



## **GREEK GOLDEN VISA**

**Invest in Greece.  
Unlock Europe.  
Protect Your Future**





## **GR GOLDEN VISA**

### ***Residency through structured real estate investment***

#### **What is the Greece Golden Visa?**

**The Greece Golden Visa is a residency-by-investment program that grants non-EU nationals the right to live in Greece and travel freely within the Schengen Zone. By investing in qualifying Greek real estate, you and your family gain renewable 5-year residency permits with no physical presence requirements.**

**Greek Property Expert Global structures Golden Visa investments as strategic capital placement — integrating residency compliance, legal due diligence, and long-term asset management under one advisory framework.**

**Key advantages include full family inclusion, Schengen Zone access, and a renewable permit—maintained as long as the qualifying property investment is held.**

# GREEK PROPERTY EXPERT GLOBAL

Real Estate Investment & Golden Visa Advisors

FROM VISION TO OWNERSHIP — AND BEYOND

## Key Benefits

- Residence permit for investor and eligible family members
- Visa-free travel within the Schengen Area
- No minimum stay requirement
- Renewable every 5 years while investment is maintained
- Potential rental income or investment returns
- Access to healthcare and education
- Potential path to citizenship after long-term residence

## GOLDEN VISA BENEFITS



### SCHENGEN ZONE ACCESS

Visa-free travel across 27 European countries. Unrestricted movement throughout the Schengen Area for you and your family.



### FULL FAMILY INCLUSION

Coverage for spouse, children under 21 (or 24 if studying), and parents of both spouses. Multi-generational residency planning.



### NO MINIMUM STAY

Zero physical presence requirements. Maintain residency without relocating or spending specific time in Greece annually.



### RENEWABLE PERMIT

5-year residency permits renewable indefinitely as long as property investment is maintained. Clear path to permanent residency.



### EDUCATION ACCESS

Access to Greek and European education systems. International schools, universities, and EU study opportunities for children.



### HEALTHCARE RIGHTS

Access to Greek public healthcare system and private medical facilities. European health insurance eligibility.



# INVESTMENT THRESHOLDS

Three qualifying investment routes based on property type and location — all structured for residency compliance and long-term value

## 1. €250,000 — Commercial-to-residential conversion or restoration of listed buildings

**€250,000**

STANDARD RESIDENTIAL

The most accessible pathway — available for residential properties all over across Greece without any size or geographical restrictions. Ideal for value-focused investors seeking cost-efficient European residency.

- ✓ Commercial properties converted to residential
- ✓ Restoration of listed buildings
- ✓ Properties can be sited all over the country with absolutely no restrictions
- ✓ Off-plan and under-construction properties eligible
- ✓ Only one property can be purchased
- ✓ Immediate Golden Visa eligibility upon completion



**2. €400,000** — All regions of Greece not classified as high-demand, Residential, single property  $\geq 120 \text{ m}^2$

**€400,000**

**LISTED BUILDINGS**

Properties all over Greece excluding Athens, Thessaloniki and all islands of 3100 population or more

- ✓ Any kind of property or plot
- ✓ Compulsory size of property 120 sqm or more
- ✓ Off-plan and under-construction properties eligible
- ✓ Only one property can be purchased
- ✓ Immediate Golden Visa eligibility upon completion



**3. €800,000** — High-demand areas of Greece, Residential, single property  $\geq 120 \text{ m}^2$

**€800,000**

**PREMIUM ZONES**

Higher threshold for properties in Greece's most sought-after locations. Covers Athens center, Thessaloniki, and top-tier island destinations with maximum capital appreciation potential.

- ✓ Athens Northern & Southern suburbs, Athenian Riviera
- ✓ Any kind of property or plot
- ✓ Compulsory size of property 120 sqm or more
- ✓ Highest rental yields and resale value potential
- ✓ Off-plan and under-construction properties eligible
- ✓ Only one property can be purchased
- ✓ Immediate Golden Visa eligibility upon completion



### Eligibility & Family Coverage

- Non-EU nationality
- Clean criminal record
- Qualifying investment maintained

Eligible family members include spouse/partner, children under 21, and parents of both spouses.

 <b>BASIC REQUIREMENTS</b>	 <b>FINANCIAL DOCUMENTATION</b>	 <b>PROPERTY REQUIREMENTS</b>
<ul style="list-style-type: none"><li>• Non-EU/EEA citizen (18+ years)</li><li>• Valid passport (6+ months validity)</li><li>• No criminal record certificate</li><li>• Proof of legal entry to Greece</li><li>• Health insurance coverage in Greece</li></ul>	<ul style="list-style-type: none"><li>• Proof of sufficient funds for investment</li><li>• Bank statements and financial records</li><li>• Source of funds documentation</li><li>• KYC/AML compliance verification</li><li>• Tax compliance certificates</li></ul>	<ul style="list-style-type: none"><li>• Property purchase agreement (notarized)</li><li>• Title deed and ownership certificate</li><li>• Property valuation report</li><li>• Transfer tax payment receipts</li><li>• Technical inspection certificates</li></ul>



## **Greece Golden Visa Process by Real Estate Acquisition**

### **1. Initial Consultation & Strategy**

- ✓ Private advisory session to define investment objectives, residency goals, and eligibility requirements.
- ✓ We evaluate your profile and recommend optimal property strategies aligned with Golden Visa thresholds.

### **2. Property Selection & Due Diligence**

- ✓ Curated property presentation based on investment criteria.
- ✓ Full legal, technical, and financial verification completed before any commitment. KYC/AML compliance coordination begins.

### **3. Preliminary Contract & Reservation**

- ✓ Preliminary agreement signed with property owner.
- ✓ Deposit payment (typically 10%) secures the asset.
- ✓ Our legal partners review all documentation and ensure full title clarity.

### **4. Greek Tax Number (AFM) & Bank Account**

- ✓ AFM (Greek tax identification) obtained remotely or in-country.
- ✓ Greek bank account opened for transaction purposes.



- ✓ Required for property transfer and Golden Visa application.

## **5. Final Contract & Notarial Transfer**

- ✓ Final purchase agreement executed before Greek notary.
- ✓ Property ownership officially transferred and registered.
- ✓ Transfer taxes and fees paid.
- ✓ Title deed issued in your name.

## **6. Golden Visa Application & Approval**

- ✓ Complete Golden Visa application submitted to Greek authorities.
- ✓ Health insurance, biometric data (one visit to Greece needed), and supporting documents filed.
- ✓ Residency permits issued within 2-4 months.
- ✓ 5-year renewable permit granted.

## **7. Renewal**

- ✓ Apply for renewal of the Golden Visa residence card/s (every 5 years).