



Frequent Asked Questions about real estate and investments in Argentina

1) Can a foreigner own property in Argentina?

Yes. The only restriction on the ownership of real estate by foreign owners is with respect to the area of 150 kilometers along the country borders and 50 kilometers of coast. Prior Government approval is required in such cases, which may be withheld.

2) Is there any specific sector where foreign investors can not be involved?

No sector is off-limits to foreign capital and local partners are not required. Foreign direct investors are not required to secure prior approval and register.

3) Is there any limit to profits repatriation?

No. Foreign investors are free to repatriate profit, including dividends paid to non-residents and capital. Investments may be made freely in any convertible currency. All private sector transactions, including loans and payments, can be made in the foreign exchange market without restriction.

4) What are the costs of property transfer?

The cost of property transfers varies from province to province, as well as the taxes and the regulations on the fees of the Notaries Public. As examples, for property in the City of Buenos Aires, which for all practical purposes may be considered another province, the total purchase expenses may be estimated at 5 -7% of the purchase price. For the Province of Buenos Aires the percentage may be estimated at 7 - 8%.

5) How are real estate commissions in Argentina?

In Argentina, both the vendor and the buyer pay 3/ 4% each as real estate commission on the total selling price of property.

6) What about Tax Liabilities and finance?

Foreign firms are subject to the same tax liabilities on consumption, imports, assets, property and payroll as their Argentine counterparts.

Overseas investors may borrow domestically with the same rights and on the same terms as Argentine firms. The range and sophistication of financial services on offer locally are increasing. Many services are offered in dollars or pesos.

7) What are the passport and visa requirements?

A valid passport is required for entry into Argentina, nevertheless tourists from most of the countries do not need visas. In case visas are mandatory, procedures to obtain it should be done in the nearest Argentine embassy or consulate. A visa is theoretically required of all business travelers, but most businesspeople who will be in the country for less than 90 days enter as tourists to minimize paperwork. Foreigners who will be in Argentina for longer than 90 days, or who might expect to draw official attention because of their business activities, should obtain valid business visas. Application for a business visa requires a letter from the traveler's employer stating the business reason for travel, the anticipated length of the visit, and acceptance of financial responsibility for the traveler. Multiple-entry business visas are valid for four years.

8) Are the Argentine people friendly to foreigners?

Absolutely. Argentinean citizens have an extremely friendly attitude towards foreigners. This situation can be explained by the fact that Argentina was the second receiving country (after USA) of the biggest migratory waves in the recent history (the end of the XIX Century and principles of XX Century). Argentina is a multicultural society in which several nationalities and religions live together peacefully