



Sampson Property

Buying a property in Portugal

ALL YOU NEED TO KNOW!

Sociedade de Mediação Imobiliária Lda



AMI 15430

Sampson Property

WHO WE ARE

At Sampson Property we are committed to equipping our clients with all the information necessary before investing in Portugal.

We have included below a comprehensive guide to all the ins and outs, procedures, taxes etc. We hope you find this information helpful but if you need clarification on any of the points please feel free to contact us. We value ourselves on offering a transparent reliable service from the start of your search



**SAMPSON
PROPERTY**
REAL ESTATE AGENTS





Step 1


FIND THE RIGHT PROPERTY

Find the right property and agree a price!

Conduct all your viewings with a registered real estate agent (In Portugal agents are required to have an AMI number and publish this on all advertising material).

When you have found the right property make your offer through the agent and they will conduct all the negotiations with the vendors.





What type of property are you searching for?

APARTMENTS

Apartments and townhouses are mostly freehold in Portugal see a full list by clicking [here](#)

VILLAS

Are you looking for a countryside retreat or a beachside villa check out our listings [here](#)

LAND

Is your dream to build your own piece of paradise? See our land offerings [here](#)

Step 2

LEGAL SERVICES


Once you have found the right property and negotiated a purchase price with your agent you will need to appoint a local lawyer to act on your behalf.

Their services will include local searches/due diligence, applying for fiscal numbers & drawing up contracts. It is advisable to leave a power of attorney with your lawyer as early on as possible to ensure no delays are incurred.



Step 3

EXCHANGE OF CONTRACTS



After you lawyer has carried out all the relevant searches and confirmed the paperwork is in order they will draw up the promissory contract (Contrato promessa de compra e venda - CPCV), this is a legally binding contract between the buyer and the vendor stating the details of both parties, the property, schedule of payment and any special terms agreed by both parties.

Upon signature a 10% (this value can vary depending on agreement made) non refundable deposit is paid. At this point under Portuguese law if the vendor does not fulfil the contractual obligations, they are liable to pay double the value of the deposit to the purchaser. Should the purchaser not complete the contract the deposit remains with the vendor.

Step 4

COMPLETION

The final deed (Escritura) is held on a day and time agreed by both parties in a notary office either by the purchaser & vendor or their legal representatives.

This is the official transfer of ownership and from this point on the property is yours, all keys will be handed over to you and the utilities will be transferred into your name.



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TESTIMONIAL

From my first phone call to completion of the purchase Sampson Property has been attentive and truthful about every aspect of the purchase going further than any other estate agents I have worked with over the past 40 years just fantastic service.

JAMES STEVENSON

LEGAL EXPENSES

STAMP DUTY

Stamp duty is a flat rate of 0.8%.

LEGAL FEES

Lawyers will usually charge 1% of the purchase value for their services (there is usually a min and max price to be charged on a transaction so it is always worth getting a couple of quotes)

NOTARY & REGISTRATION FEES

Will not usually exceed 1,000€

IMT - TRANSFER TAX

Calculated on a sliding scale differing from residents & non residents, for a maximum of 7.5% over 1M.

Where a sale may differ...

CORPORATE OWNERSHIP

The property is held in a company as its only asset and the buyers purchase the shares in that company. Your lawyer will still carry out all the same legal searches on the property and there will be an additional due diligence on the company that the property is held in to ensure everything is in order.

Purchasing costs

Legal fees - 1% of property value

Management fees for an international entity vary depending on the company.

For a national company - Stamp Duty





Buying through Sampson Property

FINDING THE RIGHT PROPERTY

Sampson property are committed to working with our buyers to find the right property whether it be for investment, relocation or a holiday home.

ON HAND

Throughout the purchase our experienced team will guide you through the process, on hand at all times, making an overseas purchase as smooth as possible

AFTER SALE

Even after you have the keys to your new home we are here to help and advise.



Contacts

WEBSITE / EMAIL

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