

Investing in Real Estate Overseas: Insights on how to combine Real Estate & Citizenship

Investment-Mobility

The concept of *Citizenship-by-Investment* (CBI), also called *Investment-Mobility*, started 32 years ago. The initial CBI program was enacted in 1984 by the Federation of St Kitts-and-Nevis who created the first law providing paths towards citizenship through investment. Witnessing the success of this program, other Caribbean countries, such as Antigua-and-Barbuda, Dominica, and Grenada, passed regulations creating CBI streams, followed by European States, Cyprus and Malta.

A Smart Investment

Why limit your possibilities when you can have the advantage of having both a property and a second citizenship for your family? This makes even more sense for those citizens from South East Asia. For instance, nationals from either Cambodia, Laos, Myanmar, or Vietnam who have a very restricted mobility. Holding a passport from one of the above countries allows traveling visa-free up to 50 countries, not including the main States of Europe, UK and Canada, while European or American passport holders will enjoy free visa travel up to 165 countries.

Citizenship through Generations

It is not just about the investor obtaining second nationality through these programs, it is also the fact that their family members including spouse, children and dependent parents will receive exactly the same advantages as those granted to the investor. Citizenship also passes to later generations. The new-born investor's grandchildren will obtain citizenship and a second passport without any requirement for further investment. Processing time can be as little as a few months up to 8 months to become a citizen; the timings depend on the country of residence. As a comparison, being granted with citizenship in one of the main western countries can take several years, from 3 to 7 years depending on the country. The process is also more straight forward than in western countries such as Canada or the United States of America, notably with easier supporting documentation to be provided.

Quality of Life & Advantages

Being a citizen of a country gives you protection. The family will enjoy better protection, notably with the access to medical and healthcare systems. Access to Education will also be granted, allowing graduation at high-ranking schools. Stability, with reduced tax burden, banking privacy, and strong legal systems, will be offered. Investors will also have the choice to relocate their assets and develop new businesses in favourable environment. No estate taxes, including inheritance taxes or gift taxes will apply for some of the destination country.

A Secured Investment

The minimum investment requirements vary according to the destination country. While the investment amount may vary, HLG will help you through detailed legal and economical due diligence investment procedures. The viability of the property will be ascertained since the investment shall be conducted only in Government approved projects. Last but not least, the investor has the possibility to sell the property after a holding period of 3 to 5 years. Real incentives, the family will remain its citizenship for life. More, the property will continue to qualify for the CBI program and the investor will be able to resell to a new CBI investor.

What Country?

Depending on the investor and family needs, CBI gives a range of options. Looking only for mobility and quick return on investment the Caribbean programs may be the most appropriate choice.



As an illustration, holding a passport from Grenada will allow the investor to travel to more than 130 countries including notably the United Kingdom, Schengen area, or China. As a tourist, a Grenadian citizen will be able to stay for 1 year in Europe without the requirement of a visa. Business wise, the possibility to set up a business in the United States will also be granted since Grenada is a signatory country of the E2 Economic Treaty.

Looking for a new place to settle down and live, Cyprus or Malta may be the best option. Being granted with a Cypriot passport, the family will be able to live, work, study without restrictions in any of the 28 European Union countries. The incorporation of a legal entity will be eased, and the investor will enjoy the lowest Corporate Income Tax in Europe (12.5%).

What investment?

Minimum Real Estate investments in the Caribbean's vary between USD 200,000 for Dominica and Grenada, and USD 400,000 for Antigua & Barbuda and St. Kitts & Nevis. Investing USD 220,000 in the luxury hotel Cabrits Resorts Kempinski in Dominica will allow you to own and qualify for the Commonwealth-of-Dominica citizenship. Higher investments will be required in Europe. Investing EUR 2 million in Cyprus will allow you to qualify the program and become a *European* citizen.

Harvey Law Group

Harvey Law Group (HLG) is an International law firm founded in 1992 in Montreal by Jean-François Harvey. Jean-François and Bastien Trelcat are the 2 Worldwide Managing Partners, both being highly-respected Canadian and French lawyers. Over twenty-four years, HLG built a solid reputation in Immigration and Business Law becoming a leading multi-national law firm with a worldwide presence. The firm facilitated more than CAD 2 billion cross boarding transactions. Our eighteen offices include the major cities of Asia-Pacific, such as Bangkok Ho Chi Minh City, Hong Kong, Manilla, Singapore, Yangon, and Phnom Penh. Life leads people to many opportunities. To adapt and find the best path to realize any project you must be accompany by a partner you can fully trust.

HLG is here to guide you.