PARAGUAY · RESIDENCE & INVESTMENT

A foothold in South America

Temporary residence, permanent settlement and a distinct direct-investor route — with a Paraguayan identity card (cédula) after approval.



PARAGUAY A practical base for life, business and regional opportunity

Up to 2 years

TEMPORARY → PERMANENT

No prescribed qualifying investment under the ordinary route. Apply for permanent residence during the final three months of the permit. Separate approval and financial evidence apply. [1,2]

€178,349*

DIRECT INVESTOR RESIDENCE

Real estate: USD 200,000 minimum for economic use. Obtain the MIC investor certificate, then apply for permanent residence. A personal or family-use home does not qualify. [3]

An investment is optional for ordinary residence

Westbridge coordinates eligibility review, document preparation and the local immigration process. Investors can add independent property due diligence and acquisition support under a separate scope.

Other Investor Pass thresholds: productive business USD 70,000 (about €62,422; five formal jobs); tourism USD 150,000 (about €133,761); financial investment USD 200,000 (about €178,349; minimum two-year holding). Conditions differ by category. [3]

*EUR illustrations use BCP rates of 5 November 2026: €1 = USD 1.1214 = PYG 7,164.03. Legal thresholds remain in USD. [7]

DEMAND · PROPERTY ECONOMICS

Demand is growing

Official residence statistics show strong demand. Property returns require a separate assessment of the asset, expenses and currency exposure.

33,243	+62%	29,765
APPLICATIONS	**YEAR-ON-YEAR**	**APPROVALS**
January–June 2026	Versus January–June 2025	Issued January–June 2026

Applications by category

H1 2026	Applications
Temporary	27,024
Permanent	6,219

Largest applicant markets*

Brazil dominates the approved-residence figures: **22,628**, followed by Argentina **2,210**, Germany **1,132** and Spain **821**. [4]

*Nationality figures are approvals, used here as a demand indicator. DNM totals include ordinary and MERCOSUR routes; they do not isolate investor clients. Approvals and applications are different cohorts. [4]

Rental returns: benchmark and working example



8.0% indicated gross yield
Aptología's October 2026 Asunción study compares asking prices for 3,050 sale and 1,330 rental apartment listings. This is a listing-based benchmark, not an achieved or guaranteed return. [8]

ILLUSTRATIVE PROPERTY MODEL

Purchase price	**€178,349**
Gross rent at 6% / year	**€10,701**
Vacancy & operating reserve, 30%	**−€3,210**
Cash flow before income tax	**€7,491**
Purchase + 4% closing reserve	**€185,483**

4.0% illustrative cash yield

Model assumptions are independent of the market benchmark. Excludes income tax, furnishing, finance, immigration fees, FX changes and capital growth. The 4% closing reserve is a model assumption; actual costs depend on the transaction.

ELIGIBILITY · STEPS · TIMELINE

From documents to cédula

Under Migration Law 6984/2022: prepare the file, plan attendance and schedule the later permanent-residence application.

What the applicant needs

Identity & lawful entry

Valid passport or accepted identity document; visa where required; evidence of lawful entry.

Civil-status documents

Birth certificate and relevant marriage/divorce records, apostilled or legalized as applicable.

Criminal-record checks

Relevant foreign records covering the prior three years, plus Paraguayan INTERPOL and foreigner checks, generally from age 14.

Local declarations & translations

Paraguayan domicile, lawful activity/purpose and Spanish translations where required. The ordinary checklist prescribes no property investment.

Permanent residence

A separate application, updated checks and travel history, with financial-means evidence under the current DNM rules. [1,2,15,16]

Process and planning windows

01 **Prepare the file**

Allow 2–4 weeks for collection, apostilles, review and translation.

02 **Attend in Paraguay**

Complete local checks and file in person. Reserve 3–5 working days initially; attendance needs vary.

03 **Residence decision**

Budget roughly 2–4 months for DNM processing after a complete file; this is a planning estimate.

04 **First identity card**

Apply after approval. Police guidance allows up to 90 working days. Temporary cédula validity follows the permit. [1,6]

05 **Convert to permanent**

File in the final 90 days of the two-year temporary permit, approximately from month 21. [2]

Investor route: investment selection, source-of-funds checks and MIC certification precede the separate permanent-residence application. Timing depends on the investment and file. For an ordinary temporary application plus first cédula, use **4–7 months as an indicative budget**; confirm any return visit before booking.

Maintaining status: unjustified continuous absence exceeding one year (temporary) or three years (permanent) can trigger cancellation; prior authorization may be available. Permanent status is indefinite; its cards renew every ten years. Residence and cédula do not automatically confer tax residence or citizenship. [2,14]

FEES · ACQUISITION COSTS · WESTBRIDGE

Your budget, made clear

EUR amounts are rounded illustrations at the stated FX rate. Professional services, qualifying capital and third-party costs are separate.

Ordinary temporary residence

Stage / item	EUR / applicant
Reference partner package: temporary permit + first cédula	6,500
Includes ordinary government, police and local notarial costs	Included
Translation allowance (planning assumption; volume-dependent)	200–500
Initial planning subtotal, before the exclusions below	6,700–7,000

Package basis: Allie's November 2026 proposal; final scope and price require a written engagement. Excludes visas, foreign certificates/apostilles, flights, accommodation and extraordinary costs. Family-member applications and fees require individual assessment.

Government fee benchmark: temporary or permanent application €409 + residence certificate €33 + cédula about €1 = **€442** per stage, before other checks. These costs are already included in the temporary package. **Later conversion to permanent:** add the applicable official costs, updated documents and a separately quoted service fee. [5,6]

Direct permanent residence through property

Illustration: USD 200,000 property	EUR
Qualifying property capital	178,349
Registry fee: 0.85% of the applicable valuation base	1,516
Notarial fee: 0.75% + 10% service VAT, at this price band	1,471
Asunción municipal transfer charge: 0.3%	535
Property VAT, if applicable and not already in price: 1.5%	2,675
Independent legal review + certificates / administration*	1,100–2,300
Official residence / certificate / identity-card benchmark	442

Illustrative subtotal: €186,100–€187,300, including the VAT allowance above. Add the quoted investor-residence service fee, translations, travel, any buyer-paid brokerage and furnishing. If property VAT is already included, deduct the €2,675 allowance. [5,9–12]

*Legal/admin allowances are estimates, not quotations. Rates depend on location, tax treatment, valuation and contract allocation; obtain an itemized closing statement. Seller taxes are excluded. Investment eligibility requires confirmation before signing.

WESTBRIDGE | Eligibility · Documents · Local coordination · Due diligence

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Sources [1–16], methodology and image credits are embedded in this PDF. Information checked 8 November 2026.