

The Ultimate Guide to the Greek Golden Visa Program with MFG Consultants



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Updated information

Launched in July 2013 the Greek Golden Visa Law, offers the lowest cost option for residency in Europe by granting a five year residence permit in return for a real estate investment of a minimum value of 250,000 Euros. The Golden Visa is granted for five years and is renewed every five years, provided that the ownership of the assets is maintained. The application practically covers three generations (investor and spouse, parents of both the investor and his/ her spouse and any children up to the age of 21).



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Golden Visa Greece



Visa-free travel
within Europe's
Schengen Area



An investment
with a minimum
value from EUR 250,000



No requirement
to reside in
Greece



Residence permits
can be acquired
within 30–60 days



Residence
applicable to the
whole family



Unlimited
renewal of
travel visa



No nationality
restrictions



Education for Children
of International
investors



Citizenship option
after 7 years



Combination of
more than one
properties



Access to Business
(as a shareholder, a CEO
or a Board Member)

2024 NEW GOLDEN VISA RULES AFTER 31.03.2024

OPTION I | 800,000 EUR:

This is a real estate investment in the areas of Attica, Thessaloniki, Mykonos, Santorini, and the islands, which have a population of more than 3,100.

OPTION II | 400,000 EUR:

This option covers all other regions of Greece and establishes a more attainable entry point of 400,000 EUR.

The requirement for both options: Investment is to be made in a single property of at least **120 square meters**. Properties can be rented out **only long-term**.



OPTION I
€800.000



OPTION II
€400.000



OPTION III*
€250.000

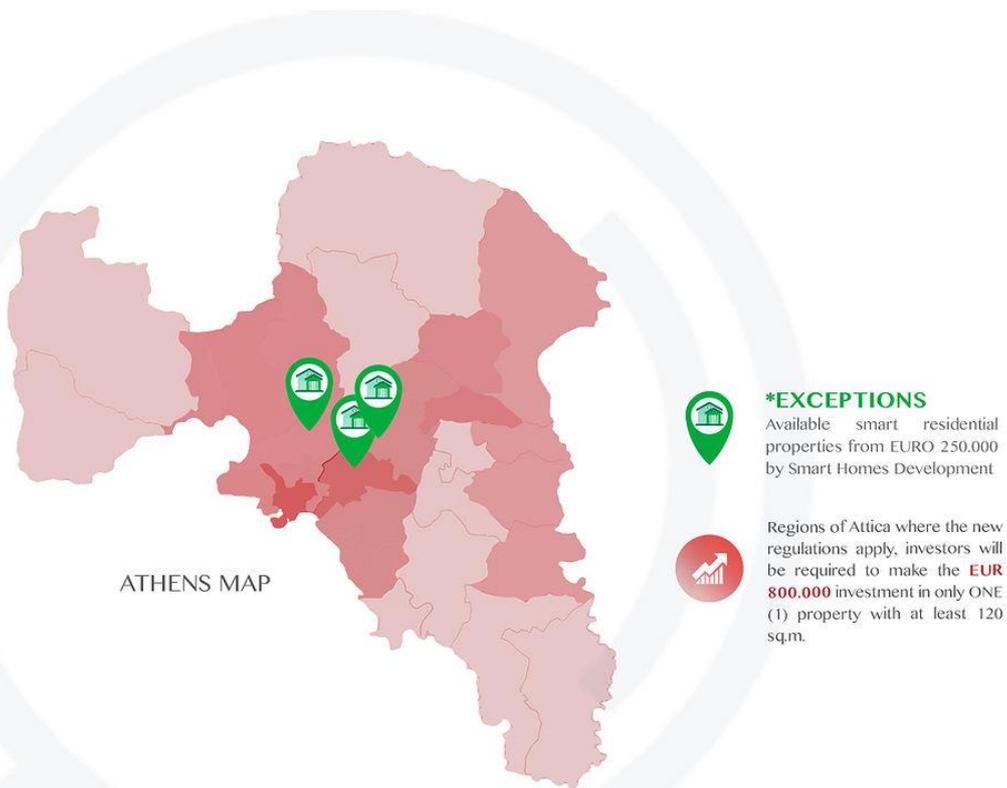


EXCEPTIONS:

OPTION III* | 250,000 EUR:

Conversion from commercial to residential: In case the Golden Visa property is converted from commercial (i.e. industrial etc.) into residential use, the minimum threshold remains 250,000 EUR, regardless of the location and the size of the property. The above investment is carried out on a single property, and the conversion of the use must be completed before submitting the golden visa application.

Restoration of listed buildings: In case the Golden Visa property is located in listed buildings (i.e. buildings with historic interest under special protection) that are to be fully restored or reconstructed by the Investor, the minimum threshold remains 250,000 EUR, regardless of the location and the size of the property. The above investment is carried out on a single property, and the full restoration is a prerequisite for the first renewal of the golden visa after five (5) years.



TRANSITIONAL PERIOD

The above changes come into effect from the **31st of March 2024**.

However, investors may apply **under the current 250k** minimum threshold, provided that they **pay a 10% deposit by August 31, 2024, and finalize the investment by December 31, 2024**. In case the purchase of the property is not completed on time, the investor is allowed to complete their investment in another property no later than **April 30, 2025**.

Introduction: Welcome to Your Path to Greek Residency

Embark on a comprehensive journey to secure your European residency through Greece's Golden Visa Program. In this guide, we will outline the program's advantages, requirements, eligible investments, the application process, documentation, costs, and why MFG Consultants is your top choice for a seamless and successful experience.

Residency by investment, or perhaps eventually, citizenship by investment, is certainly growing in popularity for those who want to establish a new life in a different country. As a result, there are many Golden Visa programs out there for you to choose from. One that particularly stands out to us is the Greek Golden Visa. If you are an EU third-country national and you are looking for a path to residency (or even citizenship) in the EU economic area, or you are a non-EU retiree, self-employed, or digital nomad wanting to establish a home, then the Greek Golden Visa option should be high on your list.

Discover the myriad benefits:

Visa-Free Travel: Explore the Schengen Area hassle-free.

Family Inclusion: Extend the privileges to your spouse and dependent children.

Strategic Real Estate Investments: Secure an asset in a historically rich and picturesque country.

Navigate the process effortlessly:

1. Consultation: Schedule a free consultation with MFG Consultants.
2. Property Selection: Choose a qualifying real estate investment.
3. Legal Assistance: Let our experts handle the legal intricacies.
4. Submission: Submit your application to the Greek authorities.

It's one of the most family friendly Golden Visa options in Europe, allowing even your grandparents to join you after making the investment. While this sounds great, one thing you should note is that while it is a great option for those looking for a path to EU citizenship, you won't get as far unless you really aim to establish yourself and your family in Greece, becoming a full part of the Greek society as well. But to be honest, if you like good weather, laidback lifestyle, and delicious food, it won't be very hard to find yourself feeling at home in Greece.

Here are some reasons why you should consider it:

- There are no stay requirements to keep the residency.
- Low minimum investment amount to qualify.
- You can qualify by purchasing real estate anywhere in the country (check minimum investment variables).
- You have access to the entire EU and Schengen area during your residency.
- Great path to Greek citizenship, with the 8th strongest passport in the world.
- Greece is a safe EU country with a low cost of living, cheaper real estate, and a good climate and quality of life for expats.
- The program is NOT blacklisted by the OECD, unlike many other Golden Visa programs.
- Tax incentive program where foreigners pay a flat 7% rate for the first ten years of their residence.
- Unlike other visa programs, there is an extra family benefit. Not only can you bring your spouse and children under the age of 21, but also dependent parents of either spouse or partner, whom can also benefit from the Greek Golden Visa.

What is the Greece Golden Visa program?

Introduced by the Greek government in 2014 to boost the Greek economy, the Greece Golden Visa program is a **residency-by-investment scheme** that enables non-EU/EEA nationals and their family members to acquire permanent residence permits in Greece. It is one of the most successful investment programs in Europe.

To qualify for the Greek Golden Visa program, applicants must first have no criminal history and place an investment in Greece with a current **minimum value of €250,000** - if placed in a real estate investment.

The Greece Golden Visa of €500,000 qualifying real estate investment applies to purchases in northern and central provinces, the South Athens Attica region, and the municipalities of Thessaloniki, Mykonos, and Santorini.

A Greece Golden Visa holder can become a **Greek citizen by naturalization** after seven years of continuous residence in Greece with at least 183 days of physical residency for each of the seven years. Greece's naturalization process also requires applicants to demonstrate fluency in the Greek language. The Greece Golden Visa 2024 is ideal for those who want to obtain European citizenship as its benefit of providing permanent residency allows applicants to maintain residence long enough to be naturalized.

The Benefits of the Greek Golden Visa Program:

The Greece Golden Visa is arguably **one of the most competitive Golden Visa schemes** in the entire European Union, and its many advantages make it quite alluring for investors and their families. While you should consider both the Golden Visa Greece's benefits and drawbacks, some of the main benefits of acquiring this visa are undeniable, including the eligibility of your immediate family, access to an excellent education system, and visa-free travel across Europe's Schengen zone.

- Visa-free travel to the entire Schengen Area;
- Thriving real estate market;
- Zero stay requirements;
- Citizenship by naturalization after seven years.

Other benefits of the Greek Golden Visa are as follows:

- Inclusion of immediate family members: Residency extends to the entire family, which includes children under the age of 21 and dependent parents of both the applicant and their spouse.

Note: Children of the investor must be younger than 21 years old to be able to submit. If before the supposed expiration of the residence permit, the child of the property owner turns 21 years old, his or her residence permit is valid until this date. In this case of 21 years old, it is possible to extend the residence permit for another 3 years, provided the person in question applied for this extension before turning 21 years old. This is considered renewal.

- Access to excellent healthcare: Permanent residence visa holders can access Greece's highly-rated healthcare system (if they meet the eligibility criteria to apply for it) and benefit from free and equitable services, as well as incredible medical insurance spread across the public and private sectors.
- Access to an excellent education system: Children of applicants can benefit from Greece's well-respected education system, which is available to all residents and citizens.
- Visa-free travel in Europe's Schengen Area: As part of the European Union and a member state of the Schengen Area, Greek residence permit holders can travel without hassle within the EU and the Schengen Area.

- Tax deductions and benefits through the non-dom regime for investors: Greece Golden Visa's tax implications can be reduced through the Greece Non-Dom tax regime. It is a unique scheme allowing foreign nationals who transfer their tax residence to Greece to avoid paying tax on foreign income by paying a lump-sum annual tax. Greece also has double taxation agreements with 57 countries worldwide.
- High returns on investment: Greece Golden Visa holders have the option to rent out their purchased investment property or hold shares in a company registered in Greece and receive dividend income. This means they can continue to have positive cash flow while maintaining their investments.

Greek Golden Visa Eligibility Criteria:

To qualify for the program, you must fulfill the following Golden Visa requirements for Greece:

- Be over the age of 18 at the time of application;
- Have no criminal record;
- Make a significant investment as stipulated by the Greek government and provide proof of the respective financial investment;
- Have a Greek private health insurance which shall cover all health and safety risks.

Documents Required for the Greek Golden Visa Program:

The Greek Golden Visa legal requirements include several documents that must be submitted for an investor to be considered for a permanent residence permit. These documents must first be certified with an apostille stamp or by the nearest Greek Embassy or consulate and must be translated into Greek before submission. Certified translations can be provided by either the Translation Service of the Ministry of Foreign Affairs in Athens or a member attorney of the Greek Bar Association.

The current required documents for the Greece Golden Visa application are:

- Birth certificate apostilled (for investor and family reunification member);
- Marriage Certificate apostilled.
- Two copies of the application form;
- Four recent, colored passport pictures following the Schengen Visa photo requirements:-;

- A certified copy of all the pages of the valid passport;
- Certified proof of an active Schengen Visa (if applicable) for applicants and their family members;
- Certified evidence of active Greek health insurance for all applicants and their family members;
- Certified proof of payment of processing fees and relevant government fees;
- Proof of sufficient funds in bank accounts;
- Notarized real estate purchasing agreement or documents related to the investment that can be used as proof of completion of the investment.

Applicants may be requested to provide **other documents**, such as a marriage certificate and birth certificates, pertaining to their affiliated family members or investments on the application.

Note: original documents need to be sent to Greece and in Greece they proceed with the translation. Full list of documentation and requirements for the documentation, will be provided at a later stage.

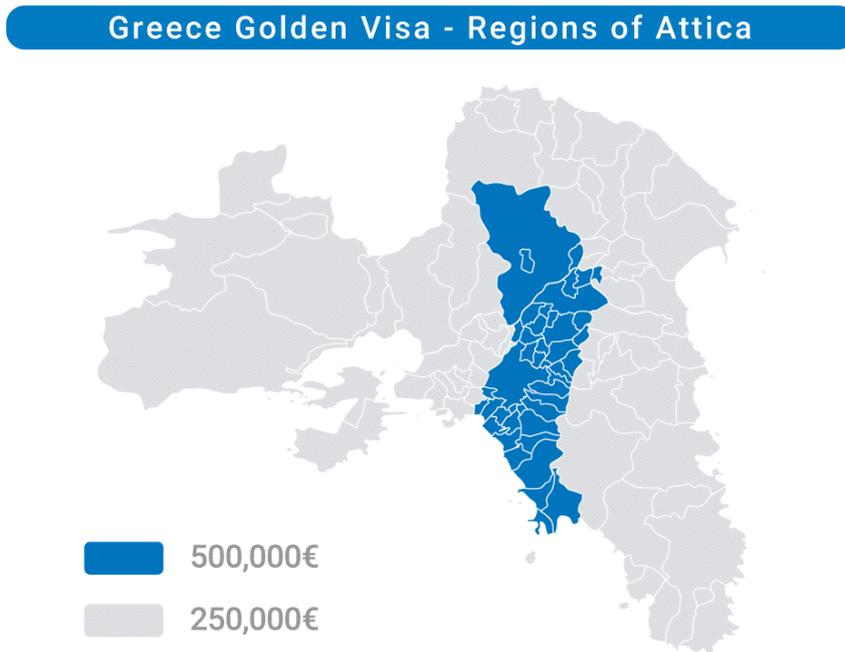
Investment Requirements for the Greek Golden Visa Program:

The Greece Golden Visa investment requirements for real estate start at €250,000 or €500,000 if the investment is made in northern and central provinces, the South Athens Attica region, and the municipalities of Thessaloniki, Mykonos, and Santorini. Several alternative investment options for the Golden Visa in Greece include government bonds, venture capital fund shares, and investing in shares of real estate investment companies.

Real estate investment options:

- Purchase a property in Greece worth at least €250,000. Qualifying Golden Visa real estate property in northern and central provinces, the South Athens Attica region, and the municipalities of Thessaloniki, Mykonos, and Santorini require a minimum investment of €500,000.
- Enter a ten-year lease agreement amounting to the same value as a purchase either for hotel accommodation or furnished tourist residences in program-integrated tourist resorts.
- Enter a ten-year time-share agreement amounting to the same value as a purchase for hotel accommodation.

Below is a map of the eligible real estate investments in the Greek region of Attica.



Alternative investment options for the Greek Golden Visa

Capital contribution:

- An investment of at least €400,000 in a company registered or operating in Greece (excluding portfolio and real estate investment firms). This investment can be used to acquire shares during a capital increase or bonds listed on regulated markets or multilateral trading platforms in Greece;
- An investment of at least €400,000 in a real estate investment company focused exclusively on Greece, allocated for acquiring shares in a share capital increase.
- Invest a minimum amount of €400,000 in a closed-end investment company or a closed-end mutual fund under the condition that these alternative investment entities exclusively intend to invest in companies based or established in Greece.

Share, corporate bonds, or government bonds:

- Acquisition of shares or corporate bonds through a minimum investment threshold of €800,000, which are either listed for trading or actively traded on regulated markets or multilateral trading platforms operating in Greece
- Acquisition of Greek government bonds through a minimum investment threshold of €500,000 and a remaining maturity of no less than three years at the time of purchase,

facilitated through a domestic credit institution established in Greece, which will also serve as the custodian for these bonds

- Acquisition of €350,000 in units from a mutual fund incorporated in Greece or another country, with the explicit purpose of exclusively investing in shares, corporate bonds, and/or Greek government bonds that are either listed for trading or actively traded on regulated markets or multilateral trading platforms operating in Greece.
- Acquisition of units or shares with a minimum purchase value of €350,000 from an alternative investment fund established in Greece or another EU country, dedicated exclusively to investments in immovable property within Greece.

Capital transfer:

- A fixed-term deposit of at least €500,000, held in a Greek bank account or other national credit institution, maintained for a minimum of one year with an automatic renewal arrangement in place

Conditions:

Certain conditions that must be met for an investor to proceed with the purchase of a property, namely:

- That they are the sole and rightful owner of 100 percent of the company's shares if they purchased the property through a legal entity;
- Proof of ownership.

Concerning property investment for the Greek Golden Visa, if investors choose to sign a lease for hospitality accommodation, the contract must cover a minimum period of ten years and a rental sum of €250,000. It must be paid in a single payment of rent for the equivalent of the ten-year leasing of the property. Once these conditions are fulfilled, investors can maintain their permanent residency by retaining their investment and renewing their investment residence permits for the Golden Visa program every five years. For Athens, Thessaloniki, Mykonos, and Santorini, the total contractual rent of the hotel accommodation or tourist residence rentals is determined at €500,000 and be paid in full before submitting the request for the grant of a permanent investor residence permit.



How To Get The Golden Visa Greece: Step-By-Step

The steps to qualifying for the Greece Golden Visa are few and simple. All applicants must make a substantial investment in the country, whether in real estate, Greek government bonds, or other capital funds. Regardless of their choice, the process will look the same for everyone; here are the steps:

1. Get a Greek Tax Identification Number;
2. Open a bank account in Greece;
3. Gather all documentation;
4. Make the investment ;
5. Request the Greek Golden Visa;
6. Receive your Greek Golden Visa.

1. Obtain a Greek Tax Identification Number:

First, the applicant needs to obtain a Greek tax identification number (Arithmos Forologikou Mitroou), also known as AFM. This process can be managed remotely without needing to visit Greece in case you have a representative to take care of it on your behalf or through the Consulate.

The AFM can take 1 to 2 weeks to obtain.

2. Open a bank account in Greece:

After obtaining the AFM, a bank account in Greece can be opened. This can also be done remotely. It will be through this account that all movement for the payment of your investment must be made to apply for the Golden Visa. Opening a bank account in Greece is not mandatory for Real Estate investments and can be done at a later stage.

3. Gather all documentation for the main applicant and dependents:

You'll need to collect the correct documentation for yourself and any dependents you'll include on the application.

4. Make the Greek Golden Visa investment:

After completing the process of opening your bank account in Greece, you can begin the process of investing.

5. Request the Greek Golden Visa:

Once you have completed the investment, the application process for the Golden Visa for the main applicant and dependents can be made. Please note that applicants don't need a visa to enter Greece if they choose to invest in real estate. In that case, the residency permit can be requested directly in Greece. For all other investment types, the applicant will need a special visa (D Category) to enter the country. After the submission of your residence application, you will need to visit Greece to submit your biometrics (photograph and fingerprints) to the relevant authorities.

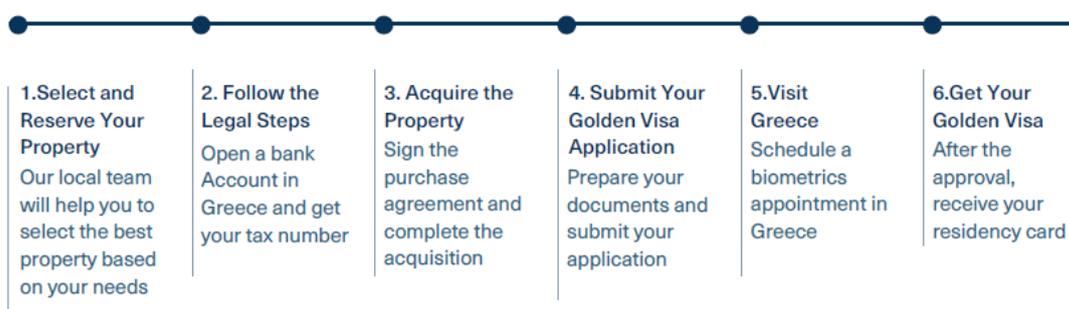
The deadline for issuing a residence permit usually is within 3 months from the date of submission of biometric data, provided certain conditions are met. The timeline for issuing a residence permit is not specified by the Greek Law and it solely depends on the Migration Service the residence permits are applied in.

6. Receive your Greek Golden Visa:

After applying for the temporary Greek residence permit and collecting your biometrics, you will receive the approval of the Golden Visa application and get your Golden Visa Residence Card/s (initially, you will receive a blue certificate, which is a temporary residence card until the final issuance of the Golden Visa card). The residence permit will be valid for five years.

Golden Visa Greece: application processing timeline

Process and Steps



Greece Golden Visa Program Fees:

There are extra fees to consider on top of your investment sum, including legal fees, translation fees, tax fees, and other administrative costs. If you choose the real estate property investment route, you can expect to pay around 11 to 12 percent of the investment property value.

Some estimated costs to consider for real estate property investments:

- Property transfer tax: About 3.09 percent of the property's value
- Notary public fees: About 1 to 1.5 percent of the property's value
- Land registry fee: About 0.6 to 0.8 percent of the property's value
- Payment to the Greek government: About €2,000 for the main investor and €166 for dependents
- Greek healthcare insurance: About €200 per applicant
- Appointed lawyer fees: Depending on the lawyer and the services provided

Note that these are not fixed prices; they are estimated fees.

Greek Taxes and Deductions for Golden Visa Holders:

In December 2019, Greece introduced a new non-domicile tax regime, one of the best tax incentive programs available, which enables foreign nationals who relocate their tax residence to Greece to exempt foreign income from taxation by paying a fixed annual tax of €100,000.

This regime is available for taxpayers who were not Greek tax residents for the previous seven of the eight years prior to the transfer of their tax residence to Greece and who invested at least € 500,000 in real estate, businesses, or transferable securities or shares in legal entities based in Greece, either themselves or their relatives (i.e. spouses and those in the ascending or descending line), or through a legal entity in which they hold the majority of the shares.

A distinct feature of the non-dom regime is that the **tax exemption is extendable to relatives** of the non-dom resident, provided they pay an additional annual fee of €20,000 per resident. Additionally, Greece has a double taxation treaty with 57 countries, allowing many Golden Visa holders to avoid double tax.

The country has also provided various incentivized programs for foreigners living in Greece as tax residents. Retirees, digital nomads, and other expats may be exempt from specific taxes or pay a reduced rate. However, investors will be required to pay a certain percentage of tax on income they receive within Greece. Real estate property owners must pay any tax accrued from their acquisition, including property tax and rental income tax.

Countries that have a double taxation treaty with Greece:

Albania	Armenia	Austria	Azerbaijan	Belgium	Bosnia and Herzegovina	Bulgaria
Canada	China	Croatia	Cyprus	Czech Republic	Denmark	Egypt
Estonia	Finland	France	Georgia	Germany	Hungary	Iceland
India	Ireland	Israel	Italy	South Korea	Kuwait	Latvia
Lithuania	Luxembourg	Morocco	Mexico	Malta	Moldova	Netherlands
Norway	Poland	Portugal	Qatar	Romania	Russia	Saudi Arabia
San Marino	Serbia	Slovakia	Slovenia	South Africa	Sweden	Spain
Switzerland	Turkey	Tunisia	Ukraine	United Arab Emirates	United Kingdom	United States
Uzbekistan						

Although these tax benefits for part-time residents are alluring, the longer investors spend in the country, the more eligible they become to apply for citizenship by naturalization and acquire Greece’s golden passport. By obtaining permanent residency and establishing continuous domicile in Greece, Golden Visa holders and investors become tax residents and are thus obligated to comply with Greece’s taxation laws.



Income taxation applies to all tax residents in Greece, including Golden Visa holders who have established indefinite residency in the country. This includes taxation on foreign income, such as investments, pensions, and other types of income generated overseas. However, there is a flat seven percent tax rate for the first ten years on all foreign income brought into Greece. Additionally, as previously stated, foreign investors can choose the non-dom tax status, which grants them the option to pay a fixed lump-sum tax fee instead of being subject to the standard tax rates on foreign income.

Aside from property taxation, Greece also has gift and inheritance taxes that residents are subject to based on kinship:

- Category A: For spouses, parents, children, and grandchildren;
- Category B: For siblings, grandparents, great-grandparents, and great-grandchildren;
- Category C: For all other relatives.

To be sure of which tax laws apply to you, it would be advisable to seek consultation from an international migration agency or a local tax lawyer.

Greece Golden Visa Renewal Process:

Permanent residence permits obtained through the Greek Golden Visa have a **five-year validity period and require renewal every five years** while retaining the investment to maintain permanent residency. To renew your Greek residence permit, you must submit specific documents and meet set conditions.

The documents needed to renew Greek Golden Visa residence permits are primarily:

- An application form;
- Four recent colored passport photos;
- A certified copy of all pages of a valid passport;
- A certified copy of your previous permanent residence permit;
- Certified proof of active Greek health insurance;

The Validity of a residence permit for a property owner is five years from the date of application. The residence permit of the family members expires at the same time as the investor, regardless of the date of application.

Relevant authorities may request additional documents for Greece residence permit holders.

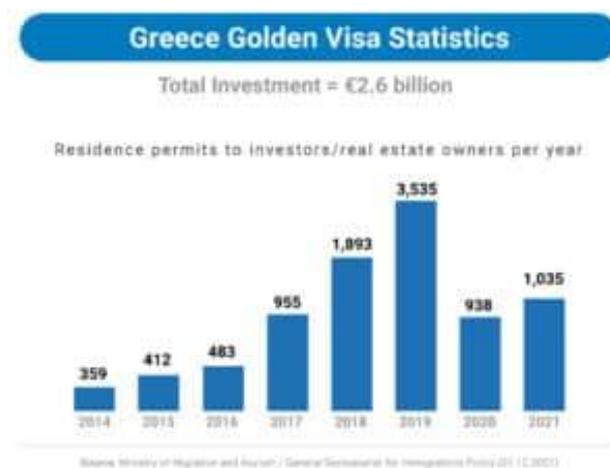
The conditions you will need to meet to renew your Greek Golden Visa residence permit are:

- You remain the full owner of the purchased real estate property, or you maintain your investment
- You've ensured all relevant leases and contracts are still valid and abide by government requirements



Greece Golden Visa Statistics

The Golden Visa in Greece is **one of Europe's most** competitive Golden Visas, seeing incremental growth over the years due to its many alluring benefits. In 2022, 28,767 Golden Visas were granted to investors and their families. This resulted in an economic boom in Greece, providing the nation with over €2.6 billion worth of income from foreign investment.



Among the numerous nationalities participating in Greece's Golden Visa program, the country witnessed the most engagement from:

- **China:** 6,405 applicants
- **Turkey:** 618 applicants
- **Russia:** 596 applicants
- **Lebanon:** 304 applicants
- **Egypt:** 250 applicants
- **Iran:** 194 applicants
- **Iraq:** 135 applicants
- **Ukraine:** 112 applicants
- **USA:** 103 applicants
- **Jordan:** 86 applicants

Frequently Asked Questions about the Greece Golden Visa

Can I buy Greek citizenship?

You cannot buy Greek citizenship, and the Golden Visa Greece citizenship pathway requires the standard period of naturalization. While Greece immigration by investment does not lead to citizenship directly, citizenship by naturalization is possible after living in Greece for seven years. Additionally, to obtain Greek citizenship, you must have spent a minimum of 183 per year in the country and be a registered tax resident during those seven years, pass a Greek citizenship and Greek language test, and show a genuine connection to the nation. Provided you fulfill these criteria, you become eligible for a Greek passport.

What is the Golden Visa scheme in Greece?

The Golden Visa in Greece is a European residency by investment scheme whereby non-EU/EEA citizens are granted legal residence in return for a qualifying investment in the nation. The investment usually comes in the form of real estate, shares of a Greek company, or an investment in public debt.

What are the benefits of applying to the investment program?

Key benefits include the chance to live in Greece indefinitely through a residence permit eligible for renewal every five years. The program provides:

- Visa-free access to the European Union.
- Relocation of your entire family to Greece.
- Owning real estate property with the opportunity to rent it out and gain back returns.

The country also has numerous double tax treaties, and Golden Visa holders have the option to acquire non-dom status, allowing them to avoid Greece's progressive tax rates by paying an annual lump-sum tax.

Are there any restrictions in place for purchasing real estate in Greece?

At present, there are no restrictions in place for purchasing real estate. Unlike some Golden Visa countries, Golden Visa Greece property hotspots and all types of properties are available to foreigners in all regions of Greece. Investing in Greek property for residency requires a qualifying real estate investment of €250,000.

The minimum investment sum is €500,000 for real estate investments in northern and central provinces, the South Athens Attica region, and the municipalities of Thessaloniki, Mykonos, and Santorini. The Greek

Golden Visa real estate options include an outright purchase or a ten-year lease of hospitality accommodation.

How long does it take to get my Golden Visa?

The average processing time for a Greece Golden Visa is three to five months. Once your application has been approved, it usually takes about 2 months to receive your residence permit.

Do I have to go to Greece for my application?

You don't need to visit Greece before or during the Greek Golden Visa application process. However, you will need to go to Greece to submit your biometric data once your visa has been approved to receive your residence card permit.

What family members can I include when applying for a Golden Visa?

Third-country nationals seeking family eligibility for the Greece Golden Visa applications can include their spouse, unmarried dependent children under age 21, children of the spouse under age 21, and the primary applicant/spouse's parents and grandparents. Essentially, the visa program extends to the entire family.

Can I work in Greece with a Golden Visa?

The Greece Golden Visa does not include automatic work rights. Golden Visa holders must obtain a separate work permit to be eligible for employment in Greece.

Is Greek citizenship possible?

Obtaining Greek citizenship is only possible through naturalization. This requires that applicants maintain continuous residence in Greece for at least seven years with 183 days of physical residency every year. Applicants must also pass a Greek language proficiency test to fluency level.

The Greece Golden Visa allows one to reside in the country for the necessary duration to become eligible for naturalization.

Can I retire in Greece after Brexit?

Following Brexit, British expats now follow non-EU/EEA procedures to apply for Golden Visas. However, British passport holders can stay in Greece for up to three months without requiring a visa. Before their travel permit expires, they must apply for legal residency.

Is it necessary to hire a lawyer to collect all documents?

It is recommended to hire a lawyer to ensure that you have all the necessary documents per Greek immigration law and the requirements set by the relative Greek authorities.

Can a non-EU investor travel to other countries within the EU with the Greek permit granted to real estate owners?

The permanent residence permit granted to non-EU citizens who qualified for the Greece Golden Visa program through real estate investment provides visa-free access to European countries in the EU and within Europe's Schengen zone.

Can the investor buy commercial property? Or a combination of commercial and residential properties or land?

The law in Greece states that at least €250,000 must be the stated price on the purchase contract; it does not distinguish between commercial and residential properties except for through the lease route.

Purchases in northern and central provinces, the South Athens Attica region, and the municipalities of Thessaloniki, Mykonos, and Santorini have a minimum investment amount of €500,000. Please note that it's only allowed to invest through the purchase of one property in these areas. It can be either commercial or residential properties, but it is not possible to combine both.

Can Americans apply for a Golden Visa in Greece?

Citizens of the United States are among those eligible to apply for Golden Visas in Greece. Many Americans living in Greece have already benefitted from this immigration investment scheme.

Are there any restrictions on selling the property purchased for a Golden Visa?

Buyers who purchase property through Greek Golden Visa real estate agents are free to recoup their investment at any time. However, a property purchased to obtain a Golden Visa in Greece must be held for the duration of the visa's validity to maintain a Greek residency permit.

Golden Visa holders who choose to sell their qualifying real estate investment may be able to maintain their Golden Visas if the property was sold to purchase a new property of equal value. However, oversight from a lawyer and other measures may be imposed in this circumstance.

How can you get Greek citizenship by investment?

Citizenship by investment is not a division of the Greek Golden Visa program. You can only acquire permanent residency in Greece through private or commercial property investment or engaging in the country's economy with a substantial contribution.

You cannot directly pursue Greece citizenship by investment; however, you may apply for citizenship by naturalization after seven years of lawfully residing in Greece and fulfilling residency and Greek language requirements.

How much do I need to invest in Greece to receive a Golden Visa?

To make a qualifying investment for the Greece Golden Visa, you'll need to purchase real estate property for a minimum of €250,000 (or €500,000 in specific areas) or invest a minimum of €500,000 in government bonds or capital shares. The most expensive investment option is an €800,000 purchase of shares or corporate bonds.

Can you get a mortgage for a Golden Visa?

You can get a mortgage to buy a property through the Greece immigration investment program, provided the mortgage does not cover the required minimum investment amount. Golden Visa applicants must finance the qualifying investment entirely from overseas funds.

Are unmarried partners entitled to Golden Visas in Greece?

Greece Golden Visas for family members does not extend to unmarried partners or cohabiting couples, except if they enter into a cohabitation agreement in Greece or their origin country, depending on their nationality. This option needs to be analyzed case by case.

Is it possible to rent the real estate property to third parties?

Third-country nationals who have obtained Greek Golden Visas by purchasing real estate are legally permitted to rent out their property to third parties while maintaining their visa status.

Who is eligible for Greek Golden Visa?

To qualify for the Greek Golden Visa, you must:

- Be over the age of 18 at the time of application;
- Have no criminal record;
- Make a significant investment as stipulated by the Greek government and provide proof of the respective financial investment;
- Have a Greek private health insurance which shall cover all health and safety risks.

How does the Greek Golden Visa cost?

The estimated fee for the Greek Golden Visa, based on €250,000 property investment is €15,832 for the for main applicant and spouse.

Is Greek Golden Visa worth it?

Considered one of the most successful investment programs in Europe, the Greece Golden Visa offers applicants an array of advantages. Some of the program's key benefits include the opportunity to make profitable investments in Greece, EU residency, visa-free travel in Europe, and a pathway to Greek citizenship.

Can I live anywhere in Europe with a Greek Golden Visa?

The residency permit granted through the Golden Visa allows you to legally reside in Greece. It also allows for visa-free travel in Europe's Schengen Zone. The visa is an indirect route for Greek citizenship and passport, which allows holders to legally live anywhere in the European Union.

Why Choose MFG Consultants?

Discover the MFG advantage:

- **Expert Advisors:** With more than 10 years of experience in the Golden Visa market, benefit from a team with in-depth knowledge of the Greek Golden Visa program working close with the best developers in the Greek market that provide eligible and reliable investment options for your application.
- **Tailored Solutions:** Receive personalized guidance tailored to your unique situation.
- **Time Efficiency:** Trust us for a streamlined application process, saving you time and minimizing delays.
- **Transparency:** All fees are clear and detailed, covering the entire process with no hidden costs. The investment options that are presented by our team follow a complete due diligence to make sure the eligibility for the Greek Golden Visa program. At a certain point we promote direct meetings between the developer and the investor, so all decisions are taken with a complete peace of mind.
- **Independent service:** We are not a marketing agency for any projects. You will access all eligible routes for the Golden Visa so you can decide on the best option, and your investment will benefit from the legal due diligence services from the best in the business.
- **An internationally awarded 3 times firm:** Experienced, bilingual, and knowledgeable specialized team with a network of top-ranked trusted partners.

Your Golden Journey Starts Here:

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Golden Visa Greece