

2024

SECOND EDITION

At Home

PORTUGAL PROPERTY



STYLISH LIVING ACROSS PORTUGAL AND BEYOND



Portugal's **ONLY**
International **LUXURY**
Villa Rental Company

www.tripwix.com

reservations@tripwix.com

PT +351 969 865 697

US +1 800 614 1648



Algarve | Douro Valley | Lisbon | Cascais | Comporta | Alentejo | Nazaré | Northern Portugal

Hello!

Welcome to our latest edition of 'At Home' magazine, brought to you by Berkshire Hathaway HomeServices Portugal Property - the leading independently owned real estate agency in Portugal.

When the company was launched in 2010, my personal goal was to provide a quality real estate experience and to be a resource for our customers throughout their lifetime. Today, that goal remains unchanged.

Our service is revered by our customers – winning us awards every single year since our launch. An International Property Award is a world-renowned mark of excellence. This year, we achieved the pinnacle award winning the 'Best International Real Estate Website!' The website is packed full of essential buying information, probably the largest selection of properties in one place from across prime areas of Portugal – currently over 1,100 – and it utilises the latest technologies such as 3D modelling, 4K video and live chat.

People trust us to work with them.

Property isn't just about investment and building wealth throughout our lives, property is usually our home and homes are the places we make our memories. Assets such as this shouldn't be entrusted to just anyone.

For this reason, you need to be confident that you can trust the real estate professional you are working with. To know that they are committed to taking the necessary steps in today's fast-paced and technology-driven society to either pave the quickest path to finding a qualified buyer for your property or to help you find your dream home/investment at the right price in the best location.

We are here to help you leverage the power, presence and prestige of the globally revered Berkshire Hathaway name. Our ability to achieve results in both buying and selling properties surpass the competition and it is this that makes us bigger, better and bolder.

We are very much looking forward to working with you.



Michael Vincent

CEO

Berkshire Hathaway HomeServices Portugal Property
Love Portugal? Love www.PortugalProperty.com





Head Office: Vilamoura Marina

Avenida da Marina
Urb. Marina Plaza,
Bloco 26B Fracção C Loja 71,
8125-401, Vilamoura

T: (+351) 308 800 878
E: vm@portugalproperty.com



Central Lisbon Office

Avenida 24 de Julho,
nº 4 D 1200
161,
Lisboa, Portugal
1200-425

T: (+351) 910 678 102
E: cl@portugalproperty.com

**BERKSHIRE
HATHAWAY** | PORTUGAL
HOMESERVICES | PROPERTY

— O U R — O F F I C E S

Berkshire Hathaway HomeServices Portugal Property has a highly talented and experienced team of people



Porto Office

Rua Santa Catarina 624,
RC 4000-446,
Porto, Portugal

T: (+351) 308 800 878
E: porto@portugalproperty.com



Golden Triangle Office

Rua Cristovao Pires Norte
Nº368, Loja A,
8135-117,
Almancil,
Loule, Portugal

T: (+351) 308 800 878
E: gt@portugalproperty.com



West Algarve Office (Lagos)

Condominio Nucleo Gil Eanes,
Fracço CL R/C Loja 16,
Marina de Lagos,
8600-315,
Lagos, Portugal

T: (+351) 282 032 076
E: lagos@portugalproperty.com



East Algarve Office (Estoi)

Rua de Faro
Lote C, Loja C
8005-463,
Estoi Faro, Portugal

T: (+351) 308 800 878
E: estoi@portugalproperty.com



Vilamoura Hilton Office

Hilton Vilamoura as
Cascatas Golf Resort & Spa
Rua Da Torre D'Agua, Lote 4.11.1B,
8125-615,
Vilamoura, Portugal

T: (+351) 308 800 878
E: vm@portugalproperty.com



Madeira Office

Avenida do Infante,
19B Loja K, Madeira, Portugal
9000-015

T: (+351) 308 800 878
E: madeira@portugalproperty.com



Azores Office

Rua Marquês da Praia e Monforte, 25
9500-299, Ponta Delgada
Portugal

T: (+351) 308 800 878
E: azores@portugalproperty.com





CONTENTS 2024 EDITION

10 A New Chapter Begins	54 What's Involved In Buying Property In Portugal?
14 Why Sell Your Home With Berkshire Hathaway HomeServices Portugal Property?	60 Golden Visa New Rules - New Law
18 Bentayga Extended Wheelbase Mulliner - Bentley's New Flagship	66 Interview With An American Ex-Pat
22 Healthcare In Portugal	69 So, You're Looking To Buy A Property In Portugal
26 The Next Best Thing To Owning A Villa In The Algarve	70 Becoming A Digital Nomad In Portugal
28 Living In Portugal	72 Unlocking Luxury: From Real Estate Excellence To Property Management Perfection And Bespoke Rentals
34 Relocating With Children	77 Behind The Listing
38 Moving To Portugal? The Tax And Wealth Management Essentials To Know Before You Go	78 How Berkshire Hathaway HomeServices Helps Bring Sunshine To Young Lives
44 Automobili Lamborghini Marks It's 60th Anniversary In 2023 With A Full Schedule Of Events	84 Prime Central London An Insight into Prime London Real Estate
46 The Azores - Nine Naturally Surprising Islands	88 Experience Exceptional Travel
50 Only The Best For The Salema Beach Village Development	94 Testimonials



LAMBORGHINI LISBON

Authorised Dealer

Huracán Tecnica: fuel consumption combined: 14,5 l/100km (WLTP);
CO₂-emissions combined: 328 g/km (WLTP)



**HURACÁN TÉCNICA
TAKE ALL YOUR SOULS TO DRIVE**

R. São Francisco 582,
2645-019 Alcabideche
Phone 213 163 157



A New Chapter *Begins*

By Christy Budnick
CEO, Berkshire Hathaway HomeServices



The Berkshire Hathaway HomeServices Luxury Collection also reveals a new look—elegantly symbolizing the high caliber of properties and the unparalleled innovation and sophistication that Luxury Collection Specialists bring to their work every day.

It's an incredibly exciting time for the Berkshire Hathaway HomeServices network and I am so proud to be leading the company as we mark our milestone 10-year anniversary this year. What a decade it has been—in that time, the brand has expanded its reach throughout the globe, welcoming 50,000+ network agents into the fold across 13 countries and territories.

The goal at Berkshire Hathaway HomeServices has always been to forge relationships with respected professionals in regions around the world to further expand our global presence—and that's exactly what we did when Berkshire Hathaway HomeServices Portugal Property joined the network in 2019.

Built on the principles of Berkshire Hathaway Inc., one of the most recognizable and respected names in the world, the Berkshire Hathaway HomeServices brand has an ethos founded on trust, stability, integrity, and longevity—traits that I see mirrored in the service provided by Berkshire Hathaway HomeServices Portugal Property time and time again.

But there's more to a successful real estate franchise than welcoming like-minded companies—we must stay on top of—and ahead of—industry changes, remaining on the forefront of cutting-edge technology and innovative best practices.

The real estate landscape has shifted considerably this past decade, with consumer expectations, and the channels through which marketing and advertising is best delivered, two of the primary drivers of change.

And so, it was time for a transformation—one that would realign the brand in the digital and traditional space and serve us loyally through our next chapter and beyond.

Committed to adopting a digital-first approach, we considered how best to signify Berkshire Hathaway HomeServices' ongoing dedication to adapting to this ever-evolving industry via our marketing assets and branding.

The outcome: a bold new look that comprises a striking brand logo, refreshed color palette, and modern typography. Balancing form with function, this fresh, contemporary logo design is smart and adaptive, allowing it to feel at home anywhere in the world.

The Berkshire Hathaway HomeServices Luxury Collection also reveals a new look—elegantly symbolizing the high caliber of properties and the unparalleled innovation and sophistication that Luxury Collection Specialists bring to their work every day. The result, a design that embodies the spirit of all Luxury Collection Specialists—contemporary, yet classic, and always refined.

So this year, as all of us at Berkshire Hathaway HomeServices will spend some well-deserved time celebrating the achievements and growth of the last decade, we will do so with confidence in the knowledge that our brand is poised and ready for now, for the future, and forever.

Christy Budnick

CEO, Berkshire Hathaway HomeServices



Three Bedroom Apartments In Luxury Vilamoura Development With Private Infinity Pool

€1,450,000

Designed by world-renowned architect, Vasco Viera, the project is due to be completed by 2024 and is currently being launched at introductory rates for the first investors.

The units ranging from two to four bedrooms, many with their own private infinity pools, are entirely southfacing and benefit from uninterrupted sea and golf views.



Location: Vilamoura, Central Algarve
Bedroom: 3
Bathroom: 3
Plot Size: 375 m²
Reference: PP172888



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



Exquisite 4 Bedroom Contemporary Villa With Sea Views, Walking Distance To The Beach

€4,000,000

This exquisite south-facing property is located in a peaceful cul-de-sac, within the Carvoeiro area.

It offers guaranteed views and you can walk on a tiny track that leads to the Praia do Vale da Lapa beach.

The villa comprises a basement, a ground floor, a 1st floor and a rooftop terrace.



Location: Carvoeiro, Western Algarve

Bedroom: 4

Bathroom: 5

Plot Size: 2374 m²

Reference: PP173129



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.

Why sell your home with Berkshire Hathaway HomeServices Portugal Property?

As the largest real estate agency in Portugal and part of the Berkshire Hathaway HomeServices network, we are uniquely positioned to attract more buyers and sellers from around the world.

Through its franchise agreements, Berkshire Hathaway HomeServices has a network of 50,000 agents and 1,500 offices, offering greater access to state-of-the-art technology which includes marketing and social media support and international listing syndication.

The majority of our clients come from our multi-award-winning website www.PortugalProperty.com, visited by 170,000 users each month, however, we also have several offices nationwide located in high footfall locations – Lisbon, Porto, the Silver Coast, Lagos, Vilamoura, Estoi, Almancil and the autonomous regions of Madeira and the Azores. We also have 60,000 members who subscribe to our news feed and property alerts.

This may be your first time selling in Portugal, so let us explain the process and our role. Here we outline what is typically involved, although, of course, the team here at Berkshire Hathaway HomeServices Portugal Property will be with you every step of the way.

The majority of our clients come from our multi-award-winning website www.PortugalProperty.com, visited by 170,000 users each month, however, we also have several offices nationwide located in high footfall locations - Lisbon, Porto, the Silver Coast, Lagos, Vilamoura, Estoi, Almancil and the autonomous regions of Madeira and the Azores. We also have 60,000 members who subscribe to our news feed and property alerts.

Initial Consultation

We will offer an initial no-obligation consultation with one of our Property Promotion Consultants where you will clarify your needs and expectations. We will then:

- Carry out a market evaluation
- Share comparable prices and the latest market insight data
- Recommend simple property enhancements
- Design and implement the best selling strategy
- Schedule marketing activities throughout our network
- Ensure professional photographs are taken (or video depending on the value of your property)
- Produce floor plans and work with you to create the best description of your home
- Recommend displaying a 'For Sale' board
- Show the property to prospective, pre-qualified buyers including virtual viewings
- Communicate marketing activities and feedback on viewings
- Optimise marketing and pricing as necessary

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Real Estate's **FOREVER** BrandSM

Almost

51,000

Network Sales Professionals

Represented

318,000

Transaction Sides

Over

1,550

Network Offices

Nearly

\$155 Billion

in Sales Volume (USD)

Statistics from Jan 1, 2022 – Dec 31, 2022



Why sell your home with Berkshire Hathaway HomeServices Portugal Property?



The Offer

When a buyer is found we will:

- Receive and review the offer from the buyer
- Discuss and clarify the proposed terms and conditions
- Negotiate; consider counter offers
- Reach final agreement
- Draw up an offer and reservation form signed by both parties including at least a €6,000 deposit

The Closing Process

The sale of a property in Portugal is normally done in 3 stages - Reservation, Promissory and Final Deed. On average this can take between 1 and 3 months in total. We will:

- Liaise with lawyers on both sides to ensure the sale is moving in a timely fashion
- Ensure all parties are kept abreast of progress
- Push for the best % deposit at the promissory stage of the sale

- Get the promissory contract signed (usually within 2 - 4 weeks of the initial reservation after due diligence)
- Draw up the furniture/contents inventory (if necessary)
- Initiate the balance of funds from the buyer
- Oversee the contract signing 'final deed'
- Ensure the remainder of the funds are paid in full and all documents changed into the new buyer's name

After The Sale (if required)

- Help you find your next home
- Assist you with relocation

Take the next step – find out what would tomorrow look like if you sold your house today.

Contact us for a no-obligation evaluation.



SIMPLE TASTE
INTERIORS FOR THE WAY YOU LIVE

INDOOR | OUTDOOR | DÉCOR



**Free delivery
& installation.**

simpletaste.pt

Albufeira | Almancil





BENTAYGA EXTENDED WHEELBASE MULLINER - BENTLEY'S NEW FLAGSHIP

- Ultimate expression of modern craftsmanship and breathtaking luxury, with stunning dynamic ability as standard
- Exterior details include Double Diamond front grille, unique 22-inch wheel design, wing vents and self-levelling wheel badges
- Greater cabin space than any other luxury competitor
- Interior offered with eight curated tri-tone colour combinations and the Option for customers to specify their own
- Nearly 4,000 tri-tone interior colour combinations possible
- Olive Tan leather used for the first time in the automotive industry
- Sustainable carpets made from pure wool or recycled nylon
- Effortless power from Bentley's 4.0-litre, twin-turbo charged V8 engine



The launch of the Bentayga Extended Wheelbase Mulliner defines a new pinnacle for the Bentayga family and indeed the Bentley model range, adding a new level of modern craftsmanship to the already potent combination of supercar performance, go-anywhere ability, driving dynamics and limousine rear cabin of the Bentayga EWB. The flagship Bentayga EWB Mulliner offers more cabin space than any comparable luxury competitor and its bespoke enhancements make every journey an occasion to be savoured, equally as special from the driver's seat or the expansive rear cabin, providing the world's most luxurious SUV so far.

Unique design features inside and out make a striking statement, each one curated with painstaking care by the Mulliner team. The rear compartment, available in 4+1 and 4-seat configurations, features the Bentley Airline Seat specification – the most advanced automotive seating system in the world - as standard, to cosset occupants in unrivalled comfort. The Mulliner Harmony Diamond Quilt to the seats and doors demonstrates the craftsmanship that elevates the interior to a truly pinnacle position.

Using Bentley's extremely potent 542 bhp (550 PS) and 568 lb.ft (770 Nm) 4.0- litre V8 engine, the Bentayga EWB Mulliner combines limousine comfort with exceptional performance for a car in this class – a 180 mph (290 km/h) top speed and 0-60 mph in 4.5 seconds (100 km/h in 4.6 seconds). A chassis that includes Bentley Dynamic Ride (48V active anti-roll control), rear wheel steering and three-chamber air springs gives the Bentayga EWB Mulliner all of the dynamic ability of the standard wheelbase Bentayga, making the EWB Mulliner an accomplished driver's car as well as a luxurious SUV limousine.

Elegant and distinguished

The lines of the Bentayga EWB convey style and presence, and Mulliner's unique design features complement them perfectly. Exterior details include exclusive Mulliner 22-inch wheels in polished or grey painted and polished finishes, with self-levelling wheel caps that remain upright as the wheels rotate. Mulliner's distinctive "Double Diamond" front grille and chrome front lower grille are complemented by Mulliner wing vents, with two-tone mirror caps in Satin Silver and body colour.

Customers can order the car from launch with Mulliner Blackline Specification, which applies a gloss black treatment to all exterior chromework and mirror caps, but excluding the Bentley badges. A gloss black 22" Mulliner wheel completes the darker look.

When opening the doors, a welcome illumination is projected on to the ground, one of many subtle details that go beyond the everyday into a higher level of luxury.

Increased cabin comfort through innovation and technology

Whether the owner chooses 4-seat or 4+1 seating, the Bentayga EWB Mulliner features Bentley's Bentley Airline Seat specification. This is the most advanced seat ever fitted to a car, with 22-ways of adjustment and world-firsts in a new auto climate sensing system and postural adjustment technology.

In Relax mode the seat can recline to nearly 40 degrees, whilst the passenger seat simultaneously motors forwards and a beautifully leather-trimmed footrest deploys from the back of the front passenger seat. In Business Mode, the seat moves into its most upright position to make working on the move more comfortable.

The auto climate seat technology senses occupant temperature and surface humidity and then determines whether to apply heat, ventilation or both simultaneously to keep the occupant at optimum thermal wellbeing.



The Postural Adjustment function uses new thigh and shoulder pockets, plus additional lumbar massage pockets, to subtly yet continuously change the shape of the seat to ease pressure points around the body, preventing dead spots and fatigue build up. The system goes beyond the 2D motions typical of adjustable seats, able to employ a three-dimensional twist to relieve pressure points. Six independent pressure zones can provide 177 adjustments every three hours to ensure that seat comfort is never compromised, regardless of the length of the journey.

Beautiful instrumentation

A Mulliner clock flanked by chromed bullseye air vents provides a focal point on the centre console, featuring a silvered face and a bezel in a technical knurled finish. This design is echoed in the driver's digital instrumentation, which features the same silvered finish and typeface for the numerals. The clock and instrumentation style are unique to the pinnacle Mulliner models.

Effortless performance and dynamic capability

The Bentayga EWB Mulliner is powered by Bentley's 4.0-litre, 32-valve dual twin-scroll turbocharged V8 petrol engine. The design concept of the V8 engine has delivered a high level of power and torque, whilst still achieving lower emissions and the best possible efficiency. Mated to an eight-speed automatic gearbox and powering all four wheels, the V8 offers effortless performance, developing 542 bhp (550 PS) and 568 lb.ft (770 Nm) of torque, resulting in a top speed of 180 mph (290 km/h) and 0-60 mph in 4.5 seconds (100 km/h in 4.6 seconds).

The new Bentayga has won critical acclaim for its dynamic abilities, with its performance on the road and its ride and handling universally praised. The Bentayga EWB Mulliner continues this ethos with the inclusion of Electronic All Wheel Steering and Bentley Dynamic Ride as standard.



Secondary ride comfort is another key variable that affects onboard wellness – the smoother the ride, the more calming the journey. At typical road speeds and in the crucial frequency range of 5 Hz to 20 Hz, the Bentayga EWB has up to 27 per cent lower secondary ride vibration than its competitors.

Electronic All Wheel Steering provides two highly desirable benefits and ensures no compromise between high-speed confidence and low speed convenience.

At faster speeds - above 37 mph (60 kph) - the system makes small adjustments to the direction of travel of the rear wheels, in tandem with the direct steering inputs from the driver to the front wheels. This increases high-speed stability – making overtaking and lane changing more assured – and improves handling when driving through sweeping bends.

At low speeds, - below 37 mph (60 kph) - the All Wheel Steering has the effect of 'shortening' the wheelbase, reducing the turning circle, and increasing agility in tight

urban environments making parking noticeably easier. This is achieved by steering the rear wheels (upto +/- 4.8 degrees off centre) in the opposite direction to the front wheels. The system actually provides a turning circle which is smaller than that of the standard wheelbase Bentayga by 7 per cent.

Bentley Mulliner

Bentley Mulliner is Bentley's bespoke commissioning division and can trace its coachbuilding ancestry back to 1760. Synonymous with luxury, the new Bentayga EWB Mulliner joins the Flying Spur Mulliner, Continental GT Mulliner and Continental GT Convertible Mulliner – each at the very top of their model

In the world of Mulliner, anything is possible. Established to respond to the requirements of Bentley's most discerning customers, the bespoke division is renowned throughout the automotive world for crafting some of the most individual Bentleys ever created.



Healthcare in Portugal

Healthcare is probably one of your first concerns when considering a move to Portugal.

Portugal has a mixed healthcare system with both public and private services. The official services for providing healthcare to the population are organised by the extensive, tax-funded public health service, known locally as the Serviço Nacional de Saúde (SNS). Under the SNS, most essential medical services are available free of charge, while non-essential services and treatments are available for a small payment. Qualification to use this system will depend on residency status and nationality. Everyone who is registered as a resident can also register to access the Portuguese national health service (SNS) on the same basis as a Portuguese citizen.

Public healthcare in Portugal covers all medical procedures except for dental care and cosmetic surgery.

EU citizens, including those from the United Kingdom, with a valid European Health Insurance Card (EHIC) or UK Global Health Insurance Card (GHIC) for temporary stays, will be able to use the Portuguese public healthcare system free of charge for up to 90 days and thereafter will need to be registered as official legal residents to continue using the system. Citizens of some European Economic Area (EEA) countries will also be able to take advantage of this reciprocal healthcare agreement.

Non-European Union nationals will be unable to use the public healthcare system until they have been registered as residents.

Just Perfect

Cirurgia Plástica
Medicina Estética

BE YOUR
BEST VERSION



DR. DAVID RASTEIRO
Plastic Surgeon

Plastic Surgery and
Aesthetic Medicine Specialist

Find more information in
www.davidrasteiro.pt

📍 @drdavidrasteiro


ALGARVE

Hospital Lusíadas Albufeira
Hospital Lusíadas Vilamoura

LISBOA

Clínica Just Perfect

CONTACT +351 911 196 022



There are very few restrictions on bringing prescription medication into Portugal, provided that it is presented with its original prescription and is only for personal use.

In addition to the SNS public health service, many excellent private healthcare institutions and professionals offer a high level of care. Non-EU nationals may like to take up private health insurance to cover any necessary medical treatments. Private healthcare is also recommended to avoid long waiting times in the public healthcare system for elective procedures and appointments.

Hospitals:

To make overseas patients feel more comfortable, hospitals are implementing personalised patient care and monitoring services, with English as the language of communication.

Portugal also has an Integrated Medical Emergency System, INEM, which guarantees the fast and accurate provision of healthcare and rapid response times by emergency services to accident victims or anyone suffering a sudden illness. Portuguese medical staff are generally highly qualified and public hospitals in bigger cities are well-equipped with state-of-the-art resources and medical equipment.

Health Centres:

If you need to use the SNS public health service, medical assistance can be obtained at the local health centre Centro de Saúde, located in most built-up areas.

Overseas citizens holding Portuguese residency permits must be registered at a health centre and hold a Número de Utente, which may be obtained at the health centre by presenting a document showing proof of residence authorisation. You will need to show this number whenever accessing public healthcare services.

Emergency services and important numbers:

In an emergency, the Hospital Casualty Services - serious trauma, poisoning, burns, heart attacks, thrombosis, respiratory problems, etc - are available by calling the European Emergency Number: 112. There is also an information hotline where you can get advice and assistance on health issues - Linha Saúde 24 - 808242424.

If seeking treatment, the European Health Insurance Card (from the country of origin) and passport or identification document will be required to access free or low-cost healthcare.

Emergency response vehicles in Portugal are generally well-equipped and healthcare staff are well-trained, professional and frequently speak English.

Pharmacies and medication:

Most pharmacies Farmácias in Portugal's major cities are run by qualified chemists who speak at least basic English. Pharmacies in rural areas are less likely to have English-speaking staff, but one can still expect excellent service.

While most prescribed medication will be free of charge or heavily subsidised, non-essential medication may still be costly. There are very few restrictions on bringing prescription medication into Portugal, provided that it is presented with its original prescription and is only for personal use. Some medications are available in Portugal without a prescription and it is advisable to take note of the generic name of any important medication, as brand names tend to vary from country to country.

The World Health Report for 2019 by the World Health Organisation awarded the Portuguese healthcare system number 12 in its ranking.



Seaside Charm: Exclusive Development of Exceptional Homes in a Quaint Village

From €330,000

Situated in the southwest of the Algarve. Lagos and Sagres are easily accessible by car in less than 20minutes. On the edge of the Costa Vicentina Natural Park, there is so much to explore and activities to enjoy.

Located on the beautiful Salema Beach, the privacy and stunning ocean views of this development will astound you.

Salema is a picturesque fishing village in a charming bay with clear blue waters and whitewashed houses, the location is perfect if you like to escape the crowds and enjoy nature with the comfort of nearby facilities.



Location: Salema, Western Algarve

Bedroom: 3

Bathroom: 3

Build Size: 120 m²

Reference: PP173730



Scan Me

For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.

The next best thing to owning a villa in the Algarve

VILLAS WITH WANT-FOR-NOTHING-SERVICE

An idyllic escape for those seeking beauty, luxury and creativity against the backdrop of the stunning Portuguese coastline.

The Vila Vita Collection offers an enchanting getaway for any time of the year, with a particular spotlight on the brand-new Red Chalet in Armação de Pêra and the boho-chic Villa Hibiscus Beach House in Praia da Galé. Both promise, with distinct styles, a haven of elegance, a tribute to the enduring allure of the Algarve.



Red Chalet, Armação de Pêra



The Red Chalet, stands as a testament to a bygone era. Built in the heart of Armação de Pêra at the dawn of the 20th century, this remarkable little palace served as a family summer retreat for over a century. Inspired by the opulence of the Belle Époque era and the artistic influences of impressionism and art nouveau, the Red Chalet seamlessly melds beauty and tradition. Its outstanding character, gives its guests, anytime of the year, a sense of serenity and relaxation with the endless sea and beach views.

For those yearning for back-to-nature experiences, the nearby Salgados nature reserve beckons with its protected coastal wetlands. This natural haven promises good opportunities for birdwatching,

Villa Hibiscus Beach House, Galé beach



leisurely walks, and invigorating bike rides, making it an enticing destination to unwind the mind and fully recharge the body. Here, the Villa Hibiscus Beach House stands out as a true gem, it rests directly on the beach, five steps and the feet are in the sand. Tranquillity reigns supreme, cocooning visitors from the outside world with its swimming pool overseeing the beach and green gardens too. However, for those seeking to immerse themselves in the vibrant Algarve lifestyle, the bustling bars, chic boutiques, and delectable restaurants of Albufeira and Guia are within easy reach.

These extraordinary villas along with the other five in the typical fishermen village, Salema, boast a unique design, they all share the common privilege of commanding stunning sea views and offering spacious interiors replete with modern amenities and state-of-the-art facilities. Owned and managed by Vila Vita Parc – a Leading Hotels of the World resort - the Vila Vita Collection guarantees guests a five-star hotel service in the luxury of their own private villa, with private chefs and butlers, and concierge services provided by the resort.

For more information, please visit:

vilavitacollection.com

Villa Alegria, Salema



LIVING IN *Portugal*



Portugal is a hugely popular destination for anyone ready to start a new life. This small country with a population of just over 10 million offers a unique blend of stunning landscapes, incredible cuisine, and a laid-back lifestyle. With its warm climate, over 300 days of sunshine, affordable cost of living, and welcoming culture, Portugal is a wonderful option for those seeking to escape and enjoy a complete change of pace and lifestyle.

The Portuguese people are a nation renowned for their friendliness and hospitality. They treat guests with warmth and kindness, which makes settling into new surroundings and culture that bit easier. Whilst the language can be tough to learn, many people are happy to speak English.

If you are looking to relocate and invest in a new home, you will not be alone as approximately 7% of the population are now foreigners. Buyers here are motivated by low crime, low population density and political stability. This means that whilst there is no shortage of buyers, good properties sell quickly.

For those thinking of retiring here, Portugal has been ranked as the best place in Europe and fourth in the world for retirees.

Exactly why are foreigners so fond of Portugal?

Safety - Portugal remains one of the most peaceful and safest countries in the world, according to the Global Peace Index where Portugal ranks number 7.

Healthcare - Portugal's healthcare system is currently rated 12th in the world and the country also has a well-ranked education system with a high level of English-speaking citizens. In popular 'ex-pat' regions, almost every healthcare professional speaks good English. Healthcare in Portugal is subsidised and the National Health Service (SNS) is available to all national residents. Private healthcare is also very reasonably priced.

Affordability and weather - of course, Portugal attracts many foreigners because of its affordability and sun.



The weather here is one of the best in Europe. Plus the cost of living index always shows that Portugal is a country where it is relatively cheap to live. Those coming from abroad will find their purchasing power goes a long way in Portugal. But if you are looking to work here, then the minimum wage is low compared to other EU countries at less than €800.

Post-Brexit, non-EU citizens can enter and reside in Portugal for 90 days per half-year. If foreign nationals want to stay longer, they need to obtain a residence permit.

Until recently, the Portuguese Golden Visa scheme was a very popular route to residency, however, obtaining a Golden Visa through property investment has ended, with new fund schemes available to acquire a Golden Visa.

The most common is probably the D7, which is aimed at those with a passive income such as a pension or other income say from a rental property, but you could also start

a business here via the D2 visa, take up a job in Portugal via the D1 or D3 visas or support yourself with a salary from a remote job via the new D8 Digital Nomad visa.

You may also qualify for tax benefits via the Non-Habitual Residency tax regime which offers reduced rates of tax for those relocating to Portugal. However, the prime minister has hinted that this will end in 2024, so it is advisable to apply now.

Variety is what best describes Portugal and not just its beaches and sunny weather. Throughout Portugal, you'll discover a host of different experiences. From cuisine to the weather. From mountains to volcanic islands. From incredible cultural and historical areas to a complete city experience. There are so many options when it comes to calling Portugal your home.



Fascinating 6 Bedroom Mansion In Tavira With Majestic 10 Landscaped Hectares

€8,800,000

This unique mansion in the Algarve is a unique property, with character, tradition, and quality, with large areas throughout.

Upon reaching the property, the entrance wraps you around the magnificent gardens, leading to its majestic main entrance.

The passage to the main door is over a water effect, and welcomes you to a large reception, opening onto the living room and dining room. A decorative staircase, pillars, arches and high ceilings make a unique combination of shapes that complete this fantastic space.

Location: Santo Estevao, Eastern Algarve
Bedroom: 6
Bathroom: 8
Build Size: 679 m²
Reference: PP173209



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



Elegant Villa With Golf Course Views And A Serene Garden Oasis

€2,695,000

Welcome to this exquisite property nestled in the sought-after area of Vilamoura, where a serene cul-de-sac leads you to a haven of comfort and elegance. Perfectly positioned for easy access to the vibrant marina, this enchanting villa offers a wealth of amenities, including stunning golf course views, a magnificent garden with a large pool, a captivating pond, and a soothing waterfall cascading into the pond.



The ground floor of this residence boasts spaciousness and sophistication. The large open lounge area is bathed in natural light, inviting you to unwind and entertain in style. An exceptional feature of this home is the unique dining room with a charming brick ceiling, adding character and warmth to your dining experience. The well-appointed kitchen is a chef's dream, providing ample space and modern amenities for culinary endeavours.

Location: Vilamoura, Central Algarve

Bedroom: 6

Bathroom: 7

Plot Size: 678 m²

Reference: PP173863



Scan Me

For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on info@portugalproperty.com.

An aerial photograph of a coastal resort. In the foreground, a lush green golf course with several sand traps and water hazards is visible. A winding road cuts through the landscape, leading to a modern clubhouse with a blue roof and a swimming pool. The resort is surrounded by dense tropical vegetation. In the background, a large body of water, likely a bay or lagoon, stretches towards the horizon, with a sandy beach and some buildings visible in the distance. The lighting suggests a bright, sunny day.

The true essence
of ocean living

KRONOSHOMES



PALMAR S
OCEAN LIVING & GOLF



Relocating with children

When you get ready for a fresh new start in a new home, and then add children into the mix, it is an extremely exciting time. We are here to give some tips to avoid it becoming a stressful experience with little ones in tow.

Preparing yourself and your children

By properly preparing for your move, you can reduce the stress for your children (and thus yourself) by developing a plan of:

- When to tell your children
- How to tell them
- How to select the right area based on your needs and interests
- When to pack
- When to declutter
- When to move out
- When to move in

Breaking the news to your children

Select the right time and place, where you put aside at least an hour, and encourage your children to fully respond regarding their thoughts and feelings.

Exploring the reason(s) for the move

- If possible, avoid the use of negative reasons that may be forcing the move. For example, "We are sick of this area."
- Stress the positive reasons. "I think we will all be happier there... "

Involve your children in the relocating process

During the area/home selection process consider:

- Giving assignments to your children such as researching towns, schools, recreational activities, and homes (establish price range), but only if you are confident your children will be able to accept your final decision on where you will move.
- Assign each child to prepare their room for the move.
- Ask your children to research the services and recreational activities that are important to them.
- Plan with your children how to manage to say goodbye to friends and establish an ongoing communication plan with them.
- Organise some of their favourite activities before you leave and research how these favourite activities can be continued in the new home.

Make use of technology with your children

Use technology to begin to excite and familiarise your children through aerial and video footage of everything the new area has to offer. Encourage your children to send links to their friends that show them where their new home is located, and what it offers.

Consider whether you want your child to live in a more densely populated area, where houses are within walking distance and where the community looks out for one another. Or do you want a more remote country neighbourhood, where you need to drive your child everywhere, but where they are closer to nature?

The best time to move

The prevailing consensus is that the best time to relocate school-aged children is during the summer so they can start school with the rest of their class. Some say it also can be a benefit to move during the school year when teachers can devote greater attention to the transitional needs of the child.

When a choice is possible, another consideration is to move when the destination is enjoying its greatest seasonal appeal.

Visiting the new town or home before moving

Often, it is helpful to visit a potential new town, city, neighbourhood, or home before moving to "tenderise" the relocation process for children. If this is not possible, try to get a video of the town or city.

In addition to asking your children which home they are interested in, ask them what they would like their next town, city, or neighbourhood to offer.

Children know best

Attempt to learn as much as possible from children who already live there. For preschool children, upon moving, try to host a "new friend welcoming party". This way, your child can learn from other children and see how happy they are living there.

Moving with children who have special needs

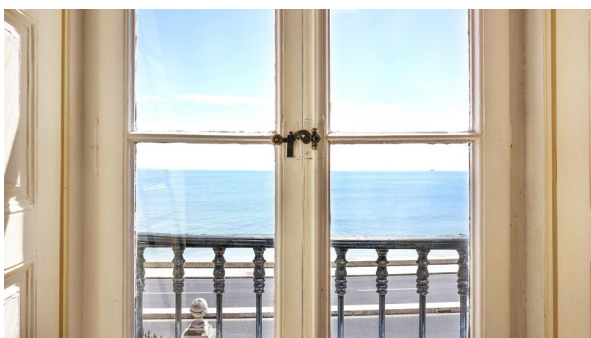
Research how committed the school district is, not only to special needs students in general but your child's specific special needs. Are there other special needs students and are their needs being properly responded to? Can you talk to parents of children with similar special needs in the school or district?

How helpful are school reports?

Focus on the school's ability to maximise the development of your child based on individual needs, interests, and aptitude. Educational reports might not provide all the necessary information.



Your agent at Berkshire Hathaway HomeServices Portugal Property will be here every step of the way, before, during and beyond your move!



Gorgeous 19th Century River Front Palace of Great Historical Importance

€12,500,000

The property "Quinta do Relógio", named after the clock-tower - which tops the gardens - was constructed by Tomás Maria Bessone, having been concluded in 1860 under the direction of the architect Cinatti de Siena, who become responsible for the clear Italian influence visible in its structure. Later, the property was a residence of His Royal Highness, King Ferdinand II of Portugal.

Currently, the property belongs to the descendants of King John the 1st and Philippa of Lancaster.

The property presents a markedly Neoclassical atmosphere seen in the sumptuous ornamentation of the buildings, surrounded by an important vegetation where stand out several rare species, all these growing for some hundred years and confronting directly with the sea.

Location: Sintra Area, Lisbon & Lisbon Coast
Bedroom: 15
Bathroom: (Upon request)
Plot Size: 5589 m²
Reference: PP173258



For further information or to arrange to view this property please contact us on our **International Number +351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



Penthouse City Centre

€6,500,000

Explore an alluring Lisbon penthouse featuring four bedrooms, five bathrooms, and mesmerizing river views. This property flawlessly blends tradition and modernity, offering a harmonious living space. Inside, classic Portuguese architecture meets contemporary comforts in open, sunlit living areas with panoramic river vistas. The penthouse boasts a gourmet kitchen, four spacious bedrooms, and five luxurious bathrooms. Outside, a private terrace beckons for morning coffees and entertaining against the enchanting city backdrop. This penthouse encapsulates Lisbon living, marrying the city's rich history and vibrant energy with modern luxury and comfort. It's the epitome of urban living at its finest.

Location: Lisbon, Lisbon & Lisbon Coast

Bedroom: 4

Bathroom: 5

Plot Size: 548 m²

Reference: PP174179



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.

Moving to Portugal?

THE TAX AND WEALTH MANAGEMENT ESSENTIALS TO KNOW BEFORE YOU GO

BLEVINS  FRANKS

By Dan Henderson, Partner,
Blevins Franks

Moving to Portugal proves very rewarding for many people, for a whole variety of reasons. While quality of life is the most important, Portugal can offer tax benefits too.

While it is never too late to review and adjust your financial planning for living in Portugal, if you are still planning your move it pays to do your research and take advice before you do. With early and careful planning, you can make the most of tax-efficient opportunities when moving to Portugal.

Residence post Brexit

Brexit may mean that there is more advance planning and paperwork involved, but most UK nationals can achieve their dream of living in Portugal, particularly if retired.

The D7 Passive Income Visa (D7 Visa) and D7 Passive Income Residency Permit (D7RP) are the most suitable routes for most individuals wishing to retire to Portugal. You will need to supply supporting documentation including a Portuguese tax identification number; proof of property purchase/rental agreement and of sufficient financial resources; suitable health insurance, and medical and criminal record checks.

The D7 Visa is valid for four months from the date of issue and allows you two entries into Portugal during that period. This enables you to arrange and attend an appointment in Portugal with the AIMA the Agency for Integration, Migrations and Asylum - Portugal's immigration service. There you will provide your documents and biometric data for the D7 Passive Income Residency Permit.

The D7RP is then valid for two years and renewable for a further three years by reconfirming the key qualifying criteria. After five years you may apply for Permanent Residency, valid for ten years. At each renewal you must prove you have not been absent from Portugal for six consecutive months or eight non-consecutive months in each of the previous years.





Portuguese income tax

While those who have qualified as 'non habitual residents' receive beneficial tax treatment (see below), all other tax residents of Portugal are liable to Portuguese tax on worldwide income. Certain capital gains are added to income whereas others are exempt or taxed at a fixed rate.

The 2023 income tax scale rates range from 14.5% for income under €7,479 to 48% for income over €78,834. A 2.5% or 5% solidarity tax is currently levied on income over €80,000 and €250,000 respectively.

Investment income (interest, shares, securities, bonds etc) is taxed at a flat rate of 28% (35% if held within a 'tax haven'). You can opt for the scale rates if cheaper.

You are usually considered tax resident after 183 days in Portugal, but it can be earlier if you relocate with the intention of making it your home.

Portugal's non-habitual residence regime

New residents have been able to enjoy a decade of significant tax benefits by applying for Portugal's 'non-habitual residence' (NHR) status.

Besides offering a fixed 20% income tax rate to those employed in 'high value-added' professions, NHR lets you receive some foreign income tax-free or at a reduced rate. You could also pay no Portuguese tax on gains from UK property.

However, at the time of writing (October 2023) proposals are that this regime will cease for new applicants, so please be mindful.

Tax on UK pension income

Once you are tax resident in Portugal, your UK state and occupational pensions will only be liable for Portuguese income tax. UK government service pensions, however, remained taxed in the UK.

The taxation of personal pensions in Portugal gets complicated, so you need personalised, specialist advice. While some income can be taxed as investment income or at the favourable treatment applied to life assurance policies, most British expatriates are likely to pay tax at Portugal's income tax scale rates.

There is no 25% tax free lump sum in Portugal, so you would be better off taking yours before you leave the UK.

If you qualify for NHR status, your UK pension income (excluding government service pensions) will be taxed at just 10%.

Portugal's wealth tax on property

If you're thinking of buying a luxury property, bear in mind that Portugal currently imposes a 'wealth tax' of sorts – Adicional Imposto Municipal Sobre Imóveis (AIMI) – on high-value local property, regardless of where the owner is resident.

You are only liable if your stake in Portuguese properties is over €600,000 (couples could get a €1,200,000 allowance for jointly held property) and then only on the value above that. Rates are 0.7% for individuals, 0.4% for companies and 1% for properties over €1 million. Some companies are not eligible for the allowance.

Portugal's inheritance tax

Portugal has a very benign inheritance tax regime. The Portuguese version, called 'stamp duty', is only charged on assets located in Portugal and the tax rate is just 10%. Furthermore, spouses and ascendants/descendants are exempt.

Note that if you remain UK domiciled as many British expatriates do – domicile is a harder tie to break than residence – your worldwide estate remains subject to 40% UK inheritance tax (above the nil rate bands).

Timing your move to save tax

The Portuguese tax year runs from January to December, whereas the UK is April to April. The two countries apply different capital gains tax rules and rates.

It is therefore worth weighing up whether it is more tax efficient to sell your UK assets while still a UK resident, or wait till you are resident in Portugal, then time your move accordingly.

Minimising tax in Portugal

Don't assume what was tax efficient in the UK is tax efficient elsewhere. UK ISAs, for example, are taxable in Portugal, but Portugal can provide its own tax planning opportunities, particularly on capital investments.

Many expatriates benefit from holding capital in a structure similar to an offshore life assurance policy or bond that acts as an investment wrapper to a conventional portfolio.





No tax is payable on the underlying investment income until a withdrawal is made. Even then, only a proportion of the profit is taxable in Portugal and the effective rate of tax drops over time.

Portugal succession law imposes forced heirship

Unlike the UK, where you are free to leave your estate to whomever you choose, Portugal's 'forced heirship' succession law dictates how assets are passed on. For Portuguese residents this means your spouse and direct family could automatically inherit at least half of your worldwide estate, even if you wish to pass wealth to other beneficiaries.

The Portuguese regime will apply by default, but you can opt for the EU 'Brussels IV' succession regulation to override it. Take professional advice first to establish what works best for your family and to achieve your wishes.

A helping hand

Cross-border wealth management is complex, with all the different various elements potentially having an impact the others. For example, how you own assets can have repercussions on what tax you pay and your estate planning options. Speak to a specialist adviser who can provide a strategic financial plan for whole process, from your planning stages in the UK if you haven't moved yet, ensuring you do everything at the right time, right through your retirement years in Portugal and should you decide to return to the UK in future.

Keep up to date on the financial issues that may affect you on the news page on our website www.blevinsfranks.com

The tax rates, scope and reliefs may change. Any statements concerning taxation are based upon our understanding of current taxation laws and practices (as at October 2023) which are subject to change. Tax information has been summarised; an individual should take personalised advice.



Traditional Portuguese Style Home On Praia D’el Rey Golf & Ocean Resort

€1,675,000

This stunning house is located on the 5-star Praia D’el Rey golf and ocean resort, which sits along the beautiful Silver Coast of Portugal. The area is renowned for its gorgeous, white sand beaches, which offer a stunning backdrop for relaxation and recreation.

The house has a traditional Portuguese style, with charming architectural details reflecting the region’s rich cultural heritage. The house is spacious and elegantly decorated, with tasteful furnishings and modern appliances. The large windows and open floor plan create a bright and airy atmosphere, allowing natural light to flood the rooms and highlight the beauty of the surroundings.

Location: Praia Del Rey, Silver Coast

Bedroom: 6

Bathroom: 6

Plot Size: 1264 m²

Reference: PP173702



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



Modern TOP Villa In Silver Coast

€525,000

This is a stunning 4 bedroom villa that enjoys beautiful views over the vineyards and Monte Junto Mountain.

The villa includes a garage and comes with or without a swimming pool.

Located just 5 minutes from the A8 motorway

Lisbon is 40 minutes away

Just 15 minutes to the beach

There are many fantastic restaurants nearby with the supermarket a 5-minute drive away.



Location: Obidos, Silver Coast

Bedroom: 4

Bathroom: 4

Plot Size: 480 m²

Reference: PP173190



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.

AUTOMOBILI **LAMBORGHINI** MARKS ITS

60th anniversary

in 2023 with a full schedule of events

Lamborghini



Sant'Agata Bolognese, February 15, 2023 – Sixty years ago, in an area that at the time was open countryside, construction of the Automobili Lamborghini factory began. The company was established on May 7, 1963, realizing Ferruccio Lamborghini's dream of becoming a manufacturer of sports cars, an industry back then dominated by just a few brands.

Right from the start, the founder and his very young engineers showed a passion for innovation and a desire to disrupt the dogmas of the sports car world, which were truly groundbreaking and led to a radical revolution. These values, which still form the cornerstone of the company today, would lead to the birth of legendary cars such as the Miura, a car which coined the term "supercar" and that has since inspired the entire automotive industry with its spirit and its styling. Over the years, Automobili Lamborghini has continued

to evolve, creating icons of unique style, technology and performance, inspiring entire generations and millions of people by sharing its DNA and the values on which it was founded.

On the occasion of its 60th anniversary, Automobili Lamborghini is organizing a series of events worldwide, each unique but all engaging customers and their Lamborghinis; the official Lamborghini Clubs; and the dealerships and fans around the world.

The 60th anniversary celebrations began on January 19 with the opening of the remodeled Lamborghini Museum in Sant'Agata Bolognese, located in the original factory areas. The museum was renovated and rearranged specially for the celebrations with an exhibition entitled The Future Began In 1963.



The Lamborghini Day Japan – 60th anniversary, to be held on February 23 in Suzuka - Japan, is the first international event to kick off the celebrations. Hundreds of enthusiasts and collectors will gather in one of the most significant markets for the Sant'Agata Bolognese-based company.

In the United Kingdom, Silverstone Circuit will be the venue for Lamborghini Day UK on April 29 to celebrate the company's 60th anniversary, with over 300 Lamborghini owners expected to attend.

The next important event will be the 60° Anniversario Giro tour in Italy that will end on May 28 in the main square of Bologna with the Concorso in Piazza: a concours d'elegance and festive party open to the public, at which hundreds of Lamborghinis, collectors and fans from all over the world will gather to celebrate the illustrious history of the brand.

In the United States, the most important market for Automobili Lamborghini, the "60th Anniversary Giro" is scheduled this summer.

Come September, 60th Anniversary celebration continues in Automobili Lamborghini's second largest single market in Chinese Mainland where Lamborghini customers will participate in its signature "Giro China" for the ninth

consecutive year. Over 100 Lamborghini owners and enthusiasts will gather to round up the celebration with the "60th Anniversary Gala Dinner".

As well in September, Lamborghini Polo Storico, the division responsible for the protection, preservation, and restoration of the brand's motoring heritage, plans to organize the "60th Anniversary Polo Storico Tour" reserved for Lamborghini classic cars in Italy.

In October, the Vallelunga circuit in Rome will host the very first Lamborghini Festival. In this grand event, organized for the first time and open to all fans, the House of Sant'Agata Bolognese will celebrate the brand and its track-oriented cars.

Then in November, the Grand Finals of the Super Trofeo Lamborghini, the one-make championship reserved for the Huracán Super Trofeo EVO2 racecars, gathering cars from three continents, will be held at the Vallelunga circuit in Rome.

The official Lamborghini Clubs around the world, now present in 24 countries with more than 1600 members, are also planning anniversary tours and events in their respective countries, as well as a number of tours in Italy with their final destination the Lamborghini headquarters in Sant'Agata Bolognese.

The Azores - *nine naturally surprising islands*



Europe's Leading Adventure Tourism Destination 2022 voted by World Travel Awards – plus in the top 10 best islands in Europe by Condé Nast Traveller's 2022 Choice Award.

The Azores, in the North Atlantic Ocean - the westernmost point of the European continent - is a Portuguese archipelago made up of nine naturally surprising islands, with hotels and restaurants in complete harmony with the environment.

It is famed worldwide for its scenic natural beauty and enjoys breathtaking landscapes of lakes, lush green meadows, volcanos, geysers and hot thermal waters. In 1983, UNESCO named the Historical Centre of Angra do Heroísmo, on the island of Terceira, a World Heritage and in 2004, the Landscape of Pico Island Vineyard Culture, on the island of Pico.

Know the islands

With areas ranging from 747 square kilometres (S. Miguel Island) and 17 square kilometres (Corvo Island), the Azorean population totals more than 240,000 inhabitants and each of the islands has its own distinct cultural characteristics which make them unique. The developed environment covers just 5% of the land and the rest is a patchwork of protected areas and marine reserves.

Business advantages

The Azores provides competitive business advantages in several areas, offering excellent opportunities for investment. The archipelago offers attractive investment support systems and measures for hiring and job creation.

There are competitive tax differentials in the Azores too, for example, VAT rates are lower than in mainland Portugal:

- Reduced rate - 4% (6% for the mainland);
- Intermediate rate - 9% (13% for the mainland);
- Standard rate - 16% (23% for the mainland).

Tourism

The proximity to the main tourism markets in Europe and North America, the existence of airports and maritime ports on all the islands, the temperate climate, the uniqueness of the landscape and the cultural diversity provided by insularity are all strengths of the Azores.

In recent years, tourism has gained importance in terms of the regional economy, to the point of being one of the three most important sectors and with good growth prospects. The Azores are best known for whale and dolphin watching and the mild weather. The warm water and the variety of the coastline make the Azores a year-round destination for watersports.

English is widely spoken in the islands, especially by younger generations.

Real estate investment

Just 2 hours from Lisbon and 5 hours from Boston, the Azores is a prime market for real estate investment. The relatively moderately priced properties creates an ideal environment for personal and commercial investment.



New offices

Victoria Wilson is the Country Director of the Azores. In addition to seven years as a real estate professional, Victoria worked as a marketing executive for Remington Hotels, as the Director of Sales and Marketing for the collection of Key West luxury hotels. This experience granted her an invaluable perspective into both the commercial and hospitality real estate market. After rising to Berkshire Hathaway HomeServices's top 7% of all sales agents, she decided to dedicate her knowledge and expertise to the Azores Islands.

Berkshire Hathaway HomeServices Portugal Property aims to be a trusted resource for everyone looking to sell or purchase real estate on the Azores islands. Whether a client is a fifth-generation Azorean, an ex-pat looking to reconnect with their heritage through investment, or a newcomer to the islands, we are keen to represent every client with honesty, transparency and respect.

Our new flagship office is located on Sao Miguel Island, in downtown Ponta Delgada on Rua Marques da Praia e Monforte. The business is divided into three areas of expertise: commercial sales focused on hospitality and hotel sales, single-family residential homes sales and luxury properties.

We are actively recruiting and seeking 8-10 full-time agents. Our office aims to hire a diverse collection of real estate professionals, both locals and agents from other countries.

There are innumerable opportunities to invest in the Azores and we look forward to welcoming you!



Profitable Rental Home with Sea View

€340,000

Oceanview apartments located directly next to Pópulo beach, perfect for personal use and/or vacation rental income. The private condominium complex is above shops and popular restaurants. The community shares a swimming pool and tennis court each unit comes with private parking. Conveniently located just outside of the city of Ponta Delgada, this location has easy access to nature, beach, and amenities. This property is a licenced vacation rental home and has reservations which convey with the sale of the property.

Location: Azores
Bedroom: 2
Bathroom: 2
Build Size: 92 m²
Reference: PP173152



For further information or to arrange to view this property please contact us on our **International Number +351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on info@portugalproperty.com.



Stunning Estate with Spectacular View of Parque de Merendas da Avenida Pereira de Atayde

€1,200,000

This is a 5 bedroom, four bath home with an annexe/ mother-in law suite centrally located in Furnas. It has beautiful views overlooking the park as seen in the photos.

Furnishings are negotiable.



Location: Azores
Bedroom: 5
Bathroom: 4
Reference: PP174219



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



ONLY THE BEST FOR THE

SALEMA

BEACH VILLAGE

DEVELOPMENT

Berkshire Hathaway HomeServices Portugal Property is very proud to have been selected as the exclusive agent for the charming sea-view villas known as the Salema Beach Village Development...

Just 500 metres from the majestic Atlantic Ocean, Salema Beach is nestled within the fishing village of Salema, near Vila do Bispo, Western Algarve. The whole area is part of the Parque Natural do Sudoeste Alentejano and Costa Vicentina. The village retains its charm and is far removed from the mass tourism of the Algarve coast, with its fishing traditions, narrow streets and whitewashed houses.

Here, privacy and sea views prevail, in a landscape that illustrates the perfect holiday postcard with the blue sea contrasting with the white tones of the villas.

There are two and three-bedroom villas available with very generous areas, views of the ocean, sunny terraces and garden areas. The properties are sold fully furnished and equipped and are ideal as a permanent residence or as a second home.

More than 25% of the properties are already reserved

As an owner, you will have access to reception services, 24-hour security, swimming pools, a snack bar, padel tennis courts, an outdoor gym and a children's playgroup.

Salema Beach was voted one of the best secret beaches on the planet by the U.S. magazine 'Travel & Leisure'. It highlighted its "genuine" and "non-massified" features.

Investing in these homes allows you to stroll along the promenade, lose yourself on the fine golden sandy beach or simply enjoy the singular beauty of the sunsets.





Scan Me

Beachfront Villa V3 On Madeira Island

€1,950,000

This villa is located by the sea, specifically by the beach. The house offers several advantages due to its privileged location, such as the possibility to take a dip in the ocean or enjoy a natural swimming pool nearby. The construction is mainly oriented to the west, allowing beautiful views of the sunset over the sea.

The villa has three floors, with access available via elevator or stairs. On the first floor, there is a closed garage with space for two cars, including charging for electric cars. In addition, we find a leisure area, a SPA with a heated indoor pool and jacuzzi, with a natural basalt stone wall, offering stunning sea views. There is also a support bar, a relaxation area, a dining area, a cinema room, changing rooms, laundry and a small garden to support the SPA.

The technical area of the pool and systems of the villa is accessible from the outside, facilitating access for maintenance. On the upper floor are the social areas, including the living room, dining room and open-concept kitchen, with a wine cellar directed to the dining area that divides the environment between the living room. The kitchen is spacious and has a support island for meal preparation. All rooms of the house have air conditioning and sea views.

Location: Porto Moniz, Madeira
Bedroom: 3
Bathroom: 4
Reference: PP173899



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.

Luxury Villa V3 In Funchal

€1,800,000

The described villa combines the charm of traditional style with a contemporary design interior, offering a unique and sophisticated residence close to the city center. Here are some important features of this property:

Prime location: Located near the city center, the villa provides convenient access to all amenities, such as stores, restaurants, services, and entertainment areas. In addition, being inserted in a quiet area allows you to enjoy tranquility and privacy.

Definite view to the sea and Funchal's port: The presence of a panoramic view to the sea and Funchal's port is a significant highlight of this property. This allows you to appreciate the beautiful scenery and enjoy relaxing moments at home.

Three suites with walk-in closets and large balconies: The villa offers three suites, each with its own walk-in closet and large balconies. These features provide privacy and comfort to the residents, allowing them to enjoy the view and fresh air.

Fully equipped kitchen: The kitchen is equipped with high-quality appliances, ensuring functionality and practicality on a daily basis. This feature is especially important for those who enjoy cooking and preparing meals at home.

Large living space with access to garden and pool: The living room offers a generous amount of space, connecting directly to the garden and pool. This configuration is ideal for family gatherings, entertaining, and enjoying the outdoors.

Location: Funchal, Madeira
Bedroom: 3
Bathroom: 5
Plot Size: 559 m²
Reference: PP173456



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.

The buying and selling process in Portugal is uncomplicated and can be completed relatively quickly if the property documents are in order. For a private transfer of ownership, the process usually takes between 4 and 6 weeks.

Before any purchase, due diligence is performed by the buyer's lawyer and involves checking that all the property paperwork is in order and ensuring that there are no charges or encumbrances on the property. Additionally, if a survey is performed and a problem with planning arises, your lawyer will assess the situation and make his recommendations.

What's involved in buying property in Portugal?

Mortgages

If you need a mortgage to purchase your home these are offered by all the major Portuguese banks as long as the property has a habitation license. Loan terms are up to 50 years for residents and 30 years for non-residents. The maximum age upon maturity of the loan is 70 or 80, depending on the lender.

The maximum amount that can be borrowed for non-residents is 70% of the valuation price, again depending on the lender.

The advantages of getting a mortgage on a property are that borrowing/instalment rates are still quite low and you can rent the property out if you have a mortgage on it.

The Buying Procedure

The buying procedure is normally done in 3 stages - Reservation, Promissory and Final Deed.

Reservation – once you have agreed on a price that the vendor and buyer are happy with, both parties will appoint a local lawyer and be asked to put down a reservation fee of between €6,000 - €10,000. This is fully refundable and stays in your lawyer's account, not with the vendor.

The reservation shows the vendor that you are serious about the purchase and they will normally agree to remove the property from the market for 2-4 weeks so that the lawyers can carry out legal checks on the property - documentation etc...

The vendor's lawyer will then forward all of the property documentation to the buyer's lawyer, who will then perform due diligence and prepare the contract. The agent will also prepare an inventory list if any furniture is to be included, which is sent to the lawyers and attached to the contract.

Promissory Contract

Once the due diligence on the property has been completed by the buyer's lawyer the promissory contract (Contrato Promessa de Compra e Venda) is prepared. This is the second stage and the first legal contract signing for the vendor and buyer. At this point, the purchase/sale is legally binding for both parties. Under Portuguese law, should the buyer withdraw from the purchase they lose their entire deposit. If the vendor pulls out, then the vendor has to pay double the amount of the deposit to the buyer.

A 10% - 30% deposit is normally made, inclusive of the reservation fee already paid. This is usually carried out within 2-4 weeks of reservation.

Final Deed

The final deed (Escritura) is the last stage of contract signing and is the transfer of ownership to the buyer, which is signed at the notary's office.

The remainder of the funds are paid in full and the

buyer's lawyer will register the new owner in the Land Registry (Registo Predial), utility bills are also changed into the new owner's name. The final deed date is typically confirmed at the reservation or promissory stage.

If the buyer or seller cannot be present, then they can give power of attorney to their legal representative.

The Buying Costs

Associated with every property purchase in Portugal are buying costs. They vary based on the price of the property and sometimes the type of development. We provide below an outline of these costs and what they cover.

Off-plan property: When you purchase an off-plan property in Portugal, one of the benefits is that only a small proportion of the buying costs are payable at the start. This is to cover the cost of the lawyers completing their preliminary checks. The rest of the buying costs are deferred until the Deed.





Transfer Tax (IMT) and Stamp Duty:

These are the taxes charged by the Portuguese Government and apply to all property transactions. Sometimes known as council tax.

Lawyers' Fees:

A lawyer can take care of all the legal issues involved in purchasing a property in Portugal. They will look after your interests at all stages of the transaction, making sure that all licenses are in place, and that the contracts are in order and ready for signing. They will clarify any legal questions that you may have.

Notary Fees:

The Notary is the official department from the government that will give you the officially certified documents that prove your ownership of the property.

Mortgage Stamp Duty:

This is an additional tax based on the amount of mortgage that you may take, usually 0.6%

Registration Fees:

The land registry will record you as the legal owner of the property and provide the lawyers with official confirmation.

Transaction Costs breakdown:

- Legal fees – between 1% and 2%
- Notary and registration fees – between 1% and 2% (depending on what the notary charges)
- Municipal tax – between 0% and 6% (depending on the value of the property)
- Stamp duty – 0.8%

The property agents' fees are paid by the seller.

- Total buying costs – between 2.80% - 10.80%

We recommend you budget 10% of the purchase price although it is often considerably less than this. When you reserve a property in Portugal you are given an exact breakdown of the costs involved so you can plan ahead.

We are with you every step of the way!

ARE YOU THINKING ABOUT BUYING A PROPERTY IN PORTUGAL?

WE OFFER YOU A COMPLETE CONSULTING SERVICE,
NEGOTIATION AND FOLLOW-UP.

WHAT SERVICE DO WE PROVIDE?

We provide a fast, 100% free, and effective support, in the search for the best solution for your bank mortgages or loans, saving time and money, efficiently and adjusted to the reality presented by each customer, so you can enjoy the things that really matter in life.

- Mortgages
- Mortgage Transfer
- Loan for Construction and Reconstruction
- Personal Loan
- Consolidated Loan
- Car Loan
- ALD
- Renting
- Loan with Reservation of Ownership
- Furniture Leasing
- Real Estate Leasing
- Corporate Loans
- Credit Cards



dsicredito.pt

FARO RIAMAR, ALBUFEIRA LANCEMAR & QUARTEIRA

Tel. +351 289 118 926

(Chamada para a rede fixa nacional)

faroriamar@dsicredito.pt

Tel. +351 289 111 864

(Chamada para a rede fixa nacional)

albufeiralancemar@dsicredito.pt

Tel. +351 289 105 893

(Chamada para a rede fixa nacional)

quarteira@dsicredito.pt



Stunning Tourist Rental Property By The River

€650,000

Are you looking for a fully-furnished, turnkey apartment in Porto with river views and luxury living? You have found it!

We are proud to present this newly refurbished apartment that is operating as a very successful short-term rental property. It has a lovely little balcony with panoramic views of Porto and has two bedrooms, one with an en-suite bathroom. Both bathrooms have radiant-heated floors, one featuring a jacuzzi bathtub.

The building was an old distillery for the spirit that makes port wine and Gustav Eiffel was involved with the building. Now, it's a luxurious apartment that has rave reviews from the guests who have stayed there. The elegant interior accentuates the original features: brick walls, granite windowsills and custom Portuguese carpentry.

Location: Porto, Porto & The Green Coast
Bedroom: 2
Bathroom: 2
Build Size: 108 m²
Reference: PP173057



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



15 *Years*
ANNIVERSARY

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PORTUGAL PROPERTY

GOLDEN VISA

new rules - new law

After the publication of the new housing law “Mais Habitação”, on the 3rd of October 2023 (Lei n.º 56/2023, de 06 de Outubro), the Portuguese Parliament has once again changed the Portuguese Golden Visa Programme.

There are now different ways to apply for the Golden Visa Programme:

1. Creation of at least 10 job positions.
2. Invest €500,000 in research activities. Capital transfers for research activities carried out by public or private scientific institutions that are part of the national scientific and technological system; must be €500,000 or more.
3. Invest €250,000 to support the investment or artistic/cultural production. Capital transfers of €250,000 or more can be made to support the investment or artistic production, recovery, and maintenance of national cultural heritage through public institutes and central or peripheral direct administration services, entities in the public business sector, public foundations, private foundations with public utility status, inter-municipal entities, entities in the local business sector, municipal associative entities and public cultural associations, which develop projects related to artistic production or the recovery and maintenance of the national cultural heritage.
4. Invest €500,000 in investment funds. Capital transfers of €500,000 or more, intended for acquiring participation units in investment funds (non-real estate collective investment entities) or venture capital funds focused on the capitalisation of companies, constituted under the Portuguese legislation, with maturity, at the time of the investment, of at least five years and at least 60% of the value of the investment is made in commercial companies based in the national territory.
5. Set up a company, investing €500,000 and creating five permanent jobs. Capital transfers of €500,000 or more, destined to the incorporation of a commercial company with headquarters in the national territory, combined with the creation of five permanent jobs, or to increase the share capital of a commercial company which already exists with headquarters in the national territory, with the creation of five permanent jobs or maintenance of 10 permanent jobs, for a minimum period of three years.

The investors (or family members) with the process in progress do not need to worry, since this new legislative amendment will not prejudice the possibility of renewing residence permits for investment activity granted under the old legal regime.

This means, that it will no longer be possible to get a Golden Visa by just investing in real estate, namely by:

- a. Acquisition of real estate, with a value equal to or greater than €500,000.
- b. Acquisition of real estate, completed at least 30 years ago or located in an area of urban rehabilitation and execution of rehabilitation works of the acquired real estate, in the total amount of €350,000 or more.



Each investment is an investment, each client is a client, and all questions need to be analysed carefully and by experts. The lawyer of the investor will certainly be able to find the best solutions for their client/investor.

However, it is important to note, that the new law will not have a retroactive effect. The investors (or family members) with the process in progress do not need to worry, since this new legislative amendment will not prejudice the possibility of renewing residence permits for investment activity granted under the old legal regime.

The revisions made to the Golden Visa Programme are bound to have an impact, which is to be expected when considering the real estate investment option was always the primary choice for most investors. However, as with any changes, the market will need to adapt, not only in terms of providing alternative offerings but also to find new solutions for investors.

On the other hand, some market players have already started to see this new law as another opportunity.

The investors can continue to invest in Portugal, buy a property, and get a Golden Visa.

Through the Funds investment, investors can easily get the Golden Visa, with no questions, issues, or limitations.

Some Funds on the market can have an income of up to 15%. So, the investor only needs to invest in the Fund during the Golden Visa Programme, after that, they can close the investment, and have the money back.

The minimum amount invested in Funds is €500,000.

Each investment is an investment, each client is a client, and all questions need to be analysed carefully and by experts. The lawyer of the investor will certainly be able to find the best solutions for their client/investor.

NMA
Lawyers

SUNSEEKER SUPERHAWK 55



SUNSEEKER

LUXURY MOTOR YACHTS



Portugal

SALES ● CHARTER ● BROKERAGE ● CO-OWNERSHIP

SUNSEEKER PORTUGAL

Marina de Vilamoura – Edifício Cannes, Bloco 21, 1-A, 1º Dto, Loja 52, 8125-401 Vilamoura, Portugal

Tel: +351 289 090 200 | Email: info@sunseeker.pt

www.sunseeker.pt



Boutique Guesthouse in Bonfim- One Of The 20 Coolest Neighbourhoods In The World

€2,500,000

Unparalleled Art Deco building, a charming Guest House construction, comprising a total of 7 apartments, an interior garden and a studio in the annexe.

With an excellent location, very central, just 150 metres from the metro station and 800 metres from the city's new hotspot, Mercado do Bolhao.

It is close to shopping areas and leisure areas, such as Marina do Freixo, Parque Oriental da Cidade do Porto and the riverside area, about a kilometre away. It is four minutes away from the motorway access, allowing easy access to the city of Vila Nova de Gaia, given the proximity to Ponte do Freixo, Gondomar, and other destinations.

Location: Porto, Porto & The Green Coast
Bedroom: 8
Bathroom: 8
Build Size: 504 m²
Reference: PP173225



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



A home is one of the most important assets that most people will ever buy. Homes are also where memories are made and you want to work with someone you can trust.

WARREN BUFFETT

Chairman and CEO Berkshire Hathaway Inc.

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PORTUGAL
PROPERTY

The background of the page is a scenic view of a coastal town, likely in Portugal, with colorful buildings and a cable car suspended in the air. The title is overlaid on this image.

Interview with an American ex-pat

More U.S. buyers than ever are looking for property in Portugal driven by the dollar's substantial purchasing power and attractive housing prices which are often cheaper than in the U.S. or other Mediterranean countries.

Europe has been on the radar of Americans for some time now. Usually, the top-searched countries were Spain and France, however, Portugal is now being hailed as a "rising new star".

We spoke to one of our American clients to find out more.

Lyudmila is from Washington, DC. She came over to Portugal about a year ago and has lived in Central, East and West Algarve whilst travelling northern and southern Spain, France, Germany and the UK.

Q1 What made you choose to move to Portugal?

I like new experiences. I was born in Eastern Europe and moved to the U.S. 25 years ago, I have travelled a bit! After my happy life and career in the US, I retired early and moved to Portugal on the Golden Visa program that gives me the flexibility to travel throughout the Schengen zone with no restrictions and the option to get Portuguese/European citizenship in 5 years.

Q2 What do you enjoy most about living here?

I enjoy my retirement time.

Q3 What do you miss most about America?

Nothing, really. With my Golden Visa, I can always come back at any time and for any period of time.

My new Portuguese home is almost ready to move into. It is at the Ocean in one of the most beautiful and amazing areas of the Algarve. And I believe my American friends would visit me more often here in person than in the U.S. (considering developed habits during the COVID restrictions to communicate from their couches!)

Q4 What were the biggest adjustments you had to make?

Local bureaucracy of course. It always takes double the time to get anything done here.

Q5 How do you feel about healthcare/public services?

Private health insurance is not expensive here and works much better than the public one with no delays.

You have 3 months tourist visa to stay in Europe. Take this time to come over in the shoulder season months, meet people at the Meetups and talk to them about their life in Portugal. People love to talk about themselves.

Q6 How easily have you made new friends – and which nationalities?

There are many Facebook and Meetup ex-pats groups here by interests and by location. Mostly boring meetings for lunch or a drink, taking pics and then posting them on Facebook!

Ex-pats here are from all around Europe and there are many Americans too. I play tennis and so I met my friends at my Tennis Club and the Algarve Walking Meetup. I will learn to play golf when I get older, this is the other way to meet interesting people, but it seems the golfer ex-pats are in the 65+ check box. The younger ones are vacationers.

Q7 Do you work here – how was the process?

No, I do not work and I do not advise you to work!!! WiFi is fast here, not in the summer season though... you can do your work remotely.

Q8 How does the cost of living compare to the USA?

Well, I had to do my research and discover to make choices to suit my lifestyle.

Q9 How does your life here differ from the States?

Life here is much more laid-back, much less advanced, no political fighting, locals are very nice, friendly people.

Portugal is a very safe country.



Q10 What advice/tips would you offer to new Americans moving to Portugal?

Read and educate yourself about ex-pat life and see YouTube videos. You have 3 months tourist visa to stay in Europe. Take this time to come over in the shoulder season months, meet people at the Meetups and talk to them about their life in Portugal. People love to talk about themselves. You'll get a lot of information from it. With that knowledge travel around Portugal, Spain, France and so on. Your own experience will give you the best answer.



MAKE QUICK & EFFORTLESS INTERNATIONAL PAYMENTS

Berkshire Hathaway only recommends one overseas payment specialist – Lumon. Our dedicated **Portuguese property currency specialists** have been helping thousands of customers for over 23 years.



£7b in total
annual currency
exchange



Safeguarding:
we protect our
customers' money



Bank beating
exchange
rates*



Over 6,000
5-star feefo
reviews



**SCAN HERE
FOR YOUR
FREE QUOTE**

LUMON

Your trusted currency partner

SO, YOU'RE LOOKING TO BUY A PROPERTY IN PORTUGAL

From the incredibly warm climate to the stunning scenery, easy access to the beautiful ocean, and the genuinely affordable cost of living, there is much to do, see, and experience in Portugal. But of course, moving abroad means making an international payment and you'll want it to be quick, effortless and secure.

When moving to Portugal, there are many things to consider, from the process and cost involved in buying property to what visas you'll need, paying tax, what to do about healthcare, and even bringing your family pets with you.

At Lumon, we are specialists at making payments to and from Portugal. We've been helping customers successfully buy their dream property there for over 23 years. We do this by providing access to powerful technology and experts who understand the importance of the human touch. Plus, with our competitive exchange rates, you can make significant savings compared to the high-street banks.

Our experienced account managers will walk you through every step of the process. Once you've had an offer accepted on a property, you can make your international payments in a few simple steps:

1. Open an account with us
2. Discuss your requirements with your Account Manager
3. Purchase your currency at a competitive exchange rate
4. Send us payment for your currency purchase
5. Provide the details of the bank account to send payment to
6. Transfer the currency to your recipient
7. And that's it, your international payment is complete

No doubt you're excited to make your big move to Portugal, we've supported thousands of customers buy their dream property and we're ready to help you make Portugal your home.

GET YOUR FREE QUOTE TODAY.

Visit lumonpay.com/bh22 to find out how we can with your international payments.

Portugal is a country for immigration. Every year, we receive thousands of immigrants, seeking opportunities in our country.

A country that wishes to welcome immigrants as it wishes its emigrants to be welcomed, too

The Minister in the Cabinet of the Prime Minister and for Parliamentary Affairs,

Ana Catarina Mendes

Becoming a **digital nomad** in Portugal



Digital nomadism is an increasingly popular workplace trend whereby employees continue working while travelling. Many like the freedom of not being tied to a set geographical area.

The pandemic has conventionalised remote working so that many people prefer to work from home, but then home can be anywhere so why not make your office Portugal? With friendly people, a fantastic climate, mild temperatures, gastronomy that is both fresh and comforting, a vast and scenic Atlantic coastline, a multicultural history and a relatively affordable cost of living.

Since the worldwide financial crash in 2008, Portugal has taken a pragmatic stance on immigration. The government has introduced a range of residency visas aimed at enticing skilled foreigners to Portugal's shores.

From 30 October 2022, under the new Portugal Digital Nomad Visa programme, non-EU/EEA/Swiss citizens can now live and work in Portugal as remote workers. The Portuguese government announced the Digital Nomad Visa last year to allow digital nomads to stay or settle for a certain period in Portugal. Many countries now have Digital Nomad Visas, and the Portuguese version is very appealing.

This new visa seems to incorporate both types of nomads – it's both a "temporary stay" and a "residence visa" for digital nomads. Remote workers can either apply for a temporary stay visa for up to one year or a residency visa that can then be renewed for up to five years. The two categories are very appealing, whether you are looking for a short-term temporary stay visa or are looking to obtain a residence visa and perhaps live longer in the country.

Requirements for the visa

To qualify for the visa, you must present proof of:

- Earning four times the Portuguese national minimum wage to live and work in the country, which amounts to around €2,836 per month.
- The employment relationship, presenting the employment or service contract.
- Average monthly income in the last 3 months. The purpose is to guarantee that you have the income to live in Portugal during the proposed period.
- Tax legal residency.

It is possible for the remote worker's relatives to also apply for a temporary stay or residence visa, which will allow the family to enjoy the benefits too.

If you obtain a residence visa, after five years, you can apply for permanent residency and even Portuguese citizenship, provided that you fulfil all the requirements. With citizenship, you will have the right to live, work and study in any European Union (EU) member country and travel throughout the Schengen Area visa-free without having to deal with border control – one of the key advantages of the new visa.

This visa type is a great alternative to the D7 Visa also referred to as the Portugal Passive Income Visa. Portugal's Digital Nomad Visa provides an entire visa type focused on attracting remote workers and entrepreneurs to the country.

To apply, you can visit the Portuguese Consulate in your home country or at AIMA (Agency for Integration, Migration and Asylum) if you are already in Portugal. There is also the possibility of obtaining a "Portugal Startup" visa, intended for entrepreneurs.

The Portugal Digital Nomad Visa allows you to work for anyone, anywhere in the world and live in Portugal. For example, you can work for a company in South Africa, the USA or the United Kingdom and live in a beautiful Mediterranean country.

Digital Nomad Village – Madeira

Madeira has created a Digital Nomad Village at Ponta do Sol. This is a unique pilot project that aims to blend digital nomads with the local businesses and Ponta do Sol inhabitants, turning it into a community of people that have a strong positive impact on the village, both socially and economically.

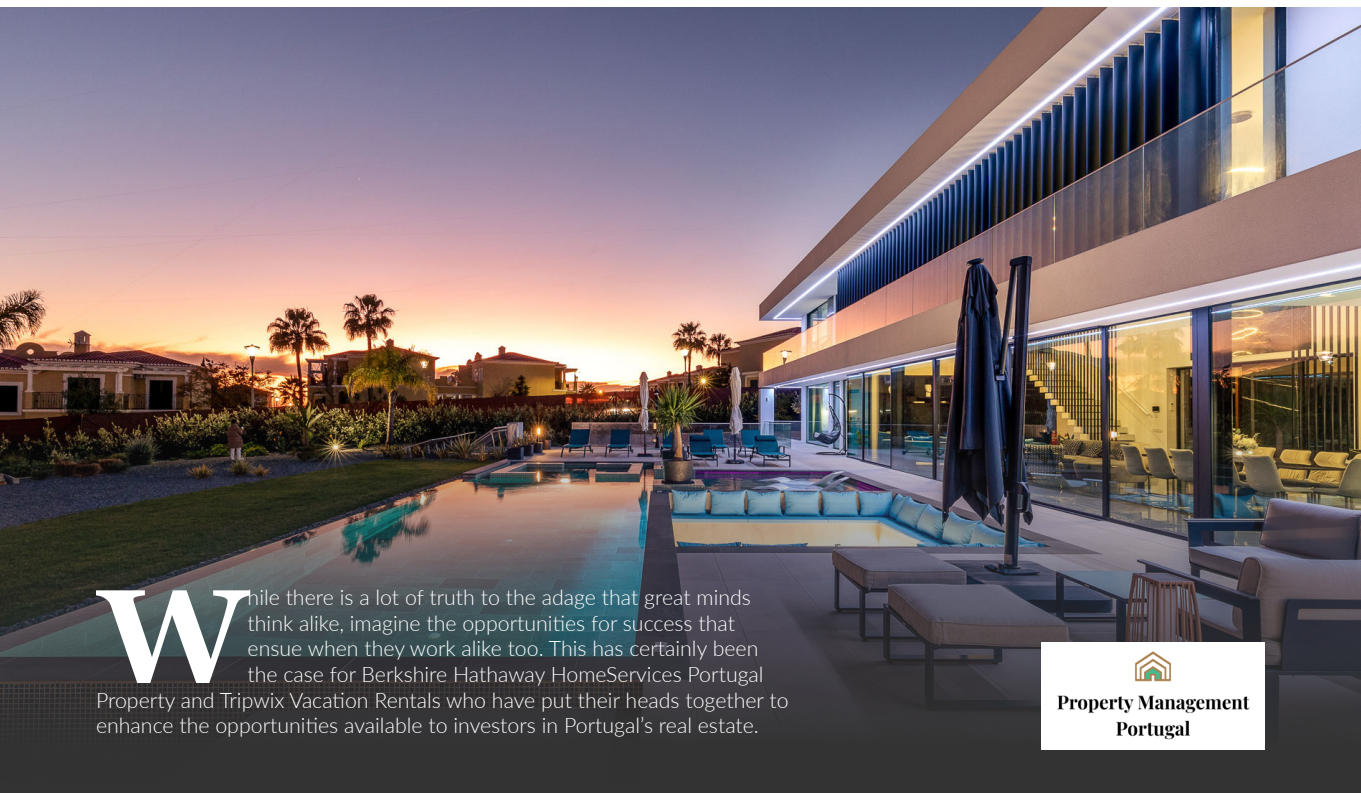
Madeira has the perfect conditions to attract digital nomads with its natural beauty, activities in nature, culture and fantastic climatic conditions throughout the year. This project aims to prepare, promote and create a unique community with digital nomads from all over the world.

Madeira has the perfect conditions to attract digital nomads with its natural beauty, activities in nature, culture and fantastic climatic conditions throughout the year.



Unlocking Luxury:

**From *Real Estate Excellence*
to *Property Management
Perfection* and Bespoke Rentals**



While there is a lot of truth to the adage that great minds think alike, imagine the opportunities for success that ensue when they work alike too. This has certainly been the case for Berkshire Hathaway HomeServices Portugal Property and Tripwix Vacation Rentals who have put their heads together to enhance the opportunities available to investors in Portugal's real estate.



Two Heads are Better than One

On the one hand, Berkshire Hathaway HomeServices Portugal Property has developed a market-leading name for real estate solutions in Portugal over the course of the past 13 years; on the other, Tripwix Vacation Rentals is uniquely positioned in Portugal as the only international luxury market short-term rental company.

When these two brands came together to share ideas and discuss marketplace problems, solutions and fruitful possibilities soon followed. Clients and developers purchasing real estate in Portugal need names they can turn to for trusted expertise, high-quality property management and a return-on-investment style rental and management programme. So, what has been missing?

The unification of these three elements in a 360-degree, one-stop-shop offering.

A Match Made in Portugal

Together, Berkshire Hathaway HomeServices Portugal Property and Tripwix Vacation Rentals has launched Property Management Portugal, a full-service property management company offering all the usual home and development care services plus more. The mutual aim is to look after homeowners and developers' needs from the very first steps of conceptualisation to the finer details such as arranging a chef for the housewarming meal and EVERYTHING in between.

As you would expect from two partners well versed in the usual ways and protocols of Portugal, the idea is to think outside of the box and not only deliver all the traditional pillars of great property management but also all the ancillary services homeowners need to support a move to Portugal from another country. To provide an easy segue into a new life, a preventive maintenance programme to protect their investment plus luxury concierge options when they want or need them.





Innovative Commercial Solutions

And for those looking to invest in commercial real estate in Portugal, this professional match has you covered too! A wealth of experience from both Berkshire Hathaway HomeServices Portugal Property and Tripwix Vacation Rentals ensures creative and innovative solutions. A network of commercial real estate brokerage professionals consistently delivers a higher return on investment with multiple commercial solutions tailored to your specific needs.

Investing in Portugal becomes a breeze when you are in good company.

Call for more information: +351 910 056 271 | pm@pmportugal.com



Property Management Portugal
Lisbon | Algarve

Buy, manage, rent, sell

Got a useless property manager?
We deliver a **360°** solution:

Peace of Mind ✓

Expertise ✓

Trustworthy Professionals ✓

Customized Plans ✓

Added Revenues ✓

Contact us

pmportugal.com

+351 910 056 271

pm@pmportugal.com



OUR PARTNERSHIP WITH THE WALL STREET JOURNAL



BEHIND THE LISTING

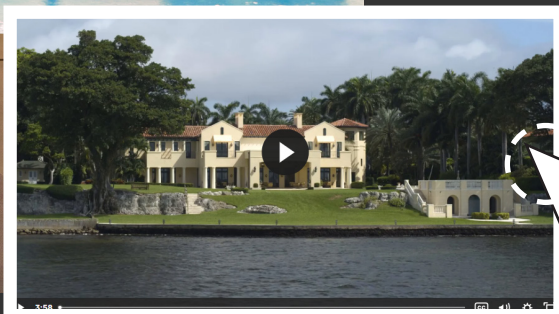
The *inside stories* behind some of the world's most enviable properties.



<https://partners.wsj.com/berkshire-hathaway-homeservices/behind-the-listing/>



Scan Me



HOW Berkshire Hathaway HomeServices HELPS BRING Sunshine TO YOUNG LIVES



In the world of corporate philanthropy, some partnerships are more than just alliances; they're beams of hope that light up lives. As the official charity organization of Berkshire Hathaway HomeServices in the United States, the Sunshine Kids Foundation is a beacon of positivity and joy for children battling cancer and their families.

The Sunshine Kids Foundation's origins trace back to Rhoda Tomasco, who, in 1982, dedicated her time to volunteer in the pediatric cancer unit of a Houston hospital. Tomasco's deep compassion allowed her to see the isolation and sadness that can come with lengthy hospital stays for young patients. These moving encounters ignited her vision to offer these children opportunities for group activities that would boost their self-esteem, help them achieve personal milestones, and, above all, let them experience the unadulterated joy of childhood.

Today, the Sunshine Kids Foundation stands as a testament to the power of one woman's vision and the collective goodwill of those who believe in its mission. Thousands of children from all across the United States have experienced the profound impact of the foundation's numerous programs, as well as its national and regional events. Made possible through a combination of personal contributions, corporate support, and foundation grants, the Sunshine Kids Foundation continues its unwavering commitment to providing all of its activities entirely free of charge to children and their families.

Every year, Berkshire Hathaway HomeServices network members come together to make a meaningful impact by raising over \$2 million through an array of fundraising initiatives and engaging community events. Many also selflessly give up their time to accompany Sunshine Kids on various group outings around the country.



One significant highlight of this philanthropic effort is the Berkshire Hathaway HomeServices annual Sales Convention, where ticket sales from the concerts held on the final night of the event each year—featuring global stars—plus generous contributions from attendees further bolster these charitable endeavors. This commitment to giving back is a testament to the network's unwavering dedication to not only excelling in the real estate industry but also to being responsible and caring citizens, leaving a lasting, positive imprint on the communities they serve.

Berkshire Hathaway HomeServices and The Sunshine Kids Foundation hold onto a shared dream—a day when their foundation will no longer be needed. But until that day arrives, their dedication remains steadfast; to provide the most exciting activities, trips, and opportunities to as many young cancer patients as possible. Through unity, determination, and a spirit of hope, the Sunshine Kids Foundation, in partnership with Berkshire Hathaway HomeServices, continues to illuminate the path towards a brighter future for children with cancer and their families.

To find out more and learn how to donate, visit sunshinekids.org.



Real Estate



SOLD BY

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PORTUGAL
PROPERTY



Successes



**BERKSHIRE
HATHAWAY**
HOMESERVICES

PORTUGAL
PROPERTY

Real Estate's FOREVER Brand

1,550
Worldwide Offices

United States • Canada • Mexico • The Bahamas
Cayman Islands • Aruba • United Kingdom
Portugal • Spain • Italy • Greece
India • United Arab Emirates



ALMOST
51,000
Network agents

Local Expertise.
Global Connections.

BERKSHIRE HATHAWAY | PORTUGAL PROPERTY
HOMESERVICES

Prime Central London

An Insight into Prime London Real Estate



Sales

Despite facing global economic pressures and high interest rates worldwide, the Prime Central London market continues to showcase its resilience. This durability stems from the robust foundations of London's property landscape. Beyond real estate, London holds its ground as a premier global hub for education and commerce, leading in financial services and a burgeoning tech sector. For numerous global investors, London is not just seen, but genuinely stands as a gateway to Europe.



...with the upcoming UK election, there is potential for stamp duty reform from the present government, which could further invigorate the market.



In the last year, Prime Central London has seen impressive real estate figures to back up the sentiment we have seen on a ground-level, with an average property sale price of £1,327,777, totalling sales of £5,600,143,341. These numbers highlight the area's ongoing allure (Source: Dataloft). Demand from international buyers, especially with a slight weakening of the pound has remained strong. Our outlook for the upcoming 12 months is optimistic. As the UK reins in inflation, we anticipate a reduction in lending costs, potentially drawing more buyers into the market. Furthermore, with the upcoming UK election, there is potential for stamp duty reform from the present government, which could further invigorate the market.





Rental

For those leveraging London real estate to earn passive income through rentals or buy-to-let ventures, the figures are promising. Data from Berkshire Hathaway HomeServices London indicates an 18% annual rental increase compared to 2022. Coupled with the highest rental yields since 2014, this presents a favourable window for buy-to-let investors to enter the market. The anticipated Rent Reform Act, aimed at bolstering tenant protections, has been temporarily shelved pending reforms in the UK Court system to accommodate potential rental system changes. While we welcome more security to Tenants, this move by the government has been widely welcomed by investors and Landlords and the whole is sensible planning.

AVERAGE PROPERTY VALUES OVER THE PAST 12 MONTHS

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
PRIME CENTRAL LONDON	£5,003,696	£8,226,132	£3,237,463	£1,090,188
GREATER LONDON	£1,044,970	£680,349	£652,226	£445,732
ENGLAND & WALES	£456,127	£271,971	£218,608	£227,969

Source: Dataloft, Land Registry



An Outstanding Penthouse with Superb Rooftop Terraces £7,250,000

An outstanding penthouse offering three double bedrooms and extensive outside space with stunning panoramic views over London. The property spans just over 3,000 sqft of lateral internal space, with 1,600 sqft of private outside space, on which sits a covered sun deck and jacuzzi.

Offering direct lift access, the property is split between three bedroom suites and a large semi-open plan reception room, dining area and kitchen. This leads onto the west facing terrace with views towards Chelsea. The master bedroom suite takes in south facing views towards the river and Battersea Power Station. Much of the apartment benefits from vaulted ceilings and air conditioning. The apartment has been beautifully interior designed throughout.



Location: London
Bedroom: 3
Bathroom: 3
Plot Size: 3065 Sq Ft

**BERKSHIRE
HATHAWAY
HOMESERVICES**



For further information or to arrange to view this property please contact 020 7235 9641 | sales.knightsbridge@bhhlondon.com | bhhlondon.com

Experience *Exceptional* Travel

With nearly six decades of industry-leading expertise and the resources to deliver on the most nuanced travel needs, NetJets is private aviation at its best.



Known for its unwavering commitment to safety, service and unmatched global access, NetJets has led the private aviation industry for nearly 60 years. In 1986, it revolutionised it with the concept of shared ownership, which provides the immediacy and luxury of whole aircraft ownership with none of the operational complexities and hidden overhead. Today, as a Berkshire Hathaway company, NetJets offers a full range of personalised solutions to meet — and exceed — the incredible needs and high standards of the world's most notable travellers.

Unmatched safety

On land and in the sky, NetJets challenges the norm with safety protocols that go above and beyond industry standards. Its award-winning maintenance experts ensure your jet is thoroughly cared for, while its experienced pilots undergo rigorous, comprehensive training and focus on only one type of aircraft for unmatched expertise — so you can travel with total confidence.

Personalised to your perfection

From the comfort of your pets to menu items selected specifically to enhance your in-flight experience, NetJets' personable team members ensure every one of your travel preferences is executed with incredible attention to detail—so that each flight you take feels like NetJets' only one. By investing in each individual relationship, NetJets anticipates, and therefore proactively meets and exceeds, the expectations of every customer every time. With dedicated service and decades of operational excellence, it is no surprise that over 95% of customers stay with NetJets year after year.



NetJets also enhances your travels with unforgettable experiences in your favourite areas of interest.

Infinite horizons

Imagine doing more and missing less with anytime access to the world's largest, most diverse fleet of private jets. Where would you go? With NetJets, you have access to more than 5,000 airports across over 200 countries and territories. From your first reservation to the first step in a newfound favourite destination, NetJets ensures your travel experience is seamless when it should be and memorable where it matters.

The unique diversity of the NetJets fleet gives you the flexibility to shift between various jet types, so you always have the ideal aircraft for every trip. Designed by top manufacturers like Bombardier, Embraer and Cessna, every state-of-the-art aircraft includes meticulously crafted, inviting cabins equally equipped for work, relaxation or conversation. Choose from five jet classes ranging from light to long-range, each with its own distinct advantages.

One-of-a-kind experiences

In addition to connecting you with the most important people and places in your life, NetJets also enhances your travels with unforgettable experiences in your favourite areas of interest. Through its close relationships with carefully selected, luxury partners, NetJets offers customers unique opportunities and exclusive benefits in the spaces they are most passionate about, including golf, travel, food and wine, yachting and more.

Begin your NetJets journey

Both in the sky and on the ground, enjoy incomparable safety, best-in-class service, and absolutely seamless travel when you fly with NetJets — always, on every flight. To learn more about NetJets' unique business model and discover what makes it the premier private aviation choice, visit netjets.com.





Magnificent Property With A Park Of More Than 1 Hectare And A Swimming Pool In Tremezzina, Lake Como
€16,750,000

We offer one of the most prestigious historic residences on Lake Como, in the famous resort of Tremezzina. The property, dating back to the early 1900s, was expertly restored in 2005 and skilfully renovated in 2019. A meticulously designed and built property, enriched by designer furnishings of admirable craftsmanship, features high-quality finishes and finishes. Tennis/football courts, a gym, and a heated indoor pool are among its exclusive amenities. Over 1 hectare of beautiful park surrounds the villa, which has old trees and well-studied vegetation. In terms of both size and flora, this type of park represents the uniqueness of Lake Como's residences. A 1.3-hectare private park surrounding a private villa on Lake Como is extremely rare. The absolute priority remains privacy and tranquillity.



Location: Lake Como, Italy
Bedrooms: 11
Bathrooms: 11
Plot Size: 1300 m2
Reference: ILO2911



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



New imposing front line villa in Cala Vinyes, Majorca

€12,000,000

This imposing villa for sale located on the coast of Cala Vinyes facing the sea impresses with its unique location, it's clear and modern style, its privacy, as well as its great luminosity. The villa consists of three floors. On the ground floor we find a large living-dining room with an office or gazebo area, and a large open kitchen. All this with large panoramic windows to enjoy the spectacular sea views. A bathroom, a guest-toilet and the laundry room complete this large area. On the lower floor there is a bedroom with an en-suite bathroom and a dressing room, as well as a gym, a sauna and a bathroom. From this floor you can access an impressive terrace and the pool. On the upper floor there are 4 bedrooms, all of them with en-suite bathrooms, and two of them with dressing rooms. The property has an elevator, and high quality materials have been selected that blend in with the nature.



Location: Cala Vinyes, Majorca

Bedroom: 5

Bathroom: 7

Plot Size: 1290 m²

Reference: 91496



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



Luxurious Country Estate Between New York & Boston

\$6,200,000

Luxurious country estate in North Granby, CT, offering privacy and accessibility. Minutes from town and airport, near charming towns and scenic Berkshires. Custom-built home on 240 acres of natural beauty, with stunning views, colorful gardens, gazebo, mature woodland, open pastures and run-ins, and a barn with an office. Ideal for grand entertaining or everyday living, providing ultimate comfort, elegance, and natural beauty.



Location: New England, USA

Bedroom: 5

Bathroom: 7

Property Size: 240 acres



For further information or to arrange to view this property please contact us on our **International Number+351 308 800 878** or from the **UK 0800 014 8201** or from **Portugal +351 308 800 878** or email us on **info@portugalproperty.com**.



A masterpiece of Architectural Brilliance

\$5,000,000

Discover a masterpiece of architectural brilliance - an exclusive, never-before-listed custom-built mansion that will leave you in awe. This opulent estate epitomizes luxury living, with no expense spared in its creation. As you step onto the meticulously manicured grounds, you'll be greeted by the sight of a fully gated entrance and even a designated area for helicopter landings, ensuring utmost privacy and security. Immerse yourself in the tranquil ambience created by the stunning stocked Koi ponds, their gentle ripples adding a touch of serenity to the surroundings. The attention to detail and craftsmanship is apparent at every turn, making this property truly exceptional. A separate in-law suite provides an ideal space for guests or extended family, allowing for both intimacy and convenience. Explore the main residence, where the left wing is dedicated entirely to an exquisite master suite. Every aspect has been carefully considered to create a haven of comfort and elegance. Indulge your professional aspirations in the custom-paneled office, a sanctuary for productivity and inspiration. Multiple living areas throughout the home offer ample space to entertain and unwind, each exuding a refined charm that perfectly complements the grandeur of the property. Sale includes 3,000+ sq foot home next door currently used for staff.



Location: Atlanta, GA
Bedroom: 6
Bathroom: 8
Plot Size: (Upon request)




testimonials

The most professional real estate company I've worked with

LILIANA RAMOS

I had a great experience working with Berkshire Hathaway Real Estate Company. The agents were professional, knowledgeable, and truly invested in helping me find my dream home. They were always available to answer any questions I had and made the buying process as smooth as possible. I highly recommend this company to anyone in the market for a new home

AFONSO CORREIA



We loved our experience with Andres, and felt comfortable with him immediately. He went above and beyond providing us videos and content to make the process super easy and smooth. Andres actually made the process fun and enjoyable, and we would recommend him to anyone looking for a home in Porto!

ALEX VON ECKARTSBERG

I was very impressed with the service in my search for an apartment in Lisbon. They really understood what I was looking for and had such excellent options that I thankfully had a great choice before choosing my lovely apartment! Thanks again.

ISABEL SEMEDO

All the information in this magazine correct at the time of going to press

ONLY **NETJETS**[®]

Escape to Anywhere

From crystal waters to the Seven Wonders, NetJets will take you from where you are to where you want to be. With decades of proven leadership, NetJets makes private travel seamless, no matter your destination.

Explore netjets.com today.

