



REAL ESTATE

VALE DO LOBO

BUYER'S GUIDE

BECOMING A PROPERTY OWNER IN VALE DO LOBO

WELCOME

We are very pleased that you are considering becoming a property owner in Vale do Lobo and we look forward to welcoming you to the resort. To ensure our clients are well informed and to help you to make your decision, we have prepared this guide with information about which you should be aware when buying and owning properties in Portugal. The Vale do Lobo Real Estate Team are always available to assist you throughout the process. While the general information contained in this publication is an important starting point, we always recommend our clients to contact a local lawyer and/or tax advisor for specific and personalized advice.

PROPERTY TAXES AND COSTS

TAXES AND COSTS RELATED TO PROPERTY TRANSFER

There are some costs related to buying property in Portugal that you need to budget for. All acquisition costs can be offset against future capital gains tax liabilities providing they are properly documented, so it is important to keep and file records carefully. Notarial and Registration fees are fixed fees, whereas Purchase Transfer Tax (IMT) and Stamp Duty are based on the price of the property. Stamp Duty is charged at a fixed rate of 0.8%, whereas Purchase Transfer Tax for plots, villas and apartments is charged according to a sliding scale that is altered each year, varying between 1% and 8%.

Below is an example using the official Tax Department rates and scale range price in force for the year 2024:

Purchase Price	Rates	Amount Deductible
Up to €101.917	1%	-
€101.917 to €139.412	2%	€1.019,17
€139.412 to €190.086	5%	€5.201,53
€190.086 to €316.772	7%	€9.003,25
€316.772 to €607.528	8%	€12.170,97
€607.528 to €1.102.920	6%	
Over €1.102.920	7,5%	
For urban plots for construction, the tax rate will be 6.5%		

In the event that the prospective buyer is a resident, or a company domiciled in an offshore area pertaining to the afore-mentioned “blacklisted offshore entities”, the IMT tax applicable will always be 10% of the declared price of the property.

The table below is meant as an indication to enable you to work out the approximate cost of fees pertaining to the purchase of property.

Notarial and Registration Fees	Between €1.000 and €2.000
Stamp Duty	Calculated a 0.8% of the declared value of the sale
Legal Fees	Depending on the lawyers, but can be calculated at 1% or 2% of the value of the sale

REAL ESTATE TAXES AND LEVIES

ANNUAL TAX ON REAL ESTATE PROPERTY (IMI)

The IMI tax is due annually and can be paid in up to 3 instalments, depending on the value. The tax is calculated upon the taxable value (VPT – Valor Patrimonial Tributário) of the real estate property. The IMI rate is determined by the local Municipality each year. The applicable rate ranges between 0.3% and 0.45% for urban properties (including plots of land for construction). Loulé City Council currently charge the minimum rate of 0.3%.

STAMP DUTY (IS)

Residential properties and plots of land for construction with a taxable value (VPT) of €1.000.000 (1 Million Euros) or higher are annually subject to stamp duty at 1% over the taxable value. Properties owned by offshore companies, included in the “blacklisted offshore entities” regardless of its use, are charged at 7.5%.

ADDITIONAL MUNICIPAL PROPERTY TAX (AIMI)

This tax applies to all urban properties owned by an individual or couple combined to the VPT. Up to the value of €600,000, no AIMI is due to pay.

Per person:

- Over €600,000 and up to 1 million: 0.7%
- Over 1 million and up to 2 million: 1%.
- Over 2 million euros: 1.5%.

Undivided Inheritances: 0.7%

Married or individuals who choose joint taxation:

- Between 1.2 million – 2 million: 0.7%
- Over 2 million and up to 4million: 1%
- Over 4million: 1.5%

Corporate owned properties: 0.4%

If the properties are for the personal use of the shareholders of the capital, administration, directors or their immediate family, the rates for individual persons apply.

Properties owned by entities based on Offshores: 7.5%

CAPITAL GAINS TAX

Capital Gains Tax corresponds to the difference between the sale value and the purchase value.

Residents within the European Union

If you are a resident within the EU, you will have to pay the capital gain at 50%, according to the marginal tax rates (currently between 14.5% and 48%), with the addition of a solidarity tax of 5%. In order to determine the amount of the rates to be paid, the income obtained abroad will be taken into account.

Residents outside the European Union

If you live outside the EU, including UK nationals who are not resident in Portugal, you will have to pay the full capital gains (100%), at a special flat rate of 28%. In certain cases, Capital gains tax can be avoided if the money you get from the sale of the house is invested in another permanent home, within 36 months after the sale or 24 months before the sale.

RESORT SERVICES AND PROPERTY MANAGEMENT

VALE DO LOBO RESORT MEMBERSHIP

The Vale do Lobo cards serve to identify you as a Vale do Lobo Resort Member or Family Member within the resort. On presentation of your card, you can benefit from a wide range of privileges, discounts and special offers on the services and facilities within the resort.

By Villa / Apartment*	Price
1 Bedroom / Studio	€1.640
2 Bedrooms	€ 2.345
3 Bedrooms	€ 3.055
4 Bedrooms	€ 3.765
5 Bedrooms	€ 4.475
6+ Bedrooms	Price on request
*Values include VAT	

Resort Members are provided with the following exclusive Vale do Lobo cards:

- 2 Resort Member cards - for the property owner/spouse or partner.
- 6 Family Cards - for family members such as children, children's spouse, parents, grandchildren, brothers, sisters, nephews, or nieces.

Advantages of being a Resort Member

- Resort Control 24h/365 days
- Free connection to Security Office & Monitoring of alarm, panic button, CCTV and video intercom
- Free use of the Resort Shuttle 365 days
- First aid assistance (including at your property) 24h/365 days and 10% discount at the Medical Centre
- Offer of 3 call-outs per year for Maintenance & Repairs and General Property Assistance
- Exclusive Access to the Club of Clubs (Lounge)
- Reception desk available 24h/365 days
- 10% discount in Restaurants and Bars
- Exclusive discounts at the Wellness Centre and on Golf Membership (up to 55%)
- Up to 40% discount at beach concession and water sports
- Complementary access to the pools at the Praça and Tennis Academy
- Exclusive rates at Vale do Lobo Tennis Academy (up to 50% discount)
- Exclusive access to a wide events' programme throughout the year with 50% discount on tickets
- Exclusive discounts in selected shops and services around the Resort (up to 10% discount)
- Access to a wide range of property management services and holiday rental programme
- Door-to-door domestic refuse collection

(The information provided above is based on official data available as of the date of issue and is subject to potential changes or updates.)

Exclusive benefits for Resort Members

Golf	
Membership	Resort Member
Annual fee – single	55% Discount
Annual fee – couple	40% Discount
Wellness Centre	
Subscriptions	Resort Member
Fitness Centre & Royal Spa	Up to 50% Discount
Classes and Treatments	Up to 20% Discount

PROPRIETORS CLUB

The aim of the Proprietors Club is to take the stress out of owning a property abroad by offering a high level of personalized service and a comprehensive range of property management services.

PROPERTY MANAGEMENT

The unrivalled Vale do Lobo Management Package provides a full range of property management services, focused on caring for your home as if it was our own.

PROPERTY MANAGEMENT PACKAGE

- Administration & Utilities Payment
- Technical Services and Repairs
- Villa Supervision

PUBLIC SERVICES

Within the area of Vale do Lobo, all property owners must pay a Public Services fee to Infralobo, E.M. a mixed company operated by the Council of Loulé to render and charge to Vale do Lobo's property owners the services connected with the operation, maintenance, cleaning, and conservation of the resort, namely:

- Roads, footpaths, access ways and adjacent areas;
- Common areas and parking zones;
- Beach cleaning;
- Treatment and pumping stations for sewage networks;
- Water supply and sewerage system networks;
- Public sanitary installations and fire hydrants;
- Public, domestic and garden refuse collections;

The services are invoiced to property owners by Infralobo, on a monthly basis together with the water consumption charges.

By Property	Price: €7,79*
1 Bedroom	€15,58
2 Bedrooms	€31,16
3 Bedrooms	€46,74
4 Bedrooms	€62,32
5 Bedrooms	€77,90

*Values don't include VAT. Monthly the value is calculated by multiplying the number of bedrooms in the property by 2



VALE DO LOBO
GOLF & BEACH RESORT

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