



LIVING &
INVESTING IN

Rental Yields



Rental Yields

Rental yields on Lisbon apartments are good, ranging from 5.4% to 6.2%. Lisbon's property market is now reasonably priced and to compare, Lisbon housing prices are among Europe's lowest. Also in comparison, short-term rentals will receive higher returns. Tourists have been shown steady interest in the centre of Lisbon, so the option of renting via Airbnb is there for most of the year. Lisbon's rental yields are comparatively among the highest in Europe, and Lisbon's price to rent ratios are among Europe's lowest.



• **Taxes and Costs:** Taxes range from moderate to high in Portugal.



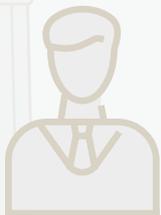
• **Rental Income:** Net rental income is taxed at a flat rate of 28%, reserved by the tenant. Repairs, maintenance expenses, and local taxes are deductible from the gross rent.



• **Capital Gains:** Net capital gains are taxed at a flat rate of 28% in Portugal.



• **Inheritance:** There are no inheritance and gift taxes in Portugal.



• **Residents:** Resident individuals' local and international income is subject to tax rates, from 14.50% to 48%.





The Golden Visa: In addition to this, you'll be eligible for the Golden Visa Program, which allows you free movement within the Schengen area if you invest anything above €500,000. The Khaleej Times states, The Portuguese Golden Visa Programme targets high-profile non-European investors interested in having a back-up plan for their future generations. The Advantages of the Programme are unique for investors, allowing them, and their families, to freely travel, work, live and study in all Schengen countries. The Golden Visa will enable investors to extend the application to direct family members, with no further investment requirements. The reduced minimum stay obligations within the country - only seven days on average per year - is another significant advantage for those not willing to relocate at the moment. The programme is also a fast track to reach citizenship since after five years investors have the right to apply for the Portuguese passport. This is an excellent opportunity for individuals to buy property in Portugal.