

**Real Estate
Investment
Guide
Portugal
2020**

WHY PORTUGAL

With good weather all year-round, a long Atlantic coast, a vast network of motorways with strategic access to a range of markets, competitive operational costs, proactive reforms, and flexible, hard-working and skilled human resources, Portugal is a first class destination for investment



1 FIND A CONSULTANT

We are aware of how difficult and sensitive it is to invest in a market you are not in control. We understand very well that investors are meticulous when buying and selling property because we adopt exactly same approach as Paladin, while creating our investment portfolio. In this regard, we work by knowing that the right consultant makes the difference to our customers. We take the principle of being impartial and offering the big picture to the investor with all nudity.



2 DETERMINE INVESTMENT CRITERIA

It is a key point for Paladin to listen carefully and understand what exactly you need. Our consultants meet you to list relevant criteria and determine what type of investments in which region would be more suitable to your interests. We help you to choose an investment option matching your investment and return expectations.

3 VISIT PROPERTIES

We present you a list of properties in line with your criteria. We think it's important for you to go and see atmosphere of the selected regions for investment and possible properties listed before. Our experienced local team in the market, accompanies you on your visit.



4 FOLLOW THE PURCHASE PROCESS

When you decide to buy a property in Portugal, you can complete the purchase by following a procedure. Our local team follow the whole process on behalf of you and keep you updated. If your property purchase is to be associated with a GOLDEN VISA application, our solicitor partners will help you and we follow the process.



5 CLOSING

Transfer of ownership is completion formalised by signature of the deed of sale. Along with completion, you are now ready for your Golden Visa application and / or you can start earning money from your property.

Buying Real Estate

a - Research into the legal status of the property

It is crucial to obtain any necessary information and carry out any relevant searches to ascertain the legal status of the property before making any purchase. This means that:

- Any person who wants to create or acquire any right over a property must **obtain up to date certificates from the Land Registry and the Property Tax Registry** containing the description and all the entries on the register for the property and the identification of the property at the Tax Authority.
- For the creation or acquisition of rights over a property, the person acquiring the rights must also bear in mind the content of (i) the use licence that defines the purpose for which the property in question can be used and, in certain cases of residential property, (ii) the Technical Data Sheet for Residential Property (Ficha Técnica de Habitação), a document describing the technical and functional characteristics of the property.
- For residential properties or offices, the Energy Performance Certificate (describing the property's energy efficiency and consumption expected from normal use and any measures to improve performance) must be provided on the date of acquisition of the property.

b - Promissory sale and purchase contract

In Portugal, the acquisition or creation of property rights begins, as a general rule, with a promissory contract which must include recognition of the parties in the form of their signatures and certification of the existence of the respective use or construction licence.

c - Completion

The promissory contract is followed by the signing of the public deed. This is the moment at which ownership of the property in question (or some other property right) is transferred