Portugal
The YUP - Young Urban Property building presents a unique concept harmoniously combining original features such as the restored façade with modern interiors that can be adapted fully to the changing needs of its residents. You can benefit from ample spaces with family and friends or close a few rooms for more privacy by way of the sliding wood panels. This refurbishment project offers 20 one- and two-bedroom apartments.
3 bedroom apartments, in a prime location, with an incredible east/west/south sun exposure. All the apartments comprise ample balconies and some of them provide sea view.

The apartments are inserted in a new construction that had in mind the highest of quality standards, regarding not only the thermal and acoustic insulation, but also the Daikin Stylist climatisation equipment, in order to minimize energy costs and to provide maximum comfort.

The kitchens, of Italian design (Arrital), in open plan, are totally equipped with Bosch household appliances, an Elica exhaust fan and Silestone worktops. The kitchens breathe modernity and efficiency.

This is a fabulous opportunity to invest or to live, for those who intend to live in a quiet area, close to local business, services and schools and only five minutes away from the train station and 10 minutes away from the Carcavelos beach and Universidade Nova.
GREEN HILL- A UNIQUE LIFESTYLE

Green Hill is composed by familiar villas where privacy and quietness are guaranteed, providing an unparalleled well being and comfort.
On the one hand, it is close to cosmopolitan areas like Estoril and Cascais and, on the other hand, green areas and silence are to be rejoiced, immersed in an ambiance of serenity, where each day is experienced with calmness.
Green Hill presents a particular architecture and the highest quality finishes, such as the wood plank flooring, lighting through crown mouldings and acoustic and thermal insulation.
The completion of the work is predicted to March of 2022.

Starting from € 698.000
T4 Villas – Brazil Residence

4 bedroom deluxe villas, of contemporary architecture, with terraces and private swimming pools, located in a privileged area of Cascais.

The villas were designed to provide well being, comfort, harmony and quality of life to their residents. The location is magnificent, really close to nature, beaches, restaurants, parks, international schools and historical centre. The villas present noble finishes, have big windows that bring a lot of brightness and the kitchens are completely equipped. The villas include parking spaces, swimming pools and laundry areas.

On the last floor there is a private swimming pool and a terrace that offers a panoramic view.

Each villa includes parking space for three cars and a storage area.

The completion of the work is predicted to the end of 2021.

Invest or live in one of the best areas of Portugal, where refinement and quality of life are blended with the finest taste that the Brazil Residence project has to offer.

Starting from € 2,000,000
With an unique architectonic style in the surroundings, the private condominium Estoril Villas incorporates three 3 bedroom villas, five 4 bedroom villas and one 5 villa. All the villas include a private car park and 24 hours security. This condominium offers the privilege of experiencing a relaxed, safe and comfortable lifestyle. In perfect harmony with the surrounding gardens, Estoril Villas stands out for its contemporary architecture, which fits in the natural land, and is composed by cubed, parallelepiped and covered garden areas. This exceptional condominium still comprehends small interior gardens and water surfaces.
Excellent 2 bedroom apartment, as new, really central, located close to Avenida Duque de Loulé, only 5 minutes away from Marquês de Pombal and Avenida da Liberdade. The apartment has acoustic and thermal insulation, double glazed windows and it is equipped with air conditioning.
The apartment´s location is premium, in the centre of Lisbon, close to all sorts of local business, services and public transportation.
Don´t miss the opportunity of visit this fabulous apartment!
2 bedroom apartment, with deep refurbishment required, located in the heart of the historical centre of Cascais.

With a 100 sqm area, the apartment is distributed as follows:
- a living room with a fireplace
- a kitchen
- a full private bathroom
- two bedrooms with wardrobes and with direct access to a balcony

The apartment includes a 30 sqm storage area and available monthly fees to park one car.

€ 550,000
2 bedroom Apartment  Penha de França, Lisbon  115 m²  2  2  0  On Going

Apartment with generous areas close to Bairro das Colónias and Graça. Short distance from the metro dos anjos (10min walkdistance), gardens, schools, various services and restaurants. River view, good sun exposure, generous areas, living room with two fronts, this apartment will have a fully equipped kitchen, double glazed windows. A very good opportunity in a growing location.
This luxurious 2 bedroom apartment is located in central expo (Parques das Nações) in one of most prestigious and high-end community residences (panoramic living) on a high floor. Apartment has gone through total renovation including: flooring, wall papers, bathrooms, doors, door handles, lightings systems, etc. Every detail was carefully selected and quality crafted using materials imported directly from Italy. All of the rooms have been equipped with AC and the apartment is with all the furniture.
Charming 2 bedroom apartment located in a completely renovated building. The apartment has a spacious and very bright living room, with a small balcony, a fully equipped kitchen with glass doors that can be open to the living room, 2 bedrooms, a spacious bathroom. The apartment had a total rehabilitation of excellent quality in which decorative details were kept, such as worked ceilings, wooden floors combined with modern finishes such as high-quality double-glazed windows, air conditioning in all rooms, and cabinets.

Alcântara is a point of attraction by the river.
Fantastic 3 bedroom apartment, inserted in a closed condominium, close to the St. Julian’s school. The apartment includes parking space for two cars and an ample storage area. The condominium where the apartment is inserted has 24 hours security, patios and a squash area. This is a golden opportunity to those who intend to live only 300 metres away from the beach, with several services and local business only a short walking distance, close to international schools and only two minutes away from the Marginal and the A5 motorway Lisbon.
3 bedroom apartment, inserted in a private condominium with a swimming pool.

The apartment is placed only 3 minutes away from the access to the A5 motorway, 10 minutes away from Lisbon and 15 minutes away from Cascais. It is close to local business.
Exclusive 1 bedroom apartment, to debut, in the charming and renewed building Aguiar 84, with parking space for one car. Is placed in a premium location, only a few metres from El Corte Inglés and the Eduardo VII’s Park.
It offers clear views and generous areas and it has a fabulous sun exposure.
In Avenida António Augusto de Aguiar emerges an exclusive residential building, with an exceptional location that allows rejoicing entirely the city of Lisbon, providing the comfort and the essential requirements for those who prioritize centrality and quality of life.
1 bedroom apartment, recently built, inserted in a small condominium located in the historical centre of Cascais, only a short walking distance to the beach, train station and services.

- parking space for one car in a common garage
- the condominium includes a small common garden
- a laundry area (only for residents) on the garage floor
- premium finishes

This apartment embodies a perfect opportunity to invest or to live in the centre of Cascais, in a quiet area that allows a pedestrian daily routine.
This townhouse is located in the centre of St Amaro Oeiras only 5 minutes away, on foot, from the beach, train station, local business and is composed by four floors:

The ground floor comprehends a 6 sqm entry hall, a 30 sqm living room with a fireplace and a heat recovery unit, an 18 sqm dining room, with direct access to the garden/terrace, a 12 sqm totally fitted kitchen and a social bathroom.

The first floor incorporates two bedrooms (10 sqm + 12 sqm). This floor also comprises a full private bathroom, a 30 sqm suite with a closet/bedroom with direct access to a balcony.

The second floor/attic is composed by a 9 sqm bedroom with a full private bathroom.

The basement comprehends a multipurpose room, a garage with parking space for two cars.

This townhouse is equipped with double glazed windows, wooden flooring, electric heat storage devices in all the rooms, a professional alarm, a garden with an automatic watering system.
Charming 1 bedroom apartment, inserted in a prestigious building in Avenida da Liberdade.
This apartment, with a high and crafted ceiling, is composed by a 37 sqm living room, a totally equipped kitchen, a bedroom and a bathroom.
The apartment is equipped with air conditioning, a reinforced door, a pre-installation of heaters, heated towel racks and double glazed windows.
The building where the apartment is inserted comprises a concierge and elevators. It includes parking space for one car.
Charming apartment with a breathtaking view over the Tagus river.
The Cordon is a carefully renewed building that integrates perfectly in the vibrant, artistic and creative daily life of Chiado, in the heart of Lisbon. From the eighteenth century, this pombaline building preserved the façade and the main architectural features, such as the stonework, the covering in roofing tile and a floor with paintings and epoch tiles and the high ceiling.
It is distributed by seven floors, all of them with the Tagus river as a scenario.
Get lost in the streets and galleries of your new neighbourhood, where there is always something new to discover!
Located in Cascais’ historical center, Edifício Teatro benefits from the proximity to main attractions and walking distance from museums, public gardens, stunning beaches, high-end restaurants and the marina. The perfect location to enjoy a unique quality of life. Developed in a quiet residential neighborhood, Edificio Teatro was designed with the intention of creating an aesthetically appealing and contemporary living space, ensuring a connection with the existing urban landscape. All dwellings offer parking spaces, private storage rooms and a common laundry.
2 bedroom Apartment

St. António, Lisbon

- 127 m²
- 2 beds
- 2 baths
- 0 parking

Apartment with an area of around 130 sqm, located close to Avenida da Liberdade, in Lisbon. Inserted in a building with an elevator and it is composed by:

- a 5.8 sqm corridor and a 1.53 sqm laundry area
- a 5.2 sqm bathroom
- a 38.8 sqm living room + a kitchenette
- a 16.5 sqm bedroom
- a suite, supported by a 5.67 sqm bathroom

€ 785,000
4 bedroom apartment, as new, with a clear view to the river/sea and to Parque dos Poetas. It is composed as follows: An 8 sqm entry hall, a 53 sqm common living room with direct access to a balcony, through a tri-rail window, a 20 sqm kitchen, connected to living room, a laundry area, a social bathroom, two suites (24 sqm + 31 sqm), one of them with closet and both with direct access to a common balcony and a full private bathroom.
Built in 1675, the building BICA DOS OLHOS is placed in the historical Bica neighbourhood, one of the most typical and authentic of the capital. The apartment faces south and it provides view to the roofs of the Bica neighbourhood. This 3 bedroom apartment, with a 157,50 sqm area, is composed by a suite, two bedrooms and an ample living room with a social area and a dining area connected to the kitchen. It includes an exclusive garage with parking space for two cars and a storage area.
Charming apartment totally renovated.

2+1 bedroom apartment, with an annex (1+1 bedroom apartment), fantastically located in the centre of Monte Estoril, only 2 minutes away, on foot, to the train station and beaches. Previously a 3 bedroom apartment, it was converted into a 2+1 bedroom apartment. It is inserted in a former chalet composed by three apartments. It comprises an entry hall, a living room, with direct access to a 40 sqm terrace, a dining room with an open kitchen and a separated laundry area, all equipped with AEG household appliances, a bedroom en suite with a walking closet and a bedroom supported by a social bathroom.

It includes parking space for one car, in a box garage.
The garden comprehends a swimming pool, a deck area and a covered dining area. The villa was deeply refurbished, including the structures, the electrical installation and the piping system. It is equipped with air conditioning (warm and cold plus an air purifier), electrical blinds and double glazed windows. The villa includes parking space for three cars. It is placed close to the centre of Caxias, 12 minutes away, on foot, to the beach and to the train station, two minutes away from the unpaid access to the A5 motorway and five minutes away from Oeiras Parque.
Originally 3 bedroom apartment transformed into 2 bedroom in prestiged condominium on the beach, with 24 hour security, garden, pool and gym.
Apartment composed of Hall, MIELE fully equipped kitchen with balcony, social toilet, living room with 3 different areas and balcony with sea view, suite with balcony and bathroom, suite.
Air conditioning, garage with 48 sqm.
Located close to several transport options, bike paths, schools, access, restaurants and all kinds of commerce. The possibility of walking to the beach. S.João do Estoril, is 10 minutes from the center of Cascais, 30 minutes from Lisbon International Airport.
Fabulous apartment, inserted in one of the most charming buildings of Campo dos Mártires da Pátria, facing the garden.

This small palace was deeply renovated inside and it is composed by three apartments, one per floor. The entrance and the impressive illuminated staircase are the original of this small palace.

The apartment offers a dazzling view to the garden and to the Faculty of Medicine and also to the plane trees that adorn the Júlio de Andrade street.

The house has a high ceiling with more than 3 metres and 13 windows, which provide a lot of brightness during the whole day.
This outstanding 2 bedroom apartment is located in the heart of Vítor Cordon Street, which is considered one of the best in the famous Chiado neighbourhood and it is inserted in a completely renewed charming building. The apartment provides ample areas and an extraordinary high ceiling, with a 110 sqm total area, it is composed by a living room that includes a Kitchenette, in open space, a social bathroom, a suite and a bedroom. The apartment offers an excellent sun exposure, with the social area facing south. The building where the apartment is inserted comprises an elevator and a garage with parking space for one car.
Located in the prestigious neighborhood of Avenidas Novas, this apartment is part of a project under construction with completion scheduled for October. High floor overlooking the city, excellent sun exposure, with all rooms having balconies. Large living room with access to a balcony, two suites, a bedroom and a bathroom, toilet, two parking spaces and a storage room. Fully equipped kitchen, air conditioning in all rooms. Area with excellent dynamics, several restaurants, bike paths, shops, the apartment is 5 minutes walk from El Corte Ingles.
2 bedroom Apartment

Sta Catarina, Lisbon

265 m²

2

3

1

On Going

Sandomil Palace Luxury Apartments is a development located in Rua das Chagas, in Chiado, totally rehabilitated, composed of 8 luxury apartments with parking, representing the best that Lisbon has to offer in terms of design, heritage, culture and character.

This development is located just 100 meters from Praça Luís de Camões and within walking distance of theaters, museums, top restaurants and the many tourist attractions in Lisbon.

This T2 + 1 apartment with parking is on the 3rd floor and has a 265 m² ABP including a 27 m² balcony, with fantastic river views.

Of note is an excellent 74m2 room divided into two environments.
7 bedroom villa, with river view.
The outside area of the villa comprehends a garden with swimming pool, a jacuzzi with capacity for six persons and a barbecue area.
The purchase of the villa includes a quota of the Quinta da Moura´s sports complex, which guarantees annual profits and also discounts in the services offered - tennis courts, padel, swimming pool and horse-riding.
The villa is inserted in the Quinta da Moura´s complex, close to the access to the A5 motorway, the Oeiras Parque shopping centre and to some business centres (Tagus Park, Quinta da Fonte e Lagoas Park) and also close to the International School.
Villa, with a historical and eclectic aesthetic, reaching its maximum expression in the decorative details of the façades and highlighting the geometry and the richness of those elements. The garden’s design is integrated in that harmony, being decorated with symmetrical flat flowerbeds. Inserted in a 1505 sqm plot, with a 341 sqm implementation area and a garden area that allows the construction of a swimming pool and a leisure area.
Excellent 3 bedroom apartment, to debut, with a 214,40 sqm area.
The apartment comprises three suites and a 71 sqm living room, with direct access to a balcony that offers a magnificent view over the city.
This apartment presents high quality finishes and it is totally equipped.
It includes parking space for two cars and a storage area.
It is placed in Príncipe Real, really close to the São Pedro de Alcântara garden and Avenida da Liberdade is also nearby.
Magnificent 4 bedroom duplex apartment, inserted in a prestigious condominium, located in an exclusive area of Cascais, only a short walking distance to the beach, Quinta da Marinha, to the Oitavos golf course and really close to the centre of Cascais.

Of contemporary architecture and with a 254 sqm private gross area, this apartment stands out for its ample areas and big terraces (197 sqm) that benefit from a fabulous view to the condominium’s gardens and offer a partial sea view. Besides the common swimming pool, the apartment includes 24h security.

The condominium where it is placed presents dazzling green areas.

This is the ideal opportunity for those who want to live in an ample apartment, surrounded by nature in a quiet area and with easy accesses to Lisbon (30 km) and to the Airport.
4+1 bedroom Apartment

Apartment, at the penthouse, deeply refurbished, located in the centre of Estoril.
The apartment is inserted in a closed condominium with garden and swimming pool and it provides a dazzling sea view.
It is located close to the gardens of Casino Estoril, only a short walking distance from the beach, restaurants and all sorts of services.
The apartment offers a fabulous east/south/west sun exposure.
The condominium where it is inserted includes 24 hours security and a leisure area with swimming pool.
Land, placed in the second sea line.
It is inserted in a 1.346 sqm lot and has an approved project to construct a contemporary villa with a 535 sqm construction area.
The location is unique, close to the Cascais’ marina and Boca do Inferno.
It is possible to sell the land already with the villa constructed for 5.500.000€.
6 bedroom Villa

Paço de Arcos

6 bedroom villa with sea view, inserted in a exclusive condominium in Oeiras

1st Floor - Living and dining room separated by fireplace, Kitchen with laundry and laundry room, guest toilet, Suite, games room and office

Floor 0 - Four rooms supported by two full bathrooms and a Master Suite with Closet.

The exterior of the villa contains several garden areas and a leisure area with a heated pool.

Covered garage for two vehicles and possibility for more outdoors.

The condominium has a swimming pool and tennis court.

The villa is located in the São Miguel dos Arcos Condominium in Paço de Arcos - Oeiras.

€ 2.600.000
Occupyng the entire floor of the building. The living area is divided into a number of different atmospheres, including a TV room, a sitting room with a fireplace, a dining area and the main living terrace area which has direct access to the outside terrace. Here, where there is the greenery of plants, water runs and the uninterrupted view make the space very peaceful, inviting and extremely private.

The floors of the entire social area are in parquet wood except for the bedrooms which have fitted carpets which make all these spaces very comfortable and relaxing.

The garage, with 275 sqm of access to the outside, occupies the whole of the basement of the building giving space for about 12 cars.
Sandomil Palace Luxury Apartments is a development located in Chiado, completely rehabilitated, with elevator, consisting of 8 luxury apartments. This T3 + 1 triplex, with 2 parking spaces on a lift platform, large terrace overlooking the river, represents the best that Lisbon has to offer in terms of classic design, heritage, culture and character. Dating from the 17th century, can be considered a Townhouse, located just 100 meters from Praça Luís de Camões and a short walk from theaters, museums, top restaurants and the many tourist attractions in Lisbon.
Fabulous contemporary villa, composed by two floors, with garden and swimming pool. The villa has a 495 sqm construction gross floor area and it is implanted in a 1.820 sqm lot. It guarantees total privacy and offers an excellent sun exposure, providing a lot of brightness to the whole house.

In terms of finishes and infrastructures, it is equipped with radiant floor heating in all the rooms, air conditioning and an automatic watering system.

The outside area of the villa comprehends an ample entrance area, with parking space, leisure areas, a fantastic and wide garden facing south, swimming pools, a gym, a sauna, Turkish bath and a bathroom to support the swimming pool.

The villa is placed only five minutes away from the Guincho beach and Quinta da Marinha.
Excellent 3 bedroom duplex apartment, in front of the Cascais Bay, with a stunning sea view, inserted in one of the most reputable and modern condominiums of Cascais.

With a 273 sqm private gross area, the apartment is totally furnished and it is composed by two floors with a 50 sqm living room, a 23 sqm totally fitted kitchen that provides a total sea view, a 30 sqm TV room, a 21 sqm master suite that offers a panoramic sea view and two suites (31 sqm + 30 sqm), with view to the lovely condominium’s garden. Besides a 17 sqm storage area and parking space for four cars, the condominium includes a concierge, 24 hours security, direct access to the seafront promenade and to the beach, an outdoor swimming pool, an interior heated swimming pool, gym, sauna, Turkish bath and an exterior solarium.

This is a golden opportunity for those who want to live close to the sea, in the centre of Cascais and only a short walking distance from local business and services and 30 minutes away from Lisbon and the airport.
Fabulous villa, new, contemporary, with premium finishes and high quality materials, with total sea view. The villa is composed by three floors.

A dynamic pool that also works as a SPA, with heated water, a gym area, sauna and a water surface integrated in an interior garden that includes a waterfall.

The villa comprehends an elevator and cutting-edge technology in terms of domotics, air conditioning, radiant floor heating in the bathrooms, a central vacuum unit, flood detectors, dehumidifiers and a borehole.

Placed in the centre of Oeiras, it is close to local business, beaches, services, public transportation and the accesses to the A5 motorway.
Why choose Portugal?

Portugal is the 4th most peaceful country in the world in a sample of 164 countries (Global Peace Index 2018).

With a pleasant climate, Portugal offers around 250 days of sunshine per year, with a mild winter. And in summer, thanks to oceanic influence, temperatures rarely reach extreme levels.

Portugal is experiencing a favorable time, with a positive evolution, both economically and financially, being one of the best countries in Europe to invest.

There are improved predictions of economic growth, employment, export and investment ratios for the year of 2019.

Highly developed and mature real estate market, meeting the best European standards in terms of quality, transparency and dynamism, with a wide range of real estate at attractive prices.

The region of Greater Lisbon offers a price/m² much lower than the main European cities.

Attractive Tax Regime in the taxation of Non-habitual resident

Golden Visa: If you buy a property for more than € 500,000 you have the right to the residence visa for the whole family.

Taxes and reduced tax burden compared to the rest of Europe.
What is Golden Visa?

The “Golden Visa” program was created by the Portuguese authorities in October 2012 and is a fast way for foreign investors from countries outside the European Union to obtain a permanent residence permit valid in Portugal and also allows traveling freely in the majority European countries (Schengen Area).

Under the “Golden Visa” program, non EU citizens only need to make one of the investments provided for by law in order to obtain a residence permit in Portugal. With the aim of attracting foreign investment to Portugal, Golden Visa is a very simple and flexible program, with simple and clear legal requirements.

What are its benefits and advantages?

- It is not necessary to obtain a visa to enter Portugal
- It is not necessary to obtain a visa to travel in Europe (Schengen Area)
- Living and working in Portugal, even if resident in a different country
- Extremely low minimum stay periods
- Permanent residence
- Residence extended to relatives

What are the requirements for obtaining it?

Each type of qualifying investment with specific characteristics, as follows:

- Real estate acquisition
  - Minimum investment of € 500,000
  - Acquisition of one or more properties
  - All types of real estate
  - Possibility of co-ownership
  - Own habitation or lease

- Fund transfer
  - Minimum investment of € 1,000,000
  - Funds transferred from abroad to a bank in Portugal
  - Total independence to invest the funds
  - Possibility of using the funds to invest in shares of companies

- Job creation
  - Creation of a minimum of 10 jobs
  - There is no minimum investment amount
  - Without limitation of areas / activities
  - Possibility of subsidies / incentives / benefits
Non-habitual Resident

What is it?

Portugal has one of the best tax regimes for pensioners, high net worth individuals and entrepreneurs.

The tax regime for non-habitual residents allows any citizen, regardless of nationality, to enjoy the Portuguese climate while benefiting from an attractive tax regime. If you have not lived in Portugal for the past 5 fiscal years and plan to retire or your main source of income is capital income, you can improve your tax burden by moving to Portugal.

Who can benefit from this regime?

Citizens who become resident taxpayers in Portugal who have not been considered resident in Portuguese territory in the five years prior to the year of the request may apply to this status.

This applies either to foreign citizens or to Portuguese citizens who are living abroad and intend to return to Portugal. In order to be considered as resident in Portugal, you will have to stay more than 183 days in Portugal or have a house that demonstrates the intention to maintain the house and live in it as a habitual residence.

What are its benefits?

Employment income, pensions, business and professional incomes and other types of income obtained abroad may be exempt from IRS under certain conditions. However, certain exempt incomes will be taken into account for the application of the marginal IRS rates.

Employment income and business and professional incomes earned in activities of high added value with a scientific, artistic or technical character (Ordinance no. 12/2010, of January 7) will be subject to an autonomous taxation of 20% plus the extra surcharge of 3.5%.