

# SIMON LETTER

A Publication of Live and Invest Overseas™

## The Best Places For Citizenship, Residency, And Property Investing In 2022

By the Editors of Live and Invest Overseas

As another year comes to an end, reflect back to see what steps you took in creating or expanding your personal freedom plan. Whether it was opening a bank account (even in your home country) or establishing residency or making an investment in another currency, each action gets you that much closer to being able to live a freer life.

Still, there's so much to acknowledge. Even with COVID-19 vaccines, the world continues recovering from a global pandemic. As the world gets more complicated and unstable in developed Western

countries, putting your freedom plan in place is ever more important.

It's time for a check-in and self-reflection. What next steps will you do to add to the ones you've accomplished so far?

Eventually, COVID-19 will be completely contained, and global markets and economies will recover. But the experience of having lived through this challenging period will leave us with a reinforced and maybe a reinvented understanding of what matters most in life.

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Lief Simon does not provide any personal investment advice, as he's not a registered financial advisor. Seek professional counsel for any investment opportunities mentioned in this e-letter and do your own due diligence.

Lief Simon does offer tax advice and was an enrolled agent with the IRS (until his certificate of enrollment expired in 2013). Being an enrolled agent means you can represent clients in front of the IRS because you passed a test. The test isn't easy, but it doesn't mean you know anything about preparing U.S. tax returns. Still, Lief passed the test, and, in fact, years ago, back during his U.S. working life, Lief did prepare tax returns for a living, both corporate and personal.

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Considered from a post-crisis perspective, where in the world will offer the best options for repositioning yourself overseas? Diversifying your lifestyle and your investment portfolio to embrace the many opportunities our world continues to offer is a more important agenda than it's ever been.

The way to make sure you're prepared for whatever tomorrow brings is to expand where you spend your time and your money so you're not at the mercy of any single government, economy, marketplace, or currency.

Imagine living in a place where you aren't compelled to turn on the news the minute you roll out of bed because you have better things to do and because you've organized your life so that you're able to ride out any storm safely and comfortably.

We have a moment now, while we sit on collective pause, to regroup on what we'd like our lives to look like and to connect the dots between our ideal lifestyle and the top choices for the best places to think about spending time and money overseas.

You may not want or be able to hop on a plane to explore these destinations in person today, but, again, our current circumstances are temporary. Where should you think about taking a firsthand look after travel restrictions have been lifted?

The *Simon Letter* team brainstormed and discussed our top choices for citizenship, residency, and property investing in 2022 to help you create or improve the roadmap to your Plan B. As we have reached halftime in this year's calendar, keep planting

your seeds and watch your freedom grow in 2022 and beyond.

## Best Citizenship-By-Investment Programs

### Federation Of St. Kitts And Nevis —The Oldest CIP

St. Kitts and Nevis's citizenship-by-investment program is the oldest and, in one way or another, the base for all the other programs. The program began in 1984 and is well accepted by the local population. Its success has helped create in the federation one of the largest economic middle classes in the Caribbean.

Just west of Antigua and Barbuda, the Federation of St. Kitts and Nevis is at the northern tip of the West Indies. St. Kitts is the more developed of the two islands, while Nevis has a more natural environment.

These islands were also colonized by both the English and the French and finally dominated by the British. Sugarcane became the country's exclusive crop, tended by slaves. Over time, sugar production waned, slavery was abolished, and, ultimately, the sugar production industry closed down altogether.

As a member of the Commonwealth realm, the country maintains close ties to Great Britain. Tourism, offshore banking and services, and light industry drive the economy.



Port Zante in Basseterre town, St. Kitts and Nevis

The program offers two options to qualify for citizenship: a charitable donation to the government to run the Sugar Industry Diversification Foundation or the acquisition of authorized real estate.

This year amidst the Covid-19 pandemic, the St. Kitts and Nevis' Citizenship by Investment Unit temporarily reduced until Dec. 31, 2021, the donation requirement for families of up to four members from US\$195,000 to US\$150,000.

The significant reduction of US\$45,000 is good news for families that want the ability to travel together and establish themselves in their new desired destination. However, the minimum contribution for a single applicant remained at US\$150,000. In addition to the financial contribution, all applicants must pass the program's due diligence checks.

Generally, the entire process takes up to six months. However, they implemented an Accelerated Application Process for those in a hurry. You can pay US\$25,000 for the main applicant and US\$20,000 per dependent for your application to be processed within 60 days.

Alternatively, for those seeking the real estate investment option, the minimum required investment is US\$200,000 in a government-approved real estate project and the property must be held for at least seven years. On the other hand, if investing US\$400,000, the property must be kept for only a minimum of five years, at which time it can be sold on the open market, with the new buyer also qualifying for citizenship.

On top of this, you'll have about 12% in real estate closing costs, including taxes and fees. Plus, you'll have fees for you and any dependents included in your application.

Government application fees under the real estate option are US\$50,000 for the main applicant, US\$25,000 for the spouse and dependents 18 and under, and US\$50,000 for dependents older than 18.

In addition, there are the following due diligence fees: US\$7,500 for the main applicant and US\$4,000 per dependent older than 16, including a spouse.

The piece of real estate you purchase can be rented out. However, realistically, at best, you're going to see a net yield of maybe 3% a year. If and when you do resell,



you can't do so to another person seeking economic citizenship, meaning you're selling on the local market. We'd expect that, after holding for five or seven years, you might break even on the purchase price.

For a complete list of required documents, instructions on submission, and the application forms for St. Kitts, [check the official government's program website here](#).

## **Dominica "The Nature Island Of The Caribbean"—Lowest Cost Option For An Individual**



Dominica (formally called the "Commonwealth of Dominica," to distinguish it from the Dominican Republic) is an island in the Lesser Antilles region of the Caribbean. It's sandwiched between the French-speaking islands of Guadeloupe and Martinique. Dominica's land mass occupies nearly 300 square miles, making it the largest English-speaking island in this region, and is a member of the Commonwealth of Nations as a former British territory.

It was originally inhabited by a Native American tribal group that became known as the "Caribs." The French were the first Europeans to settle here, and their influence is still strong, giving the community a distinctly French flavor.

Often dubbed "the nature island of the Caribbean," Dominica has in recent years become a popular ecotourism destination. It's justifiably famous for its tropical scenery and its many rivers and waterfalls. Dominica also boasts no less than nine volcanoes (all

thankfully dormant). Volcanically heated hot springs abound, and Dominica even has one of only two boiling lakes in the world. Agriculture is the main source of revenue, primarily producing fruits, flowers, and coffee.

Dominica's economic citizenship program dates to 1992. For the real estate investment option of their CIP, the minimum required investment is US\$200,000 and the property must be held for at least three years, which is the lowest among this group of islands. However, if you hold for at least five years, you can resell your property to someone else investing for the CIP program. That feature is unique among the Caribbean CIP countries.

Government fees for the program when using real estate are US\$25,000 for the primary applicant, US\$35,000 for a couple, US\$35,000 for a family of four, US\$50,000 for a family of six, and US\$70,000 for a family of seven or more.

For the donation investment option (a nonrefundable, cash contribution to the government's Economic Diversification Fund), the minimum requirement is US\$100,000 for an individual. The amount increases to US\$150,000 for a couple and US\$175,000 for a family of four. If you want to tack on dependent adult children 18 to 25 years old, they'll set you back US\$25,000 each.

The government calls this a "donation," but being charitable is not the goal. You're buying a second citizenship and passport. To be fair, the government claims to use the funds generated by the program will be used to build schools, renovating hospitals, and improving other industries.

Again, all contributions are nonrefundable, but you aren't required to pay until after the government has provisionally approved your application. For both options, other fees include US\$100 for each passport issued, which is valid for 10 years for adults and 5 years for children. A processing fee of US\$3,000 per application (individual or family group) is also collected and US\$750 for each certificate of naturalization.

In addition to the required documentation, a due diligence background check is required for each adult, and the cost for the main applicant and spouse is



Panorama of Roseau, Dominica

US\$7,500 each. The cost for each additional dependent under age 16 is US\$4,000.

Generally, the entire process takes up to six months. You can expect provisional approval about halfway through, at which time you'll need to make the agreed-upon contribution or close on the property.

For a complete list of required documents, instructions on submission, and the application forms for Dominica, [check the official government's program website here](#).

If you noticed that the St. Kitts and Nevis and Dominica programs are similar especially regarding the due diligence fees, that's not an accident. St. Kitts and Nevis introduced the US\$200,000 real estate option and lowered their donation amounts to compete better with not only Dominica whose passport has improved in recent years for visa-free travel catching up with that of St. Kitts and Nevis and the other Caribbean CIP options, but to also compete with those other options. Dominica added the real estate option and

the corresponding government fees in order to offer a real estate alternative.

## Malta—A Path To The Schengen Zone



Malta is a Mediterranean island with temples that pre-date the Egyptian pyramids, walled cities with towers, palaces, churches, and *citadellas* that stand testament to the Knights of St. John and their grandmasters.



Malta is a small country. Its landmass covers just over 316 square kilometers (122 square miles) and it has a population of just 515,000. While it is small, Malta has some big strikes in its favor as a country to relocate to. This is a modern, First World, European nation with a long-standing stable democracy in place. Malta is a member of the EU—its passport allows you to live and work in any EU country.

With an English-speaking population, Malta boasts a stunning coastline with rugged sandstone cliffs, caves, blue lagoons, and the occasional gold- or red-sand beach.

In November 2020, Malta discontinued its Individual Investor Program (MIIP) in favor of the new Malta Exceptional Investor Naturalization (MEIN). Under this new policy, Malta is only accepting 400 applicants a year and a 1,500 for the duration of the policy.

The main requirements under MEIN are:

- A 600,000-euro nonrefundable donation to Malta's National Development and Social Fund as the main

applicant for a 3-year residency or 750,000 euros a one-year residency, and an additional 50,000-euro donation for each additional dependent (spouse, children under 29, and parents. Disabled children can apply regardless of age).

- A real estate purchase of at least 700,000 euros or rent property for an annual amount of 16,000 euros both which must be held for five years (you won't be allowed to let or sublet the property).
- A 10,000-euro donation to a local non-profit organization within four months of your initial approval.

Under the rental option you have to spend at least 183 days in the country during that 12 month qualification period. If you buy, you don't have to spend any time in the country.

The residence application fees are 5,000 euros for the main applicant and 1,000 euros for each dependent. The residency cards are 27.50 euros for each person. The due diligence fees are 15,000 euros for the main applicant and 10,000 euros for each dependent. The administrative fee is 1,000 per applicant.



Mgarr town and harbour on Gozo island, Malta

One additional requirement for the program is applicants and their dependents must have a global health insurance policy that covers a minimum of 50,000 euros. Applicants dropping 600,000 to 700,000 euros should be able to pay any medical bills or already have health insurance. Still, Malta requires an international policy which can be obtained easily and at reasonable cost.

It's an immediate permanent residency program that comes with a work permit. You only need to be a citizen of one of 49 countries on the list to qualify (the United States and Canada are included in these). You can also obtain residency under the Friendly Nations visa through a job offer from a Panamanian company.

Under this residency program, the main requirement is to acquire a Panamanian property of over US\$200,000 either in cash or through a mortgage from a local bank. Successful applicants will first get a provisional residency card that is valid for two years. After the two years are up, the applicant will need to apply for a permanent residency card.

For a complete list of required documents, instructions on submission, and the application forms for Malta, check the official government's program website [here](#).

## Best Countries To Establish Residency As A Part Of A Backup Plan

### Panama—Where You Can Live Better, Do Business, And Retire Well

Panama, dubbed as the Hub of the Americas, has long been seen as the best option for a backup residency and heralded as the world's top retirement haven for many years.

Thanks to its central location and stable government, Panama is also Latin America's corporate hub, home to headquarters for the region's multinationals, including 3M, John Deere, IBM, Dell Computers, Nestlé, Panasonic, Adidas, Nike, Under Armour, and many others.



The most popular residency option is the *pensionado* (pensioner's) visa, which you can qualify for if you receive at least US\$1,000 per month in pension payments. To maintain the visa, you only need to return to Panama at least once every two years.

Known as the Gold Standard of retiree visas, the *pensionado* visa is one of the most generous in the world. Even though you're not allowed a work permit with this visa, the program has drawn thousands of retirees to Panama to take advantage of the tax status and discounts. You won't be taxed heavily here as a resident—you won't be liable for income tax, capital gains tax, estate tax, or foreign-earned income tax.

The other popular option is the Friendly Nations visa created by former President Ricardo Martinelli. It's an immediate permanent residency program that comes with a work permit. You only need to be a citizen of one of 50 countries on the list to qualify (the United States and Canada are included in these).

Panama's government recently announced a new visa path for investors. The Golden Visa or residency by real estate investment was created by Executive Decree on Oct. 15, 2020.

With this new residency by real estate investment program, you can now invest a minimum of US\$300,000 in real estate in the country and receive immediate permanent residency. That's the launch minimum. In October 2022, the minimum investment amount will increase to US\$500,000.

But a real estate investment is not the only option available under this country's new Golden Visa program.





Panama City, Balboa Avenue, and Punta Paitilla

Alternatively, you can purchase a minimum of US\$500,000 in Panama's stock market or make a time deposit of US\$750,000 in a Panamanian bank.

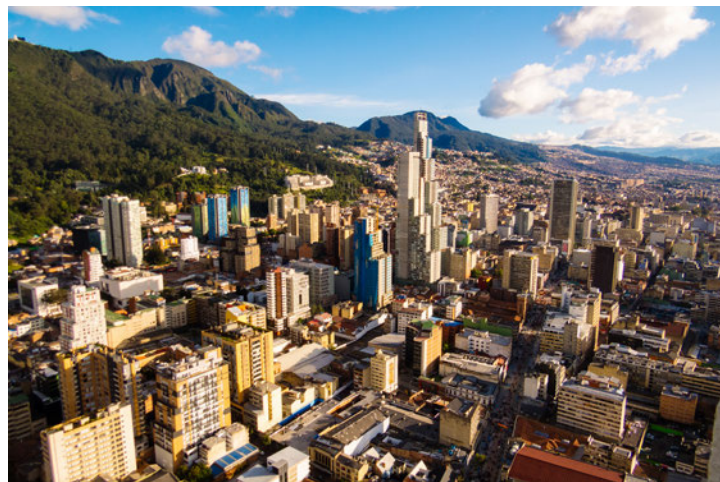
All investment options for this new residency program must be held for at least five years.

Panama residency can lead to citizenship after five years of permanent residency, but the naturalization process can take years before you're approved and finally get that second passport.

Panama allows dual citizenship for anyone born with Panamanian and another citizenship, but if you're naturalized, you're meant to give up all previous citizenships... although Panama doesn't strictly enforce this by requiring proof that you've renounced your other citizenships.

For more information on how to successfully navigate Panama's residency programs and find out what's the best option for you, [get in touch with our preferred attorney in Panama here](#).

## Colombia—A Top Choice For Internationalizing Your Life



Colombia is a solid stable democracy on the move. The country is on strong economic footing, showing impressive growth, boasting a powerful industrial base, and enjoying an energy surplus, thanks to its abundant natural resources.





**Museum of Antioquia in Medellín, Colombia**

Colombia is home to the best health care in Latin America, with well-equipped hospitals and excellent service available at very affordable prices. Here you can have a premium lifestyle at a low cost. Monthly expenses might reach between 50% to 60% less than back in the United States.

On top of the fantastic financial opportunities, Colombia offers great beaches, great weather, fascinating culture, and friendly people.

As we've been saying for some time, Colombia is one of the places where North Americans have a distinct currency advantage right now... even in an upscale neighborhood of Medellín, for example. Thanks to the historically strong dollar, prices are an absolute, global bargain. There may never be a better time to invest.

Colombia's residency options are as varied as Panama's. However, Colombia doesn't have a simplified residency option like Panama's Friendly Nations, so residency through real estate investment is one of the more

attractive options especially if you're planning on living in Colombia.

Colombia has a transparent process with easy documentation requirements, including no need for a background check from your current country of residence.

Two options are offered by Colombia for real estate investment—a temporary residency permit and a permanent residency permit.

For the temporary residency permit, you need only invest as little as 350 times the minimum monthly wage in a property. Right now, that works out to about US\$80,500 at the current exchange. Temporary residency requires you to be in the country once every six months to maintain your status. The temporary permit has to be renewed annually for three years before you can convert it to permanent residency.

Bump up your investment to 650 times the minimum monthly wage, or about US\$181,000, and you can get permanent residency immediately and not have to go



through renewals. Permanent residency only requires that you're in Colombia once every two years.

And, like Panama, permanent residency is the trigger for the clock on naturalization. You can apply for citizenship in Colombia after five years as a permanent resident. Colombia allows for dual citizenship.

Colombia has other residency options as well, including a pensionado option and other investment options that can get you residency for less than the real estate investment option. Each program has pluses and minuses depending on what your goals are and how much you have to invest. Real estate investments are probably the most straightforward of the investment options, though.

Before starting down the path to residency in any country, be sure to speak with a local attorney with experience in immigration and tax matters. [Get in touch with our preferred lawyer in Colombia here.](#)

## Portugal—Europe's Easiest Residency Option



Portugal is among our top three options for anyone looking to make a move not only to Europe but anywhere overseas today. It's a great place to live, so residency there is naturally attractive. The Portuguese claim to have the best beaches in Europe and boast their moderate weather and abundance of sunshine.

Portugal has a low cost of living, easy residency, and a 10-year tax incentive for new residents. It also has great food, great weather, excellent medical facilities, a large English-speaking population, and easy, cheap access to the rest of Europe. This is a great base from which to explore the whole of the Continent.

Portugal's Golden Visa program has six categories to qualify for residency. Real estate is just one of them. Two of them are donations to either scientific research or Portuguese art and culture. You can also invest in or start a business and create jobs. Again, real estate is the most straightforward approach.

Invest 350,000 euros in a property that is older than 30 years old or 500,000 euros in a newer property and you qualify for the residency program. These amounts can be reduced by 20% if you buy in low-population areas, which is anywhere that isn't along the coast.

Residency under the Golden Visa program requires you to spend just 7 days in the country the first year and 14 days every two years after that. It's a manageable time-in-country requirement for those simply looking for a backup residency option or a path to an EU passport that doesn't require an extensive amount of time in-country.

Portugal recently lowered their required residency time from six years to five, making the naturalization even more attractive.

Portugal gives a test for naturalization that requires you to be conversant in Portuguese and answer basic questions about the country. You're not likely to pick up enough Portuguese by visiting a week a year so you'll need to make an effort to obtain the required language skills. Portuguese is a romance language, but out of the four main romance languages (Portuguese, Spanish, Italian, French) Portuguese is considered the toughest to learn.

Should you want to live in Portugal, the country offers one benefit most countries with Golden Visas don't—the



Non-Habitual Resident tax program. Bear in mind that unlike the Golden Visa program, the NHR tax program is not a residency program. The NHR is a status available to any new resident of Portugal who has not been a tax resident of the country in the previous five years. If you qualify, you pay reduced taxes on certain income earned in Portugal and no taxes on most income earned outside the country. Pensions specifically have not been taxable under the NHR.

You should consult with a Portuguese tax advisor to understand how your particular income streams fit into the program's rules before applying. [Get in touch with ours here.](#)

## Best Places To Invest In Real Estate Overseas

### Northern Cyprus—The Land Of Investment Opportunity And New Retirement Haven

Cyprus is an island country in the Eastern Mediterranean Sea with a rich history spanning more than 10,000 years—making it one of the oldest civilizations in the Mediterranean.

This country is divided into the north, called the Turkish Republic of Northern Cyprus, and the south, called the Independent Republic of Cyprus, also known as Greek Cyprus. Our area of interest, with low capital entry points and double-digit net rental yield potential, is the northern part of the country...



Kyrenia harbour, Northern Cyprus





Seaside of Kyrenia, Northern Cyprus

and double-digit net rental yield potential, is the northern part of the country...

In here you get all the perks of a Mediterranean lifestyle but for a much more attractive price. This country has all the right ingredients for a dream retirement and fantastic investment opportunities.

We can argue that the northern part of the island is the most beautiful in the country, boasting incredible castles, colonial villages, and miles of untouched sandy beaches.

Just a couple of years ago, this destination was not as coveted as it is today. But it has rapidly gained popularity among European investors and retirees all over the world.

The separation of north and south occurred formally in 1983 with a declaration of independence by the Cypriot Turks. As of now, Turkey is the only country that officially recognizes North Cyprus. However, don't let this deter you—most of the best places to invest are in the northern coast of the island, and most real estate is titled and secure. But we always encourage you to do

your due diligence before buying, and to make sure to hire a local attorney to help you with the process.

Northern Cyprus is a developing country with many rising opportunities for growth because of its location, relatively small population, and rich land availability. This makes it great for investment with low prices and high rates of return in the long run. Real estate here is priced in British pounds and it's rented in British pounds... meaning currency risk is significantly lower than if it was priced in the local currency.

Plus, you will find that education is a priority and most locals are college educated individuals. Most locals stay in Northern Cyprus, which makes for an efficient and professional work force. They have excellent higher education universities, which is why education is one of their most profitable and rapidly growing sectors. More than 100,000 foreign students reside in the island, providing guaranteed rental income.

Progress is happening right now. Because of the sudden surge of interest, infrastructure has already greatly improved, mostly in road and air access.

The growing economy presents opportunities and advantages both for local and foreign investors. The property market is booming, which means prices will continue to rise soon.

But because this is still a relatively new place of interest, property is still incredibly cheap, a fraction of the price of what you could get in the U.K. or even in the southern part of Cyprus. And with the tourism industry attracting more than 2 million visitors each year... about five times the local population, the short-term rental industry is strong.

This is the new “it” place where you can achieve a sunny and relaxed island living for an affordable price.

To purchase a property in Northern Cyprus, a valid passport and a cleared criminal background check is required. Foreign nationals can purchase a property of up to 1338 square meters or up to three properties totaling that. Married couples are deemed as one person, although if their last names are different, they might be entitled to additional properties.

## Keep Your Sights In These Areas

### Kyrenia District



This is where you'll find the most famous clubs, beaches, and restaurants. This is a trendsetting and fun city for both locals, tourists, and expats alike. It keeps Northern Cyprus' reputation of being safe, and you'll be able to walk around even late at night without no problem.

Expats usually enjoy living in the suburbs of the city like Catalkoy, Karsiyaka, Alsancak, Lapta, and others. These areas all have vast entertainment options such as ice-skating rinks and a retro-cinema.

An apartment unit in these areas could go from as low as US\$45,000 all the way up to US\$200,000. In Catalkoy, there is a two-bedroom, two-bath, ocean view apartment for US\$65,335. It comes fully furnished, the building has a communal pool, and a roof terrace with the beautiful views of the city and nearby ocean.

If you're someone who enjoys a calmer life, you might enjoy Esentepe, Bahceli, and Tatlisu, which are farther away from the city but have beautiful beaches, fishing spots, and golf clubs.

In Esentepe, you can find units like a one-bedroom, one-bath in a gated community. As with much of the property in North Cyprus you will get incredible ocean views, a communal pool, an on-site gym, and air conditioning.

### Famagusta District



This is one of the main tourist cities in North Cyprus, and the home of the main state university in the country. Famagusta remains a classic North Cypriot city and, until recently, lacked the modernity that makes Kyrenia so popular.

However, this is where the Iskele region is developing at an incredibly rapid rate. It now has dozens of elite apartment complexes and resorts. This is the new attractive place to be, offering the longest coastline in North Cyprus. You'll enjoy all kind of outdoor activities and it's incredibly famous for its seafood restaurants.



It is here where you could get a studio unit in a successful beach resort right now starting at US\$50k, with a net ROI of 11%... [an exclusive offer just for Simon Letter readers](#).

### **Guzelyurt District**



This is the greener side of the island, and the only areas in Northern Cyprus that have black earth, which makes them ideal for agriculture. All around this district you will see orange, tangerine, and pomegranate groves.

If you want something even more luxurious, in here you can find units like a 72 square meter, two-bedroom, two-bath penthouse for US\$130,000. In many you can even find management companies on-site, restaurants, pools, fully furnished, air conditioning, and more.

In Northern Cyprus you really get the bang for your buck. The prices for properties such as these are unmatched in any of its neighboring countries. But as this destination continues to rise in popularity, so will the prices... which is why this is the best time to invest.

### **Is Northern Cyprus For You?**

This northern area of the island country is a strong contender for a retirement destination, a second home, and for property investment.

Northern Cyprus is a beautiful, underrated country with a favorable climate most of the year, affordable property that gives you high ROIs, low cost of living, and a standard of living that is up to par with what you would get back home.

## **Spain—A Classic European Retirement And Investment Haven**



Spain has always been a popular retirement and investment haven and a market with a lot of demand and supply. With culture, food, history, and climate all in its favor, Spain has a lot to offer sun-seeking investors, expats, and retirees.

This beautiful country was hit hard by the coronavirus. It's got the highest death rate and the highest rate of people in hospitals in Europe with Covid-19. It's also one of only a couple other countries that have surpassed the 1 million coronavirus cases.

How has that affected the property market? We are looking at a mixed picture right now, with transactions increasing by 6% mostly believed to be due to pent-up demand, and prices have fallen by 7%.

As of now, the market seems steady but with opportunities for the occasional deal. Spain is known for its very well priced real estate, even in a crisis. Investors should be on the lookout for bargains in all price ranges as there is risk of a downward adjustment because of the pandemic.

A lot of Spain's buyers come from the U.K., which is now facing another lockdown. The possibility of losing this big pool of buyers is making sellers nervous... and more open to offers and negotiations, which is where you come in.

Spain offers a wide variety of appealing locations and the best place to buy depends in large part on what you intend to do with the property. If you're interested





Tossa de Mar on the Costa Brava, Catalunya, Spain

in spending time in the property, then your lifestyle is a deciding factor.

Do you prefer a vibrant, culture-rich city like Barcelona or Madrid, or is your idea of a perfect vacation relaxing on a Mediterranean beach with a cocktail in hand? The good news is that Spain offers good choices either way.

Take for example Valencia. It's Spain's third-largest city, but its Costa is still a less popular destination than its neighbor, Costa Blanca. When the pandemic hit, this city was still growing its reputation, and the interruption of visitors didn't help. With Valencia being relatively more unknown than its counterparts, people still feel they need to visit first to be able to sense the potential before deciding on buying property here.

If you've been wanting to live your dream of a retirement in the Spanish coasts, or invest in this popular spot, we're here to tell you to take a second look at Valencia.

Valencia has managed to fly under the radar as a retirement and investment destination for some time

but is getting increasingly popular—for good reason. It offers an affordable cost of living, plenty of green areas, efficient public transport system, and incredible beaches. All with opportunities to invest and rent in properties in a lively city that is but a 20-minute car ride from the beach or even right by it... at premium prices. If you're interested in retiring or investing in this Spanish Costa, [get in contact with our expert here](#).

## Becoming A Resident In Spain

First, it's important to note that if you reside for more than 3 months in a calendar year in the country, you have a legal obligation to apply for residency. If you spend more than 6 months in Spain, then you become a Spanish tax resident. You will be paying taxes in Spain for your worldwide assets and income. If you are considering spending at least half the year in this country, you will have to plan carefully your arrival dates, as this can have different effects on the taxes you pay.

For example, selling your main residence in the United States on the same year you become a Spanish resident



can make you liable to pay capital gains tax of your main residence. Therefore, it's important to plan your move carefully and consider the tax implications.

### **The Spanish Golden Visa**

This visa is usually referred to as the residency visa for investors in Spanish Consulates, and as initial authorization for investors' residency when applying for it in Spain. To qualify for the Spanish Golden Visa you need to:

- Invest 500,000 euros in a property or several properties in Spain,
- Have 1 million euros deposited in a Spanish bank account,
- Have 1 million euros in investment funds or a Spanish company,
- Invest in projects in Spain considered of general interest.

Any of these will allow the main applicant and any dependents to work and reside in Spain. It is valid for one year and you can renew it for two years if you have maintained your investment. You must be present in Spain at the time of renewal. After this you can renew for 5 years, again, if the investment is maintained.

### **Non-Lucrative Visa**

If you're not planning to invest in Spain but are considering it as a part-time home or retirement home, this might be the visa for you.

All foreign nationals who wish to stay in the country for more than 90 days per 180 days need to possess this type of visa, unless you're a citizen of the European Union, Iceland, Liechtenstein, Norway, or Switzerland.

This is the retirement visa you want to acquire if you only plan to reside in Spain, as you're not allowed to work with the non-lucrative visa. The first and second renewals are for two years and on the third renewal you can apply for five-year periods. You need to apply for this visa in person, in the Spanish Consulate in your home country. If you're traveling with any other family members, they need to apply for their own visa as well.

## **Brazil—Exceptional Opportunities For The Investor And Expat**



Brazil is the world's fifth-largest country, larger than either the United States (lower 48) or Europe. With 212 million people, it's the second most-populous country in the Western Hemisphere (after the U.S.), easily eclipsing Mexico's 127 million people. Extending surprisingly far to the east, Brazil is closer to Africa than Mexico... and lies an equal distance from both Lisbon and Miami.

What else does this country have to offer? As mentioned before, there is Brazil's sheer size. Brazil is half of South America, whether measured in population, area, or economy. It would be a colossal mistake to simply ignore half a continent. Brazil still possesses the world's ninth-largest economy.

Brazil is resource rich in a world which is increasingly resource poor. Brazil has lots of open land, much of it arable. It has enormous supplies of water. That may not sound impressive, but many countries are struggling just to satisfy their water needs.

Most of Brazil enjoys a warm climate and abundant sunshine. Again, this favors agriculture. In fact, Brazil is quietly one of the world's major producers of soybeans, sugarcane, rice, wheat, coffee, and tobacco, not to mention an incredible variety of fruits, including the trendy guaraná and açai berries.

Brazil's warm weather, coupled with its unique and vibrant culture and stunning natural beauty, make it an attractive



Copacabana beach in Rio de Janeiro, Brazil

place to visit. Brazil is already an extremely popular tourist destination for Europeans. And, thanks to its 2019 visa waiver on visitors from the United States, Canada, Australia, and Japan we can expect its international tourist numbers to grow.

Meanwhile, the Brazilian real continues its dance. It has weakened considerably against the U.S. dollar in recent years, which translates to a huge discount for U.S. dollar-holders today. The exchange rate can change significantly from day to day—at time of writing it stands at 5.22 reals to the U.S. dollar.

### **Attractive Benefits For Retirees In Brazil**

One of the easiest ways for North Americans to take up residence in Brazil is under its flexible retirement visa.

To qualify for a retirement visa, you or your spouse must be at least 60 years of age and be able to demonstrate a monthly pension or annuity income of at least US\$2,000. That amount must be transferred into Brazil monthly and will cover you and two

dependents (an extra US\$1,000 per month will be required to cover each subsequent dependent).

To apply for a retirement visa, it's best to contact the Brazilian consulate in your current home. These visas are issued for nine years, after which they must be renewed, although renewal is generally a formality. You can renew at the Ministry of Justice or at the nearest office of the Federal Police, which handles immigration matters in Brazil.

The retirement visa is attractive, as the monthly income requirement is within the reach of most retirees. Benefits of holding a retirement visa include:

- A national ID card, which in turns allows you to open a local bank account, among other things,
- Access to public services, such as the public health care safety net,
- The right to work legally, should you wish,
- The ability to leave and re-enter Brazil freely.

Those 60 and over also have the right to ride city buses and metros free of charge and receive discounts of up



to 50% on many entrance fees, such as movie tickets. Stores, banks, and other institutions generally provide a preferential line for seniors.

### **Purchasing Real Estate In Brazil**

Purchasing real estate in Brazil is straightforward. Foreigners may own property in Brazil with only a few restrictions: They may not own land bordering another country and may not own a farm over 150 hectares (371 acres). These restrictions do not apply to corporations.

Even those only interested in living in Brazil part time might consider purchasing property. A well-located property could be enjoyed during the (northern hemisphere's) winter and rented out the remaining months.

Again, one important factor that makes Brazil particularly attractive to North Americans today is the extraordinary currency advantage. With the dollar trading at over 5 Brazilian reais, everything from eating out to staying at a hotel to buying property comes at a significant discount.

One of the best Brazil buys right now is in the northeast state of Ceará, along the stretch of coast that runs south from the city of Fortaleza.

Brazil has reverse seasons to the United States, making it an ideal winter escape. But on this northeast coast, you can enjoy warm days any time of the year. Average annual temperature is 79 degrees and the mercury rarely drops below 77.

Business Insider recently wrote:

“Praia do Canoa Quebrada, in northeastern Brazil, is a beach just off of a small fishing village where golden sand dunes slide into blue waters. Sip on fresh *agua de coco* while sunbathing, go sandboarding in the dunes, or try out windsurfing.”

In other words, while you're far from the crowds of Rio, there's still plenty to do around Canoa. After your choice of horseback riding, kitesurfing, boating, or an easy swim, what could be better than winding down at a beachside bar or feasting on fresh seafood from one of the local restaurants.

Maybe doing it all over again next year?

There are few places on earth where this could be possible at such an affordable cost...

But right now, within walking distance of Canoa Quebrada, you can own property for less than US\$70,000...

This is a pre-construction opportunity in a new complex of beachfront condos. Not only will you (or your paying guests) be steps from the sand, but you'll also have direct ocean views from your property... as well as an on-site spa, a wellness center, a pool, and restaurants...

Scheduled for completion in December 2021, each condo is 44 square meters, with one bedroom, one bathroom, and an open-plan living area. Ground-floor units come with private garden space.

Rack rate for one of these pre-construction units is US\$77,000. But as a *Simon Letter* subscriber, you qualify for an exclusive US\$10,000 discount...

That means you can own your own beach escape on this uncrowded coast for just US\$67,000.


The developers behind this project know the market and what vacationers to this area want, which is why they've been so successful in their previous releases, selling out fast.

They cater well to investors, too...

Rental management is available on-site—making this a turn-key package. Financing is also available (with interest-free payments)...

And, buying in here along the path of progress—driven by a strong local market—yields are projected at a 15% net annual return. In cash terms, that's some US\$10,000 in your bank account... every year.

This is a limited release of just 27 units and word is getting out. Right now, just 18 remain.

If you'd like more information—including floor plans and more photos—[get in touch here](#). 

# SIMON LETTER

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