

Hotspot Guide

Portugal

A Sample of what's on Offer

Hot Spot

Introduction



Why Invest in Portugal?

Portugal offers investors an established market in a secure location with good rental potentials due to the steady touristic market.

An ideal mid to long term investment location within Europe,

New regions are opening for investors in coastal areas without the possibility of over development, due to strategies designed to protect the location and the investment potentials.



Fast Facts:

- **Location:** SW Europe, bordering the North Atlantic Ocean, west of Spain
- **Capital City:** Lisbon
- **Climate:** Winter starts in November or December and lasts to February or March. Especially in the north and central regions, including Lisbon, the winter is rainy and chilly. The weather usually stays warm from May to September.
- **Average Temperature:** The average sea temperature gets up to 21°C which is cool in comparison to the Mediterranean remember that this is the North Atlantic Ocean.
- **Total Land Area:** 35580 square miles
- **Official Language:** Portuguese
- **Total Population:** 1,06,05870.
- **Population Density:** 114 per sq. km.
- **Major Religion:** Christianity (Catholicism)
- **Currency:** 1 Euro = 0.864322852 British pounds
- **GDP:** 232.3 Billion
- **GNI per capita:** 20,560PPP\$
- **Inflation:** 2.4%
- **Annual Growth:** 2.80%
- **Main Exports:** Cork, comes from the bark of certain Oak trees
- **Main Sources of Income:** Taxes and Tourism
- **Unemployment:** 7.6%
- **Population Below Poverty Line:** 18%
- **Literacy:**93.3%
- **Life Expectancy:** 76.20%
- **Time Zone:** WET
- **Internet Domain:** .PT
- **International Dialling Code:** +351



Geography

- Portugal shares the Iberian Peninsula with Spain, although it is only about one-sixth as large as its neighbour.
- Including the Azores (Açores in Portuguese) and Madeira, the country has a total area of 92,080 square kilometres.
- Portugal lies on the westernmost promontory of continental Europe.
- The rugged Pyrenees Mountains separate Iberia from the heart of the European continent.



Economy

- The Economy **of Portugal** is a high income market economy.
- The Global Competitiveness Report 2008-2009 edition placed Portugal in the 43rd position out of 134 countries and territories.
- The major industries include: oil, petro chemistry, cement production, automotive and ship industries, electrical and electronics industries, machinery, pulp and paper industry, injection moulding, textile, footwear, leather, furniture, ceramics, beverages and food industry and cork (world's largest producer).
- Manufacturing accounts for 33% of exports. Portugal is the world's fifth-largest producer of tungsten, and the world's eighth-largest producer of wine.

Politics

- Politics of Portugal takes place in a framework of a parliamentary representative democratic republic, whereby the Prime Minister is the head of government, and of a multi-party system.
- Executive power is exercised by the Council of Ministers.
- Legislative power is vested in both the government and the Assembly of the Republic.
- Since 1975 the party system is dominated by the social democratic Socialist Party and the liberal conservative Social Democratic Party. The Judiciary is independent of the executive and the legislature.



A Brief Guide to Purchasing Property in Portugal

- Buying real estate in Portugal is a secure process.
- Financing a property purchase is a simple procedure with many Portuguese banks willing to offer loans at similar rates to mortgages obtained in places such as the UK.
- Fees and taxes associated with the buying process are similar to those charged on property purchases in other European location, and often with the value added tax included in the property purchase price.



Property Market

- Ranking amongst the likes of France and Spain as top second-home destinations for the British, Portugal is rightly labelled a prime overseas property location.
- Boasting cloudless skies, fantastic golfing facilities, cheap flights and a low cost of living, Portugal has much to offer property purchasers seeking a strong real estate market with high rental potential.
- Property in Portugal entices lovers of sun-kissed beaches and world class golf, while easy accessibility via budget flights as well as year round sports activities all contribute to Portugal's success.
- Property purchasers seeking an alternative to France or Spain are finding Portugal property is lower in price, while bargains are to be picked up in the mini emerging markets of rural paradises north of Lisbon

Fees and taxes:

Several fees and taxes are payable when buying property in Portugal. These generally amount to between 10 and 15 per cent of the purchase price and may include:

- Transfer tax (resale properties only)
- Value Added Tax (new properties only)
- Notary's Fees
- Legal fees
- Deed Registration Fee
- Surveyor's Fee (optional)
- Mortgage Fees (if applicable)
- Utility Fees (new properties only)



Hot Spots

.The Algarve.

- The Algarve enjoys 300 days of sunshine a year, with temperatures reaching 32°C in summer– it is the perfect choice for sun seekers.
- The Algarve boasts some amazing nightlife, and is also a shopper's paradise with thousands of designer shops.
- There are five-star hotel resorts, Casinos, long promenades, pleasure harbours, yacht clubs and classy marinas offering all manner of diversions. Add to this ancient historic sites, Museums, Castles and some of the coast's famous towns and resorts including Albufeira, Vilamoura, Vale do Lobo, Tavira and Lagos, and there's plenty to keep the visitor occupied.



The Silver Coast

- Lisbon international airport serves the area, although a new airport is currently being built, which will add to the already very good infrastructure.
- There are dozens of Blue Flag beaches, very good nightlife, and great restaurants offering some of the finest seafood, fresh from the ocean. It is a nature lovers' paradise, and the area also boasts ancient historic sites, museums and castles.

