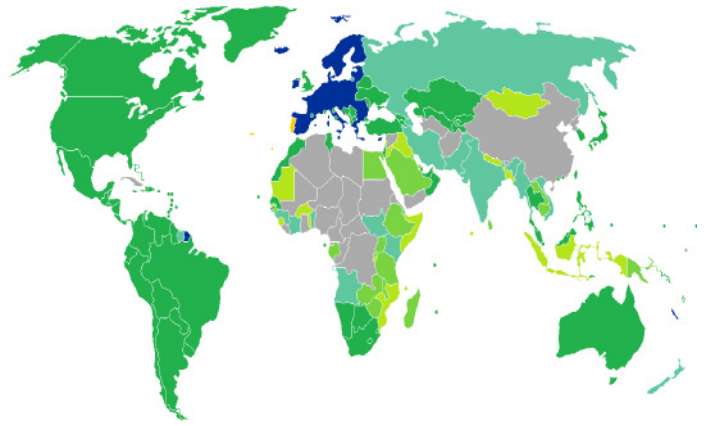
The citizenship applies to the entire family: parents, spouse, and children.

Portugal started issuing residence permits by investment in 2012.

The program is popular among investors: 27,000 applicants got Golden Visas in the last 10 years.

Investors choose between seven options. Applicants often buy a property for restoration for €350,000 or a new real estate for €500,000. The purchase of investment fund units for €500,000 is also gaining popularity.

Investors can retrieve their full investment after 5 years (the developer commits in a contract to buy the property back for the same price). In that case the citizenship would be free!



Visa-free or visa-on-arrival countries for Portuguese citizen



## Benefits of the Portugal Golden Residence Permit Program

- Visa-free travel in Europe’s Schengen Area and the right to live, work, and study in Portugal.
- Eligibility to apply for citizenship after five years as a legal resident while keeping other citizenship(s).
- One of the cheapest Golden Visa in the world.
- Great exchange rate vs EUR, which means that this is the best timing to invest in Europe
- Great Investment: best real estate market in Europe at the moment.
- Low physical presence requirement (seven days a year or 14 days every two years).
- Considered as top 5 best passport in the world: grant access to 187 countries without visa, including the USA, Canada, the UK and Australia.
- International quality healthcare clinics and hospitals.
- Top 5 safest country in the world, 1st safest country in Europe.
- High quality of life, local cuisine and wines, rich culture, mild climate with 310 sunny days per year in average.
- Investors can get a special Non-habitual Resident (NHR) status in Portugal for 10 years. An NHR doesn’t pay taxes on global income in Portugal, and the tax rate for the income earned in Portugal is reduced to 0%. The income tax rate in Portugal can be as high as 48% without the NHR status.
- Family Benefit: A winning benefit of the golden visa is that your dependent family can be included in the application. Meaning, your family can also enjoy the same freedom of opportunities and a second residence in a safe and stable country!



Access to 26 nations in the EU & visa-free travel to 183 nations



Affordable investment options starting from 250K



5-years until you qualify for a European passport



A sound investment in a buoyant market that can lead to real returns



Option to become a non-habitual resident and pay little to no tax for 10 years



Short stay requirement

	Golden Visa	Other types of residence permits
Portuguese language proficiency test	Not required	Required
Mandatory residing in the country	7 days a year	183 days a year
Permanent residing in the country to qualify for citizenship	Not required	Required
Rejection risk	Low	High

## Requirements of Portuguese residence by investment

Applicants can choose any one option in any of the three categories:  
capital transfer, property acquisition, business.

### Capital transfer

One of the following options:

- EUR 1.5 million minimum capital transfer into a Portuguese bank account or approved investments.
- EUR 500,000 for the acquisition of investment fund or venture capital fund units committed to the capitalization of companies incorporated under the Portuguese law, with a maturity of at least five years and with at least 60% of the investment portfolio in companies with a registered office in the national territory.
- EUR 500,000 for research activities of public or private entities that are part of the national scientific and technological system.
- EUR 400,000 in a low population density area\*.
- EUR 250,000 in support of artistic production or in the recovery or maintenance of national cultural heritage.
- EUR 200,000 in a low population density area\*.



## Property acquisition

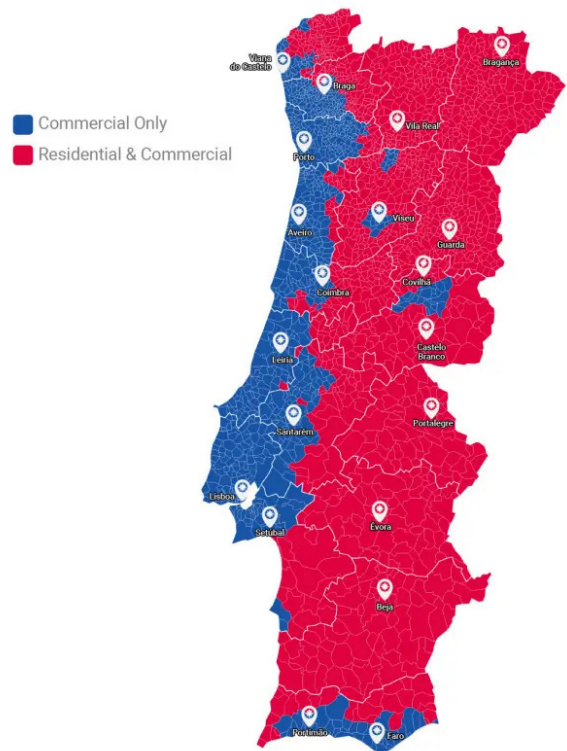
One of the following options:

- EUR 500,000 minimum real estate purchase (residential property is limited to designated interior areas).
- EUR 400,000 in a low population density area\*.
- EUR 350,000 minimum real estate purchase for the refurbishment of residential properties older than 30 years or in an area of urban regeneration, including the cost of renovations (residential property is limited to designated interior areas).
- EUR 280,000 in a low population density area\*.

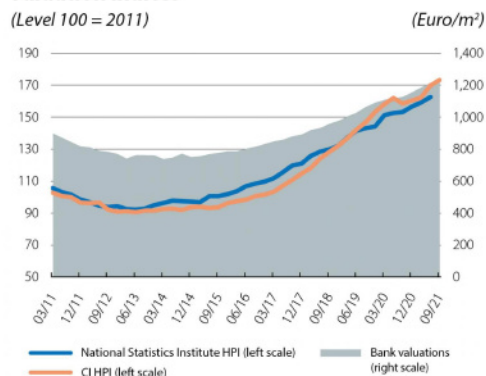
On the top of the citizenship, investing in real estate in Portugal is a smart investment since Portugal has the best increasing of real estate value per year (10% per year).

As a matter of fact, since last year Americans are the first investors in Portugal, in front of Chinese investors, even though American citizens do not always apply for Golden Visa.

### Portugal Golden Visa - Interior Regions



### Portugal: housing price and bank valuation indices



Source: CaixaBank Research, based on data from the National Statistics Institute of Portugal and Confidencial Imobiliário.

### Price range

The average nightly price is € 188



\*average price per night on Airbnb



## Why our clients choose us

### **We select only the best projects for real estate and private equity banking**

Our experts select upfront the best project, go physically there to film and take pictures, meet all the parts involved in order to avoid bad surprises.

### **We reduce the risk of an application being rejected to 1%**

Our internal compliance department conducts a comprehensive preliminary Due Diligence check on each applicant before they sign an agreement with us and before we start collecting the documents required for them to participate in the program.

### **We create and execute a clear plan**

We create a plan of action step-by-step for each client: this includes a description of the required package of documents and the actions required after obtaining a passport or residence permit. There are no surprises or hidden fees.

### **Confidentiality**

Our clients' interests and peace of mind are our top priority. The non-disclosure clause regarding their personal data and investment sources in their agreement with us underlines the importance we attach to confidentiality in our relationship with our clients.

We help investors to obtain the visa to come visit and accompany them during their trip in Portugal:

**Day 1:** Arrival at Hotel

**Day 2:** City Tour

**Day 3:** Meeting Lawyer

**Day 4:** Checking Property

**Day 5:** Return

## INVESTMENT STEPS

### Step 1 - Legal

The first step for the Golden Visa program is to start working with an experienced lawyer. Create your Portuguese fiscal number.

### Step 2 - Financial

The second step is to deliver every necessary document to your lawyer so that they are able to open your bank account in a Portuguese bank.

### Step 3 - Investment

You will select the investment option that you like the most and make the public deed.

### Step 4 - Works & application

We will take care of everything from there and get the property renovated & rented. You can then begin your Golden Visa application as soon as you purchase the property.

## INVESTMENT OPPORTUNITIES (examples):

### Option A - Possible for 6 x Golden Visa 500k Applications

Location: Cascais (Lisbon)

3.000.000€

1200 sqm

International elementary school contract for 3 years - 3% rentability per year granted

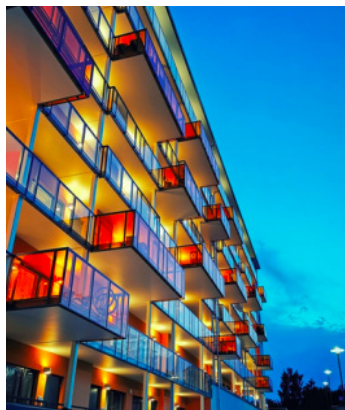
Free tuitions for investors's children (instead tuitions of 500EUR/month)

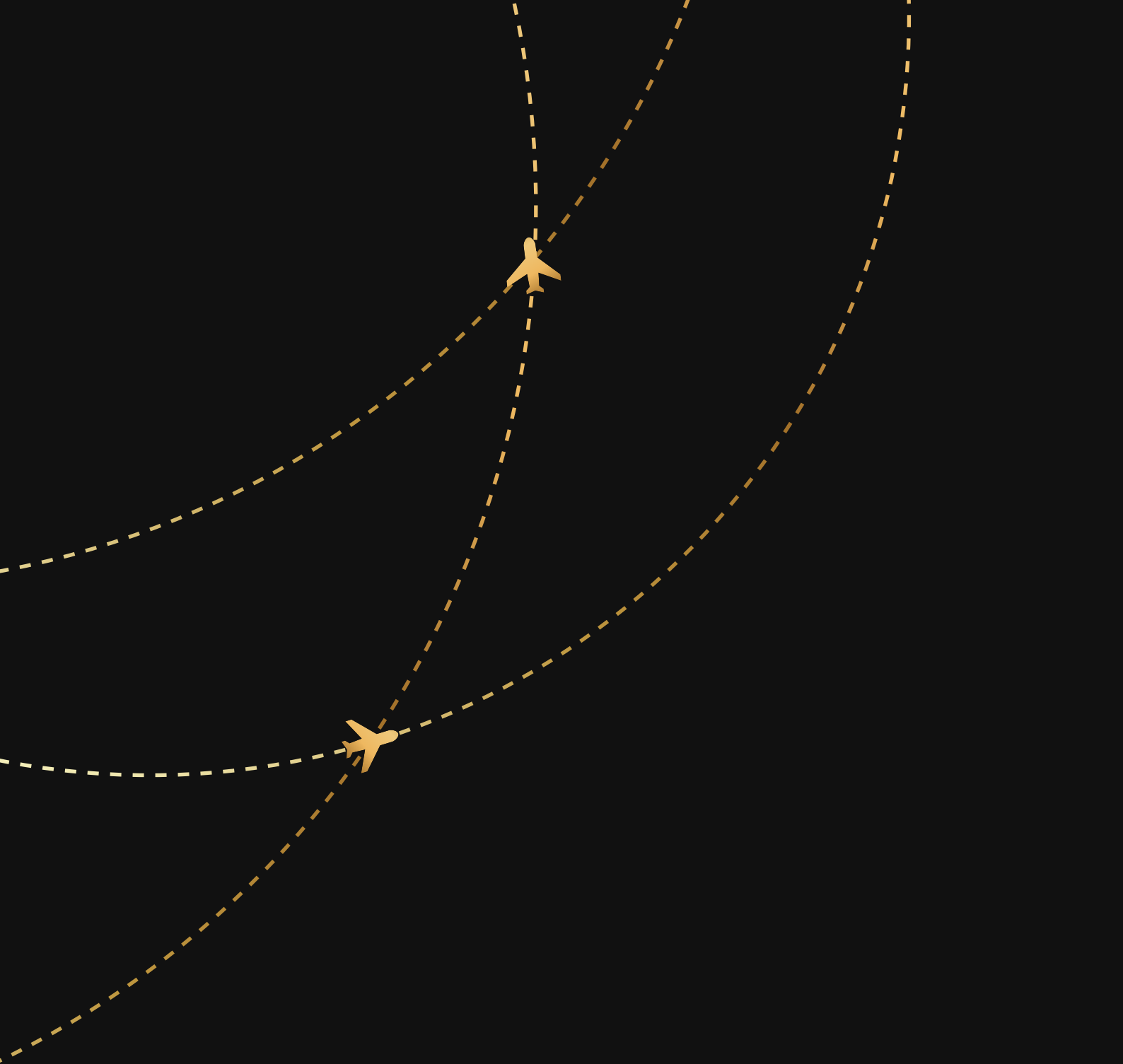


### Option B - DORM STUDENTS Porto

3.5% Yearly Return

Buyback Guaranty (developer buys back the property) as from Y5





---

Website : <https://goldenticketinvests.com/>  
email: [info@goldenticketinvests.com](mailto:info@goldenticketinvests.com)