

The image is a composite of two photographs. The top photograph shows a wide expanse of the Aegean Sea under a bright blue sky filled with fluffy white clouds. In the distance, a series of green, hilly islands or peninsulas are visible. The bottom photograph is an aerial view of a secluded beach. The beach is a crescent shape with fine, light-colored sand. The water is exceptionally clear, showing a vibrant turquoise color near the shore that deepens into a darker blue further out. The beach is bordered by steep, green hillsides. A few small buildings and parked cars are visible on the left side of the beach, indicating a small, possibly private, resort or camp. The overall scene is one of natural beauty and tranquility.

THE GREEK GOLDEN VISA GUIDE

GREECE RESIDENCY

The Greece Residency by Investment Program, also known as Golden Visa Program, was introduced by the Greek Government in 2013 to enable investors to acquire residency in Greece by investing in real estate.

The five-year residence permit is the lowest-cost permit in Europe and may be renewed every five years thereafter provided the applicant still owns the property.

Greece offers a straightforward residency route, with no minimum stay requirement. The application process is quick with further opportunities to apply for citizenship after a set period.



THE ADVANTAGES OF THE GREEK GOLDEN VISA

RESIDENCY IN JUST 60 DAYS

The residence permit is a fast-paced process in Greece, especially with a reliable investment advisor

NO MINIMUM STAY

Contrary to other countries' requirements, staying in Greece is entirely optional

PROFITABLE INVESTMENTS

Very competitive pricing per sq.m. without compromising on the quality

LOWEST COST ENTRY IN EU

Min Investment of only 250.000 €

ENTIRE FAMILY IS ELIGIBLE

Spouses, children under 21 years old and parents of both spouses

FREEDOM OF CHOICE & MOVEMENT

Visa-free travelling in 26 EU countries

QUALITATIVE LIFESTYLE

Safe country with outstanding year-round weather, superb food & friendly locals

QUALITY OF MEDICAL CARE

Access to a globally recognized health care system

HIGH STANDARD OF EDUCATION

Access to prestigious universities & schools at lower EU tuition fees



Investors can now apply for the greek residence permit completely remotely!

With Article 155 of Law 4764 / 23-12-2020, citizens outside the European Union who meet the conditions for inclusion in the Golden Visa Program, can apply for a residence permit, through a power of attorney, without having previously entered the country.

The applicant must within 12 months enter Greece and submit to the competent service the required biometric data.

GOLDEN VISA PREREQUISITES



In order to obtain a Golden Visa in Greece the following requirements must be met:

- You shall have entered Greece legally.
- You shall have the full ownership, possession and occupancy or a percentage of undivided ownership of one or more real estate properly/ies in Greece, the total value of which should amount to at least 250.000 €.
- Alternatively, you shall have signed a timeshare agreement (lease) for a minimum of 10 years for hotel accommodations or furnished tourist residences in integrated tourist resorts according to article 8, paragraph 2 of Law 4002/2011 (Government Gazette 180A'), provided the minimum cost of the lease also amounts to 250.000 €.
- Alternatively, you shall purchase a plot of land or acreage and proceed to erecting a building, provided that the cumulative value of the land purchased and the contract with the construction company also amounts to at least 250.000 €.
- In cases of joint ownership, where the value of property is 250.000 € or more, the residence permit is only granted if the owners are spouses with undivided ownership of the property. In all other cases of joint ownership, the residence permit is only granted if the amount invested by each of the joint owners is at least 250.000 €.
- If the owner has acquired the property through a legal entity, the applicant shall own 100% of the company shares.

DOCUMENTS REQUIRED FOR THE BENEFICIARY



- Four recent colour photos, with passport specifications (dimensions: 4x6), plus a CD with the photos in digital form. We prefer the photos to be taken in Greece, because there are differences in passport specifications amongst different countries.
- Copy of a valid passport or other travel document recognized in Greece bearing an entry visa, whenever an entry visa is required. In the case where the city of birth is not mentioned on the passport, a Birth Certificate is also required, to establish where the applicant was born. This certificate shall be validated with the Hague Convention Stamp (“Apostille”).
- Health, hospital and accident private insurance (preferably from a Greek insurance agent). We arrange this for our customers, using an Insurance Company we work with.
- Copy of the purchase title of the property/ies worth at least 250.000 €. The contract shall clearly mention that the price was paid by bank check from a Greek bank account, or by bank transfer directly to the seller’s account from a foreign account.
- A notarial certificate that certifies that the property deed fulfills all the requirements set by Law 4146/2013 art. 6 paragraph 2.
- Proof that the property title was properly registered at the Local Land Registry.

DOCUMENTS REQUIRED FOR FAMILY MEMBERS



- Four recent colour photos, as above.
- Copy of a valid passport bearing an entry visa and in a Birth Certificate, as above.
- Health, hospital and accident private insurance, as above.
- A recent certificate of family status from a foreign authority proving the relationship between the main applicant and the members of his/her family (e.g. Family Certificate, Marriage Certificate etc.). This certificate shall be issued by the competent Public Authorities and validated with the Hague Convention Stamp (“Apostille”) wherever it is required. Alternatively it shall be officially translated and validated by the competent Greek Consulate or by the Greek Ministry of Foreign Affairs.

NOTES:

In the case where the applicant and/or family member has traveled to Greece through another Schengen country, and his/her passport bears an entry visa of this country, instead of Greece, we also need the e-tickets and the boarding passes in order to verify the entire route of the journey. Finally we need a list with all the family members that are applying along with the applicant, containing the following:
first name, last name, father’s name, mother’s name, date of birth, place of birth.

HOW WE HELP YOU ISSUE A LONG TERM EU RESIDENCE PERMIT



**Evaluation and
viewings
of properties**



**Legal and
mechanical
due diligence**



**Acquisition of
property**



**Documents
collection**



**Application
submission**



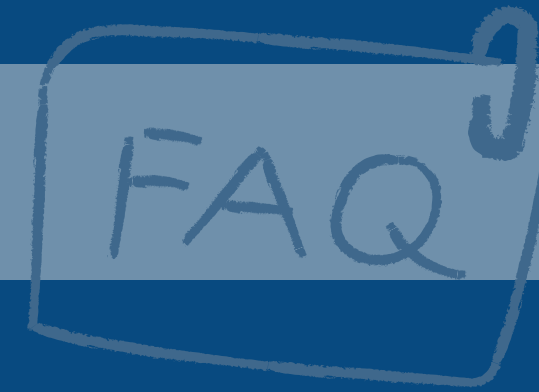
**Issuance of
Golden Visa**

As a specialized company for Golden Visa investments and real estate investment in general, we have helped numerous clients find their ideal investment and successfully obtain the Golden Visa.

We offer tailored proposals and meticulous research and observation of the Greek economy, social state and real estate market.

Based on your preferences, we can help you buy property in Greece and support you through the entire process of obtaining the residence permit stress free and transparent.

FREQUENTLY ASKED QUESTIONS



Q: What is the duration of the residence permit?

A: The duration is 5 years and can be renewed for another 5 years each time, provided that the applicant still owns the property.

Q: What kind of property can I buy and apply for an Investor Visa?

A: Any type of real estate is eligible for a Golden Visa application as long as its contract value is at least 250.000 €. This can be an apartment, house, villa, plot of land, or a commercial property like a shop or office or a combination of the above.

Q: How long can it take until the residence permit is issued?

A: It is usually issued within 2 months from the day on which the complete application was submitted or arrived at the Decentralized Administration. Although it is bureaucratic, we can efficiently guide you through the steps if time is of the essence for you and issue a Golden Visa as quickly as possible, often in less than 2 months. Please note that there may currently be delays due to covid-19 and bureaucratic matters.

Q: Can the members of my family request a residence permit?

A: Yes. Members of the family are considered the spouse (husband/wife), the children, the investor's parents and the spouse's parents. They may request individual residence permits. They shall, however, submit separate applications. Their permit expires on the same date as the investor's does.



Q: As a resident, am I required to live in Greece?

A: No. Greece does not require you to be present or reside in Greece, unless you are planning to apply for citizenship.

Q: What is required to obtain the Greek citizenship (EU citizenship)?

A: Greek residents, having spent at least 180 days per year in Greece, may apply for citizenship (EU passport) after seven years in permanent residency status. The period of its duration can be added to the total duration needed in order to request the Greek nationality.

Q: Can more than one investors own a property and be eligible for a Golden Visa?

A: Yes, co-ownership is allowed as long as each person invests at least 250.000 €. You may own a property with one or more people – even if they are not family – and all of you may apply for a Greek residence permit under the above condition. In case of co-ownership between spouses the above condition does not exist and one €250.000 property is enough to ensure a Golden Visa for the couple.

Q: Do persons holding a residence permit have the right to work in Greece?

A: No, they do not. In no case does the investor residence permit provide access to any type of employment. However, employment according to the Law, does not include the exercise of economic activity in the capacity of a shareholder, a Chief Executive Officer or a Board Member.

Q: How much is the total cost for my investment of about 250.000 €?

A: The total cost for a real estate investment apart from the property value will amount to around 10% on the property contract value. This covers all expenses for property acquisition and residence permit issuance apart from a 3.09% VAT on the property value, applicable to every real estate transaction in Greece. It includes everything from legal, notarial, consultation, real estate, government and cadastral fees.

Q: What documents do I need to bring with me for my first visit to Greece before I buy a property?

A: Essential paperwork needed for your Golden Visa application and opening of Greek bank account before the property acquisition include the official issuance & translation of the following documents in English:

- Proof of home permanent address.
- A mobile phone bill.
- Proof of profession and annual income.
- Proof of funds such as bank statements.

As these may be different for each individual's case, contact us to find out how to issue the documents, in line with your profession and country-specific authorities.

