

The 2026 true cost of passive resident Category A applications:-

Case Study 1

A single applicant, buying the minimum property value allowed at 800K.

Total Investment required:- 1 M EUR of which:-	EUR
200K in bank investment funds	200.000
800K property plus:-	800.000
• 6% additional tax as a non-resident	48.000
• 4.5% current purchase taxes	36.000
• New bond cost nonrefundable	50.000
• Cost of issue of the residency card	3.000
• Additional miscellaneous costs, Notary, Utilities etc (estimate)	4.000
TOTAL	1.141,000

Case Study 2

A family of 4 buying a 1M EUR property :-

Property purchase value	1.000,000
Plus:-	
• 6% additional tax as a non-resident	60.000
• 4.5% current purchase taxes	45.000
• New bond cost nonrefundable , principal applicant	50.000
• Bond cost, nonrefundable 3 dependents	36.000
• Cost of issue of the residency cards (1plus 3 dependents)	6.000
• Additional miscellaneous costs, Notary, Utilities etc (estimate)	5.000
TOTAL	1.202,000

Note: Both above examples require separate proof of means of annual income for living in Andorra, to be proven at renewal by bank certificate for each year (2026):-

Case study 1 300% 54,911.88 EUR

Case study 2 600% 109,823.76 EUR