



GOLDEN TICKET

金券投资移民



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.

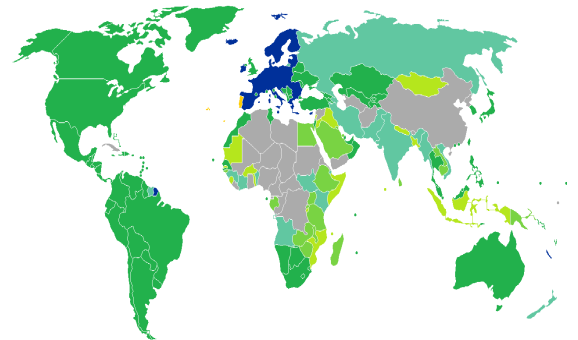
Furthermore, the program only requires an average of seven days per year stay in Portugal (or 14 days every two years) over this period, the residency can become a citizenship with a granted access to the Portuguese passport for all the family members.

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

葡萄牙公民的免签证或落地签证国家

什么是黄金签证:

葡萄牙黄金居留许可计划(俗称葡萄牙黄金签证计划)是一项针对非欧盟人士的五年投资居留计划。持有该签证可在葡萄牙生活、工作和学习,并可自由出入申根国家。

此外,该计划仅要求在此期间,于葡萄牙平均每年停留7天(或每两年14天),居留权可以转换为公民身份,所有家庭成员都可获得葡萄牙护照。

公民身份适用于所有家庭成员,包括父母、配偶和子女。

葡萄牙于2012年开始通过投资发放居留许可。该计划深受投资者欢迎。过去10年间,有27000名申请人获得了黄金签证。

投资者可在七个选项中进行选择。申请者通常选择以35万欧元购买一处房产进行修复,或以50万欧元购买新房产。50万欧元的投资基金也越来越受到申请者的青睐。

投资者可以在5年后收回全部投资(开发商在合同中承诺以相同价格回购房产)。也就是说您相当于免费获得了公民身份!

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!



可进出欧盟
26个国家&免签证到
183个国家旅行



经济实惠的投资：
280,000 欧元起



5年后可享欧洲护照



市场活跃，
投资回报高



申请10年非惯常居民(NHR)，
可免税



停留期限短

葡萄牙黄金居留许可计划的优势

- 欧洲申根地区免签证旅行以及在葡萄牙生活、工作和学习的权利。
- 作为合法居民五年后有资格申请公民身份,同时保留其他公民身份。
- 世界上最便宜的黄金签证之一。
- 与欧元汇率高,现在是投资欧洲的最佳时机。
- 有利的投资:目前欧洲最好的房地产市场。
- 移民不移居,仅需每年停留7天或每两年停留14天。
- 世界最便利五大护照之一,可免签证游遍183个国家,包括美国、加拿大、英国和澳大利亚。
- 国际标准的诊所与医院。
- 世界上最安全的5个国家之一,欧洲最安全的国家。
- 高品质的生活、当地美食和美酒、丰富的文化、温和的气候,每年平均有310天天气晴朗。
- 投资者可以在葡萄牙获得10年的特殊非惯常居民(NHR)身份。NHR不对葡萄牙的全球收入征税,葡萄牙所得税税率降至0%。如果没有NHR身份,葡萄牙的所得税税率可能高达48%。
- 家庭福利:黄金签证的一个巨大优势在于,您的受供养家属可以被包括在申请范围内。也就是说,您的家人也可以在一个安全稳定的国家享受同样的机会自由和第二居所!

	黄金签证	其他类型的居住许可
葡萄牙语能力测试	不需要	需要
强制居住在这个国家	一年7天	一年183天
永久居民在该国获得公民身份资格	不需要	需要
拒收风险	低	高

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*.

投资葡萄牙居留要求

申请人可以选择以下三类中的任何一种：**海外资产配置、房产购买、商业**

海外资产配置

以下选项之一：

- 至少1,500,000欧元(1100万人民币)的资金转入葡萄牙银行账户或核准投资。
- 500,000欧元(360万人民币), 用于购买投资基金或风险投资基金, 该基金将用于在葡萄牙法律框架下成立的公司的资本化, 期限至少为五年, 该投资组合中至少60%须投资于在国家领土内注册有办事处的公司。
- 500,000欧元(360万人民币), 用于属于国家科学技术体系的公共或私人实体的研究活动。
低人口密度地区400,000欧元(290万人民币)*。
- 250,000欧元(180万人民币)用于支持艺术制作/恢复或维护国家文化遗产。
低人口密度地区200,000欧元(140万人民币)欧元*。

Property acquisition

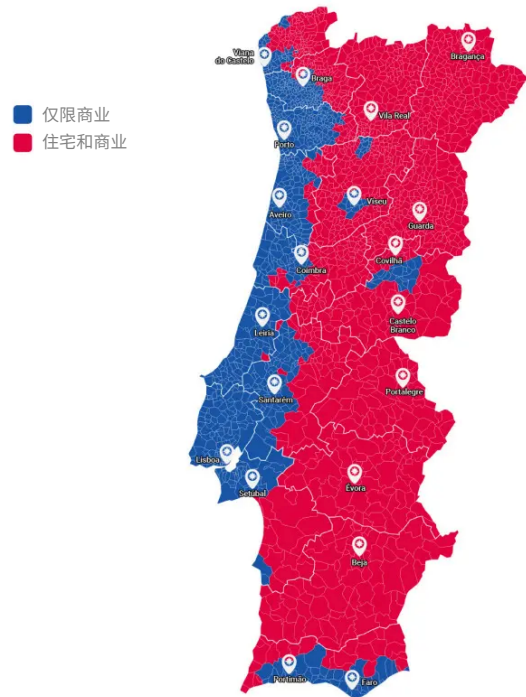
One of the following options:

- 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*.

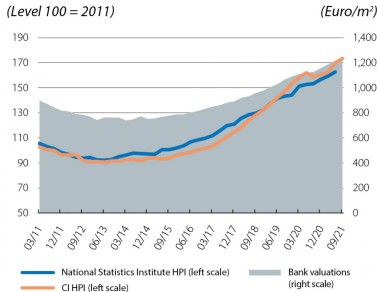
On the top of the citizenship, investing in real estate in Portugal is a smart investment since Portugal has the best increasing of real estate value per year (10% per year).

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.

葡萄牙黄金签证内陆地区



Portugal: housing price and bank valuation indices (Level 100 = 2011)



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

Price range

The average nightly price is € 188



min price
€ 10

max price
€ 440+

*average price per night on Airbnb (*Airbnb每晚平均价格)

房产购入

以下选项之一:

- 购买至少价值500,000欧元(360万人民币)的不动产(住宅地产仅限于指定的内部区域)。
- 低人口密度地区400,000欧元(290万人民币)*。
购买至少价值350,000欧元(250万人民币)的不动产,不动产房龄30年以上或为位于城市更新区域的住宅物业,包括翻新费用(住宅物业仅限于指定内部区域)。
- 低人口密度地区280,000欧元(200万人民币)*。

除公民身份外,在葡萄牙投资房地产是一项明智的投资,因为葡萄牙的房地产价值年增长率最高(每年10%)。

事实上,自去年以来,美国人跃居葡萄牙投资者第一位,居于中国投资者之前,但美国公民并不经常申请黄金签证。

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.

选择我们的原因

我们只选择最好的房地产项目和私募股权银行

我们的专家预先选择最佳项目，亲自实地拍摄视频和图片，会见所有相关人员，以避免意外因素。

我们将申请被拒绝的风险降低到1%

在每个申请人与我们签署协议之前，在开始申请所需文件之前，我们的内部合规部门会对申请人进行全面的初步尽职调查。

我们制定并执行明确的计划

我们为每个客户逐步制定行动计划，其中包括所需文件描述，以及获得护照或居留许可后所需的后续行动。确保没有意外或隐藏费用。

保密性

客户的利益和安心是我们的首要任务。协议中关于其个人数据和投资来源的保密条款更显示出我们在与客户的关系中对保密的重视程度。

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

我们帮助客户申请签证来葡萄牙实地勘察，并全程陪同。

第一天: 抵达酒店

第二天: 城市之旅

第三天: 会见律师

第四天: 勘察房产

第五天: 返回

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.

投资步骤：

第一步-法律：

黄金签证计划的第一步是找到经验丰富的律师合作。创建葡萄牙税号。

第二步-财务

将所有必要的文件提供给您的律师，以便他们在葡萄牙银行为您开设银行账户。

第三步-投资

选择您最喜欢的投资项目，并签约。

第四步-房产后续工作及签证申请

之后的房产翻新和出租由我们负责。

您可以在购买房产后立即开始黄金签证申请

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)

投资机会(示例)：

选项A-适用于6个500k黄金签证申请

地点：卡斯凯斯(里斯本)

3.000.000€

(2200万人民币)

1200平方米

国际小学

3年合同-保证每年租金为总价格3%

投资者子女的免费学费(代替每月500欧元[3670人民币]的学费)



Option B - DORM STUDENTS Porto

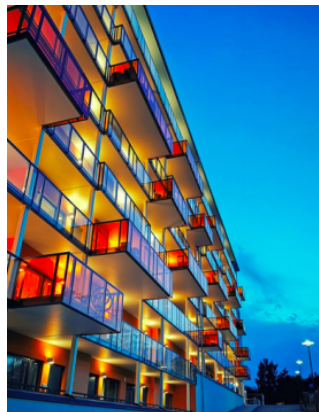
3.5% Yearly Return

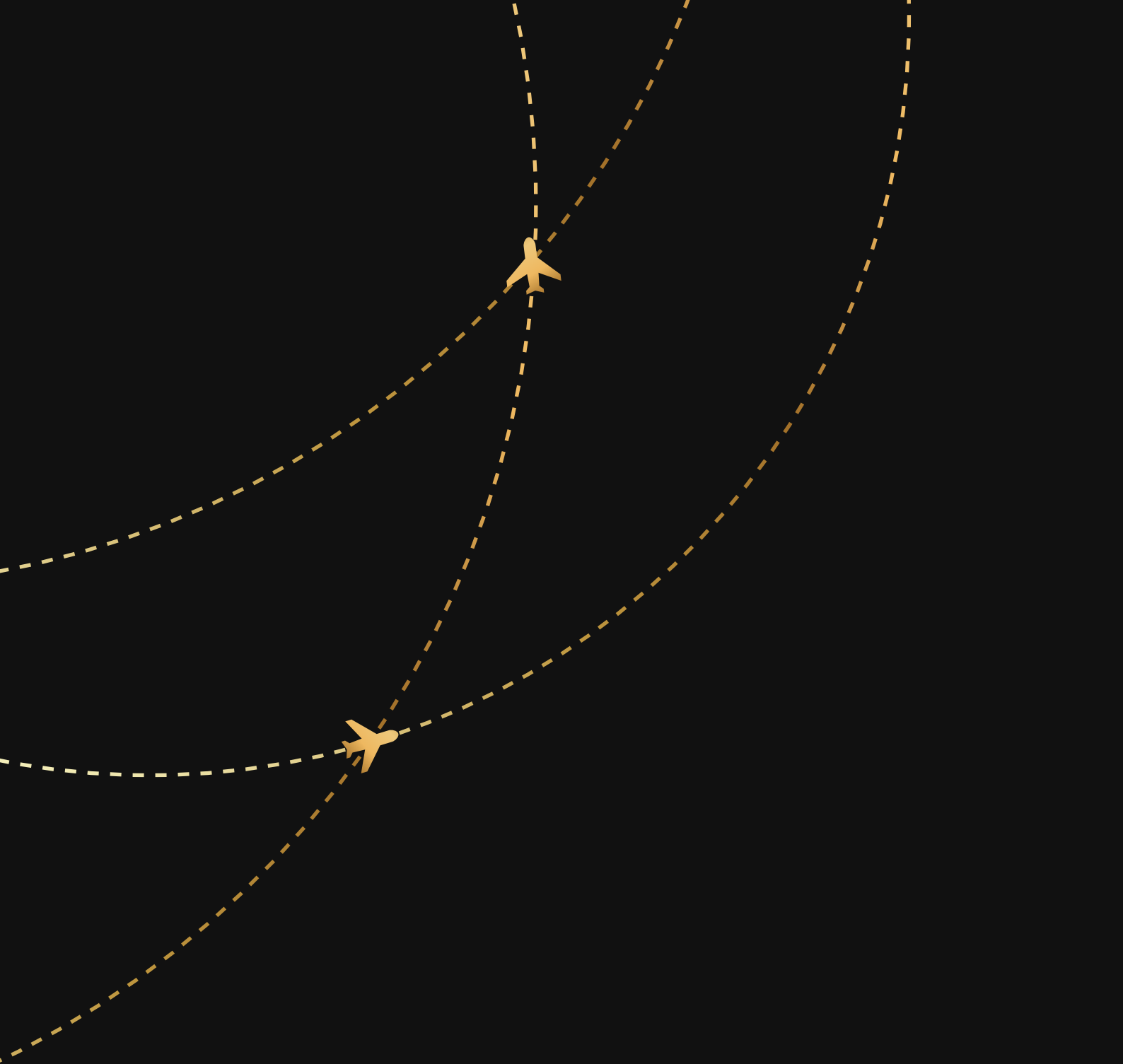
Buyback Guaranty (developer buys back the property) as from Y5

选项B-波尔图学生宿舍

3.5%年回报率

自第5年起的回购担保(开发商回购房产)





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email: info@goldenticketinvests.com