



MONTE REI  
GOLF & COUNTRY CLUB

PORTUGAL GOLDEN VISA PROGRAMME



## WHY THE EASTERN ALGARVE?

- The Algarve region of southern Portugal has led the Live and Invest Overseas list for seven years, due to its sunny weather and relaxed nature
- The 2021 ranking specifically names the Eastern Algarve's small, charming coastal fishing community of Tavira as No. 1 area
- High levels of safety and security (voted the fourth most peaceful country in the World by the Global Peace Index)

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## MONTE REI TODAY

- Continually ranked the #1 golf course in Portugal for the last 7 years.
- Onsite services including Concierge, Property Management, In-Residence Dining
- Numerous dining options including Michelin starred Vistas by Rui Silvestre



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## FUTURE VISION

- Second Jack Nicklaus Signature Golf Course under construction for opening in 2023
- Advanced planning for a Suite-only Hotel and Spa
- Monte Rei Beach Club

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## OWNERSHIP BENEFITS

- Prices start from €850,000
- Competitive yields from in-house rental operation
- Priority golf benefits and golf membership options
- 24/7 access to Concierge services, housekeeping services
- In-house architecture and engineering teams

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## PROPERTY OPTIONS

Monte Rei offers a variety of qualifying investments

### Plots

A range of sites around the resort that allow you to create a bespoke new home

### Linked Villas

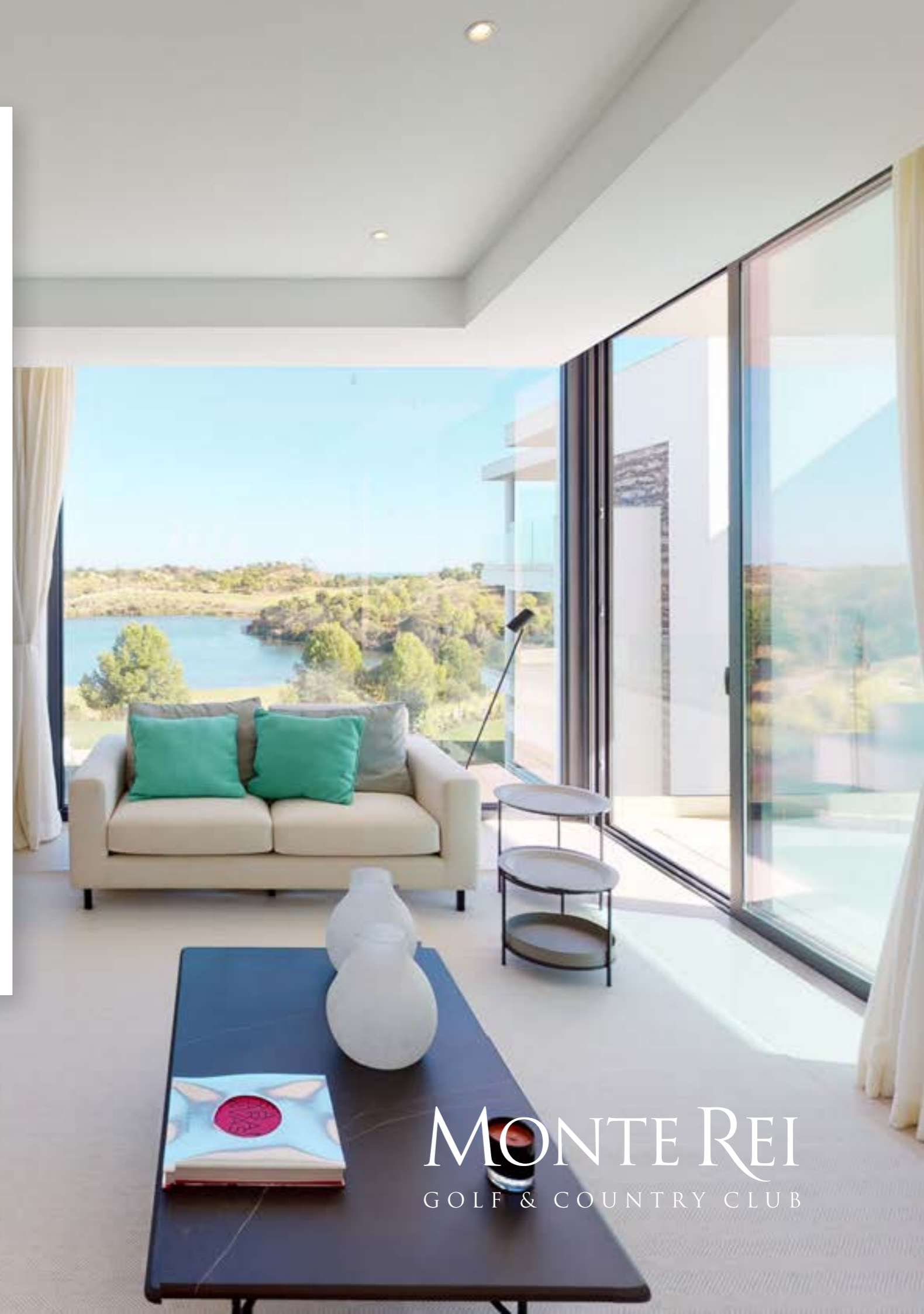
Three bedroom villas surrounding the Veranda facilities

### Existing villas

A number of existing villas are available for purchase

### Clubhouse Residence Apartments

Overlooking the 18th fairway with views towards the Atlantic Ocean, two and three bedroom apartments and penthouses



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## IMPORTANT RECENT CHANGES

- The programme in its current form will now remain unchanged until 31st December 2021
- From 2022, minimum property investment remains the same (€500,000) but only for 'Interior Areas' – Lisbon and Porto will no longer qualify

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## BACKGROUND

- Commenced in 2012
- 9,300 investors and qualifying family members have benefited to date
- One of the most popular Golden Visa programmes in Europe
- €5.63bn invested into the programme
- Golden Visa-eligible property most popular way to apply for a Golden Visa accounting for nearly 95% of the total revenue

A large, two-story villa with a swimming pool and a well-manicured lawn. The villa has a light-colored facade, a tiled roof, and a covered patio area with outdoor furniture. A swimming pool is in the foreground, and a lawn with lounge chairs and a large wicker chair is to the right. The sky is blue with some clouds, and there are trees and bushes in the background.

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## WHO CAN APPLY?

- Anyone who is not a Portuguese, EU or EFTA citizen
- You must maintain the investment for at least five years and stay in Portugal for seven days per year until you apply for full citizenship or residency

A photograph of a luxurious outdoor lounge area at the Monte Rei Golf & Country Club. In the foreground, there are several wicker armchairs with light-colored cushions and a low wicker coffee table with a glass top. On the table are coffee cups, a glass of orange juice, and some fruit. In the background, there are lounge chairs on a green lawn, and beyond that, a large, multi-story clubhouse with a red-tiled roof and white walls. The sky is blue with some light clouds.

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## KEY BENEFITS

- Instant free travel across all 27 Schengen countries
- Right to a Portuguese Passport and EU residency after five years
- Minimum real estate investment of €500,000
- Access to Portuguese education and healthcare
- Only one application for the investor and direct family
- Process normally takes four-six months to receive residency cards, allowing applicants to work, live and study in Portugal
- No relocation required (low requirement for staying in the country during and after the application process)
- Process can be managed remotely through local representative



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## HOW TO APPLY

- Purchase a property (minimum €500,000), obtain a Portuguese tax number (NIF), open a bank account and complete necessary documentation (powers of attorney, investment declarations, etc)
- Submit all your documents online - a valid passport, property documentation, valid medical insurance, tax numbers from your country of residence and Portugal, criminal record
- Present the proof of transfer of funds - and a declaration confirming compliance with the visa's investment requirements
- Book an appointment with the immigration authorities (SEF) to obtain final answer/approval – up to six months
- Obtain a temporary residency card - up to one month after approval



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# OBTAINING YOUR EUROPEAN CITIZENSHIP



\*Renewal between 30 and 90 days before the expiry date of the card

## HOW MUCH DOES IT COST

- The initial application fee costs €533 per applicant
- First Residency application, all applicants will pay €5,325
- Two further renewals cost €2,663 per applicant.



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## DO I NEED TO PAY TAXES IN PORTUGAL?

- You are not required to become a Portuguese tax resident if you apply for a Golden Visa
- However, it could be advantageous to become a tax resident through the Non-Habitual Residential tax scheme (NHR)
- Providing certain conditions are met, the NHR scheme could significantly reduce your taxes during the first 10 years of residency

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## THANK YOU - ANY QUESTIONS?

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