



ONE WORLD
— IMMIGRATION —

HUNGARY

Residency by
Investment



Main points about the Hungary Golden Visa

In November 2023, the Hungarian Government published a bill allowing investors to again obtain residence permits under a Golden Visa program.

The minimum investment sum is €250,000. Golden Visas are granted to investors who buy units in real estate investment funds or donate to a higher educational institution.

The applicant gets a Guest Investor Visa and fulfils the chosen investment condition within 3 months after the first entry to Hungary. When the investment is made, the foreigner applies for a residence permit.

Residency is granted for 10 years. When the first residence permit expires, the investor can renew it once for 10 more years.

5 benefits of the Hungary Golden Visa

1 Visa-free travel within the Schengen Area

Hungary is a member state of the Schengen Area. Hungarian residents can visit the other Schengen countries visa-free, staying up to 90 days out of every 180. This is particularly beneficial for holidays, business trips, and seeking medical treatment abroad.

2 Relocation to Hungary

The Golden Visa enables investors to relocate to Hungary with their spouses, parents, and children. According to the Global Peace Index 2024, Hungary is ranked 14th among the world's safest countries.

The cost of living, including groceries, entertainment, and property, is significantly lower in Hungary compared to other European countries like Norway, Denmark, and Italy. For example, the property price per square metre in central Budapest starts at €3,500, whereas it begins at €7,400 in Copenhagen.

5 benefits of the Hungary Golden Visa

3 Investing after visa approval

Before investing in the Hungarian economy and applying for residency, a foreigner gets a D visa named the Guest Investor Visa. The Migration Office conducts a Due Diligence check. Therefore, if the investor is cleared for a visa, the risk of residency refusal is minimal, and the invested money won't be spent in vain.

4 Work and business in Europe

Adult residents may be employed in Hungary, register businesses, and work as directors of their own companies.

5 Access to quality healthcare

Hungary is home to around 60,000 mineral and thermal springs, with many hotels, spa complexes, and sanatoriums near these prime locations. Popular resorts include Hévíz, Debrecen, and Lake Balaton. The country also boasts modern medical centres, pharmacies, maternity hospitals, dental clinics, and a well-developed system of family doctors.

Who is eligible for a Hungary Golden Visa?

Investor

Over 18

Non-EU and non-EEA citizen

Legitimate income sources

Health insurance or savings enough to cover medical expenses

Spouse

Children under 18

Parents

Financially dependent on the investor

Pension payments are the only income source

US citizens may only apply for the Hungary Golden Visa if they have second passports.

Investment options

To obtain a residence permit, investors choose between the following options:

1. Acquisition of units of real estate investment funds – €250,000+.
2. Donation to a higher educational institution – €1,000,000+.

Buying or renting a residential property is also necessary as the registration address in Hungary is required to obtain a residence permit.

The investment requirement must be fulfilled within 3 months following the applicant's first entry into the country with a Guest Investor Visa.

Fund option

General terms for funds. Purchasing fund units is available from July 1st, 2024. A fund must:

- be included in the list of qualified market operators the Constitution Protection Office maintains;
- have at least 40% of the asset value allocated to residential real estate in Hungary.

Accredited fund and its investment strategy. Currently, accreditation for Golden Visa was granted to the Gravitass Hungary Fund. The fund is part of the Gránit group, one of Hungary's oldest financial institutions. The group also includes Gránit Bank Zrt., Gránit insurance company, and Equilor Investment Ltd., an investment consultancy.

The fund was specifically established for applicants seeking the Golden Visa. It invests at least 40% of its assets in residential real estate in Hungary, with the remainder invested in bonds and other real estate projects.

The fund's strategy focuses on long-term investments in Hungarian residential real estate. It plans to primarily purchase new, modern properties that will be leased long-term.

Investor's expenses on units of the Gravitass Hungary Fund

The minimum investment in fund units is €250,000 to apply for the Golden Visa. Besides, the investor pays the associated fees.

Expenses	Amount
Investment	€250,000+
Administrative fee	€20,000 for the investor + €1,000 per family member
Fee or commission for managing a brokerage account for 5 years	€8,700

The investment period is 5 years, with the possibility of extension. The expected yield is up to 6% per annum.

Individual cost calculation

Hungary Golden Visa

The calculation includes all associated costs and government fees for obtaining a Hungary residence permit by investment

€250,000+

Get the calculation by email

Description	Amount (EUR)	Currency	Type	Start Date	End Date	Status	Total
Investment in real estate	500,000	EUR	Real Estate	2023-01-01	2023-12-31	Completed	500,000
Investment in government bonds	200,000	EUR	Government Bonds	2023-01-01	2023-12-31	Completed	200,000
Investment in private equity	100,000	EUR	Private Equity	2023-01-01	2023-12-31	Completed	100,000
Investment in venture capital	91,000	EUR	Venture Capital	2023-01-01	2023-12-31	Completed	91,000
Total	891,000	EUR					891,000

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Investment in government bonds	200,000	EUR	Government Bonds	2023-01-01	2023-12-31	Completed	200,000
Investment in private equity	100,000	EUR	Private Equity	2023-01-01	2023-12-31	Completed	100,000
Investment in venture capital	112,000	EUR	Venture Capital	2023-01-01	2023-12-31	Completed	112,000
Total	912,000	EUR					912,000

Requirements for Guest Investor Visa applicants

Investors obtain a guest visa to enter Hungary and personally submit their residence permit applications. The Guest Investor Visa is not required if the applicant holds a passport granting them visa-free entry to Hungary.

The visa is valid for up to 6 months. It allows the holder to stay in Hungary for 90 days out of every 180, as well as to enter and exit the country.

To apply for the Guest Investor Visa, the following documents are required:

- proof of the legal origin of funds for investment;
- evidence of sufficient funds for accommodation and living expenses for staying in Hungary and departure from the country;
- health insurance or enough money to cover medical costs.

If purchasing real estate fund units, the investor provides a share certificate. The document must be issued under the applicant's name by the real estate fund manager registered with the Hungarian National Bank or by the distributor of the investment fund share.

The certificate must have a 5-year maturity period and demonstrate a share of €250,000 or more.

Requirements for Guest Investor Visa applicants

The institution of higher learning issues the investor a certificate, which must be added to the application. A public trust with a public-service mission should maintain the qualifying institution.

Step-by-step procedure for obtaining a Hungary Golden Visa

1

Preliminary Due Diligence

1 day

Immigrant Invest conducts a preliminary Due Diligence check, which helps to identify and mitigate the risk of rejection in a timely manner.

If the lawyers notice any “red flags”, they will suggest a solution, such as providing additional documents or choosing a different program.

[Learn more about Due Diligence](#)

2

Document preparation

2+ weeks

Immigrant Invest's lawyers provide the investor with a list of documents needed to apply for the Guest Investor Visa and residence permit. The investor supplies the originals, and the lawyers handle the translation and notarization of the copies.

Step-by-step procedure for obtaining a Hungary Golden Visa

3

Obtaining a Guest Investor Visa

≈ 1 month

The guest visa is issued for up to 6 months. During this period, the applicant must travel to Hungary, fulfill the investment condition, and submit documents for the residence permit.

4

Arrival in Hungary and applying for a residence permit

2 business days

The applicant arrives in Hungary on the Guest Investor Visa to fulfill the chosen investment condition.

The investor applies for a residence permit in person at the regional office of the National Directorate-General for Aliens Policing. Another option is to apply online via the Enter Hungary platform.

Notably, an online application is the only possible option if the applicant's attorney-in-fact is a legal representative or a legal entity.

Step-by-step procedure for obtaining a Hungary Golden Visa

5

Fulfillment of the investment condition

Within 3 months

The investor has 3 months after applying for residency to close the deal with purchasing investment fund units or donating to a university.

6

Approval and receiving a residence permit card

Up to 1 month

The residency application is processed within 21–30 days. The residence permit card is ready within 7 days after approval. Immigrant Invest collects and couriers it to the investor.

7

Residence permit renewal

Residence permit renewal

Residence permit extension can only be claimed from within the territory of Hungary via the Enter Hungary portal. Investors must apply for the renewal while their permits are still valid and have at least 30 days remaining before expiration.

To extend the residence permit, the investor proves the fulfilled investments.