



ONE WORLD  
IMMIGRATION

# GREECE

## Residency by Investment





## Key points about the Greece Golden Visa

Greece has been granting residence permits to investors since 2014. The conditions for applicants are governed by [Law No. 4251 dated 1.04.2014 and its amendments.](#)



## **9 investment options**

Investors are allowed to purchase real estate and securities, invest in businesses, or open deposit accounts. Most investors prefer to buy real estate.



## **Investors get 5-year residency**

Greece is the only country that grants a Golden Visa valid for 5 years. For comparison, in Portugal, the Golden Visa is valid for 2 years.



## **No requirement to relocate to Greece**

Nor is it necessary to pass exams on the country's language or history. It is enough to keep the investment to maintain residency.



## **Residency for the whole family**

Close family members can obtain residence permits along with the investor, including a spouse, children, and parents.



## **7 main benefits of the Greece Golden Visa**

Greek residents gain the right to:

- travel visa-free within the Schengen Area;
- access medical services free of charge;
- apply for EU citizenship after 7 years.

1

## **Visa-free travel to Schengen countries**

A Greek residence permit allows visa-free visits to countries within the Schengen Area and the European Union. Investors can spend up to 90 days in any 180-day period within these states.

2

## **Return on investment**

If an investor purchases real estate in Greece, they may rent it out on a long-term basis. The average annual return is 5%.

3

## **EU citizenship after 7 years**

To qualify for citizenship, the investor must live in Greece continuously and pass a written exam in the Greek language, history, and culture.

4

## **Tax optimisation**

If the investor spends more than 183 days a year in Greece, they may become a tax resident. A preferential tax regime is available, allowing them to [pay income tax at a fixed rate of €100,000 per year](#).

5

## **“Plan B” in the EU**

A residence permit allows you to come to Greece at any time, even if borders are closed. Relocating is a right, not an obligation: to maintain your residency, it is sufficient to retain ownership of the investment property – permanent living in the country is not required.

6

### **Access to European healthcare**

Greek residents receive free medical care in local hospitals under the national health insurance scheme and can access medical services across European clinics.

To expand coverage, private insurance is available starting from €40 per month.

7

### **Education for children**

The investor's children are entitled to study at Greek schools and universities. Greece has international schools offering instruction in English, French, and German. Greek university diplomas are recognised worldwide, and applicants to public universities are granted a preparatory year to study Greek before the main academic program begins.

# Who is eligible for residency?

## **Investor**

Over 18

No criminal records  
or prosecutions

Citizenship of a country  
outside the EU and EEA

With legal sources of income

## **Spouse or partner**

In a marriage or registered  
partnership, including  
cohabitation agreements

In an unregistered  
relationship, if supported  
by official documents

Same-sex couples included

## **Children under 21**

Unmarried

Financially dependent  
on the investor

## **Parents**

No age limit

Financial dependency  
is not required

# Investment options under the Greece Golden Visa

1

## **Real estate purchase – €250,000+**

The investor buys one residential or commercial property. The investment threshold depends on the property's location and category. The €250,000 threshold only applies to properties intended for renovation or conversion into residential use.

2

## **Investment in mutual and alternative investment funds – €350,000+**

A mutual fund qualifies if it:

- invests exclusively in Greek stocks, corporate or government bonds;
- manages assets of at least €10,000,000;
- is licensed by a competent securities market authority in its country of registration.

An alternative investment organisation, AIE, must:

- be registered in Greece or another EU country;
- be licensed by the competent securities market authority;
- invest exclusively in the Greek economy;
- have assets of at least €3,000,000.

3

## **Fixed-term bank deposit – €500,000+**

The investor opens a deposit account with a Greek bank for at least 1 year, with automatic renewal.



## Real estate in Greece

Purchasing property is the most sought-after option among Golden Visa applicants. Investors may choose from two options: buying a property in need of renovation with a minimum investment, or a new-build property.

# Properties for reconstruction and renovation – €250,000+

## Difference between reconstruction and renovation

Reconstruction differs from renovation in that it involves more substantial changes: floor plans are reconfigured, lift shafts are upgraded, modern balconies are installed, and leisure areas, lounges, swimming pools, or terraces are created.

Reconstruction entails not merely cosmetic refurbishment, but large-scale conversion works on commercial buildings – such as old hotels or business centres – bringing them up to modern standards of comfort and safety.

## Improved energy efficiency

This is one of the most important aspects of reconstruction. Projects incorporate modern thermal insulation materials alongside energy-efficient heating and air conditioning systems.

Reconstruction projects typically meet the minimum energy efficiency standard of B+. This means the building will comply with high environmental standards, providing excellent thermal insulation and energy savings, which in turn reduces utility bills.

## Prime locations

As a rule, properties earmarked for reconstruction and renovation are situated in the most attractive and sought-after locations – such as historic city districts or areas close to the waterfront – where space for new-build developments is limited.

A reconstructed building is often on a par with a new-build in terms of quality and comfort, offering a modern level of safety, low running costs, and appealing living conditions.

Reconstruction projects not only transform the urban landscape, but can also prove to be an excellent investment: returns on such projects can reach 9% per annum.



**Elena Kozyreva**

Managing Director for Real Estate  
Projects

## **Purchase terms and conditions**

Only one property may be purchased, regardless of its location or type.

There are no floor area restrictions for properties subject to reconstruction and renovation.

The transaction may be carried out by the investor personally as a legal entity, or through a company in which they hold 100% of the shares. The legal entity must be registered in the European Union.

The documentation states the year of reconstruction, rather than the year in which the building was originally constructed.

# Examples of reconstruction and renovation projects

All properties are eligible for purchase under the €250,000 option and guarantee a return of 3–5% per annum.



€250,000+

📍 Greece, Athens

## Apartments in the Kallithea district

🏠 45+ m<sup>2</sup> 🚗 1 🏠 1



€180,000+

📍 Greece, Diakopto

## Furnished apartments

🏠 25+ m<sup>2</sup> 🚗 1–2 🏠 1

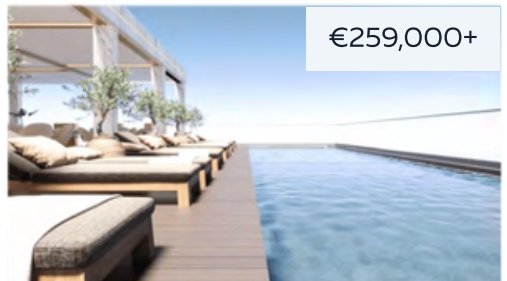


€250,000+

📍 Greece, Athens

## Student apartments

🏠 25+ m<sup>2</sup> 🚗 1 🏠 1



€259,000+

📍 Greece, Piraeus

## Serviced apartments

🏠 36+ m<sup>2</sup> 🚗 1 🏠 1

[See more projects](#)

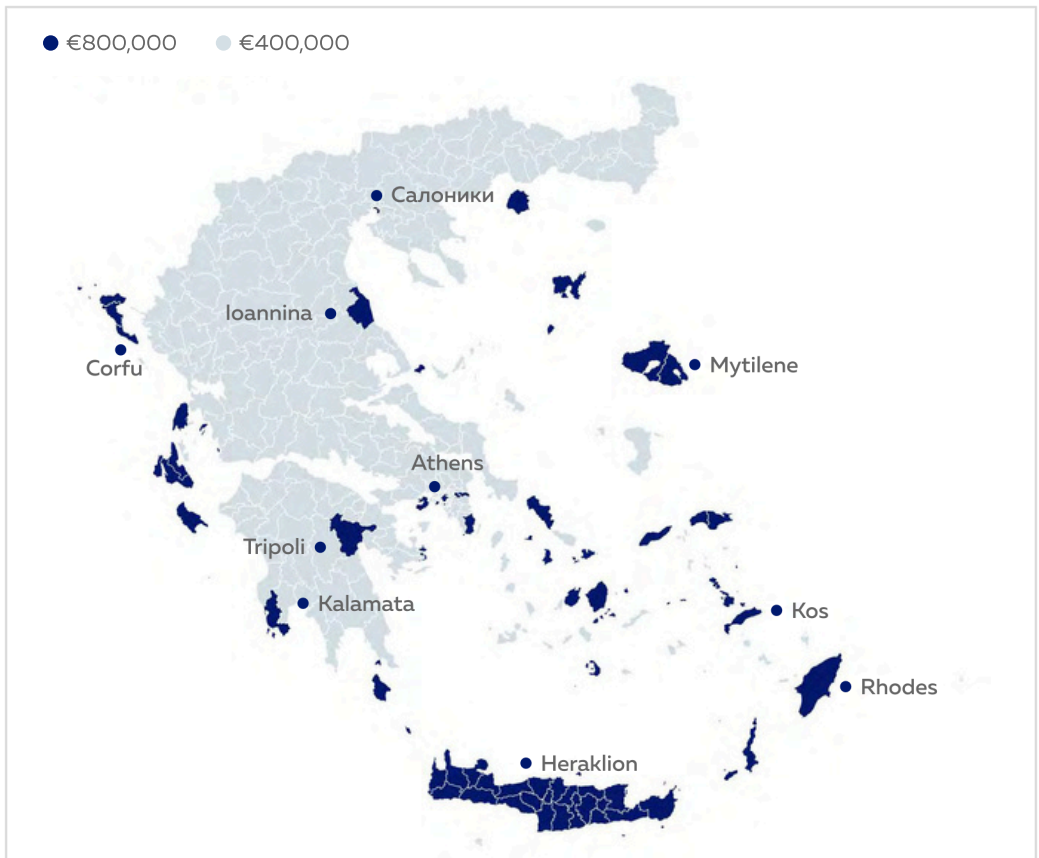
# New-build property – €400,000+

The investment threshold for new-build property is as follows:

- €800,000 – in Attica and Thessaloniki, on Mykonos, Santorini, and islands with a population of 3,100 or more;
- €400,000 – in all other regions of Greece.

An investor is permitted to purchase only one property, with a minimum floor area of 120 m<sup>2</sup>.

## Minimum property investment by region



# Examples of reconstruction and renovation projects

All properties are eligible for purchase under the €250,000 option and guarantee a return of 3–5% per annum.



€458,400+

📍 Greece, Kallithea

## Villa with sea views

🏠 151 m<sup>2</sup> 🛏 5 🚿 2

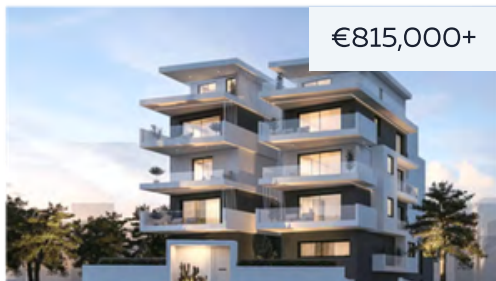


€567,000+

📍 Greece, Kriopigi

## Villa with mountain views

🏠 213 m<sup>2</sup> 🛏 4 🚿 12



€815,000+

📍 Greece, Athens

## Stylish lofts and apartments

🏠 123+ m<sup>2</sup> 🛏 2–3 🚿 1



€1,630,000+

📍 Greece, Athens

## Modern apartments

🏠 155+ m<sup>2</sup> 🛏 3 🚿 3

[See more properties](#)

# Expenses when purchasing real estate

The total cost under the Golden Visa depends on the property price and the number of additional applicants.

The amount of incidental expenses, such as bank fees, postage for sending documents, and similar services, varies based on the investor's location and their bank's rates.

<b>Real estate</b>	€250,000+
<b>Property transfer tax</b>	3.09% of the property value
<b>Land Registry fee</b>	0.8% of the property value
<b>Notarial fees</b>	2% of the property value
<b>Golden Visa application fee</b>	€2,000 for the investor €150 per family member
<b>Residence card fee</b>	€16 per person
<b>Health insurance</b>	€300+ per person
<b>Translation and certification of documents</b>	€500+





## Get a personalised quotation

The calculation will include:

- your selected investment option;
- fees for all accompanying family members;
- the cost of professional support services.

€250,000+

Get the quotation by email



# 6 steps to obtaining a Greece Golden Visa

1

1 day

## Preliminary Due Diligence

A certified Anti Money Laundering Officer reviews the investor's documents and assesses potential risks.

This check helps identify risks in advance and reduces the likelihood of rejection to as low as 1%. If any risks are found, we suggest a solution – for example, choosing another country or submitting additional documents.

[Learn more about Due Diligence](#)

2

1+ weeks

## Choosing a property

Immigrant Invest real estate experts help select a suitable property based on the investor's goals and budget.

Our database includes [around 200 projects that qualify for the Golden Visa](#).

3

2+ weeks

## Document preparation and getting a tax number

Lawyers fill in official forms and create a personalised checklist of documents for the investor's situation.

The standard package includes:

- completed application form;
- valid passport;
- payment receipt for state fees;
- health insurance policy;
- marriage certificate, if applicable;
- children's birth certificates, if applicable.

3

Additional documents depend on the chosen investment option. For example, real estate buyers must provide the purchase agreement and a Land Registry certificate.

All documents must be translated into Greek and apostilled.

At this same stage, the lawyers submit an application for a Greek tax identification number, which will be required for the property purchase.

4

1+ months

### **Property purchase**

First, the investor signs a preliminary agreement and pays a 10% deposit.

Lawyers and a notary then prepare the final contract.

After signing the purchase agreement and paying the full amount, the lawyer registers the transaction with the Land Registry and the Cadastre and obtains the ownership certificate.

The investor receives the full set of property documents with officially certified translations.

5

1 day

### **Golden Visa application and biometrics submission**

The application is submitted online via the official website of the Greek migration service. The investor receives a certificate allowing them to stay in Greece for up to 1 year while the residence permit is being processed.

All applicants must submit biometrics, including photographs and fingerprints, to produce the residence permit card.

## **Receiving residence permits**

The residence permit cards are handed to the investor.

A residence permit is issued for 5 years, after which it may be renewed. The application and supporting documents must be submitted within 2 months prior to the card's expiry date.

In order to renew the residence permit, the investor must retain ownership of the property or other investment asset.

If the investor has been permanently residing in Greece, they may obtain:

- permanent residency – after 5 years;
- or citizenship – after 7 years.



## WhatsApp us for instant assistance

Reach out anytime from anywhere to ask questions and get free advice from our investment migration experts

[Message Now](#)



## 7 facts about Greece

Greece is a country in Southern Europe with a rich history and culture. It includes around 6,000 islands, of which only 227 are inhabited.

Approximately 30 million tourists visit Greece each year to see ancient landmarks, enjoy sunny beaches, and experience local cuisine.

1

**+40%**

Apartments prices have significantly grown since 2015.

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2

**20%**

Tourism accounts for 20% of Greece's GDP. Around 30 million tourists visit the country each year.

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3

**BBB**

Greece's credit rating is assessed as positive and stable.

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4

**\$24,626**

DP per capita in 2024, according to the World Bank.

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5

**Greek**

The official language. However, around 30% of the population speaks English.

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6

**300+ sunny days per year**

The sun shines more than 300 days annually. The hottest months are July and August.

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7

**623 beaches**

The Blue Flag award labels most eco-friendly and safe sites in 2026.



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