



Scale-up & Relocate in the EU

EUROPEAN RESIDENCE PERMIT
BY INVESTMENT PROGRAMS

KOHELAB INVEST

55 Avenue Marceau,
75116 Paris - France

+33 7 68 82 81 66

Investor.services@kohelab.com

www.kohelab.com



Proposal Issued
01/08/2022

Proposal Valid To
01/12/2022

Confidential Document

Table of Contents

03

Goals
and Objectives

04

Investment with Residence
Permit & Benefits

07

Overview

11

Acquisition process

12

Documents &
Requirements

13

Your Investment

14

Why Choose Us

16

Project Timeline

17

Next steps

Goals and Objectives

In a constantly changing and globalizing world, the free movement of goods and people is crucial for the world economy's equitable development.

Political and social changes in many countries make people think about where they want to live and do business.

Government restrictions to reduce the spread of COVID-19 will undoubtedly accelerate some of these decisions. It makes the need for a second residence or a dual citizen crucial.

KOHELAB INVEST has set up a program allowing the acquisition of **Greek, Italian, and Portuguese Residence Permits**. This program will help you **establish your business - career - family future in Europe and reach the next level of success and achieve your income goal abroad.**



PERMANENT RESIDENCE OF
5 YEARS & CITIZENSHIP
AFTER 7 YEARS



ALLOWED TO TRAVEL
FREELY IN THE ENTIRE
SCHENGEN AREA



LIVE IN A SAFE AND STABLE
COUNTRY WITH AN EXCELLENT
AND AFFORDABLE QUALITY LIFE

Investment with Residence Permit



WHO CAN APPLY?

Third-country nationals (non-EU or EEA) who have full ownership and possession of real estate property (-ies in Greece, Portugal, or Italy and provided that they had purchased the real estate property (-ies) for a minimum of €250,000 and having a permanent establishment in Greece, Portugal, or Italy, complying with the time requirements.

FAMILY RESIDENCY PLANS

Residence Permit will be extended to family members, children, spouses, and family members.

Family members are defined as:

- Spouses,
- Direct descendants of the spouses who are under the age of 21,
- Parents of the buyers



EASY PROCESS TO OBTAIN RESIDENCY

Forget about paperwork and complicated requirements.

You only have to invest a minimum of EURO 250,000 in properties, donations, or innovative start-ups and you can get your residency. The visa is granted for five years and renewed every five years if the investment is retained. It is not necessary to live in the country to maintain and renew the Residence Permit.

Investment with Residence Permit



LOWEST COST OF ENTRY IN EUROPE / HIGH RENTAL YIELDS

The Residence Permit Programs (Greece, Italy, and Portugal) that we provide have very competitive prices compared to other European regimes.

They also provide high rental yields for quality properties in prime locations.

The purchased residence can be houses, apartments, or condominiums.

HIGH STANDARD OF LIVING

Europe remains a safe haven for investment: transparent laws, a stable inflation currency, and clear taxation rules; An apparent and essential reason but not usually the driving force behind investors' decisions.

Long medium term investment horizons lead to significant capital gains for real estate.



NO RESIDENCE REQUIREMENTS

There is a low minimum number of days of physical presence requirements. Still, the investor is expected to be reachable at their given address and not stay outside of the country (Greece, Italy, Portugal) for more than 365 days during the validity of the visa.

The European "Residence Permit Programs" grant permanent residence Permits, which should be renewed every 5 years, to the owner, his/her spouse, parents, and children.

Benefits

- Visa exemption for traveling within the Schengen Area.
- Living and working in Greece, Portugal, or Italy and maintaining residence in another country.
- Request family reunification by extending all the benefits of the Residence Permit Program to family members without additional investment.
- Extend the investor business abroad by finding investors and partnerships.
- Free Movement of Cash between continents.
- Contribute to continent's growth.
- Diversifying your portfolio.
- Work toward sustainable returns.
- Have access to proper healthcare.
- Access to prestigious schools and universities.
- Request the acquisition of Greek, Portuguese, or Italian nationality, by naturalization, after 5 years (provided that the legal requirements in force are met).

Overview • Greece

WHY GREECE?

According to Law 4251/2014, third-country citizens (non-EU citizens), who intend to buy property in Greece, the value of which reaches or exceeds the amount of €250.000, may obtain a 5-year residence permit.

Only the family members of the mentioned persons have the right to obtain said permits. Spouses, Direct Descendants of the Spouses who are under the age of 21 (children), and Ascendants of the Spouses (parents) are included in the provision of this Law.

Number of Residence permits granted to investors/real estate owners and their families per year

YEAR	RESIDENCE PERMITS
2017	5 669
2018	11 440
2019	22 215
2020	23 785

Source: Ministry of Migration and Asylum General Secretariat for Immigration Policy

Strategic investment

Greece has set up a flexible and fast procedure for non- EU/ EEA foreign investors who wish to obtain an entry visa and a residence permit for Greece's investment activity.

Residence permits can also be granted to **company executives involved in the implementation and/or the operation of the investment project.**

Up to 10 permits may be issued for an investment project (investors and executives), depending on the investment scale.



Overview • Portugal

WHY PORTUGAL?

Portugal enjoys one of the highest quality of life rates, ranking 37th, ahead of Madrid and Barcelona in Spain; Paris in France.

The Portuguese government incorporated a very attractive tax regime to compete with other countries and thus attract investors, liberal professions, high-value scientific research, know-how, intellectual property, and other talents to Portugal.

We will not deny that the prices of the housing market have not risen in the last decade. However, in Portugal, it is still much cheaper to buy one thing in almost any part of the country as opposed to other big cities and countries where prices have risen significantly more.

Resident Permit for the whole family

Resident Permit is granted to the main applicant's family members. Family reunification, for children of age, parents is possible.

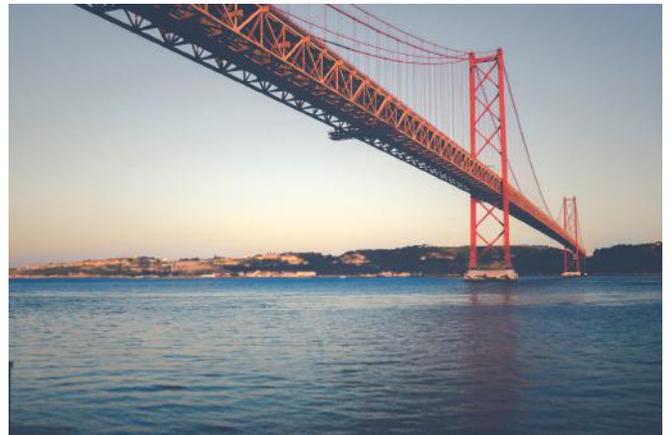
Several capital requirement options available

To acquire the Residence permit by investment in Portugal, the government offers several options available;

- Purchase of real estate
- The incorporation or increase of the share capital of a company registered in Portugal
- Donation to artistic and national cultural heritage institutions.

Low physical presence requirements

Physical presence is required for seven days during the first year of the residence and an average of 14 days for the subsequent two years.



Overview • Italy

WHY ITALY?

Italy is a country with rich culture, attractive industries, and major global cities.

The Italian, Mediterranean lifestyle is famous throughout the world.

Sitting outside in beautiful weather, surrounded by friends and family, eating fabulous food, drinking delicious wine, and gazing at the unsurpassable countryside, has to be everyone's idea of paradise.

Excellent medical care

The WHO (World Healthcare Organization) ranked Italy as the 2nd best country in the world in terms of overall healthcare in 2020. Italy's comprehensive healthcare system is free of charge at the point of delivery. The system is financed through federal and regional general taxation, such as income tax.

No permanent stay required

There is no minimum number of days of physical presence in Italy required, but the investor is expected to be reachable at their given address and not stay outside Italy for more than 365 days during the validity of the visa.

Attractive Investor visa program

- Applicants automatically enjoy the rights of a self-employed individual (enabling them to work on Italian territory on a self-employed basis without being subject to quotas).
- Investments can now potentially also be made via structures. For instance, via a company that the main applicant is linked to, for example as its founder or CEO.

Attractive tax regime

In Italy, the Inbound Tax regime has existed since 2017, which grants attractive tax benefits to foreign employees and expatriate Italians upon returning to Italy after prolonged absences from their country of origin.

They enjoyed a 50% tax exemption, so they only paid half of the respective income



Visa-Free Travel

Greece, Italy, and Portugal Residences by Investment Programs offer free access within Schengen Zone — Get visa to 26 European countries.

You can travel freely in Europe, a business trip or getaway with your family on holiday in Europe, without additional requirements or barriers.

AUSTRIA
BELGIUM
CZECH REPUBLIC
DENMARK
ESTONIA
FINLAND
FRANCE
GERMANY
GREECE
HUNGARY
ICELAND
ITALY
LATVIA
LIECHTENSTEIN
LITHUANIA
LUXEMBOURG
MALTA
NETHERLANDS
NORWAY
POLAND
PORTUGAL
SLOVAKIA
SLOVENIA
SPAIN
SWEDEN
SWITZERLAND



Acquisition Process

That's it. It's simple, fast, and designed around your schedule.

Plus, the applicant will have to show presence in the destination (Greece, Italy, or Portugal) of your choice only once before obtaining the Permit, all other requirements being met. Everything else can be done from home, office, or mobile device.

01

KOHELAB DUE DILIGENCE & COLLECTS ALL YOUR INQUIRIES

02

SCHENGEN VISA IS OBTAINED FROM AN EU COUNTRY.

03

FIRST VISIT

VISIT THE CHOSEN COUNTRY TO SELECT INVESTMENT

Sign a power attorney / open bank account



GET YOUR RESIDENT CARDS BY POST EMAIL IN YOUR HOUSE

PREPARING DOCUMENTS AND BIOMETRICS FOR IMMIGRATION DEPARTMENT

SECOND VISIT (OPTIONAL)

PROPERTY OR CAPITAL TRANSFER IS SELECTED. INVESTMENT FINALIZED (2-3 WEEKS)

06

05

04

Documents & Requirements

- Property documents showing ownership of property.
- Valid Passport of all family.
- Birth certificate (dependents).
- Proof of Tax Number in country of residence.
- Marriage certificate.
- Criminal record (all family over 16 years old – country of origin and place of residence, if different).
- A document that states that the children are dependents – university letter and payment proof of tuition fees/children over 18 must deliver proof they are single / not married.

Renewal

- During renewals (end of year 1/3/5) – besides the documents above it is also needed the proof of legal minimum stay within the country (Greece, Portugal, or Italy) airline tickets, receipts of expenses, hotel reservation – the birth certificate and the marriage certificate are not needed – bookings can be done 3 months before the card expiry date;
- Except for the passports and proof of stay, all the other documents need to be either apostilled or legalized in the nearest the country (Greece, Portugal, or Italy) consulate.

Your Investment

For family of 6

The European Residence Permit by Investment Programs provide by KOHELAB INVEST requires an investment of a minimum of € 250,000 plus taxes for the government, in addition to Legal and KOHELAB fees.

The cost breakdown below is an estimation for a **family of 6 members**.

FOR GREEK RESIDENCE PERMIT BY INVESTMENT PROGRAM

	SERVICE	COST
01	Minimum Real Estate Investment	€ 250,000
02	Application - Management - Due diligence fee	€ 13,500
03	Government Cost - Fee for family of 6 members and Initial Permits	€ 25,946
04	Legal Fee & Kohelab Standard service fee	€ 25,000

FOR PORTUGUESE RESIDENCE PERMIT INVESTMENT PROGRAM

	SERVICE	COST
01	Minimum Real Estate Investment	€ 350,000
02	Application - Management - Due diligence fee	€ 13,500
03	Government Cost - Fee for family of 6 members and Initial Permits	€ 32,586
04	Legal Fee & Kohelab Standard service fee	€ 25,000

FOR ITALIAN RESIDENCE PERMIT BY INVESTMENT PROGRAM

	SERVICE	COST
01	Minimum Investment in innovative start-ups	€ 250,000
02	Application - Management - Due diligence fee	€ 13,500
03	Government Cost - Fee for family of 6 members and Initial Permits	€ 32,586
04	Legal Fee & Kohelab Standard service fee	€ 25,000

Why Choose Us



“

We use our global presence and relationship to help investors and entrepreneurs to get access to multiple worldwide investment opportunities.

Cyrielle Kouamou

Co-Founder & Managing Director

Why Choose Us

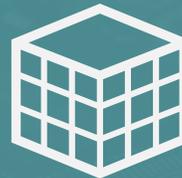
In today's competitive Investment industry, KOHELAB INVEST uses its global presence and relationship network to help African Entrepreneurs and Investors gain access to multiple worldwide investment opportunities (short, medium, long term).

KOHELAB INVEST benefits a team with in-depth knowledge of all aspects concerning investment management. We offer a different approach to investing. We work in innovative, high-performance, and dynamic attitude.

Invest and manage your risks

Our experienced team provides investment strategies with the possibility to over-perform the market without taking excessive risks.

We are experienced, and down to earth in decision making. We like to talk about business, avoid bureaucracy, and are transparent.

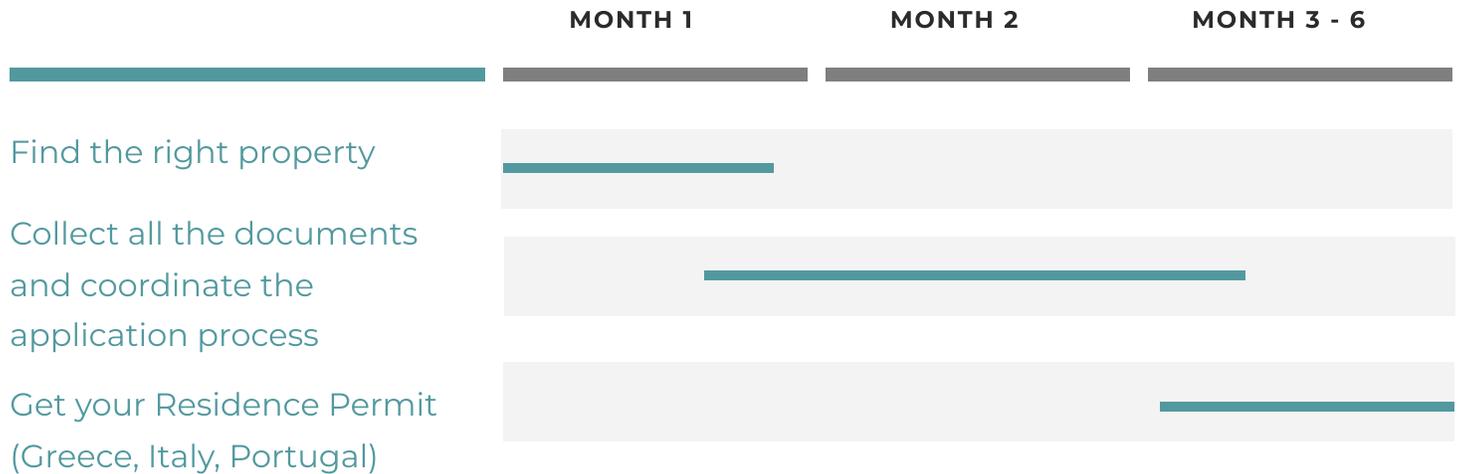


100% custom investment strategy for each client

This business is unique because it differs considerably from the way most of the existing investment management companies were born.

We materialize this through the transparency that we demonstrate to our clients, whether through clear and frequent communication with investors, on our strategic processes, the performance of each portfolio, details regarding our fees and commissions.

Project Timeline



Find the right property

With the help of our property managers partner, visit and choose the perfect property for you.



Collect all the documents and coordinate the application process

The application and the necessary documentation for a Residence Permit have been submitted, the submitted in person or by a legal representative to the Directorate for Migration Policy at the Ministry of Migration Policy in the destination country.



Get your Residence Permit

After the application has been submitted, the applicant receives a receipt certifying the application's submission, which is valid for one year. Once the Authorities verify the application, they will issue a five years Residence Permit (Greece, Italy, Portugal)

Next Steps



Accept the proposal as is



Pay the application, management and due diligence fee



Set up an investment strategy appropriate with your goals



Discuss and integrate desired changes



Select the property and finalise the property's purchase



Get your residence permit(-s)



Monitoring during the duration of the investment

We're happy to make changes to guide and support this new investment and glad to help you achieve your income goals.



Take action

Reach the next level of success and achieve your income goal abroad.

Contact us to receive your tailored proposal and to start the process.

Book an appointment now



contact@kohelab.com



+33 7 68 82 81 66



OHELAB
INVEST
by Kohelab

