

Residency & Citizenship
by investment

Greece Residency by Investment



Residency of Greece by Investment

Greece's Golden Visa Program allowing residency by investment for foreign nationals, was introduced in 2013. The program allows foreign investors and their families to gain a residence permit valid for a 5-year period with unlimited renewal, through investment in real estate with a minimum value of €250,000.

The residence permit is a document allowing a foreign national to reside in Greece legally in accordance with the European Union Regulation 1030/20.



The entire family are eligible

The visa covers the spouse of the main applicant, children up to the age of 21 plus parents of the main applicant, and the married spouses of the parents



Lowest investment in the EU

Greece offers one of the most economical residency by investment program in the EU, with a minimum investment of just €250,000



High educational standards

Greece offers a high standard of educational facilities and the EU membership provides access to prestigious European universities



Residence Permit

The residence permit is issued for a 5-year period and can be renewed an unlimited number of times



No residency requirement

There is no requirement to reside in Greece, either before or after the residence permit is issued



Visa-Free Travel

The Golden Visa offers the freedom of visa-free travel for up to 90 days in any 180-day period



High standard of living

Greece offers a high standard of living, with residency providing access to high-quality medical facilities



Investment in real estate

The opportunity to use the investment property as your summer residence in the Mediterranean Sea

Investment Options

 **from €250,000 / from €500,000**

Real estate purchase

- | The residence permit is issued for a 5-year period.
- | An investor can invest in one or several properties to make up the total of **€250,000**.
- | The residence permit can be renewed **every five years** provided that the applicant proves the property ownership.
- | The 36 most populous municipalities (including Athens, Thessaloniki, Mykonos and Santorini) have a minimum investment threshold of **€500,000**.

Greece Golden Visa - Real Estate Investment Requirement by Municipality



Greater Athens municipalities:

- Agia Paraskevi
- Agios Dimitrios
- Alimos
- Athens
- Chalandri
- Dafni-Imittos
- Elliniko-Argyroupoli
- Filadelfia-Chalkidona
- Filothei-Psychiko
- Galatsi
- Glyfada
- Ilioupoli
- Irakleio
- Kaisariani
- Kallithea
- Kifisia
- Lykovrysi-Pefki
- Marousi
- Metamorfosi
- Moschato-Tavros
- Nea Ionia
- Nea Smyrni
- Palaio Faliro
- Papagou-Cholargos
- Penteli
- Vrilissia
- Vyronas
- Zografou

Greater Thessaloniki municipalities:

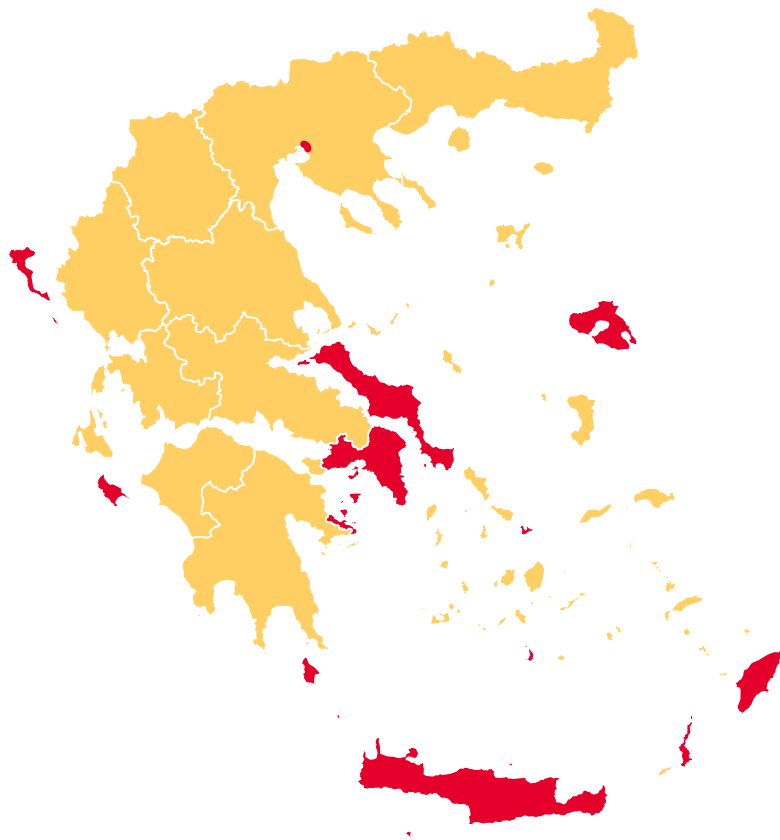
- Ampelokipoi Menemeni
- Kalamaria
- Kordelio-Evosmos
- Neapoli-Sykies
- Pavlos Melas
- Thessaloniki

Island municipalities:

- Mykonos
- Santorini

— €250,000
 — €500,000

Updated Greece Golden Visa Tiers



— €800,000

The entire Administrative Region of Attica (which includes Piraeus and most of the capital region), the Regional Units of Thessaloniki, Mykonos, and Santorini, as well as islands with a population of over 3,100 inhabitants

— €400,000

For all other regions of Greece

The minimum investment will be €250,000 for:

- **The restoration of listed buildings:** Investors may qualify by investing in Listed Buildings (properties officially registered with the Greek government as having historical or cultural value) that the investor will fully restore or reconstructed. Also in this case, the lower threshold applies regardless of the location and size of the property. The renovation must be completed by the fifth year of residency if the investor wishes to renew his golden visa.
- **Conversion:** conversions must be completed BEFORE applying for the Golden Visa. For Restorations and Conversions, there are no restrictions on the location and size of the property. Properties converted from commercial to residential.

Applicants will be able to qualify under the current thresholds as long **as they pay a 10% investment deposit before August 30th** and complete the investment by New Year's Eve 2024. Should the investor not finalize the investment on time (but having paid the 10% deposit), they will have until April 2025 to complete the purchase of another property and still qualify under the current thresholds.

Visa-Free Travel to 27 Countries

Residency by investment in Greece offers visa-free travel within the Schengen area without visa applications or restrictions. The lack of restrictions offers complete freedom to arrange business trips at any time with no prior planning, or a spontaneous family vacation in Europe, giving total flexibility.



A map of Europe showing the 27 countries of the Schengen area highlighted in green. The rest of Europe and surrounding regions are shown in light gray. The green countries include Austria, Belgium, Croatia, The Czech Republic, Denmark, Estonia, Finland, France, Germany, Hungary, Iceland, Italy, Ireland, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, The Netherlands, Norway, Poland, Portugal, Slovakia, Slovenia, Spain, Switzerland, and Sweden.

- Austria
- Belgium
- Croatia
- The Czech Rep.
- Denmark
- Estonia
- Finland
- France
- Germany
- Hungary
- Iceland
- Italy
- Ireland
- Latvia
- Liechtenstein
- Lithuania
- Luxembourg
- Malta
- The Netherlands
- Norway
- Poland
- Portugal
- Slovakia
- Slovenia
- Spain
- Switzerland
- Sweden

Why buy property in Greece?

- Whether beginning your international property portfolio, expanding your existing real estate portfolio, looking for a holiday property, or adding a revenue stream to your life, **Greek real estate is a great asset.**
- Greece, as a country and a culture, **offers numerous benefits for property owners**, including the potential of owning a part of the history of the modern world. Financially though, Greece offers a favorable tax environment for property owners, residents, and Greek citizens as well.
- **The Greek real estate market is unique in a variety of aspects** when compared with the markets of most countries – including other European Union nations.
- Property in Greece tends to be more affordable, even for luxury high-end real estate. **The country offers a vibrant rental market** that is undergoing historic and unprecedented demand, a resurgence in its economy, the ability to satisfy any lifestyle, and options for near-immediate ROI.
- Additionally, investors who are considering purchasing Greek real estate also have the option to buy through the residency by investment program, gaining both property and residency **in the EU and Greece.**
- However, it needs to be mentioned that navigating the Greek real estate market can be difficult without **a seasoned expert on your side.**

Greek real estate and the residency by investment program

While residency is not required for buying and owning property in Greece, not having Greek residency will greatly impact the ability to access and use the property.

This is especially certain once ETIAS – the European Union’s e-Visa – comes online, which is currently scheduled to occur in early 2024.

The EU’s e-Visa will require all non-EU citizens without legal residency status in any EU country to be approved for entry via the ETIAS system – including to enter Greece, regardless of property ownership.

The ETIAS approval will last 3 years, at which time the applicant is required to restart the approval process from the beginning.

Greek residency, on the other hand, is valid for 5 years and will be automatically renewed providing the individual still owns the property and the value still equals or exceeds the program requirements.

Further, Greek residency can lead to Greek citizenship after 7 years, whereas ETIAS approval will never be counted toward or lead to EU citizenship in any way.

Thus, everyone buying property in Greece should, at least, consider the Greek Golden Visa program.

Under the current Greek Golden Visa program, the criteria are:

- | The applicant must be at least 18 years of age
- | The ability to pass a criminal background check for every country the applicant has legally resided in [as well as all family members over the age of 14]
- | The applicant has taken out health insurance in Greece
A minimum real estate purchase of €250,000 (€500,000 for 36 of the most popular destinations in the country).
- | Funds must pass Greece’s due diligence investigation
- | A valid Schengen Visa: if the applicant requires one



Project in Piraeus (Agiou Spyridonos 17)

Located in a quiet yet accessible area of Piraeus, this residential luxury complex has nine levels featuring fourteen 1-bedroom apartments and one 1-bedroom duplex.

Piraeus is among the most important Mediterranean ports and most of Athens' visitors use it to transit to and from the Greek Isles.

A brisk stroll along the coast provides easy access to the metro station which can take you to the harbor, the Naval Academy, various marinas, as well as the picturesque neighborhood of Mikrolimano.

The famous “Lipasmata Drapetsonas” factory has been turned into a park overlooking the sea and the port where you can spend days ship-spotting.

Energy Efficiency: A+
Heating: Heat Pumps

Delivery: 4th Quarter 2025

Price: Apartments with 1 bedroom (202.4 ft²) – €260 000





Step-By-Step Guide To Gaining A Golden Visa Residence Permit in Greece

- 1 **Signing a Service Agreement** and professional fees payment (50%).
- 2 **Property selection**, signing a preliminary sale and purchase agreement, and payment of the property deposit (usually 10% of the property cost).
- 3 **Personal documents collection and preparation** (notarization and apostille).
- 4 **Power of Attorney arrangement for all applicant** (notarized and apostilled).
- 5 **A Greek tax number issuance** for the main applicant.
- 6 **Tax and government fees payment** including the medical insurance.
- 7 **Signing the final sale and purchase agreement** (carried out by a Greek lawyer through a power of attorney), and official agreement registration of the agreement.
- 8 **Remaining property balance payment** (within 10 business days after signing the final sale and purchase agreement).
- 9 **Signing the final notarized act** of settlement with the developer.
- 10 **Application submission for a residence permit** (within 10 days after signing the final agreement).
- 11 **Official confirmation of the application submission** (up to 40 days) - a temporary electronic entry permit (blue paper) will be issued after the confirmation.
- 12 **Biometrics submission.** Biometrics are required for all applicants and must be submitted in person at the Greek Migration Service.
- 13 **Official final application approval of the Golden Visa** and issuance of the residence permit cards (approval of the application occurs within 2-3 months from the date of submission of biometrics submission).
- 14 **Professional fees payment** (50%)
- 15 **Our lawyer will receive the residence permit cards** on behalf of our clients and securely forward them to the address the client requests

UNRESTRICTED VISA-FREE ACCESS TO 27 COUNTRIES IN EUROPE