Portugal property Team

Selecting and Buying a Property in Portugal

A simple Guide through all the Processes & stages of our Buyers Agents Service

Golden Visa Program | Luxury Homes | Investment

www.portugalpropertyteam.com

SELECTING & BUYING A PROPERTY IN PORTUGAL WITH PPT

PORTUGAL PROPERTY TEAM - PPT - is able to provide you with all the support and consultancy in terms of Property Acquisition or Investment in Portugal, selecting and presenting the best opportunities available on the Market.

Also, through our Partners network, from Architectural and Engineering services, till our Legal Advisors Firms, we're able to offer an integral accompaniment throughout the whole Property Investment process, a Custom Service to our Clients.

Our Team is part of the **CENTURY 21** Tipy Family Agency in Lisbon - Europe's largest C21 Property Agency, and Nº1 turnover Portugal and Spain in 2019, 2020 and leading 2021!

PPT BUYERS AGENCY SERVICE - The 5 stages

By providing all the Technical resorces, information & local Market advisory, PPT consider this to be the only way to ensure & guarantee to our clients, that they can safely decide about their Property Acquisition/Investment in Portugal.

1 KNOWING & UNDERSTANDING CLIENTS OBJECTIVES:

Definition of Clients PREFERENCES & OBJECTIVES, regarding locations, types of Properties, main characteristics & Purposes:

This is the primary stage, where through a ZOOM or a local presentation meeting, our Team will have the chance of knowing about your preferences and objectives regarding the Property acquisition, and advise you upon your differente existing options.

2 OBTAINING A PORTUGUESE TAX FISCAL NUMBER and LEGAL REPRESENTATION

This is necessary to be able to make any Property or business acquisition in Portugal.

Also, with Legal Independent Representation, you'll have all the Legal advisory and Protection, as you do not need to move & travel to Portugal to be able to execute any deals or business (usually we suggest one of our Legal Partners in order to agilitate the processes- but any experienced Law Firm can do).

We also suggest **opening a Portuguese Bank account**, to simplify all the payments processes regarding the acquisition (Taxes, expenses), as well the future House running costs (Electricity, water and Gas contracts). This also helps regarding the legal existing Compliance Policies, that will be performed when opening the bank account, providing you all the legal clearance to manage your money through your account. All this is made through your legal representation.

3 SELECTING THE PROPERTY TO BUY

Selecting the best and most suitable Properties options on the Market and Price offer Negotiation

We begin to present to you the selected Properties existing in our Listing's Portfolio, according to your Objectives, already analyzed and approved by our Technical Architecture Team.

In case that we don't have enough suitable options within our present listings, our Estate Consultancy Team will perform an extensive Market search in order to select the best suitable options for you, within all the existing Properties for sale in Portugal by Agencies and also by the Owners, covering all the available options.

Our Team, when executing a Property Search & Selection, performs an extensive Market analysis & price comparison for each of the targeted Properties, in order to make sure we're presenting the best investment deal to our clients, according to their Objectives.

Throughout this process, we'll be presenting to you the selected Properties, for you to evaluate and conduct the elimination process, until you find the one, or the ones, you like the most.

After your pick selection, it's time to present a buying offer to the Seller or Seller's Agent, starting the negotiation Process to get you the best price deal.

4 TECHNICAL SURVEY & DUE DILIGENCE EXCLUSIVE SERVICE

Decide with certainty - Technical Surveys & Due Diligence on the selected Properties, before closing any deal:

This is where our Licensed Technical Team, formed by Architects and Engineers, will perform a technical visit to the selected Property, inspecting all structural characteristics & construction quality, looking also for any visible construction faults or defects. This is a PPT exclusive Service guaranteeing a Quality Selection - Technical Survey.

At the same time, our Estate & Legal Consultancy Team will also make all due diligence regarding City Hall licenses, documents, registrations and specific local Region legal context (if exists).

All this work is necessary in order to guarantee that your investment is safe.

5 CLOSING THE DEAL - PURCHASE CONTRACT & PUBLIC DEED:

Our Back Office Legal department will design and present to you a promising purchase contract (in Portuguese CPCV), that will be revised by your Legal Independent Representation Law Office, in order to make the reservation first down payment (of at least 10% of Property price), setting a custom Period of (usually 30 days), to prepare all legal documentation needed & schedule the Public Deed on a Legal Notary Office.

The remaining & final Payment has to be made on the Public Deed, where the Notary will pass the legal Property ownership to you.

TAXES & COSTS AT THE TIME OF PURCHASE

At the time of Purchase, there are specific Costs and Taxes to be paid.

All these necessary Documents and paperwork will be taken care by our Legal Department, and supervised by our Client's Legal Representation;

NOTARY - Public Deed - 1.200 €

Registration of the Property - 250 €

Property Transfer Tax:

There are official tax values tables, where the percentage varies upon the purchase amount. The inidicated values serve as reference numbers, for Properties over 500.000 eur
- 6,5% for Land, Offices;
- 6% for Villas & Apartments;
- 5% for Rustic Land;

Stamp Duty Tax:
Flat rate of 0,8% of the purchase amount;

RUNNING YEARLY TAXES

Municipal Yearly Tax:
Flat rate of 0,3% to 0,45% Villas & apartments - of the Property fiscal evaluation Value (usually represents around 40% of the purchase Market Value);

In case of rental the Property to generate Income:
Income Tax flat rate: 28% of the income;

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