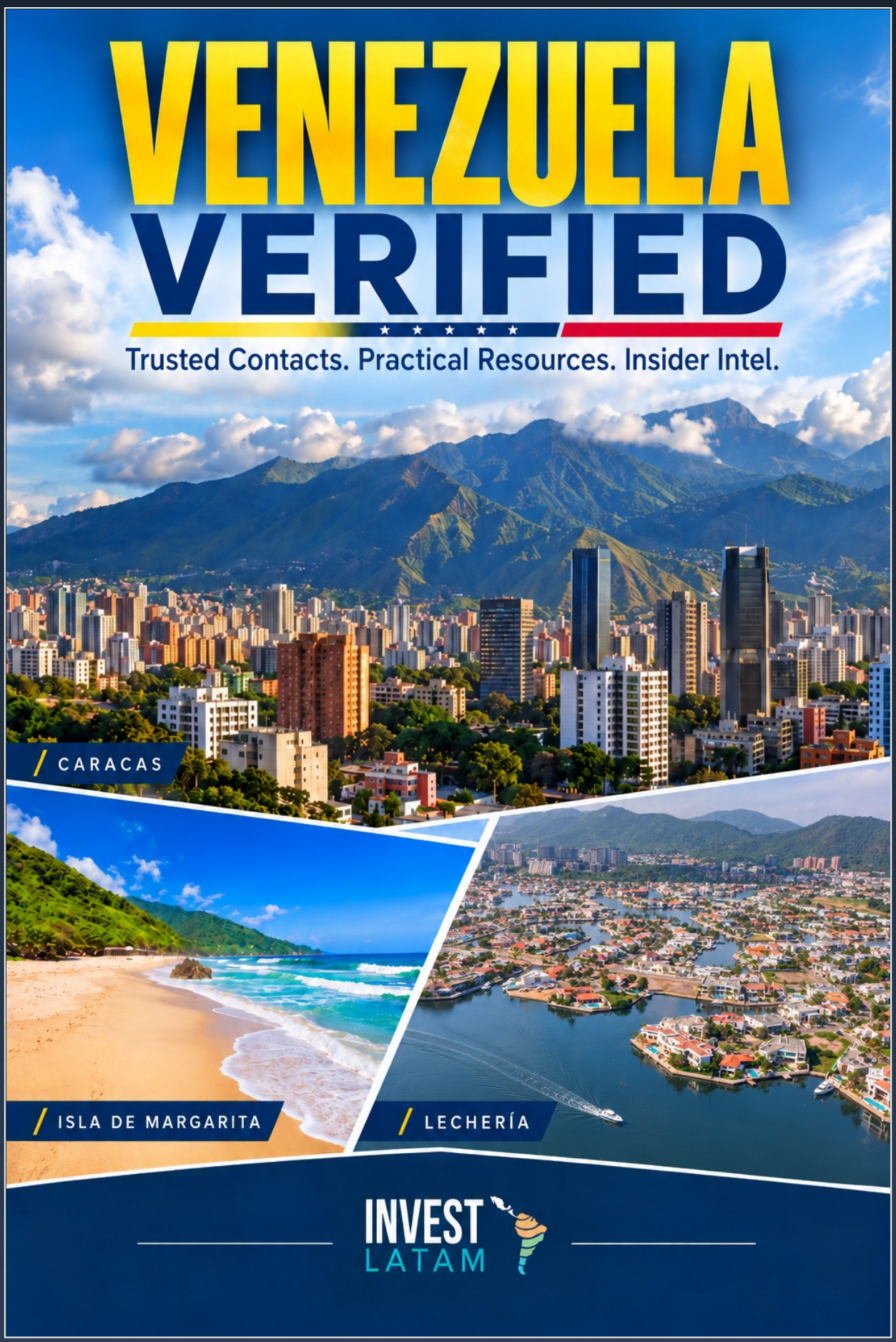
VENEZUELA VERIFIED

Trusted Contacts. Practical Resources. Insider Intel.



INVEST LATAM

Contents

01 Read This First 3

02 Visas

- Tourist Visas 4
- Other Visas 6

03 Safety 7

04 Prices 8

05 Verified Contacts

- Venezuela Insider Andres Villarroel 9
- Settee Francisco Litvay 11
- Tourist Visa For Americans Neftaly Sierra Thomas 12
- Invest in Venezuela Jean Marc de Villiers 13
- Celebrity Realtors Maríam Ricardo Cortéz 14
- CryptoCity & Margarita.immo Tim Stern 16
- El Faro Bienes Raíces Jacqueline Romero 18

06 El Fin... 19

Read This First

This guide is for people curious about visiting, traveling around, living in, and/or investing in Venezuela. Inside, I've shared all of my top contacts in the country for immigration, visas, residency, business and real estate.

My name is Jake Nomada.

Since 2014, I've lived in damn near every country in Latin America, and it took me almost 13 years to finally make it to Venezuela.

I recently got back from my first trip to the country, a week split between Lechería and Isla de Margarita. I tell you this to say…

I'm by no means an "expert" on the country… yet.

That's why this guide is built around the people who are. When it comes to Venezuela, secondhand information is NOT going to cut it.

Venezuela is a truly unique country right now. It can feel like it's been cut off from the world for a decade or two. There are electricity issues, the internet can be spotty, and the water randomly shuts off in Airbnb rentals.

Oh, and there's no Uber.

So when you visit, it feels like you're going back in time 10, 15, even 20 years. In that sense, it's different from anywhere else in Latin America. I could wax poetic here, but for brevity's sake, I'll save that for another time.

There are also a lot of misconceptions about the country. It's not cheap, and it's informally dollarized.

Here's why all of this matters. If you're unfamiliar with traveling in Latin America, haven't spent much time down here, or don't speak at least some Spanish, you probably want to get your feet wet somewhere else first.

Venezuela is not for beginners.

That being said, it was a fascinating trip to an incredibly fascinating country.

Tourist Visas

Americans and Canadians need a visa before they fly. UK, Australian and EU passports like Spain's can visit visa-free for short trips when arriving by air. Buying property is a separate step, and a tourist entry won't cover it.

Who needs a visa to visit

This covers tourist visits on ordinary passports. Visa-free entry applies to arrivals by air; if you come by land or sea, you may need a visa in advance (MPPRE, GOV.UK).

Passport	Tourist visa needed?	Notes
United States	Yes	Get it before you fly; there's no visa on arrival. Since April 6, 2026, Americans apply online through the e-visa portal (State Dept, EY). Neftaly's free WhatsApp group can walk you through it (page 12).
Canada	Yes	Visa-free entry for Canadians ended in 2019 (travel.gc.ca, Wikipedia).
United Kingdom	No, up to 90 days	Tourist card issued on arrival by air (GOV.UK).
EU, e.g. Spain	No, under 90 days	Check your own country's travel advice (Spain's foreign ministry).
Australia	No, under 90 days	(Smartraveller)
Latin America	Depends on the passport	Many are visa-free by air, including Argentina, Brazil, Colombia and Mexico. Panama, Chile and Peru aren't: they lost visa-free entry in 2017–2019 disputes. Check yours before booking (MPPRE, Wikipedia).

To be safe, use a passport with at least 6 months of validity beyond the date you plan to leave. Bring a return or onward ticket, proof of funds, and proof of where you're staying: a hotel booking or a notarized invitation letter (GOV.UK, Spain's embassy in Caracas).

OFFICIAL LINKS

- Cancillería Digital: application manuals
- US Embassy: e-visa process update
- MPPRE, Venezuela's foreign ministry
- User registration manual (Spanish, PDF)
- Tourist visa manual, June 2026 (Spanish, PDF)
- Tourist visa manual for children (Spanish, PDF)

Other Visas

Buying property takes a different visa

The sale is recorded at Venezuela's Public Registry, and related documents, like a purchase option, are usually signed at a notary. Both run through SAREN, the national registry service, and foreign buyers must be registered and approved by SAREN before anything can be notarized or registered (Multilaw).

To sign a property sale, a foreigner needs a business, investor or entrepreneur visa: TR-N, TR-I or TR-E-I. That list comes from Resolution 019, published in 2014 (Resolution 019, current visa codes). A tourist visa or tourist card doesn't qualify. In practice, the TR-N is the most common, according to Andres (page 9). Before you buy, have your lawyer confirm what the registry handling your purchase accepts, especially if you already have residency.

You apply for the TR-N online through Cancillería Digital. Requirements include your passport (valid for 6+ months), a photo, the application form and details of the company inviting you; follow the portal's full checklist (manual, June 2026). The February 2026 manual put the fee at $60, but the June version doesn't list one, so check it in the system before you apply (manual, Feb 2026).

Buying on Margarita adds a step. A Porlamar real estate lawyer writes that the island's regional military command (ZODI-71) is involved: foreign buyers submit a letter explaining the investment and attend in person. Confirm the current process for your purchase (Alejandro Blanco).

OFFICIAL LINKS

- Cancillería Digital: application manuals
- User registration manual (Spanish, PDF)
- Business visa (TR-N) manual, June 2026 (Spanish, PDF)
- Resolution 019 (Spanish, PDF, copy hosted by a third-party site)

> Investing in Venezuela can be a bit more confusing than other countries in the region, especially with the visa situation. You MUST speak with someone like Andres, Francisco, or Jean Marc before moving forward with any investment here.

Safety

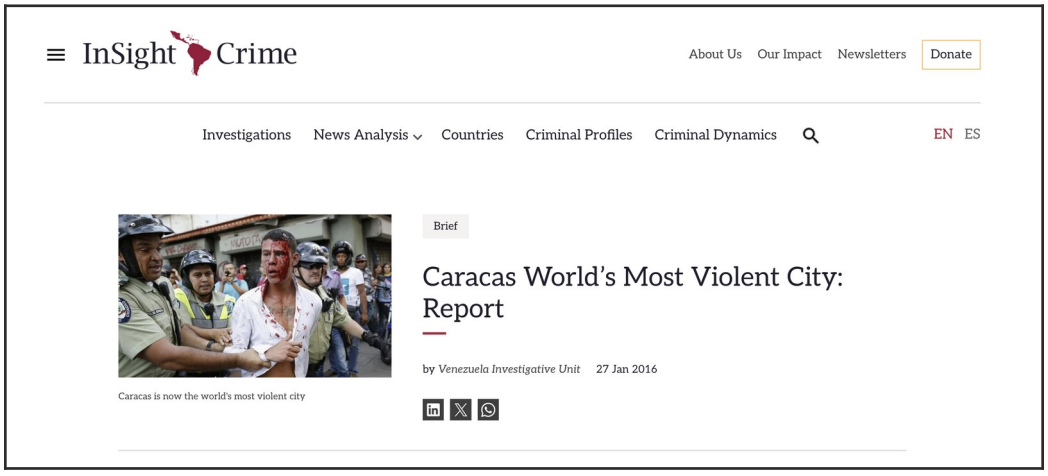
You've probably seen the news, and you've heard about Caracas. It topped a ranking of the world's large cities by homicide rate 2 years running: about 120 homicides per 100,000 people in 2015, and more than 130 per 100,000 in 2016 (InSight Crime, 2015, InSight Crime, 2016). Those rankings come from a Mexican NGO that tracks the world's 50 deadliest cities each year.

There are no reliable numbers for today. Venezuela publishes no official homicide data, and InSight Crime found no trustworthy source for 2025 (InSight Crime, 2025).

I had my own concerns going in. I'd heard the rumors and the stories, and I'd seen the stats. I didn't go to Caracas, but I was quite surprised by how things felt on the ground in Lechería and Margarita.

Lechería felt very, very safe. We spoke to Andres, a local who has been there 20 years. He told us he's never had an issue and called it exceptionally safe.

Isla de Margarita also felt far safer than I expected. There's certainly an underbelly, but it seems to have been curtailed. Both places felt safer than you probably imagine.



Caracas ranked the world's most violent city (InSight Crime, January 2016)

Prices

There are 2 big misconceptions about prices in Venezuela.

Misconception 1: Venezuela is cheap

It isn't. The economy has essentially been dollarized, and restaurant menus are usually priced in dollars or euros.

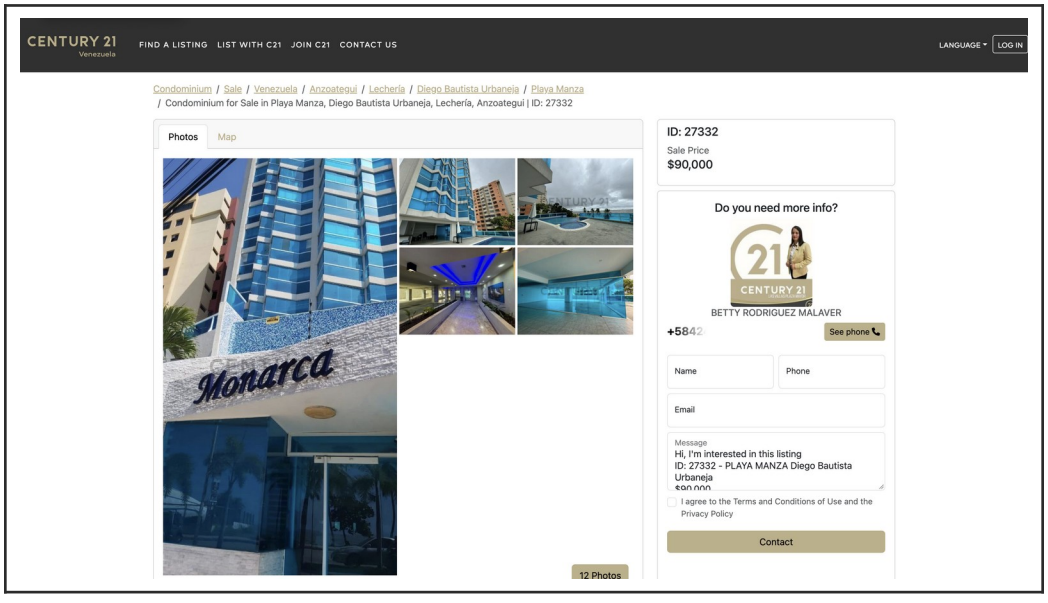
If you're planning to live on $1,000, $1,500 or $2,000 a month, that's probably not realistic. Not unless you're comfortable with electricity blackouts, internet that goes in and out, and days without water.

Almost everywhere else in Latin America, from Panama to Colombia to Santa Cruz de la Sierra, you get 24/7 electricity, internet and water. In Venezuela, you're going to have to pay for those Western-style services.

Misconception 2: Real estate is a bargain

Real estate prices have gone up significantly. In Lechería, I found a property I wanted to see listed at $90,000. When I called the agent, she told me it had sold 15 months earlier, and that the unit they had in the same building now was $320,000.

In a lot of places like Lechería, prices are close to, if not at, all-time highs. So on both fronts, day to day and as an investment, Venezuela isn't as cheap as you might expect.



The $90,000 listing in Lechería (Century 21 Venezuela, ID 27332)

VERIFIED CONTACTS

Venezuela Insider — Andres Villarroel



Links	X · venezuelainsider.com
Location	Nationwide, based in Lechería
What They Offer	Visas, investment and real estate guidance, due diligence, and consulting for companies operating in Venezuela, including oil companies.
Best For	Due diligence before you invest, so you understand the risks.

Andres Villarroel from Venezuela Insider is a contact I've known for years from social media. One of my X homies! We finally got to meet in person in Lechería.

He's incredibly knowledgeable, not only about Lechería but about all things Venezuela: visas, investing, real estate, and a high-level understanding of how the country works.

At Venezuela Insider, he helps a variety of clients do a number of things in Venezuela, anything from getting people visas to consulting with oil companies on how to operate in the country.

In my opinion, Andres can help you with a number of things in Venezuela. But if you're a foreigner considering investing in Venezuela and you find something you're interested in, Andres is the guy to help you do your homework before putting money on the line.

Tell Andres at Venezuela Insider that Jake Nomada sent you to get 5% off his services!

VERIFIED CONTACTS

Settee — Francisco Litvay

Links	settee.io · Instagram
Location	Nationwide
What They Offer	Internationalization services across Latin America and the world, including Venezuela: residency and visas, offshore companies, bank accounts and second citizenship.
Best For	Anything above a tourist visa, like a business or investor visa or residency.

Francisco Litvay and Settee help people with internationalization all over Latin America and the world, and they offer services in Venezuela.

They offer a number of different services, from residency and visas to offshore companies, bank accounts and second citizenship.

In my opinion, if you're looking for anything above a tourist visa, like a business or investor visa or some type of residency, Francisco is one of the best people to talk to. He has a streamlined process to get you the type of visa you're looking for, and overall is just a great dude.

> **Tell Francisco at Settee that Jake Nomada sent you to get 5% off his services!**

VERIFIED CONTACTS

Tourist Visa For Americans — Neftaly Sierra Thomas

Links	WhatsApp group · WhatsApp
Location	Nationwide
What They Offer	Free help with Venezuelan tourist visas for Americans: a WhatsApp group, plus 15–30 minute calls to sort out problems with your application. PayPal or Zelle donations are welcome.
Best For	Americans applying for a Venezuelan tourist visa.

Neftaly runs a WhatsApp group that helps Americans get their Venezuelan tourist visas. He also does calls with individuals who have issues with their application.

He made the application process much easier for me and helped me get my Venezuelan tourist visa approved. He's very good at it, and he's helped dozens, if not hundreds, of people at this point.

He doesn't charge for this, though he says a PayPal or Zelle donation is wonderful if he's helped you. If you're an American looking to get a tourist visa to Venezuela, I highly recommend working with him, and paying him $50 or $60 if he gets on a call with you. Calls usually run 15–30 minutes and mostly go over the issues with your application.

VERIFIED CONTACTS

Invest in Venezuela — Jean Marc de Villiers

Links	investinvenezuela.ca
Location	Nationwide, with a focus on Caracas and Isla de Margarita
What They Offer	Real estate consulting for foreign buyers across Venezuela, from researching properties and markets to executing the purchase.
Best For	Buying in Caracas, Isla de Margarita, and beyond.

Jean Marc is a Canadian who has lived in Venezuela for a long time, and he runs Invest in Venezuela, a real estate consultancy based in Caracas that also goes by ClearPath Real Estate Consultants. He helps people invest in real estate throughout the country.

That covers both sides: investigating properties and markets, and execution. He's a great contact, especially if you're thinking about something in Caracas or Margarita.

Highly recommended if you're serious about investing in the country, but unsure of where to start.

> **Tell Jean Marc at Invest in Venezuela that Jake Nomada sent you to get 5% off his services!**

VERIFIED CONTACTS

Celebrity Realtors — Maríam Ricardo Cortéz



Links	WhatsApp · Instagram
Location	Isla de Margarita
What They Offer	A custom property search on Isla de Margarita. Tell her what you want and your budget, and she finds it, including properties that never get listed online.
Best For	Serious buyers after a specific type of property on Isla de Margarita.

Maríam is a longtime realtor and architect on Isla de Margarita, and she's great at what she does. I've been quite impressed with her.

She doesn't do much online. She offers a more personalized service. You meet with her, tell her what you're looking for, and she finds it. And on Isla de Margarita, she is the one who can find anything.

Which is *very* useful in Venezuela, where a lot of properties are offline.

Don't expect a Zillow-style search to give you the full picture in Venezuela. Many properties never get listed online, and listings can be outdated. You need local contacts.

She'll find what you want in the price range you want, and she'll search high and low. She's more than well connected and intelligent. If you're serious about investing in a specific type of property on Isla de Margarita, I highly recommend reaching out to her.

VERIFIED CONTACTS

CryptoCity & Margarita.immo — Tim Stern



Links	CryptoCity · Margarita.immo
Location	Isla de Margarita
What They Offer	Plots at CryptoCity, a 40-hectare beachfront development under construction next to El Yaque, and Margarita.immo, a real estate consultancy with upfront pricing for Western buyers.
Best For	Western investors who want clear pricing on Margarita, or a plot in a large planned beachfront community.

Tim Stern is a co-founder of CryptoCity and the founder of Margarita.immo. He's a German who has lived on Isla de Margarita for years now and a great dude. His father has been on the island for decades, so between them they have a ton of experience there. Tim is heavily involved in real estate on the island, with his 2 projects:

CryptoCity. A 40-hectare beachfront residential development under construction next to El Yaque, planned as a gated community with roughly 300 plots. It's billed as the first DAO-governed city, where residents vote on shared investments like hotels and restaurants. It has a bunch of other unique features too; it's a really cool project. Overall, I walked away impressed after touring.

Margarita.immo. Tim noticed that a lot of Margarita properties never make it online, and realtors who post on social media often don't share prices. For a Westerner, that's a problem: you can't tell whether you're getting the real price or getting scammed, or even research the market. Margarita.immo is his answer, a real estate consultancy built around upfront pricing and a clear view of the market, made to help Western investors find properties on the island. His team here, including Aurielis López, is fantastic.

VERIFIED CONTACTS

El Faro Bienes Raíces — Jacqueline Romero

Links	Instagram: Jacqueline · El Faro Bienes Raíces
Location	Lechería
What They Offer	Residential sales in Lechería, with lots of properties available to show.
Best For	Anyone looking at Lechería who wants current, real pricing.

Jacqueline is one of the top realtors in Lechería, and she's very well connected in the area. She moves a lot of properties and has plenty available for showings, so if you're curious about Lechería, she's a good realtor to contact.

El Fin...

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