

Investment Property for Sale in Portugal (European Union)

Address: Tonle Basak, Chamkar Mon, Phnom Penh



Real Estate Investment in Portugal

MERCAN GROUP
CENTURY 21
FORTUNA INVESTMENT

WHY PORTUGAL

- PERFECT WEATHER**
Portugal has around 2,900 hours of sunshine a year, an average of 8.6 hrs in winter and 12.2 hrs in the summer (data 2017 - 2018).
- PERFECT HEALTHCARE**
Portugal ranks 12th in the best public health systems in the world, ahead of high-performing countries like the United Kingdom, Sweden or Sweden, Canada 37 and USA 37. Portuguese among the world's healthiest people.
- GOOD EDUCATION SYSTEM**
Rank 14th globally. The Portuguese education system is one of the best in the world.
- BEST DESTINATION IN EUROPE**
Portugal and Lisbon ranked 1st and 2nd among Best Destinations in Europe and Portugal for overall quality of life ranked 1st among the best of living countries in the world.
- PERFECT INVESTMENT**
Rank 1st globally. The best place to invest in real estate in the world.

GOLDEN VISA PROGRAM

- The **FASTEST** program to obtain EU residence permit through investment activity in Portugal.
- An **official Portugal government** program, created on 10th Oct 2012.
- By 31st July 2018, Portugal issued **17,283** resident permits to investors and their family members.

REQUIREMENTS

- NO age limit
- NO education limit
- NO management experience
- NO financial proofs
- NO interview
- Valid passport
- Legal residence
- Valid medical insurance
- 07 days of stay
- 5 years of investment

CONTACT AGENT



VIREAK VA

CEO

H/P: +85512381108

Email: vireak.va@gmail.com

FACE AND FEATURES

Type

Hotel

For Sale > **\$400,000** Est. Mortgage: \$3,009/month

DESCRIPTION

10 Facts about Portugal: 1. The World's Friendliest Country #1

<https://www.forbes.com/sites/jennysouthan/2018/03/21/the-worlds-friendliest-countries-revealed/#4bbdc8dc54ea> 2. Passport index #4 (visa free to 166 countries, as of 1st May 2019) <https://www.passportindex.org/byRank.php> 3. Global Peace ranks Portugal 4th place of living in 2018

<http://visionofhumanity.org/app/uploads/2018/06/Global-Peace-Index-2018-2.pdf>

4. Ranking Medical/Healthcare => Portugal is ranked 12, Canada 30, Australia 32, USA 37

<http://thepatientfactor.com/canadian-health-care-information/world-health-organizations-ranking-of-the-worlds-health-systems/> 5. Statistics link about daily accommodation, cost of living in Portugal/Porto

<https://www.numbeo.com/cost-of-living/in/Porto> 6. Porto is named No.1 –Best destination of Europe in 2017 <https://vimeo.com/203346600> 7. Porto: ranked No. 2 as the most exciting cities in the world in 2018

<https://www.timeout.com/london/citylifeindex/best-most-exciting-cities-in-the-world-2018> 8. Best countries for education, Portugal ranks 24 (as of 1st October 2018) <https://www.usnews.com/news/best-countries/education-full-list> 9.

Business competitive: Portugal is ranked 29th (as of 1st October 2018), above France, Netherlands, Switzerland, Japan, etc.,

<http://www.doingbusiness.org/content/dam/doingBusiness/media/Annual-Reports/English/DB2018-Full-Report.pdf> 10. Competitiveness ranking

<http://www3.weforum.org/docs/GCR2017-2018/05FullReport/TheGlobalCompetitiveness>

essReport2017%E2%80%932018.pdf GOLDEN VISA PORTUGAL (GVP) LEGALITY: + A government program enacted in 2012 that allows foreign investors to invest in Portugal and get Portugal/EU residence cards for the investors and their family members + The program is controlled and executed by Ministry of Foreign Affairs, Immigration and Service Borders, Portugal Embassy in Bangkok and French Embassy in Phnom Penh. REQUIREMENT TO KEEP THE CARD VALID: + Invest from 350,000EUR++ into one of the projects in Portugal + Stay 7 days/ year in Portugal + Submit civil documents and criminal record to Immigration and Service borders at the time of renewal the card TOTAL COST TO RECEIVE THE CARDS Family size: 4 members Investment: 350,000EUR Government and related fee: 85,000EUR ** **Government fee can change due to different family size and update table cost from the government.