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Machas & Partners
Law Firm

Greek Golden Visa

Invest in Greece
Secure a future
in Europe with
your trusted
Legal Advisor





Introduced by the Greek government in 2013 to attract foreign investment in Greece, the Golden Visa Program has gained global recognition as an exceptional residency-by-investment opportunity, appealing to non E.U. citizens seeking to secure a foothold in Europe.





Eligibility Criteria

Non-EU citizens and their family members

Requirements

Real Estate investment of at least €250,000* individually or through a legal entity.

- Purchase of real estate property (**residential or commercial**)
- Property development
- Lease agreement for hotel accommodations or furnished tourist residences (minimum 10 years)
- Timeshare lease agreement for the use of tourist accommodations
- Acquisition through inheritance or parental donation (*minimum tax value of €250,000*)

* The minimum amount of €250,000 can be invested in multiple properties (exception for the following areas in Greece: specific sectors of Athens, Thessaloniki, Mykonos & Santorini, where the requirement is an investment of at least €500,000 in a single property)

No Minimum Stay Requirement

Family members

- Spouse / Partner
- Unmarried children under the age of 21 (*renewable until the age of 24*)
- Unmarried children of the applicant's spouse or partner under the age of 21
- Parents
- Parents-in-law

Duration and Renewal of Residence Permit

- **Permanent** residence permit
- **Renewal every five (5) years**, as long as the real estate property remains under the applicant's ownership

Key Benefits

- **Visa-Free Travel in the Schengen Zone** (*27 European Countries*)
- **No Minimum Stay Requirement / No obligation to live in Greece**
- **Family Reunification:** Residency to all family members
- **Lowest investment threshold in Europe (€250,000)** for residency-by-investment programs
- Low State Fees
- **Fast Processing Time:** Approval in up to **two (2) months**
- **Indefinitely Renewable Residence Permit** every five (5) years
- Long term stability
- **Rental opportunities / immediate rental income**
- **Free Access to Public Health and Education** for entire family
- Investment opportunities in Greece / E.U.
- Multiple Property Ownership
- Pathway to **Greek Citizenship and European passport**

Application Process

- Submission of an application **remotely***
- Provision of **biometric data within one (1) year** from the application submission
- Issuance of the residence permit card

* Presence in Greece is not required neither for the acquisition of the property nor for the application for the GV. Only requirement to come to Greece is **after** the approval of the GV application, for the biometric data provision.

State Fees

- Main Applicant: €2,000
- Family members / Adults: €150
- Family members / Minors from 13 to 21 yrs old: €150
- Family members / Minors up to 13 yrs old: Not applicable (*no fee*)
- Biometric Data Fee: €16 per applicant



Our Services

Machas & Partners Law Firm brings you to Greece with the support of a **trusted legal advisor** that will safely guide you through a world of opportunities.

Our team of experts offers

End-to-end legal support for the Real Estate acquisition, from the process of choice of the property up to the cadastral registration of ownership rights (indicatively assistance to the choice of the property, legal due diligence, negotiations, transactional documents, signature of notarial deeds, registration with the Land Registry).

End-to-end legal support for the Golden Visa: Assistance from the execution of the required

Power of Attorney to the receipt of the permanent residence permit card (indicatively issuance of Greek tax identification number, Greek bank account opening, translation and legalization of documents, collection of all required documentation and submission of the Golden Visa application, assistance in the biometric data provision, monitoring the Golden Visa issuance process, receipt of residence permit card and delivery to the applicant's residency).



✓ For more information on the ways our experienced team of lawyers can assist you in benefiting from the advantages of the Golden Visa, don't hesitate to contact us.

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