

GREECE

Residence permit under the Golden Visa program



Greece

Brief information

INTERMARK
Global

Greece is one of those countries that can offer real estate for everyone. There are large cities with excellent infrastructure and villages on the mainland combining tranquility of suburban life and easy access to all the benefits of civilization.

131.957 SQ.M

Area
95th place in the world

10.482.487

Population
87th place in the world

437 BILLION USD

GPD by PPP
54th place in the world

Mild climate

Temperatures range from 10 to 32°C. Long swimming season - water warms up by May and cools down by mid-November

Capital - Athens

Time zone - UTC+2



Greece

Best Tourist Destination 2024



BEST GREEK ISLANDS 2025

Milos, Paros, Hydra, Sifnos, Santorini, Syros, Folegandros, Crete, Corfu, Naxos



WORLD TRAVEL AWARDS 2024

Greece is the leading destination for travelling in Europe in 2024



GREEK TRAVEL AWARDS 2024

Greece is the best destination for sailing and holiday travelling



WORLD TRAVEL AWARDS 2024

Greece's capital Athens is Europe's best city for holiday travelling in 2024



Greece

Investment attractiveness factors

Greece has historically been characterized by a steady tourist flow. The volume of inbound tourist traffic in 2023 has fully recovered to the level of 2019 (+4%). Tourists from Europe account for the largest share (60%).

Real estate transactions account for the highest share of FDI, with 45% of the total FDI in 2023.

45%

Share of real estate transactions in the total structure of FDI
in Greece in 2023

Greece

Property market

ECONOMIC SITUATION

GDP

2,3% in 2023

Inflation

Decreased to 2,4% in 2024, indicating stabilization of the economy

Unemployment rate

Down to 11,1% in 2023

Real estate sector

Continues to improve from 2018



Greece

Property market

MAIN MARKET SEGMENTS

City centers

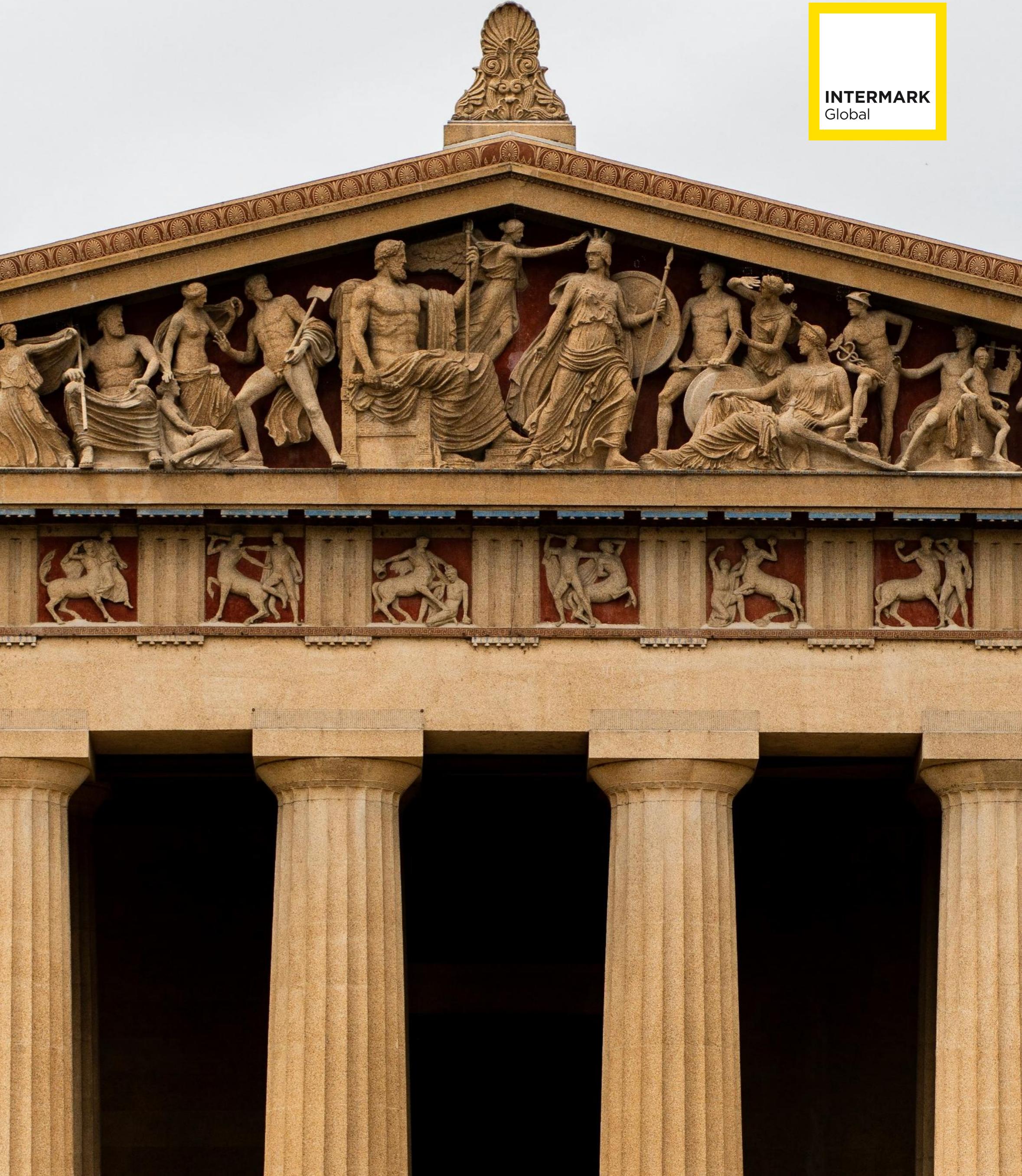
Athens, Piraeus and Thessaloniki lead the way in terms of high-demand property prices

Tourist property

High rates in the Greek islands

Commercial property

Office and retail premises in prestigious areas of the country



Why should you choose Greece?



Travelling in Europe

Just a few hours to the European capitals



Beach holidays

Famous beaches and over 250 days of sunshine days a year



European education

High-quality innovative education



Health care

Available to all in Greece



Ancient history and culture

That you can touch



Greece Residence Permit

FOR INVESTMENT IN PROPERTY

Benefits for investor

- Visa-free travel within the EU
- Residence permit for 5 years with further extension
- Residing in Greece not a requirement

Program participants

- Spouse
- Unmarried children of both spouses under 21 years of age
- Parents of both applicant and spouse

Conditions for obtaining

Investment made into property,
from **250.000 EUR | 400.000 EUR | 800.000 EUR** (depending on
the property type and region chosen)



FROM 5.000 EUR

Legal support

3 - 6 MONTHS

Processing time

Residence permit validity period: up to 5 years, with possible extension upon expiry

Citizenship: after 7 years of residing in Greece for at least 6 months each year

Greece Residence Permit

Regions of investment and minimum investment amount



OPTION 1

800.000 EUR

Minimal investment amount

Attica and Thessaloniki, Mykonos,
Santorini and islands with more
than 3,100 inhabitants

Investment in only one property
from 120 sq.m

OPTION 2

400.000 EUR

Minimal investment amount

The minimum investment for the
most regions of the country

Investment in only one property
from 120 sq.m

OPTION 3

250.000 EUR

Minimal investment amount

When a property is converted from
commercial to residential use or when
restoring a property that falls under the
categories of historic properties, cultural
heritage or special protection.

Investment in only one property
from 120 sq.m

Greece

Statistics of the Golden Visa Program

Greek Golden Visa Law 4251/14 (permanent residence permit investors)

33.501

Residence permits issued for investors and their family members over 10 years (2014-2024)

3,2 BILLION EUR

Total investment amount (approx.)

Which nationalities are most likely to apply for a residence permit in Greece?

-
- China - 9,130 residence permits
 - Turkey - 1,346 residence permits
 - Russia - 648 residence permits
 - Lebanon - 807 residence permits
 - Iran - 624 residence permits
 - Egypt - 529 residence permits

Greece Residence Permit

Main advantages

- › **Visa-free travel to Schengen countries**
- › Issued **for 5 years** with possibility of renewal
- › No Greek language knowledge requirements
- › Free education for children in public schools and universities
- › There is no need to stay permanently in Greece
- › **Participation of 3 generations of your family**, incl. children under 21 years of age
- › **No requirements for the origin of funds**
- › **Possibility of remote purchase of the property**
- › Right to conduct business in Greece
- › Possibility to rent out the property

Documents required for obtaining the residence permit



- Application for the residence permit, in 3 copies
- 4 recent color passport photos
- Digital signature sample
- Certified copy of passport with a valid visa | similar document
- Receipts for fees and charges (approximately 2000 EUR per person)
- Medical insurance valid in Greece
- A copy of the real estate sale and purchase agreement
- Certificates from the Land Registry on agreement registration



Requirements to the main applicant

- › To be over 18 years of age
- › **To own real estate in Greece**
- › To have no criminal record
- › To have medical insurance
- › Not to be an EU citizen

Procedure for obtaining Greece Residence Permit

- Choosing real estate
- Property viewing
- Documents preparation
- Providing biometrics in Greece
- Submitting the documents and awaiting approval
- Payment & Receiving a residence permit card

1

7 - 14 DAYS

We will offer you a portfolio of real estate for pre-selection according to your wishes: region, number of rooms, infrastructure

Procedure for obtaining Greece Residence Permit

Choosing real estate

➤ Property viewing

Documents preparation

Providing biometrics in Greece

Submitting the documents and awaiting approval

Payment & Receiving a residence permit card

2

3 - 5 DAYS

We will arrange a trip to Greece accompanied by our specialist, or you can choose property remotely. Our lawyer will support the deal and certify the necessary documents and forms

Procedure for obtaining Greece Residence Permit

Choosing real estate

Property viewing

➤ Documents preparation

Providing biometrics in Greece

Submitting the documents and awaiting approval

Payment & Receiving a residence permit card

3

7 DAYS

We prepare documents for applying for residence permit in Greece. We translate all documents into Greek, notarize and apostille them

Procedure for obtaining Greece Residence Permit

Choosing real estate

Property viewing

Documents preparation

▶ Providing biometrics in Greece

Submitting the documents and awaiting approval

Payment & Receiving a residence permit card

4

1 DAY

You will visit the Biometrics Program Department,
accompanied by our specialist

Procedure for obtaining Greece Residence Permit

Choosing real estate

Property viewing

Documents preparation

Providing biometrics in Greece

➤ Submitting the documents and awaiting approval

Payment & Receiving a residence permit card

5

60 DAYS

We handle all further matters related to the submission
of documents

Procedure for obtaining Greece Residence Permit

Choosing real estate

Property viewing

Documents preparation

Providing biometrics in Greece

Submitting the documents and awaiting approval

➤ Payment & Receiving a residence permit card

6

60 DAYS

Your personal presence when receiving the permits is not required. Our lawyer can receive them for you and send them to an address of your choice

Why should you invest in Greece now?

-  Market recovery and revitalization
-  Competitive profitability
-  A favorable time for foreign investments
-  Capital growth potential
-  Attractive and political economic reforms
-  The golden visa program is in demand among investors from non-EU countries





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