



# Everything You Need To Live And Invest In Cascais

*An Insider's POV*

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# Who am I?

Allison

**moved to Cascais:** July 2021

**kids:** 2 (8 & 5 years old)

**husbands:** 1 high school sweetheart

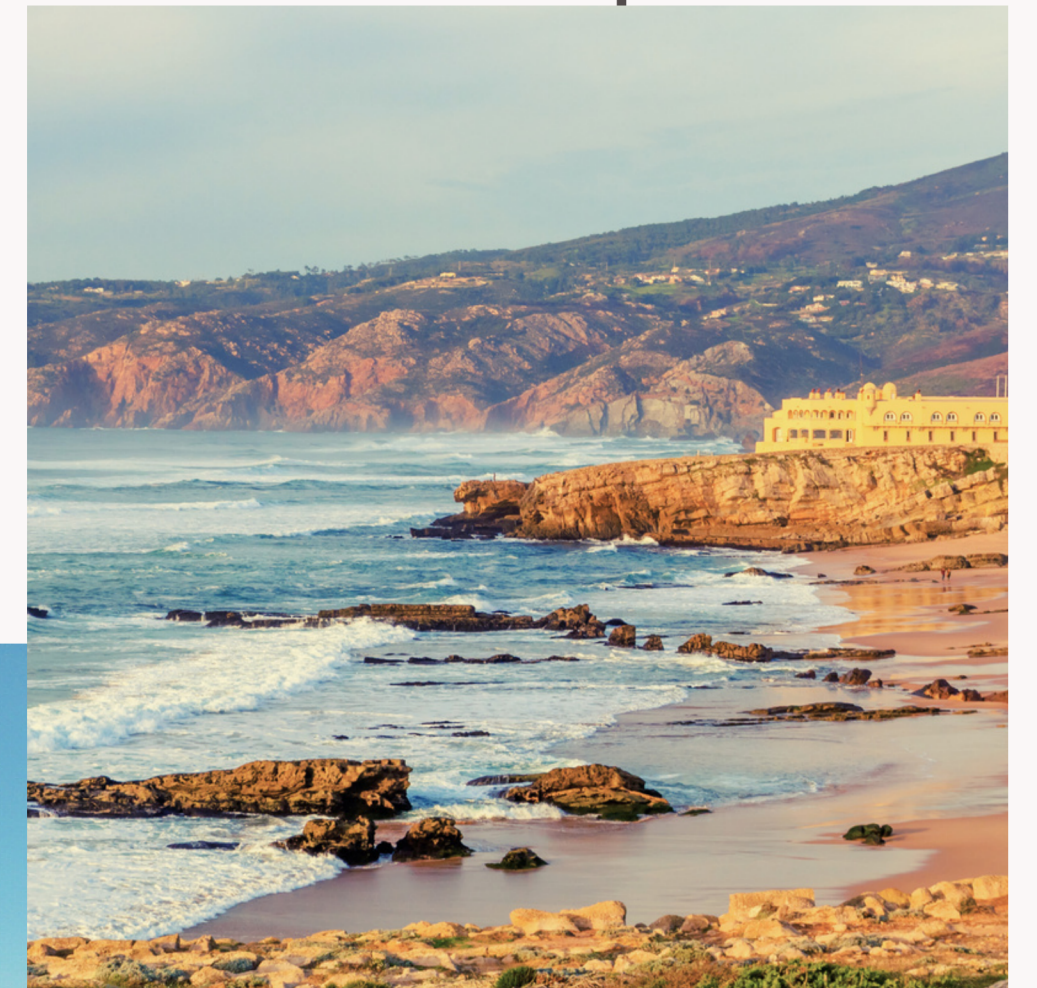
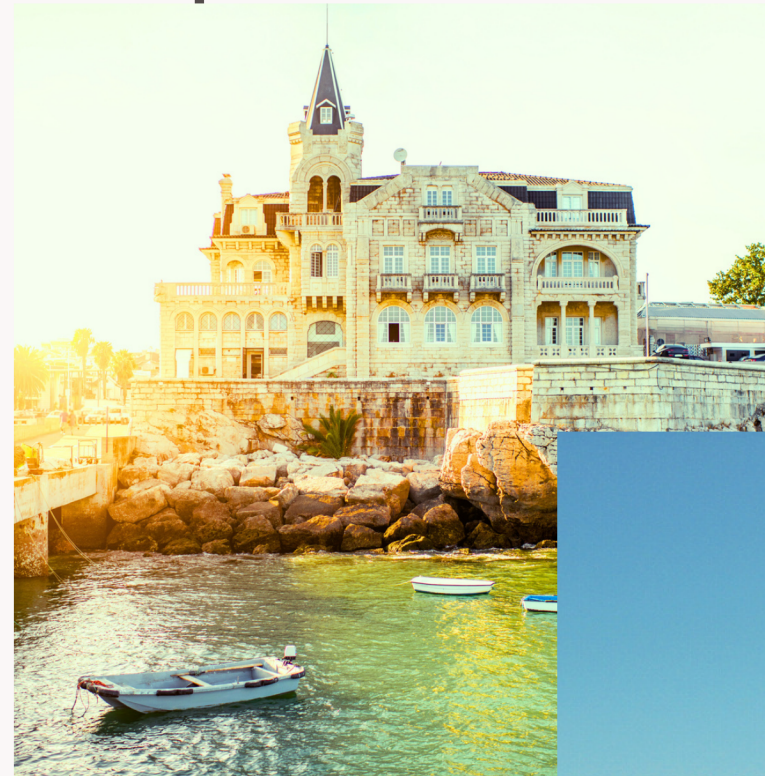
**what I do:** creator of [RenovatingLife.com](https://RenovatingLife.com)





# WHY WE CHOSE *Cascais*

- Close to but not in Lisbon
- International schools
- Not too hot, not too cold
- Centrally located
- On the coast





# The Beauty on the bay

Where is Cascais, Portugal?

Once a small fishing village, it has developed into a popular resort destination.

- 30 km west of Lisbon
- 30 minutes by car and 40 minutes by train
- the western edge of the Lisbon District
- overlooking the Atlantic Ocean





# CASCAIS BY THE *numbers*

**population:** 215k

**foreigners:** 16%

**median home price:** €5,385/sqm

**most affordable area:** São Domingos de Rana  
(€3,709/sqm)

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*all numbers are approximate*







Why is Cascais  
such a popular  
place to **live**?

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# Why Cascais?

## ***Great Quality of Life***

including a mild climate, beautiful beaches, and a vibrant cultural scene

## ***Wide Range of Amenities***

including international schools, healthcare facilities, and great shopping

## ***Safe and Secure Location***

w/ low crime and a friendly community

## ***Reliable Real Estate Market***

with a variety of properties available to suit different budgets and preferences.

Properties in Cascais have been known to appreciate in value over time, making it a good investment opportunity.

## ***Soft Landing Spot***

vibrant and inclusive expat community



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LIVING IN CASCAIS:

# Climate & Weather





# Climate & Weather

## MEDITERRANEAN CLIMATE

- characterized by mild winters and warm summers
- hottest months are July and August w/ avg. high temps of 28°C (82°F)
- winter months (December–February) are mild w/ avg. temps ranging from 9–16°C (48–61°F)
- rainfall is moderate throughout the year w/ the wettest months being November to January
- relatively low humidity w/ avg. levels ranging from 60–70% (more humid inside homes)
- a refreshing sea breeze helps to moderate the hot summer temps



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LIVING IN CASCAIS:

# Culture & Lifestyle





# Culture & Lifestyle

## GET READY TO SLOW DOWN

- laid-back and relaxed lifestyle
- rich history and cultural offerings, including museums, art galleries, and historic landmarks
- vibrant restaurant scene w/a variety of cuisines, budgets, and specialties to enjoy
- popular destination for outdoor activities: surfing, hiking, horseback riding, and golfing
- regular festivals and events celebrating the town's history and traditions



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LIVING IN CASCAIS:

# Education System & Schools





# Education System & Schools



## A VARIETY OF CHOICES

- Cascais offers a range of options, including public, private, and international schools
- international schools are popular among expat families, and offer curricula such as the International Baccalaureate (IB) and Cambridge International Examinations
- curricula in public schools is taught in Portuguese, while private and international schools often offer bilingual or multilingual education
- families commute from all over to attend the popular schools of Cascais
- popular schools in the area: CAISL, OIS, ISS, Os Aprendizes, St. James, St. Dominic's, St. Julian's, TASIS, IPS, King's College



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LIVING IN CASCAIS:

# Healthcare System & Hospitals





# Healthcare System & Hospitals



## **PUBLIC, PRIVATE, AND MORE**

- Cascais has two main hospitals, one public and one private
- Cascais Hospital is part of the universal healthcare system (SNS) and offers 24-hr emergency services
- CUF Cascais is part of the CUF private healthcare network of providers
- Both have modern facilities and multilingual doctors, nurses, and staff
- CUF is popular due to its central location and acceptance of most private health insurances
- pharmacies are abundant all over town and some even have drive-through services



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LIVING IN CASCAIS:

# Transport Options





# Transportation Options

## WELL CONNECTED

- most popular is the train, which gets you to Lisbon Cais do Sodre Station in 40 minutes
- the train station is centrally located in the historic center, from which you can reach many attractions and amenities on foot
- there is also a good bus network, offering connections throughout Cascais as well as to nearby destinations
- taxis, Uber, and Bolt are also provide a convenient and affordable way to get around, most rides around town costing less than 5€
- highways offer quick and easy access to anything and anywhere else you may need



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FUN IN *Cascais*



**OUTDOORS**



**HISTORY**



**FOOD & DRINK**





# Enjoy the Outdoors

## ***Beaches***

countless beautiful beaches, each offering its own unique charm

## ***Water Sports***

surf schools and rental shops, sailing, SUP, kayaking, and paddleboarding

## ***Golf***

world-class golf courses, including Oitavos Dunes, Quinta da Marinha, Penha Longa, and Estoril Golf

## ***Walking, Hiking & Biking***

walk or bike along the oceanfront on the Paredão or paths to Guincho Beach, or hike or bike the nearby Sintra-Cascais Natural Park w/ stunning views of the surrounding area

## ***Horseback Riding***

Quinta da Marinha offers lessons and trail rides through the beautiful countryside

## ***Rock Climbing***

nearby Serra de Sintra offers excellent rock climbing for experienced climbers





# Explore History



## ***Cascais Citadel***

historic fortress dating back to the 16th century now housing a luxury hotel, a book shop, and artists' spaces

## ***Myriad Museums***

- Condes de Castro Guimaraes Museum
- Santa Marta Lighthouse Museum
- Casa das Histórias Paula Rego
- Museum of the Sea
- Municipal Museum of Cascais
- Museum of Portuguese Music

## ***Boca do Inferno***

stunning natural landmark featuring dramatic rock formations and crashing waves

## ***The Church of Our Lady of the Assumption***

a historic church located in the center of Cascais, featuring beautiful Baroque architecture and stunning artwork

## ***Archeological Site***

the Castro Museum is a fascinating archeological site featuring the ruins of an ancient Roman settlement





# Eat & Drink



## **Seafood**

As a coastal town, Cascais is well known for its fresh seafood, with restaurants offering a range of grilled fish, seafood stews, and shellfish.

Several high-end restaurant dot the coast heading up to and past Guincho.

## **Wine**

The Cascais region is home to several wine producers, including Cascais Wine Company and Quinta dos Bons Cheiros.

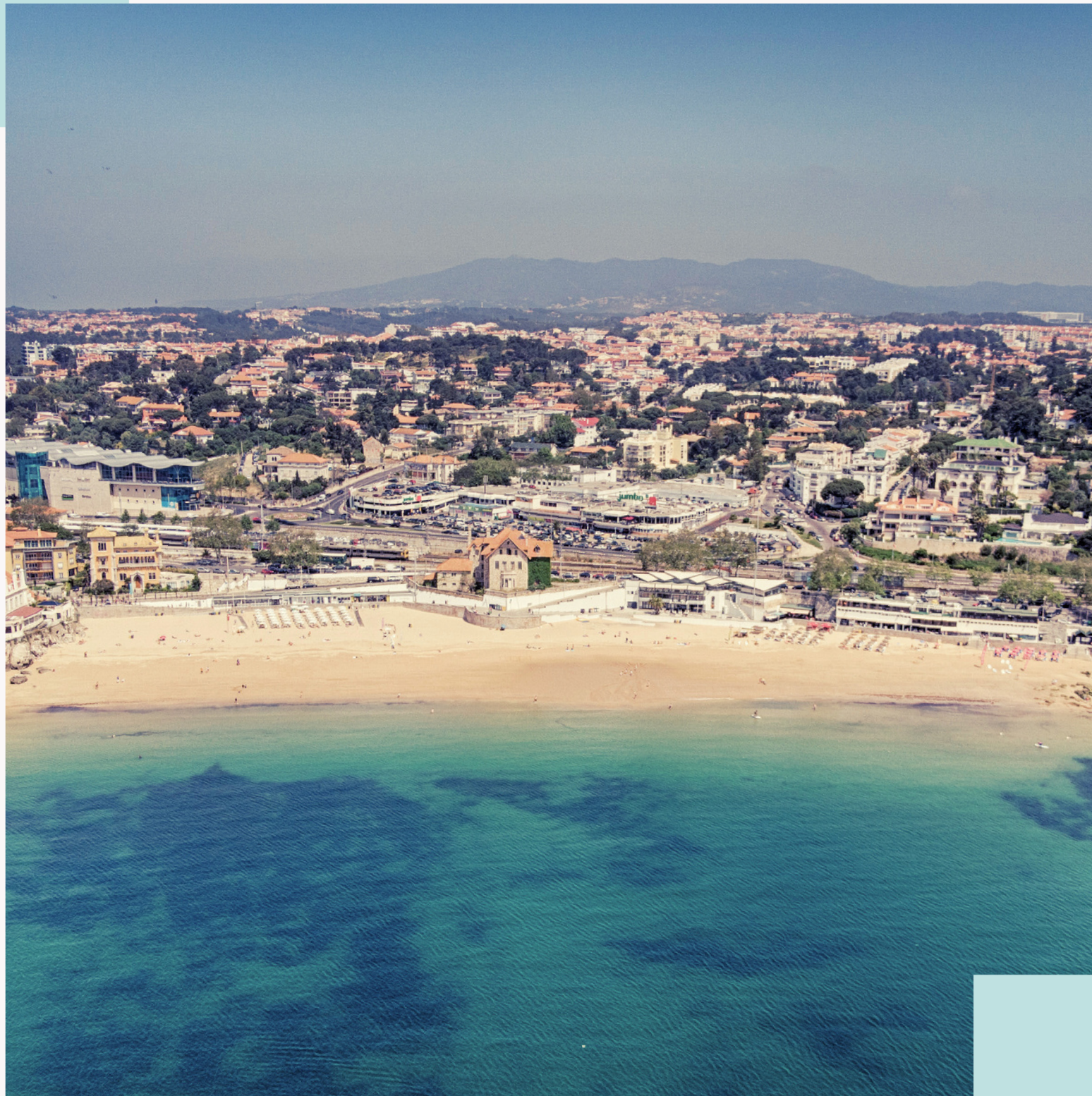
## **The Yellow Streets**

In addition to the numerous restaurants in the historic center, the Yellow Streets offer a pedestrian only mecca of food options including cuisines from all over the world.

## **Mercado da Vila**

The local mercado also hosts a farmers' market every Wednesday and Saturday as well as housing several food stands, restaurants, butchers and specialty shops.





Why is Cascais  
such a popular  
place to **invest**?

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# Strong Real Estate Market

## ONE OF THE MOST DESIRABLE AND SOUGHT-AFTER REAL ESTATE MARKETS IN PORTUGAL

- higher prices due to popularity and proximity to Lisbon
- high demand among international buyers and investors
- offers a range of property options, from apartments to villas and luxury estates
- strong potential for capital appreciation despite higher prices
- Cascais market has outperformed the rest of Portugal, with higher growth rates and stronger demand

*The real estate market in Cascais is expected to continue to perform well in the coming years, making it an appealing option for those looking to buy or invest in property in Portugal.*



# Strong Business Opportunities

## INVESTMENT AND BUSINESS OPPORTUNITIES FOR FOREIGNERS, EXPATS, AND IMMIGRANTS LOOKING TO START OR GROW A BUSINESS IN PORTUGAL.

- strong economy, driven by tourism, real estate, and technology
- easy for foreign investors and entrepreneurs to set up a business
- strong startup ecosystem, several co-working spaces, incubators, and accelerators available for entrepreneurs and startups
- The town has a highly skilled workforce, with many residents fluent in multiple languages, making it an attractive location for businesses looking to tap into the global market

*Investing in Cascais, Portugal offers a unique opportunity to access a growing economy, world-class infrastructure, and a high quality of life in one of Europe's most desirable destinations.*



# Beneficial Tax Structure for Investors

## PORTUGAL OFFERS SEVERAL TAX ADVANTAGES FOR INVESTORS, BOTH DOMESTIC AND FOREIGN.

- relatively low corporate tax rate of 21% for SMBs
- favorable tax environment for real estate investment, with a flat tax rate for non-residents of 25% on long-term rental income, as low as 6% VAT on short-term rental income and personal income tax on only 35% of STR income
- several tax credits and incentives for businesses, including research and development tax credits and tax incentives for renewable energy projects
- no wealth tax or inheritance tax, making it an attractive location for those with significant assets or inheritance

*Cascais is an attractive destination for investors seeking to maximize their returns while minimizing their tax liabilities.*





# Pros & Cons

of living & investing in

## *Cascais*

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# Pros

- **milder climate** than other regions in Portugal, with fewer extreme temperatures
- **more international and cosmopolitan** with a greater number of expats and foreigners, making it easier to integrate for those who do not speak Portuguese
- **more job opportunities** particularly in the tourism and hospitality sectors, and a higher average income compared to other region
- **highly regarded education system** with a greater number of international schools and high-quality public schools compared to other regions
- **more vibrant cultural scene** compared to other regions
- **easy to integrate** with the expat community





# Cons

- **higher cost of living than other regions** particularly when it comes to housing, entertainment, and restaurants
- **heavy traffic & construction** leading to longer commute times and more congestion
- **more crowded and touristy** compared to other regions, particularly during peak tourist seasons
- **fewer opportunities to experience traditional Portuguese culture** and lifestyle in Cascais compared to other regions
- **more difficult to integrate** with the native community





# Final Thoughts

*The future looks bright*

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As one of the most sought-after destinations in the country, Cascais has seen significant growth and development in recent years. It's an attractive place to live and do business. And the real estate market remains strong.

As such, Cascais is likely to continue to be a popular choice for expats, investors, and immigrants for many years to come.



Thank You!

