



GREEK GOLDEN VISA PROGRAMME

PERMANENT RESIDENCE PERMIT
FOR REAL ESTATE OWNERS*

European Leader in Investor Immigration Services

OFFICIAL NAME
Hellenic Republic

CAPITAL CITY
Athens

TIME ZONE
Eastern European
Time Zone (UTC +02:00)

TOTAL AREA
131,957 km²

**BORDERING
COUNTRIES**
Albania
Bulgaria
Turkey
North Macedonia

LANGUAGES
Greek
English

CURRENCY
Euro €

POPULATION
10, 473, 455

*According to the laws and regulations of the Republic of Greece.

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ABOUT GREECE

With the longest coastline on the Mediterranean Basin (a staggering 13,676 km), 300+ days of sunshine per year and a vastly wealthy historical heritage, Greece presents an ideal relocation destination as well as endless opportunities for tourism, leisure, and exploration. As of 2019, Greece has a population of 10,450,180. The country is still rather sparsely populated and can offer a welcome retreat away from the hustle and bustle of the big metropolises of the 21st century.

Tourism is one of the main pillars of the Greek economy. According to the latest World Economic Forum 2019 Travel and Tourism Report, Greece is ranked 25th among 140 countries in the Travel and Tourism Competitiveness Index. Greece offers a wide variety of international educational options, including International Baccalaureate (IB) program, prestigious universities, with studies in English, Greek, French, and German. Greece is a member of numerous international organizations, including the Council of Europe, NATO, and the UN. The country became a member of the EU on January 1, 1981, and has had the Euro (€) as its currency since joining the Eurozone on January 1, 2001. As of January 1, 2000, Greece is also a Member of the border control-free Schengen Area.

Low demand in Greek real estate in the recent past has driven property prices down, resulting in prime assets being offered at especially attractive terms. The landscape is ideal for investors seeking a broader investment plan via property ownership.

LEGAL BASIS

By virtue of the Immigration and Social Integration Code (Law 4136/2013 as amended by 4251/2014, Government Gazette 1, no 80) in 2014, the Greek government has introduced provisions for permanent residency in Greece of non-EU nationals and members of their families. Non-EU nationals who purchase real estate property in Greece worth €250,000 or more (or other permitted investment options) are eligible for Permanent Residency (PR) in Greece, which is often referred to as the Greek "Golden Visa".

BENEFITS OF THE GREEK GOLDEN VISA



Golden Visa (PR)
issued within
approximately
2-3 months after
application



**No requirement
to live in
Greece – prior to,
during or after
the application**



**Visa-free travel
in Schengen Zone,
right to live in
Greece**



**Investment
properties
can be
rented out**



**PR valid
for life,
renewable
every 5 years**



**Can apply for
Greek passport
after 7 years of
residing in
Greece**

ELIGIBILITY FOR GREEK GOLDEN VISA BY VIRTUE OF THE RESIDENCE PERMIT FOR REAL ESTATE OWNERS

To qualify under the Greek Golden Visa programme, the family must meet the requirements outlined in this factsheet.

ENTIRE FAMILY ARE ELIGIBLE

Provided that the investment criteria have been met, the following persons are eligible for a Greek Golden Visa:

- The main applicant;
- The applicant's spouse or partner with a cohabitation agreement registered in Greece;
- The main applicant's unmarried children under the age of 21;
- Unmarried children under the age of 21 of the applicant's spouse or partner, provided that the applicant has legal custody over them;
- The parents of both spouses or partners;

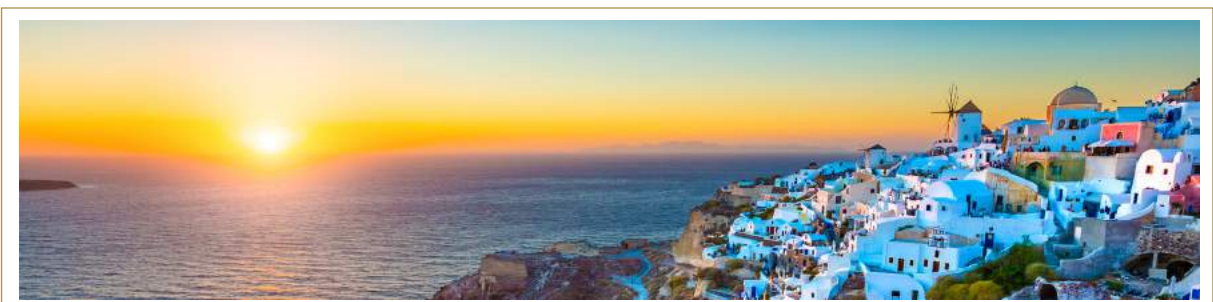
KEY REQUIREMENTS

For an applicant to qualify for a Golden Visa application, one of the below criteria should have been satisfied:

The applicant:

- owns real estate property in Greece with minimum value of €250,000. The property can be residential or commercial, personally owned or through a legal entity based in an EU member state, of which the applicant owns 100% of the company shares;
- has signed a lease agreement– for a minimum of 10 years – for hotel accommodation or furnished tourist residences in integrated tourist resorts), with minimum cost of €250,000;
- owns real estate property in Greece, which has been purchased before the enactment of law 4146/2013, provided that it has been purchased for a minimum of €250,000 or the current objective value is minimum of €250,000;
- has purchased land or acreage and proceed to construct a building, provided that the total value of the land purchase and the contract with the construction company is minimum €250,000;
- has signed a timeshare agreement of minimum cost €250,000;
- is of adult age and fully and legally owns real estate property in Greece, in the minimum value of €250,000, acquired through intestate succession, will or parental concession.

While Golden Visa does not entitle you to a work permit, one can run their own business in Greece, subject to conditions



ELIGIBILITY REQUIREMENTS


Minimum
€250,000
(Plus VAT
if applicable)

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Possession
of valid
Schengen
visa

.....


Government Fees:
€2,000 for the prime investor
and €150 for family members.
Electronic residence permit:
€16 per applicant

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A visit
required to
provide
biometrics

=


Greek
Permanent
Residence
Permit

GREEK GOLDEN VISA

Application Timeline

1-3 MONTHS INVESTMENT & PREPARATION

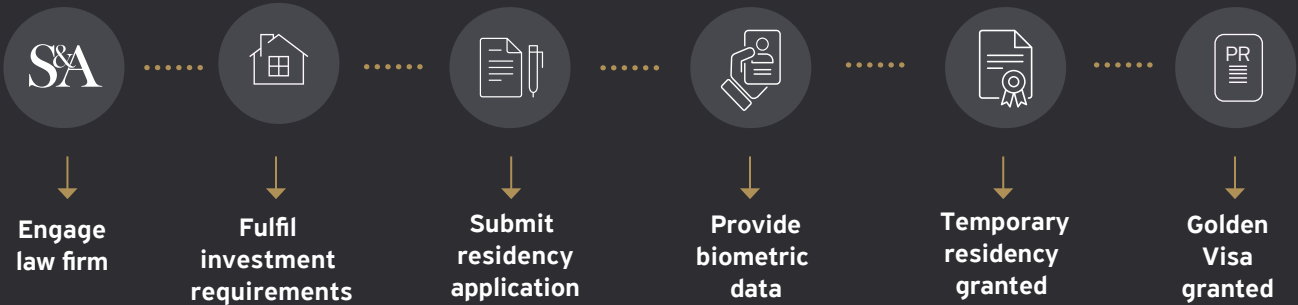
- ✓ Fulfil investment requirements min €250,000
- ✓ Prepare Residency & Citizenship application file
- ✓ Prepare supporting documentation
- ✓ Pay government fees and fees related to property purchase

APPROXIMATELY 2-3 MONTHS FOR APPROVAL

- ✓ Provide biometric data
- ✓ The Greek authorities issue a confirmation that the application has been submitted
- ✓ The confirmation is valid for 1 year and may be used as a temporary residency Permit until the final Residence Permit is granted.
- ✓ Approval of the PR application within approximately 2-3 months

GOLDEN VISA ISSUANCE

- ✓ Greek Permanent Residence Permit



WHY WORK WITH US?



**100%
Success rate:**
problem solving,
integrity, honesty



**Trusted Immigration
& Tax Advisors:**
respecting client
confidentiality



**Licensed
service
provider**



**Citizenship
& Residency
advisors**



**Lawyers,
private client advisors,
tax & fiduciary
experts**



Our Ethos:
Large firm
experience,
small firm
attention

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