

GREECE GOLDEN VISA

KEY HIGHLIGHTS

Greece, situated in Southeastern Europe, is renowned for its rich history, diverse landscapes, and cultural contributions. Athens, the capital, stands as a hub of ancient civilization. The country's economy thrives on tourism, shipping, and agriculture, with a Mediterranean climate adding to its allure. The Greek Golden Visa program offers residency through real estate investment. With iconic landmarks, picturesque islands, and a vibrant lifestyle, Greece remains a timeless destination blending antiquity with modernity.

Capital	Athens
Official Language	Greek (English is widely spoken as well)
Currency	Euro (EUR)
Timezone	Eastern European Time (EET) / Eastern European Summer Time (EEST)
Climate	Mediterranean (Hot, dry summers; Mild, wet winters)
Population	Approximately 10.4 million
GDP (Gross Domestic Product)	Around €176 billion
Major Industries	Tourism, shipping, agriculture, services
Independence Day	March 25th (Greek War of Independence)

ELIGIBILITY



Applicant must be at least 18 years of age at the time of investment



A minimum investment of €250,000 in Real Estate**



Private health insurance policy from an agency

KEY BENEFITS



Visa-free travel within Europe's Schengen Area



No requirement to reside in Greece



Residence permits acquired within 30–60 days



Opportunity to rent out the investment property



Residence applicable to the whole family



Apply for citizenship after seven years of residence

**The investment amount of EUR 500,000 is applicable to the greater Athens area, the municipality of Thessaloniki, Mykonos, and Santorini.

PROCEDURE

Select the Property Investment

To proceed, visit Greece to choose your property or we assist in selecting for you remotely. Multiple properties are allowed as long as the total value is €250,000 or more.



Legal Steps

In Greece, sign a POA with a lawyer for property purchase and residency. Lawyer applies for Tax ID & bank account. This can also be done at a Greek Embassy/Consulate in your home country.



Acquisition of the Property

After legal due diligence, sign the purchase agreement with a Public Notary. A lawyer can sign on your behalf. Complete the payment, and the agreement will be submitted to the Land Registry.



Submission of Application for Residence Permit

Gather Golden Visa docs, and the Lawyer, using the POA, will submit the application. After filing, within 2 weeks, receive a one-year Temporary Residence (e-residence visa) for entry and exit from Greece.



Get your Residence Permit

Visit Greece to submit biometric data, a prerequisite for your Residence Card. Authorities process your Golden Visa application within two months, issuing your Golden Visa Residence Card.

TIMEFRAMES

Completion of Property Purchase	1 month
Application for Residence Card	2 weeks from Property Purchase Completion
Issue of Residence Card	45 days post submission of Biometrics

CITIZENSHIP

After residing in Greece for seven years, the applicant may apply for citizenship according to the Greek Nationality Code (Law 3284/2004) via naturalization. This process can only be achieved if the applicant can demonstrate that they have established close ties with the country and successfully integrated into Greek society financially and socially. The naturalization process also entails an exam to verify that the applicant has obtained adequate knowledge of the Greek language.

TAXATION

Income Tax on Rental Income	15% for the first EUR 12,000
Transfer Tax	3.09%
Lawyers Fee	1.24% of Property Value
Notary Fee	1.24% of Property Value
Annual Property Tax	Approx 0.2% of taxable property value

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