

LA VIDA

Real Estate Investment.
Your gateway to residency in Europe.



Golden Visa Europe

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The introduction of “golden visas” by several European countries has opened up a wealth of opportunities for international investors keen to gain residency or citizenship in a European country. In recent years several countries have introduced such programs. Spain and Portugal are the two most prominent as core EU countries. Each offers residency to investors who purchase a property for a minimum €500,000.

With many years' experience in selling international property La Vida is your ideal partner to help obtain a residency visa in Europe. Since our first award for international property sales presented by legendary golfer Jack Nicklaus in 2005 through to our most recent award for “Best International Agent” by Spanish banking group Banco Sabadell in 2014 La Vida has continued to help thousands of families find and purchase their home or investment property abroad. Let us help you and your family gain residency and citizenship in Europe through property investment.

Paul Williams
Paul Williams
CEO

To view properties, visit:
www.goldenvisas.com



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“Visa applications are fast and guaranteed to succeed if the investor meets the criteria. Essentially an investment of €500,000, absence of criminal record and no previous refusal of a visa”.



HOW DOES IT WORK?

By investing €500,000 in a property in either country the investor can immediately apply for residency. This is granted within a short period, usually 10-20 days and it is available for all immediate family members. The visa is renewed every two years, provided the investment is maintained and the holder of the visa spends a short minimum period of time in the country. Eventually the investor can apply for permanent residency and ultimately citizenship.

WHAT DOES IT MEAN?

Residency means the investor and his or her family can live freely in Spain or Portugal or just continue to live in their home country and keep the residency in case they ever need it. The residency can act as a future insurance policy for the investor and their family. It also allows freedom of travel throughout the EU Schengen visa zone of 26 countries that have abolished passport controls between their borders. The rules can differ between Spain and Portugal regarding work, education and healthcare. La Vida can explain these in more detail.



WHO QUALIFIES?

All immediate family members qualify for the residency visa. That is husband, wife and children under 18. Dependent children over 18 also qualify providing proof of full time education can be provided.



CITIZENSHIP

Eventual citizenship is a goal for many families. Citizenship in Spain or Portugal means citizenship of the EU. An EU citizen is free to live, work, travel, gain healthcare or education anywhere within the EU countries, including the UK. The rules between Spain and Portugal differ on citizenship and this is a key factor in our advice to clients. All of which is free for clients arranging their purchase through La Vida.



INVESTMENT

The choice of property investment will be influenced by many factors including the clients' use of that property. If the property is retained for rental income then we look closely at the rental needs. A city property on a long lease does not allow freedom of use by the client. A guaranteed rental product in some cases allows a set number of weeks because the property is rented as a holiday let and fully managed. The period of stay in a country to renew a visa does not need to be in the clients' property. But nevertheless some usage of the property may be desirable.



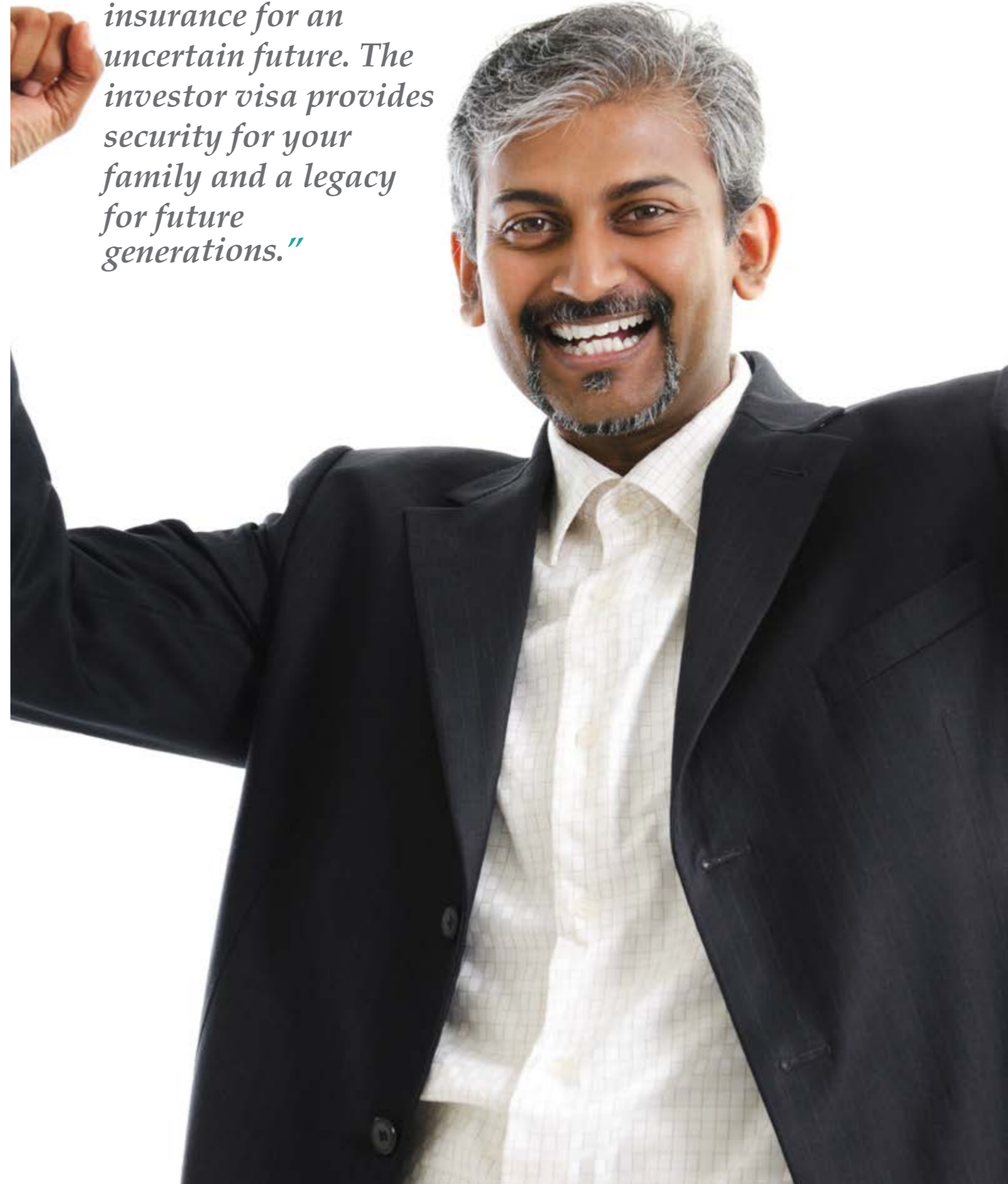
"Property prices throughout Spain and Portugal are at a ten year low with the market starting to turn quickly as economies recover. This is an ideal time for any property investment in these markets"



MARKET

There are some considerable opportunities available now in both Spain and Portugal with both markets at the bottom in terms of price yet seeing huge demand from international investors buying holiday homes through to Wall Street funds buying up portfolios. La Vida has several years' experience selling distressed property for banks and was recently awarded best international agent by Spanish banking giant Banco Sabadell. Reducing stock is already leading to price rises and in our opinion the higher end market has now passed the point of turning and is heading upwards.

"Freedom to travel to live or simply as insurance for an uncertain future. The investor visa provides security for your family and a legacy for future generations."



*“Beaches, golf, cities,
culture, clean air and a
fantastic climate.
Portugal and Spain are
advanced economies
central to Europe.”*



FEES

La Vida does not charge a fee for our services. In Europe it is common practice for real estate agents to be paid by the seller of the property. It is essential for the client to have a lawyer both for the visa application and property purchase. The lawyer works for the client and fees will vary. Clients are free to choose their own lawyers. We only recommend the best and most experienced and we work closely with these lawyers every day.

“Until the point where our clients engage a lawyer, they benefit from our ability & understanding of the visa legislation. This is free for clients using our real estate services.”



INTERNATIONAL AGENTS

La Vida works with many local real estate agents, lawyers and visa agents throughout the Middle East, China, India and Africa. If you came to us through one of these agencies then they will be providing support in your home country. If not and you found us direct as most clients do then La Vida is able to provide all the support you need. From invitation letters to meeting lawyers in Europe, through choosing a property and on to the full visa application. All can be done in one single trip.



HOW CAN WE HELP?

There are many estate agents offering services in towns and cities throughout Spain and Portugal and new lawyers emerging daily to offer legal services for visa applications. La Vida is unique as an organisation and takes a step back to first assess the needs of the client because every situation is different. We operate in several countries so we have no preference and this allows us to independently advise each client as to the best solution for them. We can deal with all the legal aspects through our panel of fully qualified, competent and experienced law firms in either country. If we don't feel a lawyer is up to the job of managing our clients' visa applications then they are not recommended. But most importantly we have over ten years of experience in international property selling over one thousand homes to international buyers. We use this experience and market knowledge to source the right property investment for you.



WHICH IS BEST FOR ME?

What is right for each client is different. First we consider the family and the goals. Is the visa for residency, for insurance or for ease of travel? That will not only determine which country is best but which region within that country. The cities may be a huge benefit for travel throughout Europe. But are they right for the best home for a family living in the country? Or does the family prefer the lifestyle and climate of the coastal regions. Is English widely spoken and are there international schools? Is there a community of similar individuals with which the family can integrate? In many cases the goal of citizenship may be paramount. In that case we usually advise Portugal over Spain because citizenship can be gained in six years rather than ten without the need to live in the country. Assessing all these needs and objectives from the start ensure the best outcome for our clients.



"An investor visa allows the freedom to travel to and from Europe and throughout the EU Schengen countries. Eventual citizenship means the ability to live, work or study anywhere in Europe including the UK".



KEY POINTS

- * Minimum investment of €500,000
- * Possibility to finance above €500,000
- * Land, Residential or Commercial property
- * Portfolio of properties up to €500,000 acceptable
- * Residency granted for one year then renewable every two years
- * No limitation on use or ownership. Freedom to rent or lease.
- * Ability to travel freely within EU Schengen visa zone
- * All immediate family members qualify (spouse and dependent children)
- * Permanent residency can be applied for after 5 years
- * Investment can be sold upon permanent residency
- * Citizenship can be applied for after 6 years (Portugal), 10 years (Spain)

REQUIREMENTS

- * €500,000 property investment
- * Valid passport
- * Medical insurance
- * Absence of criminal record
- * No previous rejection of Schengen visa application

ESSENTIAL DIFFERENCES

The golden visas schemes in both countries are very similar but there are some essential differences that investors need to consider before deciding on either scheme.

The key difference is that of citizenship and the process for obtaining it. In Spain you must be resident for 10 years before applying for citizenship. That means living in the country (more than 6 months each year). In Portugal this is not necessary. You can apply for citizenship after six years, that is five years under the investor visa and one year as a permanent resident. However it is not necessary to live in the country during those six years. The visa holder can effectively spend five weeks in Portugal in the first five years, none in the sixth year and still apply for citizenship.

It is also possible to work in Portugal during the five year investor visa phase. Although possible in Spain the visa holder would need their own company or to be self-employed.

Portugal requires a presence in the country for two weeks every two years to renew the investor visa. There is no minimum in Spain except you need to be present in the country in order to renew.



"Healthcare, education and pensions are core benefits available to permanent residents and citizens in Europe."

"Through investing just €500,000 in property in Spain or Portugal an investor plus all immediate family members can gain residency. The property can be maintained simply as an investment for rental and capital gain. It is not a requirement to live in either country to retain the visa thereby avoiding residency tax".



TAXATION

Anyone spending over 183 days in either country would be classed as tax resident and hence pay tax on their worldwide income.

Portugal recently introduced the non-habitual resident tax scheme. This scheme means that any foreign sourced non-employment related income is exempt from taxation in Portugal if the income is already taxed in the source country. This is generally the case for investment income, dividends interest, property rental, capital gains and pension income. In fact pension income will not be taxed at all if it does not originate within Portugal.

PROPERTY

In general for both countries, coastal or country property is less expensive than that in the cities of Madrid, Barcelona and Lisbon.

The cities and coastal regions all offer excellent travel links. Both Spain and Portugal are popular vacation destinations for Europeans heading to the coast in summer for beaches and often in winter for golf. There are daily flights throughout the year to most major European countries. In the cities, €500,000 will generally buy a two bedroomed apartment in a good area. On the coast €500,000 could buy a three or four bedroomed villa in Murcia or on the Costa Blanca in Spain although that budget will need to rise for some of the more popular golfing resorts on the Algarve in Portugal or Costa del Sol in Spain.

The following are just a few examples of our constantly changing portfolio across Spain and Portugal. Clients should be aware of general prices before visiting but we do not recommend being too detailed about choosing particular properties until viewing. Our staff on the ground will do a thoroughly professional job of showing appropriate properties. Availability can change quickly and we have access to hundreds of properties. On most of these we do not have time to draw up detailed specifications before the best ones are sold.

"From city living to coastal lifestyle, La Vida offers hundreds of properties in Spain and Portugal. Our expertise with developers and specialism with bank owned real estate will help identify the right property for you".



Villa homes with private pools on the Costa Blanca & Costa del Sol in Spain. The Algarve & Silver Coast in Portugal. Three bedroom villas from 500,000 Euros. Four bedroom homes from 600,000 Euros.



Luxury Apartments on Europe's Premier Golfing Resort. Guaranteed rental of 4% per annum for five years. From 690,000 Euros. Ideal managed investment for those investors not wishing to reside full time.



A large five bedroom villa on a Golf Resort in Murcia, Spain starts from around 750,000 Euros.



Typical two bedroom apartments in the centre of Barcelona can be purchased for 500,000 Euros.



Lisbon is a popular destination for city centre apartments. Typical starting prices in good areas are from 500,000 Euros.

"Gaining residency and eventual citizenship in Europe offers a legacy for future generations".





Your Golden Visa Gateway to Europe...

LA
VIDA
PORTUGAL

LA
VIDA
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