homegest
real estate consulting

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500 000 € | Ref. HG1505 | Portimão

1	1	✔	60 m2	✖

Portuguese Golden Visa Program

Benefit from being a European Citizen, Portugal has it all.

Hospitality Investment Funds in Portugal, eligible for the Portuguese Golden Visa Program.

The residence permit gives the right to live, work, and study in Portugal and allows free circulation in Europe's Schengen Area. The program only requires an average of seven days per year stay in Portugal over this period.

Benefits of a Portuguese golden visa:
• Visa-free travel in Europe's Schengen Area and the right to live, work, and study in Portugal;
• Eligibility to apply for citizenship after six years while keeping other citizenship(s);
• Low physical presence requirement (14 days during the first two years and 21 days for the subsequent three years);
• Excellent international and Portuguese schools and universities;

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• High quality of life, local cuisine and wines, rich culture, mild climate, and a high level of security;
• International quality healthcare clinics and hospitals;

Investment requirements and Benefits:
• Transfer a capital of €500.000 in the acquisition of share/units in a non-real estate collective investment entities;
• Minimum investment term: 6 years;
• Management Fee: 0.2% + €2.000 (paid by the Fund);
• Return on investment: 2% fixed return per year, tax free; or exit year 8 = 18%; or exit year 10 = 24%; or exit year 12 = 30%;
• Guaranteed Buyback: from year 6 onwards;
• Subscription: no subscription fee;
• Hotel Benefits: free 7 days stay per year;
• Municipal Title Transfer tax: no IMT to be paid;
• Stamp duty: no stamp duty to be paid;
• Registration & Notary Cost: no registration or notary costs are associated;

€140M Private Equity Hospitality Fund:
• BridgeView Hotel Gaia (Under Construction)
• Hilton Alvor – Phase III Alvor (Construction Starts in Q2 2025)
• Hard Rock Algarve – Phase III Portimão (Under Construction)