



MK
RESIDENCE
GREECE



A woman with long dark hair, wearing a white halter-neck dress and a large white straw hat with a blue tassel, is sitting at a white wooden table in a cafe. She is seen from behind, looking out over a blue sea. The cafe has white walls, white tables, and white chairs with woven seats. There are pink bougainvillea flowers hanging from the building. The sky is blue with a white map of Greece in the top left corner.

GREECE GOLDEN VISA

KEY HIGHLIGHTS

Greece, situated in Southeastern Europe, is renowned for its rich history, diverse landscapes, and cultural contributions. Athens, the capital, stands as a hub of ancient civilization. The country's economy thrives on tourism, shipping, and agriculture, with a Mediterranean climate adding to its allure. The Greek Golden Visa program offers residency through real estate investment. With iconic landmarks, picturesque islands, and a vibrant lifestyle, Greece remains a timeless destination blending antiquity with modernity.

Capital	Athens
Official Language	Greek (English is widely spoken as well)
Currency	Euro (EUR)
Timezone	Eastern European Time (EET) / Eastern European Summer Time (EEST)
Climate	Mediterranean (Hot and dry summers; mild winters)
Population	Approximately 10.4 million
GDP (Gross Domestic Product)	Around €249 billion
Major Industries	Tourism, shipping, agriculture, services
Independence Day	March 25th

ELIGIBILITY



Applicant must be at least 18 years of age at the time of investment



A minimum investment of €250,000 in Real Estate**



Private health insurance policy from an agency

KEY BENEFITS



Visa-free travel within Europe's Schengen Area



No requirement to reside in Greece



Fast Track Approvals



Opportunity to rent out the investment property on long term basis



Residence applicable to the whole family



Apply for citizenship after seven years of residence

**Refer to the next page for Latest Update

LATEST UPDATE

As of **September 1, 2024**, the Greek Golden Visa program has implemented significant changes to its investment thresholds and property usage regulations.

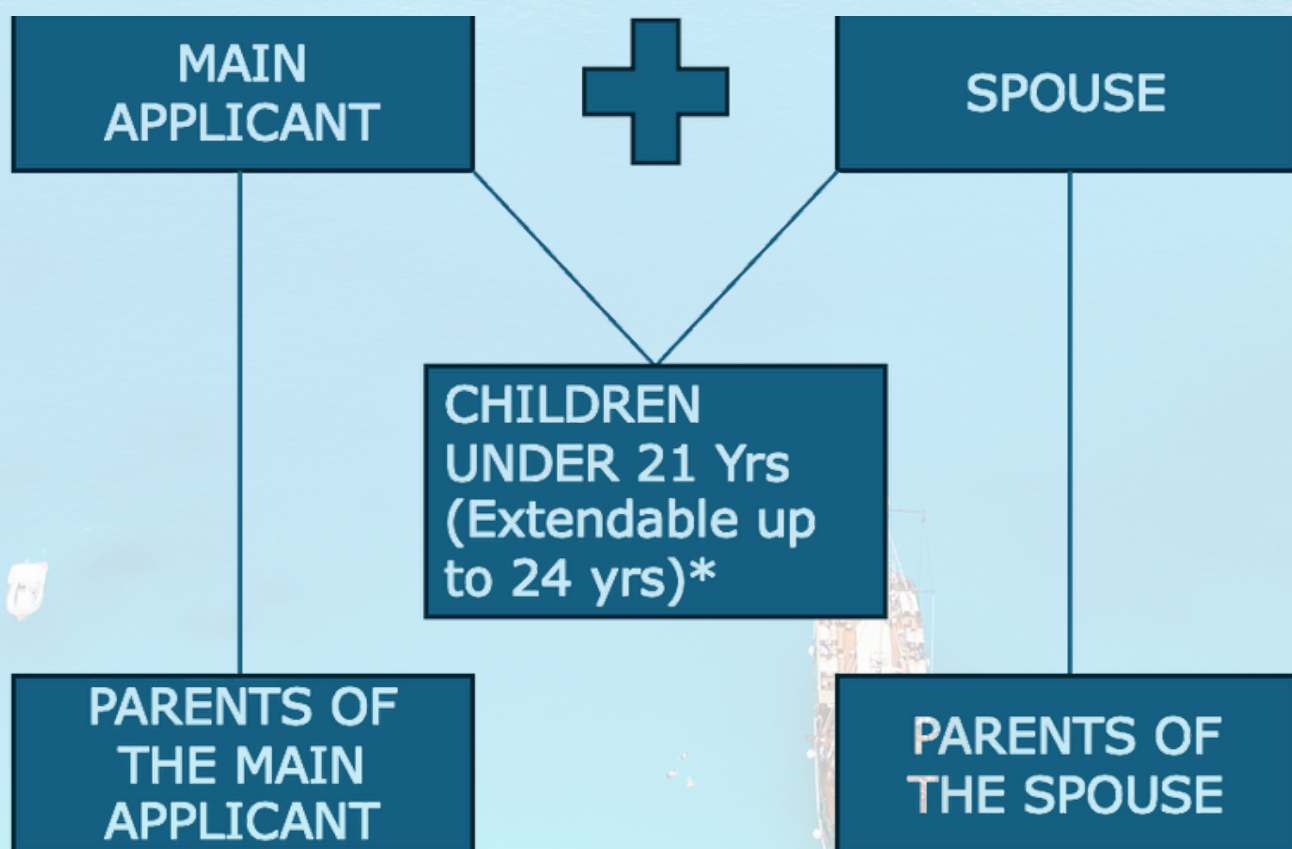
Investment Thresholds:

- **€800,000 Investment Zone:** Attica (**Athens, Piraeus, Avlona, all suburbs**), **Thessaloniki**, and **islands with over 3,100 residents**, including **Mykonos, Santorini, Crete, Rhodes, Corfu**, Lesbos, Chios, Zakynthos, Kos, Kefalonia, Samos, Lefkada, Syros, Naxos, Kalymnos, Lemnos, Paros, Thassos, Aegina, Tinos, Ikaria, Andros, Leros, Karpathos, Skiathos, Milos, Skopelos, Spetses, Kythera, Patmos, Poros, and Alonissos.
- **€400,000 Investment Zone:** All other areas of Greece. (Low density area, remote villages)
- Investment properties can only be used for long-term leasing—short-term rentals (e.g., Airbnb) are not allowed.

Exceptions for €250,000 Investment

- **Commercial to Residential Conversion:** No location restrictions.
- **Restoration of listed historically significant buildings:** Full renovation must be completed within five years for permit renewal.

ELIGIBLE DEPENDENTS



PROCEDURE

Select the Property Investment

To proceed, visit Greece to choose your property or we assist in selecting for you remotely. Minimum Value of investment start from €250,000.



Legal Steps

In Greece, sign a POA with a lawyer for property purchase and residency. Lawyer applies for Tax ID & bank account. This can also be done at a Greek Embassy/Consulate in your home country.



Acquisition of the Property

After legal due diligence, sign the purchase agreement with a Public Notary. A lawyer can sign on your behalf. Complete the payment, and the agreement will be submitted to the Land Registry.



Submission of the Application for Residence Permit

The Lawyer, using the POA, will submit the application. After the submission, within 30 days, receive a Temporary Residence (e- visa) until the application is reviewed and the Residence Permit is printed. Temporary Residence allows to enter and exit Greece.



Get your Residence Permit

Visit Greece to submit biometric data, which is a prerequisite for your Residence Card.

TIMEFRAMES

Completion of Property Purchase	1 month
Application for Residence Card	2 weeks from Property Purchase Completion
Issue of Residence Card	60-90 days post submission of Biometrics

CITIZENSHIP

After residing in Greece for seven years, the applicant may apply for citizenship via naturalization according to the Greek Nationality Code (Law 3284/2004). This process can only be achieved if the applicant can demonstrate that they have established close ties with the country and successfully integrated into Greek society financially and socially. The naturalization process also entails an exam to verify that the applicant has obtained adequate knowledge of the Greek language.

TAXATION

Income Tax on Rental Income	15% for the first EUR 12,000
Transfer Tax	3.09%
Lawyers Fee	1.24% of Property Value
Notary Fee	1.24% of Property Value
Annual Property Tax	Approx 0.2% of taxable property value

**CONTACT US TO
START YOUR
GREEK PR
TODAY**

