

SMITH & ADAMS

GROUP

Property investment made easy.

An independent real estate group providing end-to-end solutions for foreign investors in Portugal.

Owning property, without the work of owning property.

Smith & Adams began as the answer to a problem we had ourselves: a portfolio of properties, rental commitments to honour and no one on the ground able to run them to the standard they needed. So we ran them ourselves, and learned the market from the inside.

That is the position most foreign investors are in. You do not know the local market, the builders who charge a fair price, or how an asset is run once the keys change hands. We are the partner on the ground: experts in every field you need, from the first analysis to long-term ownership, including residency and citizenship in Portugal.

We also own and operate our own brands, Hygge Kaffe and Hygge Residences, so the standard we advise on is the one we hold ourselves to every day.

1,000+

Investors advised

€300M+

In advised investment value

300+

Assets under management

100%

Residency applications approved

One group for the whole of a tangible asset.



Investment Advisory

Independent advice on where and what to buy, including Golden Visa, D2 residency and the route to EU citizenship.

smithandadams.com/invest-in-portugal



Real Estate

Access to every property on the market, not one developer's stock, with relocation and lifestyle support for you and your family.

smithandadams.com/real-estate



Property Management

Short and long-term rentals, asset and condominium management, utilities and upkeep, run to get the most from the asset.

smithandadams.com/property-management



Hospitality & F&B

Branded residences and the brands behind them. We own and operate Hygge, from serviced apartments to restaurants.

smithandadams.com/hospitality

Three steps, one team.

STEP ONE

Understand your needs

An initial consultation about what you want the asset to do: income, growth, residency, a home, or all of them.

STEP TWO

Find the solution

Independent advice on the options that fit, with no upfront cost and no obligation to proceed.

STEP THREE

Execution

We carry it through, then run the asset for profit, efficiency and use, and report on it.

— A TYPICAL CLIENT JOURNEY

Investment advisory

Strategy, budget and location, including Golden Visa or D2 where residency is part of the plan.

Due diligence

Our investment team and lawyers check the asset, the title and the numbers.

Project management

For properties under construction, we follow the works and the developer for you.

Handover and snagging

Defects listed and closed before the keys change hands.

Asset management

Furnishing, licensing, condominium, utilities and maintenance.

Rental management

Short or long-term letting, priced and run for occupancy and yield.

Reporting

Income, costs and occupancy, in the same format every quarter.

Exit and resale

When the time comes, we value, market and sell the asset for you.

One group, six brands.

HYGGE

KAFFE

Our own restaurant brand, run in-house across three Lisbon locations.

HYGGE

RESIDENCES

Branded residences and serviced apartments, delivered, let and operated by the group.

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INVESTMENT ADVISORY

Independent investment, residency and citizenship advice for international buyers.

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REAL ESTATE

Residential real estate across Portugal, vetted before it reaches you.

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PROPERTY MANAGEMENT

Guests or tenants, maintenance, condominium and utilities, reported every quarter.

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FOOD & BEVERAGE

Develops and runs the restaurants inside our hospitality projects.

Assets we own, run and report on.

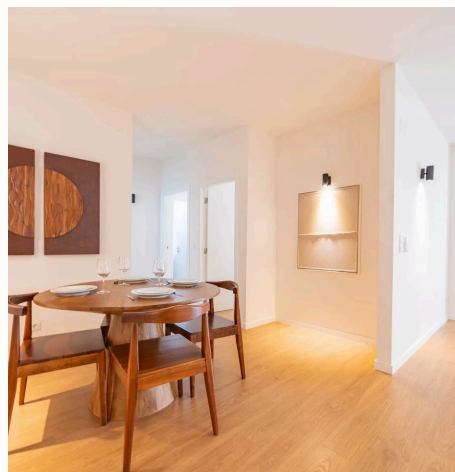


BAIXA, LISBON

Hygge Residences S. Julião

Twelve apartments and a restaurant that we specified, delivered and still run.

UNITS	OCCUPANCY	SINCE
12	85.2%	2022

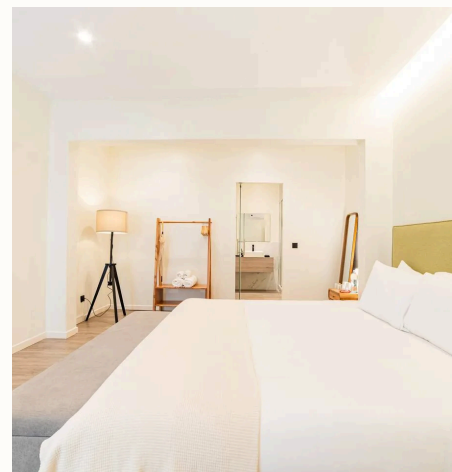


ANJOS, LISBON

Anjos 40

Eight apartments held and let since 2021, with a cost line kept short.

UNITS	OCCUPANCY	SINCE
8	86.3%	2021



PICOAS, LISBON

Hygge House Picoas

Serviced apartments and food and beverage under one brand and one operator.

UNITS	MODEL
9	Stay + F&B



LISBON

Hygge Kaffe

Our own restaurant brand, built and run in-house across three locations.

LOCATIONS	MARGIN	SINCE
3	23%	2022

Occupancy measured from 6 August 2025 to 6 August 2026. Source: Boom, the platform the buildings are booked through. Past performance does not guarantee future results.

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Speak with an expert.

No obligation and no upfront cost. Just a clear view of what is possible, and whether residency belongs in the plan.

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