

Brazil residency and the path to citizenship

An investor guide from Esquare Legal

For investors considering US\$300,000+ in Brazil. The figure describes this guide's intended audience; it is not a statutory visa minimum.

Start with the life and investment you want to build. Then choose the legal route that fits both.

Three separate decisions

Investment: select and assess a business or property on its own merits. Immigration eligibility does not establish that an investment is commercially sound.

Residency: qualifying investment can support an application under a specific legal route. The documents, registration and continuing conditions matter.

Citizenship: naturalisation is a later, separate application. Holding property or a residence card does not by itself satisfy its requirements. [3, 4]

What this guide covers

The two principal investment routes; the distinction between residency and naturalisation; a practical cost and funding checklist; and the information needed for a useful initial discussion.

Esquare's perspective

Esquare Legal works across crypto, cross-border business and investment matters. Managing Partner Safiullah Ghauri is based in São Paulo. That perspective connects the investment decision with documentation, structuring and practical coordination across jurisdictions.

Esquare provides cross-border coordination and structuring within its authorised scope. Brazilian immigration legal advice and filings are performed by Brazil-qualified counsel. This guide is general information, not individual legal, investment or tax advice.

01 / Match the route to the investment

Business investment - RN 13/2017

The standard threshold is R\$500,000 invested from the applicant's own foreign-origin funds in a Brazilian legal entity. A business or investment plan is required; the project's potential to generate employment or income is relevant. New or existing companies may receive the investment. [1]

A conditional innovation route permits investment below R\$500,000 but not below R\$150,000. It is for qualifying scientific, technological, research or innovation activity and requires specific evidence. It is not a general discounted investor route. [1]

Real estate investment - RN 36/2018

The usual threshold is R\$1,000,000 in qualifying urban property, built or under construction, using own funds of foreign origin. The threshold may be reduced by 30% for qualifying property in the North or Northeast. More than one property can be considered under the resolution. [2]

The initial residence period is four years. A change to indefinite residence requires a further application and evidence that the conditions remain satisfied. The resolution specifies at least 14 days in Brazil in each two-year period from Federal Police registration. That is a residency-maintenance rule, not a citizenship shortcut. [2]

Keep the investment amount in BRL when checking eligibility. Dollar equivalents change with exchange rates.

Before signing a purchase or committing capital

Ask counsel to confirm the proposed asset or business, ownership structure, remittance evidence and filing sequence. For property, define title and transaction due diligence before paying a deposit. For a business, assess operations, governance, the plan and ongoing obligations.

Compare routes against the intended outcome: an operating business, an asset allocation, a second base, or actual long-term relocation. The least expensive legal threshold is not necessarily the right route.

02 / Plan citizenship separately

The Ministry of Justice describes ordinary naturalisation as generally requiring civil capacity, qualifying residence, ability to communicate in Portuguese, and no criminal conviction or evidence of rehabilitation where applicable. [3]

Do not plan on a passport four years after buying property.

The Ministry's current guidance counts the usual four-year qualifying period from residence for an indefinite term. Actual residence must be established; property ownership alone is insufficient. The starting date, permitted absences and any reduced period must be assessed for the individual. [4]

This is particularly important when an investment route begins with temporary residence. Time spent maintaining that status and the qualifying period for naturalisation should not be treated as automatically identical.

Questions to answer before choosing Brazil

Presence: how much time can the investor and family genuinely spend in Brazil? A low-presence investment plan and a citizenship plan may require different commitments.

Language: plan for Portuguese and the accepted evidence of language ability. Do not assume an investment removes this requirement. [3]

Family: identify each family member, age and relationship at the outset. Ask for a separate eligibility, documentation and cost assessment; do not assume everyone is covered by one filing or receives citizenship together.

Tax and daily life: consider tax residence, reporting, schooling, healthcare and the city where the family would actually live. Obtain advice on the facts before moving; this guide does not promise a tax-free arrangement.

Your planning record

Maintain a dated record of immigration status, travel, residence evidence and renewal milestones. Ask counsel to explain which events start each relevant period. Naturalisation processing time is additional to meeting the qualifying conditions.

03 / Budget and prepare

Separate four cost categories

Investment capital: the business subscription or property purchase. Keep an exchange-rate buffer and confirm the amount that must be evidenced for the selected route.

Professional work: immigration, structuring, transaction due diligence, company formation, business plan and tax advice. Obtain a written scope identifying included work, exclusions and responsibility for each part.

Third-party costs: official fees, legalisation or apostilles, sworn translations, property taxes and registration charges, accounting, banking and exchange costs as applicable. Ask for a transaction-specific estimate.

Living and continuing costs: travel, accommodation, family arrangements and the ongoing cost of maintaining the investment or business. Keep these outside the legal-fee budget.

Where the capital is held matters

Tell the team the country where funds are held and whether they are in personal accounts, a company, property or digital assets. Funds already held in the UAE or another jurisdiction should be assessed on their actual ownership and documentation.

For digital assets, ask what ownership, transaction history, conversion and remittance evidence the receiving institutions and counsel require. Esquare's cross-border and crypto work is relevant to that preparation. Acceptance of a particular transfer or asset must be confirmed for the proposed transaction.

Prepare a useful first conversation

Have ready: approximate available investment capital; current country and location of funds; property or business preference; intended timing; family composition; and whether citizenship is a long-term objective. Send no bank statements, passport scans or wallet credentials through an initial marketing form.

Next step: reply to the guide email with a short outline of those points if you would like the team to assess whether a scoped consultation would be useful.

Sources checked 15 September 2026. Requirements can change; current documents and individual eligibility must be checked before commitments.

Official sources & reading notes

This guide deliberately separates legal thresholds from commercial budget planning. The US\$300,000 audience indication is Esquare's campaign focus, not an amount set by Brazilian immigration law.

1. Business investment

CNIg RN 13/2017, including the 2024 amendment. Standard and conditional innovation investment routes.

[Read the official source on gov.br](#)

2. Real estate investment

Ministry of Justice: consolidated RN 36/2018. Investment requirements, initial residence, continued investment and physical presence.

[Read the official source on gov.br](#)

3. Ordinary naturalisation

Ministry of Justice: ordinary naturalisation requirements and document checklist.

[Read the official source on gov.br](#)

4. The residence period

Ministry of Justice: qualifying residence, indefinite residence and absence rules. Guidance updated 6 July 2026.

[Read the official source on gov.br](#)

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