



LUX HAVEN

Lux Haven Collection · Guide

Investing in Colombian Luxury Real Estate

A foreign buyer's guide to ownership, residency, taxes, and the markets that matter.

Lux Haven Collection · Sotheby's International Realty

Yes — Foreigners Can Own Property in Colombia

Colombia grants foreign nationals the *same ownership rights as its own citizens*. You can hold freehold title in your own name, jointly, or through a company — with no residency or visa required to purchase.

Funds brought in should be registered as foreign investment with the Banco de la República. This single step protects your right to repatriate your capital and any gains abroad in the future.

Residency Through Investment

A qualifying property purchase can support a Colombian *Migrant (M) investment visa* — typically granted for up to three years and renewable, with a path toward permanent residency and, in time, citizenship for those who wish it.

We align your acquisition with your residency goals from the outset and connect you with trusted immigration counsel who manage the process end to end.

Taxes & Costs, Simply

Closing costs are modest by international standards — typically 3–5% of the price. The annual property tax (*predial*) is a fraction of a percent to about 1% of cadastral value.

Gains on a property held more than two years are generally taxed at a flat 15% as an *occasional gain*. Short-term tourist rentals require a Registro Nacional de Turismo (RNT).

Where to Invest

Cartagena — heritage and scarcity. *Medellín* — the most liquid market, eternal-spring climate, deep international rental demand.

Santa Marta — early-stage upside on the coast, led by branded marina-front residences. *Guatapé* — genuinely scarce trophy lakefront an hour from Medellín.

How Lux Haven Helps

We represent Colombia's rarest addresses — many off-market — and guide each acquisition with the discretion the work demands: structuring, due diligence, vetted attorneys, residency, and relocation, end to end.

This guide is general information for international buyers and does not constitute legal, tax, or immigration advice. Lux Haven Collection connects you with vetted Colombian attorneys and accountants for guidance specific to your circumstances. © Lux Haven Collection.