



A Complete Guide for U.S. Investors Seeking EU Residency

What will you find in this e-book?

How to live in Portugal as an American

Why are so many U.S. citizens choosing Portugal?

Direct Flight Connections: U.S. to Portugal in 7 hours

Cost of Living in Portugal vs. the U.S.

The process of moving from the United States
to another country: Step-by-Step

Portugal Golden Visa for U.S. Citizens as a way
to obtain Dual Citizenship

**Moving to Europe
can be a challenge,
but it gets easier
with planning**

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Are you an American investor seeking to leave the country?

If your answer is yes, this e-book is for you. We will cover all the topics you need to do this transaction.



But before that, let's dive in the main question in here:

Why do Americans decide to live in Portugal?

In recent years, Portugal has become an increasingly popular destination for Americans seeking a second nationality.

This trend is driven by a combination of factors that enhance the quality of life and offer a more relaxed and enjoyable lifestyle. From the mild climate to the rich cultural tapestry, Portugal presents a compelling case for Americans considering relocation. Following this tendency, **Portugal Homes** has prepared this exclusive guide based on information we have gathered over the years from our U.S. clients who have made the journey to Europe.

We now have the opportunity to present you with a complete guide on what to expect when living in Portugal as an American citizen.

But let's not rush, though. Take the time to go through our exclusive guide and discover how this can be the greatest experience of your life.



Why is living in Portugal pleasant?

Portugal stands out for its high levels of English proficiency, despite often being grouped with Southern European countries like Spain and Italy, which typically have lower English-speaking populations.

The country is frequently compared to Nordic nations like Sweden, Denmark, and Norway, which are celebrated for their exceptional English skills outside the Anglosphere.

Not so bad, right?

This, and many other reasons, will bring us to the conclusion of why there are so many American expats living in Portugal.



Portugal's mild climate is embraced by a vibrant culture



A well-established expat community that welcomes newcomers and promotes cultural integration



The affordable living costs in Portugal will increase your quality of life



Financial benefits in Portugal provide a supportive framework for relocation



The country's excellent universal healthcare and education systems insuring extra peace of mind



A safe and politically stable environment contributes to the overall quality of life for expatriates



Portugal's rich history and diverse recreational opportunities, bringing new possibilities and experiences

Table 1 – Reasons why living in Portugal is pleasant.

How to live in Portugal?

The Golden Visa is the best answer

In case you are not familiar with the term, the Golden Visa is an economic strategy aimed at attracting foreign investments, particularly in countries struggling with economic challenges.

Originally proposed by the International Monetary Fund (IMF) in 2008, the programme serves as a tool to fortify and rejuvenate economies. Its impact on the real estate market in Portugal has been notable and largely positive across the country's diverse real estate market offerings.

Introduced in 2012, the Portugal Golden Visa Programme allows American citizens to obtain a Residency Permit and be eligible for Portuguese Citizenship in exchange for a 6-year investment commitment.

With more than a decade of existence, the Golden Visa in Portugal has contributed more than 7 billion euros to the Portuguese economy.

The Portugal Golden Visa has gained immense popularity globally due to several factors, including property prices' affordability, which are among the lowest in all EU capitals.

Additionally, Portugal's attractive living conditions, renowned safety, high quality of life, and robust public healthcare system contribute to its allure.

The programme offers advantages such as visa-free travel within the Schengen Zone and the option to live, work, and study in Portugal, and many more, making it an appealing choice for investors.

Portugal Golden Visa holders are also required to only spend a minimum of 14 days in the country, either consecutively or intermittently, within each 2-year visa period.

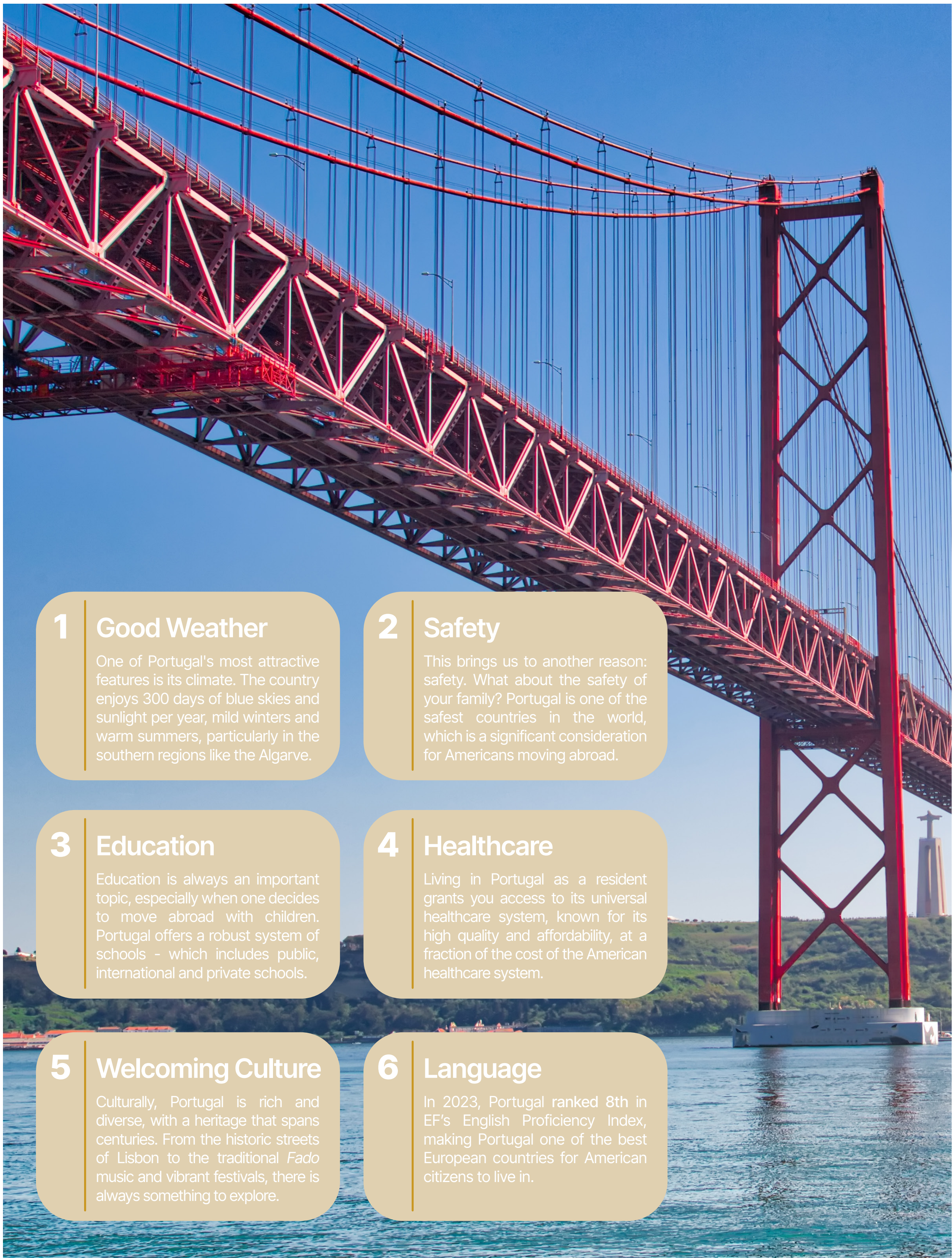
Interesting. But let's not rush into conclusions. First of all, why would an American Citizen decide to live in Portugal?

Why do Americans decide to live in Portugal?

Let's see if you agree with us!

We know that the reasons may vary according to each individual.

Everyone has their own motives when it comes to moving overseas, but some of the answers we found in our research are quite similar and can be grouped into 6 main reasons.



1 Good Weather

One of Portugal's most attractive features is its climate. The country enjoys 300 days of blue skies and sunlight per year, mild winters and warm summers, particularly in the southern regions like the Algarve.

2 Safety

This brings us to another reason: safety. What about the safety of your family? Portugal is one of the safest countries in the world, which is a significant consideration for Americans moving abroad.

3 Education

Education is always an important topic, especially when one decides to move abroad with children. Portugal offers a robust system of schools - which includes public, international and private schools.

4 Healthcare

Living in Portugal as a resident grants you access to its universal healthcare system, known for its high quality and affordability, at a fraction of the cost of the American healthcare system.

5 Welcoming Culture

Culturally, Portugal is rich and diverse, with a heritage that spans centuries. From the historic streets of Lisbon to the traditional *Fado* music and vibrant festivals, there is always something to explore.

6 Language

In 2023, Portugal ranked 8th in EF's English Proficiency Index, making Portugal one of the best European countries for American citizens to live in.

Portugal: a New Favourite Destination for Americans

Americans are choosing Portugal as a new place to set Residency. But not only – tourism from the U.S. to Portugal also increased dramatically in the last decade making this the best period for the Portuguese tourism industry, making the country a top destination for travellers from the United States.

One good reason for that is the convenience offered by the Portuguese national airline, TAP, with its famous stopover deal—where a traveller can choose to stop in Portugal for up to 10 days before reaching their final destination—which has made Portugal an accessible and attractive destination. **Incredible, right? Keep reading this guide to find out more about this great feature.**

This trend of Americans visiting Portugal was particularly evident in May 2024, when the tourism accommodation sector recorded 3.1 million guests and 7.7 million overnight stays, reflecting increases of 9.4% and 7.5%, respectively, compared to the previous month.

Data released by Statistics Portugal (Instituto Nacional de Estatística, INE) shows that overnight stays by non-residents surged by 7.5%, totalling 5.8 million in 2023. Among international markets, the U.S. stood out by securing the third position, accounting for 10.1% of total overnight stays and experiencing a remarkable 17.3% growth.

This growth allowed the U.S. market to surpass traditional visitors like citizens from France, which saw a slight decline.

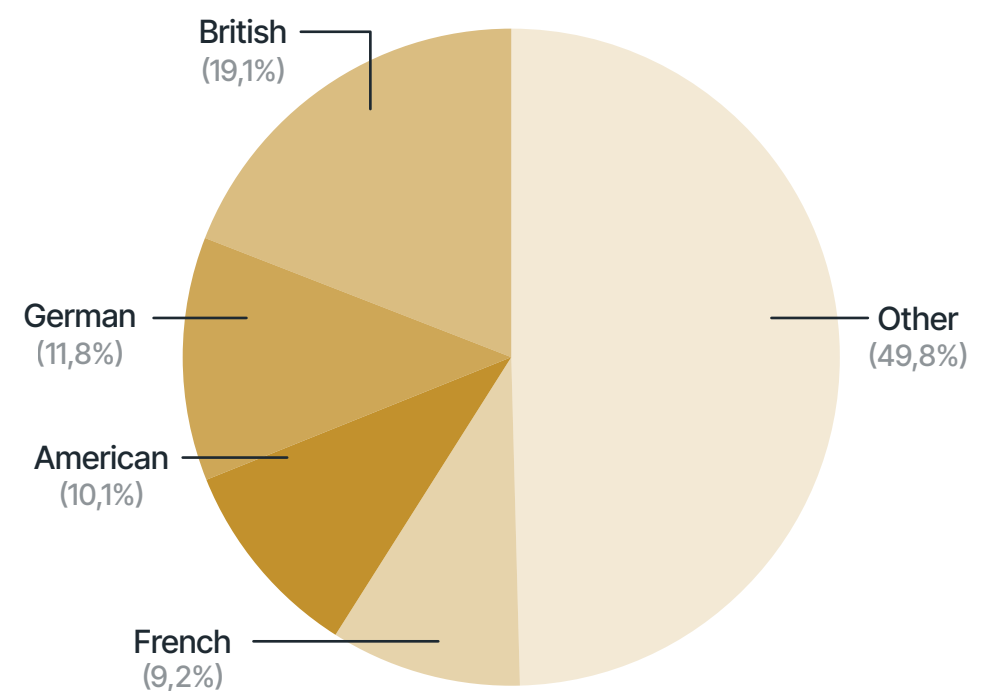


Chart 1 – Distribution of overnight stays by non-residents.

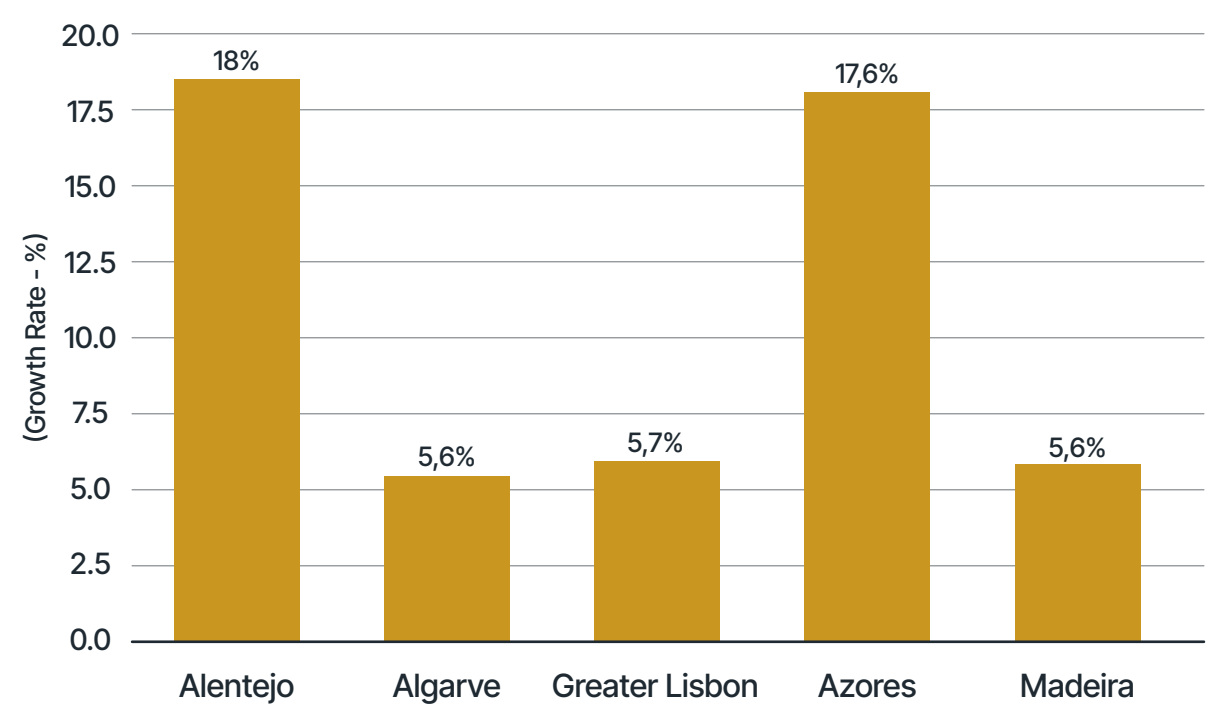


Chart 2 – Growth in American Tourists by Region.

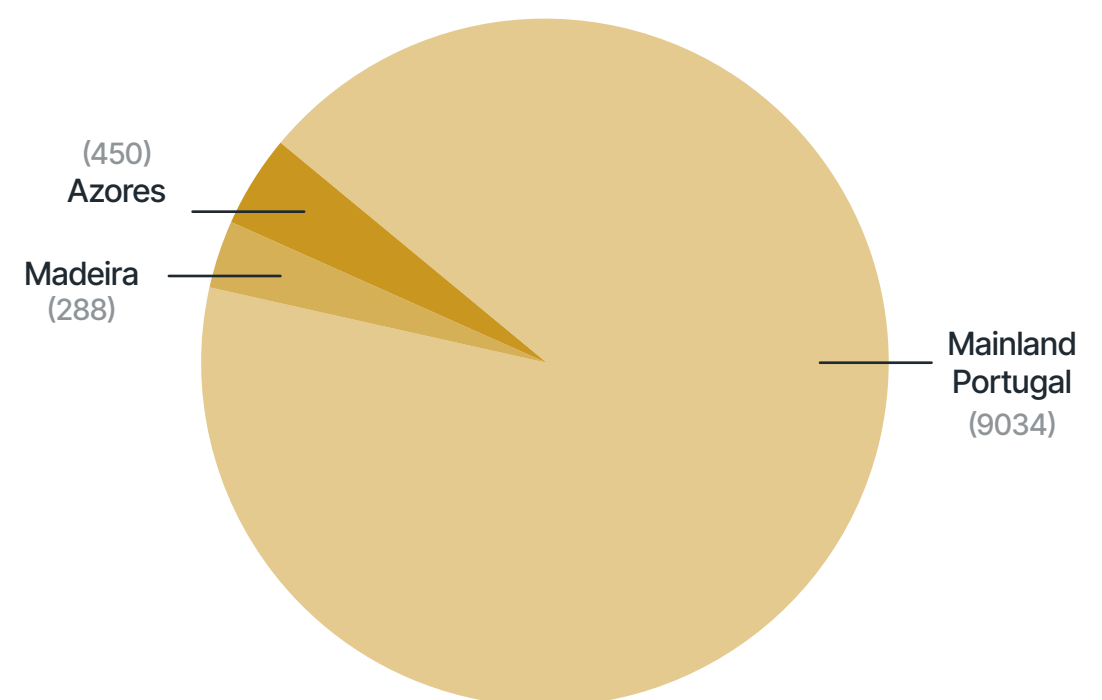


Chart 3 – Distribution of American residents in Portugal (September 2023).



American tourists are increasingly attracted to Portugal's diverse regions, with significant growth in areas like the Alentejo (+18.0%) and the Azores archipelago (+17.6%). This rising interest from the US has contributed to higher occupancy rates, with May 2024 seeing an increase to 52.4% for bed occupancy and 63.7% for room occupancy, further solidifying Portugal's appeal as a top destination for American travellers.

Fun fact: Portugal was one of the first countries to recognise the American independence, on February 15, 1783, before the final Treaty of Paris was signed.

It is true that Portugal was overlooked for several decades by American tourists, who preferred destinations such as France, Italy, and Spain.

However, it is incorrect to think that the relations between the two countries have been weak in any way. In fact, Portugal and the United States have a longstanding relationship.

In 1791, Queen Maria I of Portugal officially acknowledged the U.S. as an independent country, making Portugal the third country to

do so, following France and the Netherlands. Cool, right?

The United States is one of Portugal's primary trading partners and often ranks as Portugal's largest non-EU trading partner. Additionally, the US is a significant source of investment in Portugal. The deep-rooted connections between the two nations are further illustrated by the Portuguese communities in the US, which have thrived for over a century. In 2024, there are more than 200,000 Portuguese nationals and over 1.4 million Portuguese descendants living legally in the United States, actively contributing across various sectors and holding significant political representation. The official number of Americans with temporary or permanent residency in Portugal has also been increasing over the years.

According to Statistics Portugal, there were 9,772 American residents officially living in Portugal as of September 2023. Of these, 9,034 were in mainland Portugal, 450 in the Madeira Islands, and 288 in the Azores archipelago.



Increasing Convenience and Affordability:

More Flights from the U.S. to Portugal

Portugal's geographical location on the western edge of Europe makes it one of the closest European destinations to the U.S. For instance, flights from New York to Lisbon are some of the shortest transatlantic flights available, typically taking around 7 hours. This proximity is a significant advantage for those looking to maximise their time exploring rather than travelling. **If you think 7 hours is too much, how about flying to a whole new continent taking only 5 hours?**

Yes, there is one non-stop flight connection between Boston airport (BOS) and Ponta Delgada airport (PDL) in the Azores that takes only 5 hours, which is operated by Portuguese Azores Airlines - SATA. Portugal is well-connected to various major US cities. Here is a detailed list of direct flight connections, including approximate flight length.

Disclaimer: This list was created in July 2024 and may suffer changes.

Mainland Portugal

Arrival in Lisbon (LIS):

New York (JFK) | Newark (EWR) | Boston (BOS):

- Approximately 7 hours

Philadelphia (PHL) | Washington, D.C. (IAD):

- Approximately 7.5 hours

Chicago (ORD) | Miami (MIA):

- Approximately 8 hours

Dallas (DFW):

- Approximately 9 hours

Phoenix (PHX) | San Francisco (SFO):

- Approximately 11 hours

Los Angeles (LAX):

- Approximately 11.5 hours

Arrival in Porto (OPO):

Newark (EWR):

- Approximately 7 hours

Azores

Arrival in Ponta Delgada (PDL),
São Miguel Island:

Boston (BOS):

- Approximately 5 hours

Providence (PVD):

- Approximately 5.5 hours

New York (JFK):

- Approximately 6 hours

Oakland (OAK):

- Approximately 8.5 hours

Arrival in Lajes (TER), Terceira Island:

Boston (BOS):

- Approximately 5 hours

Madeira

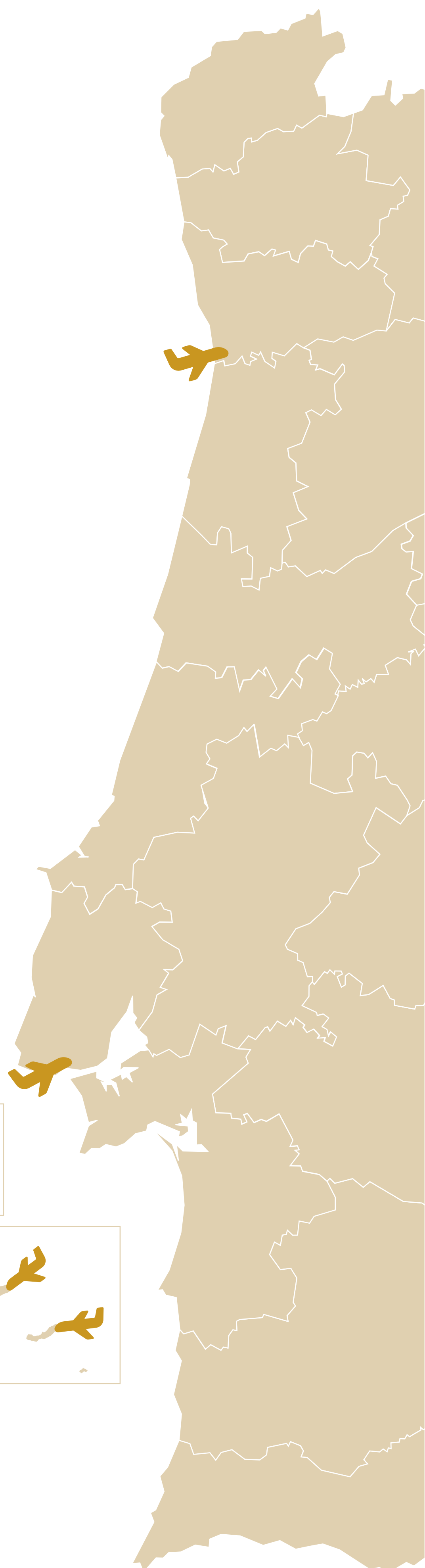
Funchal (FNC), Madeira Island:

New York (JFK):

- Approximately 7.5 hours

Airlines Operating Direct Flights

TAP Air Portugal
United Airlines
Delta Air Lines
American Airlines
SATA Azores Airlines



Cost of Living in Portugal vs. the U.S.

Understandably, many Americans are leaving the United States to explore alternative places to live, given the significant increase in the cost of living within the country.

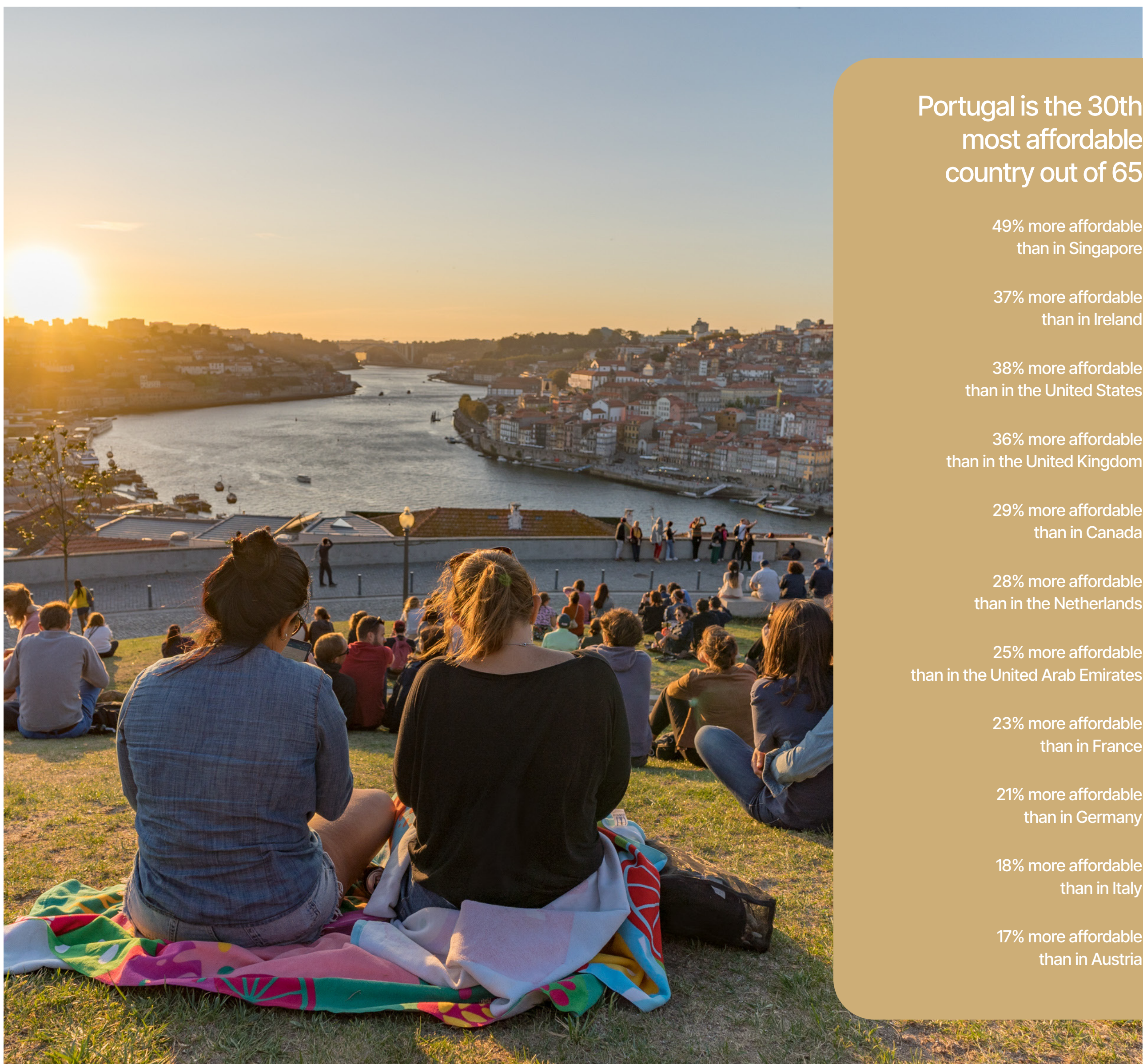
On average, Californians spend more than \$700,000 on a simple home, whereas with the same amount you would be able to buy a great property - located right in the heart of Lisbon.

If you don't believe, you can see it for yourself on portugalhomes.com. We offer the best real estate deals in Portugal.

The truth is that the cost of living in Portugal is considerably lower than in the United States, even when compared with other European nations. Housing, in particular, is more affordable and one can say that this itself justifies living in Portugal as an American.

Whether renting or buying, Americans will find that their money goes further in Portugal. Daily expenses such as groceries, dining out, and public transportation are also cheaper, allowing for a comfortable lifestyle without the financial strain often experienced in the U.S.

For comparison, see the chart Portugal Homes developed, with updated prices for 2024.



Portugal is the 30th most affordable country out of 65

49% more affordable than in Singapore

37% more affordable than in Ireland

38% more affordable than in the United States

36% more affordable than in the United Kingdom

29% more affordable than in Canada

28% more affordable than in the Netherlands

25% more affordable than in the United Arab Emirates

23% more affordable than in France

21% more affordable than in Germany

18% more affordable than in Italy

17% more affordable than in Austria

The process of moving from the United States to Portugal: Step-by-Step

We also prepared a detailed step-by-step list of all the boxes you need to check before moving to Portugal. Awesome, right?

Please, keep in mind that this is meant to be general, covering as many bases as possible.

Your situation will ultimately be completely different from another American citizen that is already established in Portugal.



● Step 1: Research & Investigation

The first step to moving to another country and living there indefinitely and permanently is to do your own research. If you are already here, great! Identify your own priorities.

Why are you keen on moving out of the United States? Is it healthcare? The quality-of-life situation? Safety, or lack thereof?



● Step 2: Understanding the Legal Requirements

The second step involves finding out the legal requirements for you to move to Portugal. This step starts with analysing the correct type of Visa for you.

There is no other way around this. It is important to note that Portugal offer several different types of Visas that can be interesting for you.



● Step 3: Financial & Document Management

Admittedly the most difficult part of the entire process. It is important to understand that most of the documents you have to submit must be translated into Portuguese. But worry not. Portugal Homes is the country's #1 Real Estate & Residency by Investment company. **We are proud to say we have never once had an application rejected.**



● Step 4: Travel & Settle Down

With our help, you are good to go!

You have done your research, found out that Portugal is the best country for you, and are now a proud Portuguese resident.

Now, all you need to do is simply book the plane trip and travel to Portugal.

Portugal Golden Visa: Best Available Options for U.S. Citizens

Portugal's Golden Visa programme offers several investment options for U.S. citizens. These options allow American investors to choose the investment that best suits their financial and personal goals while pursuing Dual Citizenship in Portugal.

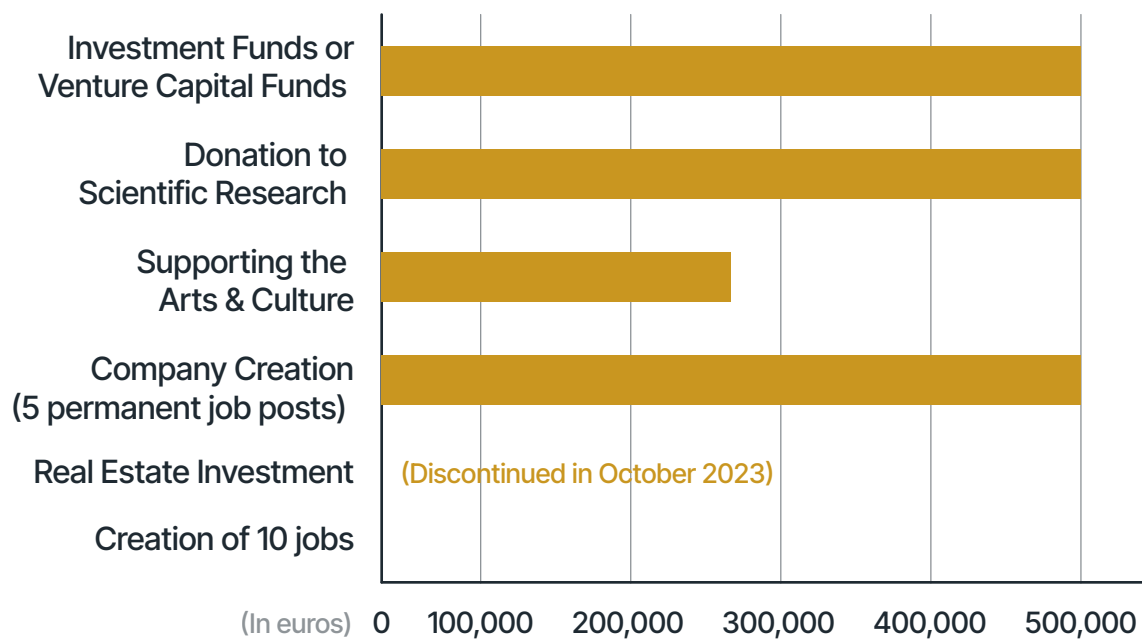
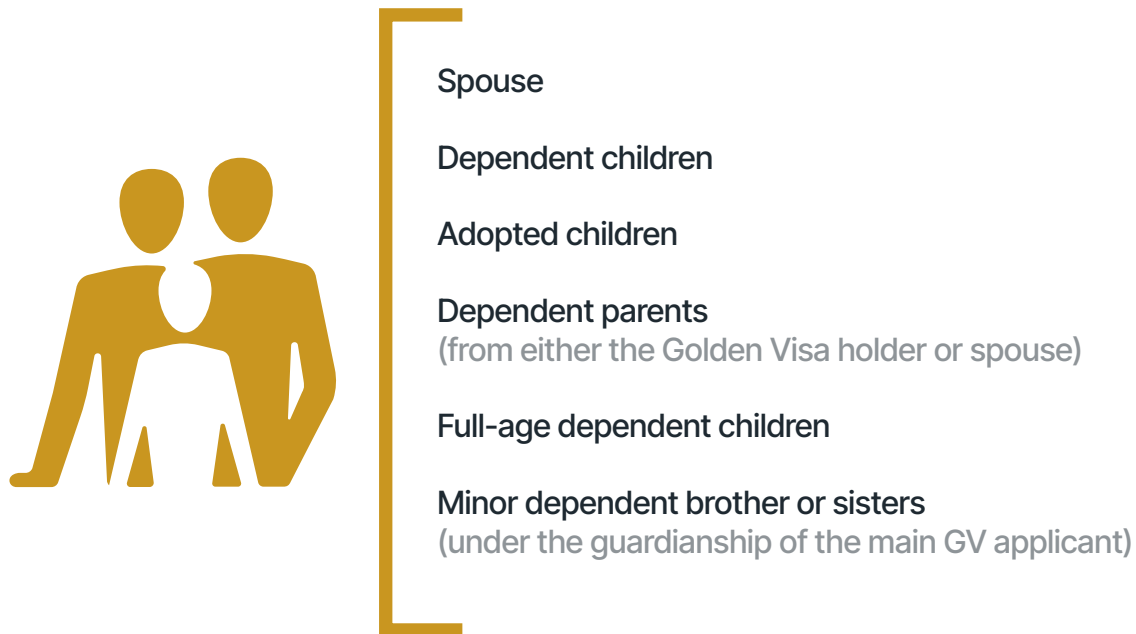


Chart 4 – Golden Visa Programme in Portugal - Options.

The main applicant must be a legal adult (18+). The Portugal Golden Visa also enables family inclusion, meaning several family members can join the main Golden Visa applicant in Portugal.



Graphic 1 – Portugal Golden Visa Family Inclusions.

Benefits of the Golden Visa for U.S. citizens

For American investors, the Portugal Golden Visa offers a range of exclusive benefits to their needs. It provides visa-free travel across 29 countries in Europe's Schengen Area, along with the right to live, work, and study in Portugal.

After 5 years of legal residency, Americans can apply for Portuguese citizenship while retaining their U.S. citizenship.

The programme's minimal physical presence requirements, just 7 days in the first year and 14 days in each of the following two years allow for a flexible lifestyle, making it easier to maintain ties with the U.S.

Portugal's exceptional educational institutions, combined with its high quality of life, including exotic local cuisine, fine wines, and a mild climate, offer a welcoming environment.

Additionally, residents benefit from top-tier international healthcare facilities, ensuring comprehensive medical care while enjoying Portugal's rich cultural heritage and safety.

Family Reunification

The Golden Visa extends its application to immediate family members, allowing U.S. citizens to bring their spouses, dependent children, and dependent parents to Portugal.

This enables families to stay together while enjoying the benefits of European residency.

Family members enjoy the same rights & benefits and will also be eligible for Permanent Residency or Portuguese Citizenship after 5 years of holding the Portugal Golden Visa.



Portugal Golden Visa's Processing Time

The process is easy, but it does involve gathering some documentation, both in Portugal and in the United States.

1-18 Months

During this step, you will meet with one of our Investment Advisors, who will speak to you and try to understand which Golden Visa option better suits your needs.

After you have chosen, it is time to invest and apply to the Portugal Golden Visa. Due to the high demand for the Portugal Golden Visa, this process can take up to 18 months.

Year 1 & 2

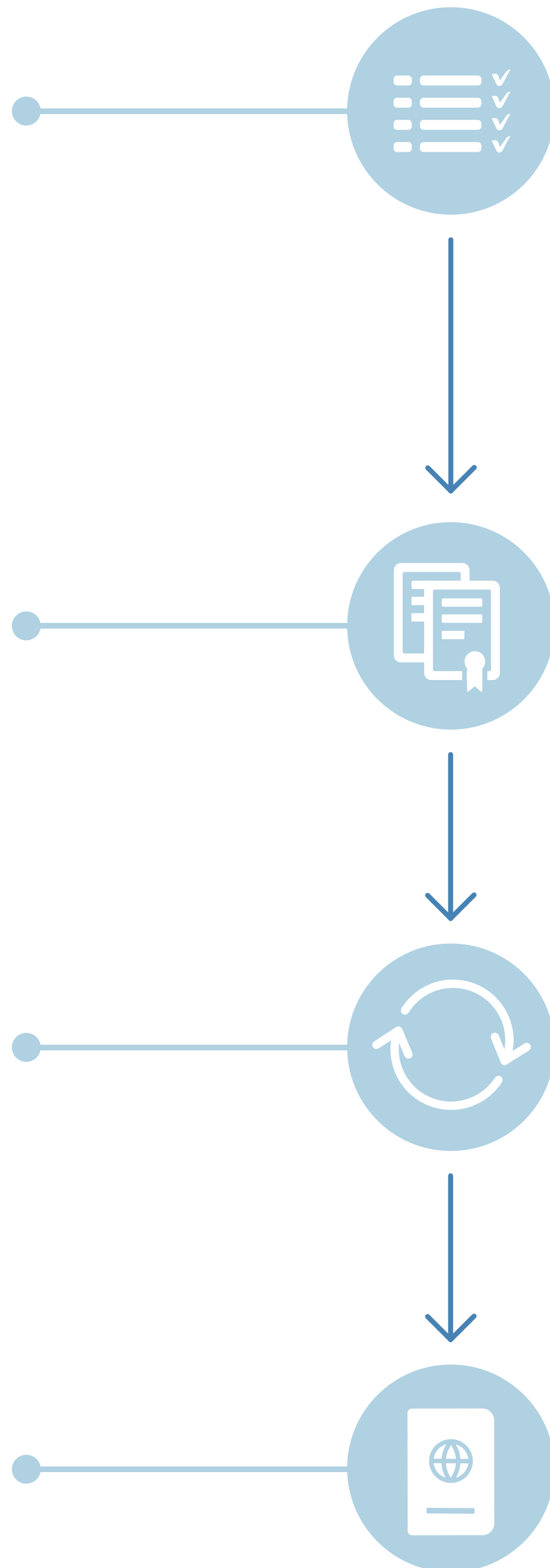
During this step, you will be issued your Golden Visa and the Temporary Residency Permit. This will enable you to live, work and study in Portugal for 2 years, as well as travel to the Schengen Area following the 90/180-Day Rule.

Year 3 & 4

At this point, you will have to renew your Portugal Golden Visa for another 2 years. You will retain all your Residency benefits during this time.

Year 5 & 6

Even though your Golden Visa is valid for another 2 years, by the 5th year mark, you are now eligible to apply for either Permanent Residency or Citizenship. Unlock all the benefits of an EU Passport with the Portugal Golden Visa.



But wait, the Golden Visa is not the only Residency programme in Portugal. Let us introduce you the D2 Visa, currently one of the best deals in Portugal for those seeking the Portuguese residency.

Portugal D2 Visa for American Citizens

The Portugal D2 Visa is a Residency by Investment programme and an alternative solution to the Portugal Golden Visa.

This programme leads to Portuguese citizenship and is designed to attract high net-worth individuals to invest in the economy by opening a new business or branching out an existing one in Portugal.

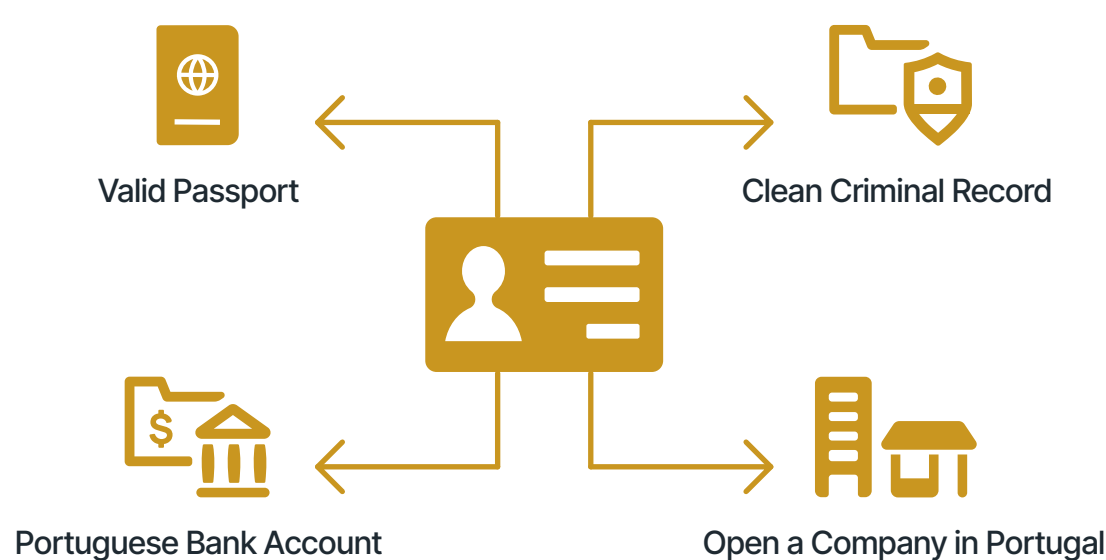
The Portugal D2 Visa is currently one of the most efficient way of obtaining Residency

within the European Union with benefits such as family reunification and visa-free travel over the Schengen Zone and most cost-effective path to citizenship in the EU.

The D2 Visa also offers the possibility to achieve EU Citizenship in 5 years.

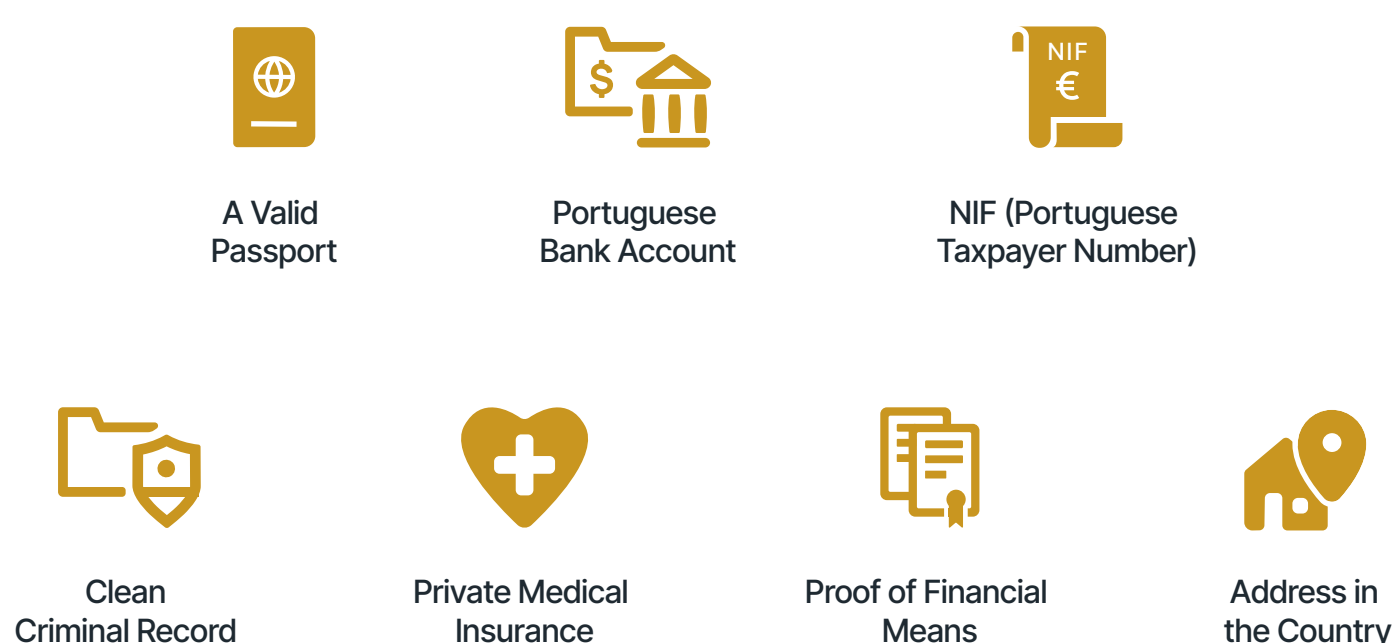
One advantage the D2 Visa has against the Golden Visa is the processing time. With the D2 Visa, you can attain residency status as soon as 3 months after you have submitted the application, and the passport after 5 years, at which point you can request to reunite your family and bring them to Portugal as well.

What are the Requirements and Documents for the Portugal D2 Visa?



Graphic 2 – Requirements for the D2 Visa.

In order to be eligible to the D2 Visa application, the investor must be of legal age (+18 yrs.) and a non-EU national with the following documentation for the creation or partial or full acquisition of a company:



Graphic 3 – Documents for the D2 Visa.



It is essential to include the required financial resources for establishing a new business, partially or fully acquiring the entirety of an existing Portuguese company.

If the company already exists, it is necessary to provide all documents relevant to its foundation.

Our D2 Visa packages offer an exclusive service where our team of specialists assist you in the entire process, from Portuguese tax number acquisition to document management and more with our dedicated After Sales department.

Get to know more on Portugal Homes' exclusive D2 Visa packages

Mátria is a €280K option eligible for the D2 Visa application

The perfect D2 Visa Opportunity

Mátria is a co-working development project in central Lisbon, 1km (0.6m) away from the famous Avenida da Liberdade, acknowledged as the Champs-Elysees of Lisbon. This seven-storey building will consist of various luxury amenities, ranging from private offices, boardrooms, phone booths, virtual offices, private members-only gym, access to changing rooms, and coffee shop, a lounge, and a private terrace.

Guaranteed return on investment

Investors can benefit from an annual 4% guaranteed return, at €280,000 investment option at a period of five years in one of the most expensive real estate sought-after areas of Portugal, offering long-term appreciation on their venture. Investing in Mátria translates into the effective creation of a business, thus paving the way for Residency in Portugal, the best alternative to the Portugal Golden Visa.

- Invest in a commercial building in Lisbon centre with a 4% return per year.
- Gain your Portuguese citizenship.
- 82 options available for the Mátria company.
- Optional guaranteed buyback of your investment at the end of the programme.



Move to Portugal from the United States with Portugal Homes

We could expand this e-book further, truth be told, as Portugal offers amazing features for the American lifestyle, whether for settling down with family or enjoying a peaceful retirement.

The combination of scenic beauty, a pleasant climate, and a welcoming culture makes Portugal an ideal destination for US citizens looking for a new home.

Recognising this growing interest, Portugal Homes is embarking on a tour across the United States in September 2024.



Our CEOs, **David Poston** and **Gary Harland**, along with their Investment Advisory team, will visit various cities to offer exclusive one-on-one consultations.

These meetings, typically lasting an hour, provide investors with detailed information on relocating to Portugal, including insights into property purchases and residency options.

David Poston and Gary Harland, both born and raised in the United Kingdom, chose Portugal as the perfect location to establish their joint venture, The Harland & Poston Group.

Portugal Homes specialises in real estate and residency by investment programmes, offering top-tier properties and investment solutions such as the **Golden Visa** and the **D2 Visa**, which can lead to Portuguese Citizenship.



Gary Harland (left)
David Poston (right)

For those interested in moving to Portugal, booking a consultation with Portugal Homes is highly recommended to secure expert guidance and support throughout the relocation process.

We hope that this guide has been useful for you and in case you need more information, please contact us at portugalhomes.com.

We will be pleased to help!