



Golden Visa - Portugal vs Spain

Avoid Overvalued Properties and Discover Why Portugal is the Best Choice for 2024

The recent announcement that the Spanish government plans to abolish its Golden Visa program in January 2025 has shaken the real estate investment market in Spain. This move creates a narrow and definitive window for international investors aiming to obtain Spanish residency through property investments, generating a sense of urgency that may lead to hasty decisions and overvalued properties. In this context, Portugal's Golden Visa program stands out as a more stable and attractive option. Below, we explore the pros and cons of both programs and why Portugal emerges as the more advantageous choice.

Golden Visa grant access to the EU:

Both Portuguese and Spanish Golden Visas grant access to the Schengen Area, allowing unrestricted travel **across many European countries.**



Portuguese Golden Visa

I. Advantages of the Portuguese Golden Visa

1. Quality of Life: Portugal has become a popular destination for those seeking a relaxed lifestyle, with a high quality of life and lower living costs compared to other Western European countries, adding value for those also considering relocating.

2. Investment Requirements: Portugal's program offers diverse investment options, such as a €500,000 investment in funds, €250,000 donations for cultural or scientific activities, or the creation of 10 jobs, which remain competitive, especially compared to other EU countries.

3. Obtaining Portuguese Citizenship: A major advantage of Portugal's Golden Visa is that it allows investors to obtain Portuguese citizenship with minimal residency requirements, as they only need to spend an average of 7 days per year during the entire Golden Visa period.

The government grants Portuguese nationality, through naturalization, to foreigners who simultaneously meet the following requirements: being of legal age or emancipated under Portuguese law, legally



Spanish Golden Visa

I. Advantages of the Spanish Golden Visa

1. Robust Economy in Key Sectors: Sectors like tourism and technology remain strong points in Spain, which can appeal to **investors**.

2. Investment Requirements: Spain's program offers diverse investment options, such as €500,000 in purchasing real estate, net of taxes or charges, €1 million deposit in a Spanish bank account, €1 million Spanish companies stocks purchase, or €2 million Spanish public debt.

3. Obtaining Spanish Citizenship: To obtain Spanish citizenship through the Golden Visa, investors must meet a key residency requirement. The timeline for legal residency to obtain Spanish citizenship varies based on the applicant's profile: the general timeframe is ten years, while refugees must reside in the country for five years. Nationals of Ibero-American countries, Andorra, the Philippines, Equatorial Guinea, Portugal, or those of Sephardic origin can apply after two years.

residing in Portugal for at least five years, having adequate knowledge of the Portuguese language (at an A2 level), having no criminal conviction with a sentence of three or more years, and not representing a threat to national security or defense, including involvement in terrorism, violent crime, or organized crime.

This makes Portugal a much more appealing option for those seeking EU citizenship without needing to reside permanently in the country, allowing investors to maintain their lives and businesses elsewhere while fulfilling the requirements for citizenship.

II. Disadvantages of the Portuguese Golden Visa

1. Bureaucratic Process: Although Portugal has simplified the Golden Visa process, it still involves some bureaucracy. However, this is generally manageable and less restrictive compared to other EU countries, easing compliance and follow-up.

2. Delays in Obtaining the First Golden Visa: Currently, the average time to obtain the first residence permit through the Golden Visa program in Portugal is between two and three years. This delay is due to several factors, including high demand and operational limitations of the relevant authorities.

Additionally, applicants must fulfill other requirements, such as having no criminal record and demonstrating social integration, shown through basic knowledge of the Spanish language and local culture.

II. Disadvantages of the Spanish Golden Visa

1. Uncertainty and Time Pressure: The January 2025 deadline puts significant pressure on investors, which can lead to less calculated investment decisions and the purchase of properties at inflated prices. With sudden demand, property prices are likely to surge, negatively impacting the long-term value of investments.

2. Potential Property Overvaluation: With growing demand and a strict time limit, property owners may raise prices, leading to significant overvaluation in the Spanish real estate market.

3. Instability in Investment Policies: The decision to terminate the Golden Visa program highlights inconsistency in Spain's investment policies, which may deter long-term investors.

Why the Portuguese Golden Visa is the Better Choice?

The Portuguese Golden Visa stands out in terms of stability, sustainable growth, and diversified investment options. The imminent abolition of the Golden Visa in Spain is creating a "FOMO – Fear of Missing Out" environment likely to result in overvalued investments and rushed decisions. Investors looking for a reliable, growth-oriented option in Europe, without the pressure of a deadline, will find Portugal a more attractive opportunity.

KEY SUCCESSES



October 2012 - September 2023

Golden Visas approved: 12,718 +
20, 424 (family members)

Total Investment:

€ 7,318,438,201.77



Main Investors by country:

1. China
2. Brazil
3. USA
4. Turkey
5. South Africa



Questions? Contact us.

www.rme-legal.com

rme@rme-legal.com

T: [+351\) 210 975 892](tel:+351210975892)

M: [\(+351\) 914 316 102](tel:+351914316102)
