



# SOLOMON

## REAL ESTATE

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GOLDEN VISA BY INVESTMENT GUIDE:  
BUYING REAL ESTATE IN SPAIN 







## ABOUT US

We are Solomon Real Estate, the [international luxury realty division](#) of [The Solomon Brokerage Firm](#), a multinational trade corporation based in Tallinn, Estonia.

As an experienced real estate group, we strategically partner with premium local agencies around the world, matching buyers and sellers with top-of-the-line services that guarantee the [best price](#), [operative fluidity](#), and [customer satisfaction](#).

Over the years, we have mastered the entire process of property acquisition and internationally offer our professional real estate solutions to clients looking for truly unique opportunities. With solid partnerships with well-established [international real estate consortiums](#), [mortgage funds](#), [fintech innovators](#), and [property development companies](#), our firm offers a 360° real estate solution for serious investors.

We have full knowledge about each one of our property listings and assist in involved legal procedures of real estate acquisition. In addition, through our extended network of real estate solutions, we attend to clients in multiple headquarters distributed across [Estonia](#), [Turkey](#), [Spain](#), [Sweden](#), [Cyprus](#), and [Mexico](#), offering all-inclusive services in more than twenty languages.







### SPANISH GOLDEN VISA GRANTS MANY BENEFITS

With a Spanish golden visa, you can work & reside as an included permit, having rights to public education/healthcare services, and can travel across the Schengen area freely. Additionally, with a Golden Visa, you earn the *right to apply for permanent residence and then to citizenship, granting you a Spanish passport.*



## SPANISH GOLDEN VISA BY PROPERTY INVESTMENT

The objective of this presentation is to inform you about the aspects involved in acquiring Spanish Golden Visa by Property Investment in an effective, safe, and easy-to-follow guide.

### KEY BENEFITS:

Spain is a fantastic country with various advantages including outstanding nature views, marvellous weather, strategic EU location, happy people, extraordinary lifestyle, and much more.

There are other particularities that a Spanish Golden Visa can offer, such as:

- ✓ **Apply With Family:** Your spouse and children under 18 years of age can acquire Spanish Golden Visa with you in the same application process at +/- €1,500 per family member.
- ✓ **Exemption Of Double Taxation:** You do not pay taxes on your investments or revenues from outside of Spain, as long as you live outside of Spain.
- ✓ **Right To Apply For Permanent Residence & Citizenship:** With a Golden Visa, you earn the right to apply for permanent residence and then for Spanish citizenship. Moreover, you can continue to live where you want while visiting Spain at least once per visa validity period.
- ✓ **High Return On Investment:** Rental yield is high and offers an increased benefit potential for investors, with Spain being the fastest growing economy among European countries.



## GOLDEN VISA REQUIREMENTS

As we explain the [critical points of Spanish Golden Visa by Property Investment](#), we find that it is actually the simplest and most common way to acquire it.

The following points explain the critical aspects required to have in mind when applying for this program:

- ✓ **Minimum Purchase Value:** Purchasing one or more properties worth at least €500,000, plus tax. (No debt financing permitted for amounts under the minimum property value.)
- ✓ **Passport Validity:** Validity of 1-year minimum after you apply for the visa.
- ✓ **Marriage/Birth Certificates:** When applying with spouse and/or children.
- ✓ **Health Insurance:** Medical insurance documents that prove valid in Spain.
- ✓ **Criminal Record:** You must provide a clean criminal record report.
- ✓ **Proof Of Sufficiency:** You must prove your economic capability to live in Spain.
- ✓ **Proof Of Investment:** Property ownership documents must be presented.

By working with Solomon Real Estate, you can have the ease of mind that our reputable [real estate agency partner in Spain – Tekce Overseas SA](#) – will guide you to successfully apply for a Golden Visa by investing in real estate with us, all in full compliance with the laws of Spain.

*If you want to know more about buying a property in Spain as a foreigner, you can download our [Buyer's Guide PDF](#), which explains the general process step by step.*



Scan this QR code to  
download our Buyer's  
Guide PDF or [click here](#).





## FINAL STEPS: SUBMITTING APPLICATION

Following the title deed transference, you can apply to the [Spanish Ministry of Work, Migration & Social Security for an Investor Residence Authorization](#) accrediting your purchase for a one-year Spanish Investor Visa.

In the course of **15-20 days**, after submitting all required documents, you may receive your official confirmation documents. Once received, you may apply for a Golden Visa (Spanish Investor Visa).

Initially, you **don't need to visit Spain** to apply for a Golden Visa, as it is done through a local professional who can also help you extend your residence permit for 2 additional years.

Furthermore, your **Golden Visa benefits** grant you the **right to apply for permanent residence** (after 5 years of living in Spain), and also for **Spanish Citizenship** after 10 years have passed.

On the other hand, aside from buying properties worth €500,000 or more, there are other ways to acquire a Spanish Golden Visa using other investment paths, including:

- ✓ Depositing €2,000,000 investment to Spanish Public Debt.
- ✓ Purchasing €1,000,000 in stock from qualifying Spanish companies.
- ✓ Acquiring €1,000,000 worth of assets in a Spanish Investment Fund.



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Guide PDF or [click here](#).



### SPANISH RESIDENCE AUTHORIZATION FOR INVESTORS

Awarded to qualified Golden Visa applicants in the Property Investment program. The above image is an *example* of an authorization letter provided by the Spanish government, approving the residence for accredited investors.

## ADDITIONAL SERVICES

Our firm is happy to assist our clients with additional services through strategic partners in various parts of the world. Our goal is to empower our customers with all-in-one solutions that make your real estate purchase process an easy-to-do, secure, and fast endeavour.

Our integrated set of services will assist you in the following aspects:

- ✓ Home financing, mortgages & real estate/development loans.
- ✓ Legal support & document submission.
- ✓ Tax advice & compliance.
- ✓ Realty brokerage services & property viewings.
- ✓ Construction & renovation services.
- ✓ Decoration & furnishing solutions.

Our experienced real estate specialists are ready to help you along your journey. Contact us today for detailed information of our additional solutions!





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WWW.SOLOMON.ESTATE

info@solomon.estate

+372 5332 93 90