

# SLOVENIA

Available options for obtaining Residence permit and Citizenship



# Slovenia

## Brief Background

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Slovenia is a small country in Central Europe bordered by Italy to the west, Austria to the north, Hungary to the east, and Croatia to the south. It is known for its mountains, lakes, caves and coastal resorts on the Adriatic Sea.

**20.271 SQ.KM**

Total Area  
150<sup>th</sup> in the world

**2.089.000**

Population  
145<sup>th</sup> in the world

**117 BILLION USD**

GDP based on PPP  
97<sup>th</sup> in the world

### Slovenia – a resort country

Plenty of opportunities for outdoor activities. Snowy mountain tops, forests, sea, caves, extreme sports and quiet cosy cities

### Ljubljana – the capital city

Time zone - UTC+2



# Slovenia

## Figures and Facts

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Slovenia today is a stable and prosperous country, with a mentality oriented towards Austria and Germany



**27<sup>TH</sup> POSITION**

In the Global Prosperity Index

**1.8 %**

Inflation rate

**51.282 USD**

GDP based on PPP per capita  
50th in the world

# Advantages of Slovenian residence permit



## Residence Permit for the entire family

The residence permit is also granted to the applicant's spouse, children under 18, and parents (for certain options, family reunification is possible after one year)



## Visa-Free access to Schengen Area

Visa-free travel to Schengen area member countries



## European education

Several large universities, including the University of Ljubljana, one of the largest universities in Europe



## Actual residency not required

An actual stay period in the country is not required for residence permit renewal



# Advantages of Slovenian residence permit



## Possibility for obtaining citizenship

After 3 years through an expedited process or after 10 years through naturalization upon actual residence



## Favourable environmental conditions

One of the most environment-friendly countries in the world, ranked 12th out of 163 countries in the Good Country Index



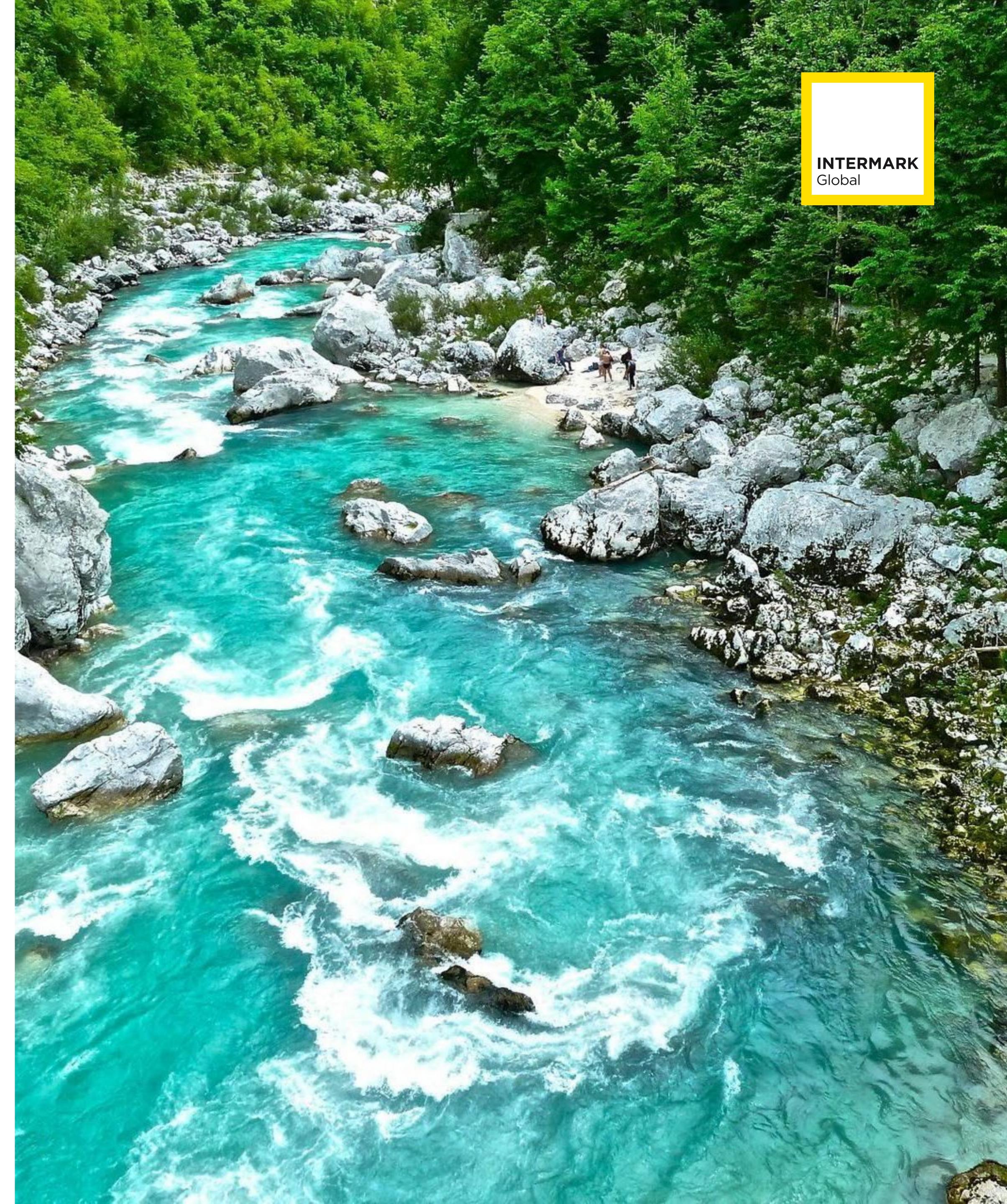
## Scenic nature

The country is famous for its diverse landscapes, particularly mountains and lakes



## High quality of life and security level

Ranked 8th among the most peaceful countries in the world in the 2023 Global Peace Index



# Available options for obtaining the Slovenian residence permit

## Establishing a company with right to work



20.000 EUR  
Legal support

4 - 6 MONTHS  
Processing time

## Business Immigration (Blue Card)



20.000 EUR  
Legal support

2 - 3 MONTHS  
Processing time

## Real Estate Investment



Residence permit granted on the basis of  
acquisition of a real estate property

## Family Reunification



10.000 EUR  
Legal support

1 - 2 MONTHS  
Processing time

# Slovenia Residence Permit

## BUSINESS IMMIGRATION (BLUE CARD)

### Benefits for applicant

- Visa-free travel throughout the Schengen area
- A residence permit valid for the duration of the contract, typically 2-4 years

### Program participants

- Applicant's spouse
- Children under 18 or financially dependent children
- Applicants' parents

### Conditions for obtaining

- A diploma of secondary or higher education with a specialist or master's degree (at least 5 years of study)
- At least 3 years of work experience in the relevant field
- A contract with a company in Slovenia offering a salary 1.5 times higher than the market average (not less than 3.600 EUR per month)



FROM **20.000** EUR

Legal support

**2 - 3** MONTHS

Processing time

Citizenship: after 10 years of permanent residence in Slovenia



# Slovenian Residence Permit

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## BUSINESS IMMIGRATION (BLUE CARD)

The EU Blue Card is a residence permit with work rights granted to highly qualified foreign nationals who are not EU citizens.

The main requirement for obtaining the Blue Card is having higher education specifically in a high-demand profession.

The easiest way to get this type of residence permit is to establish a company in Slovenia and employ yourself in your company based on your higher education degree.

### Validity

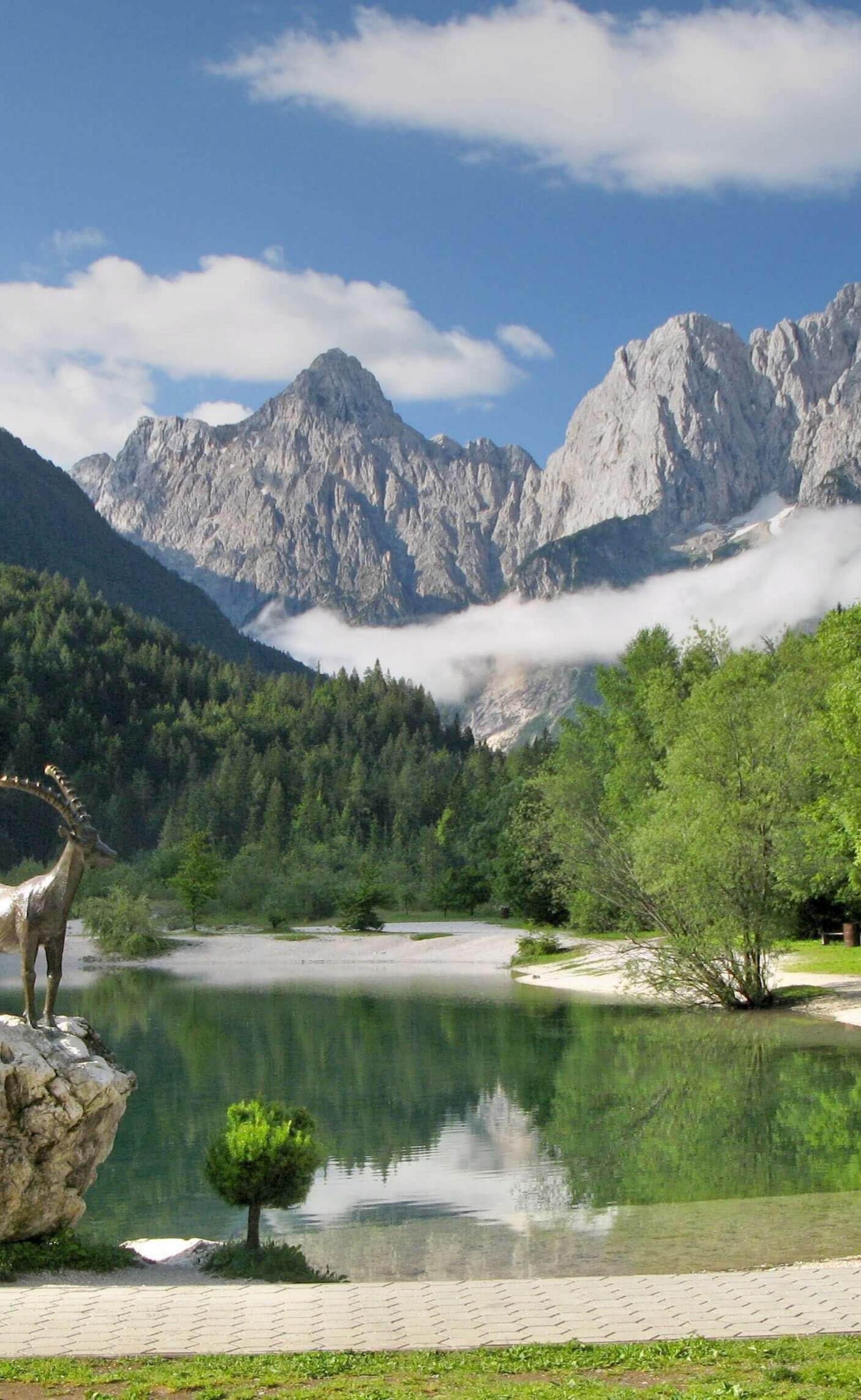


It is issued for an initial period of 2 years (while a standard residence permit is typically issued for 1 year), with the option to extend it for an additional 3 years

### Fast family reunification



A Blue Card holder can reunify with their family immediately, whereas a standard residence permit holder can do so only after 2 years



# Slovenian Residence Permit

## BUSINESS IMMIGRATION (BLUE CARD)

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### Key Requirements

#### Relevant education

A Blue Card candidate must have relevant education in their field and the corresponding work experience

#### High salary-based income

As of 2025, the salary must not be less than 3.600 EUR a month

#### Qualification verification

Documents proving your qualifications as a highly skilled professional, such as recommendation letters and certificates, are required

# Slovenia Residence Permit

ESTABLISHING A COMPANY WITH THE RIGHT TO WORK

## Benefits for applicant

- Visa-free travel throughout the Schengen area
- A residence permit initially valid for 1 year with the option to extend for additional 2 years

## Program participants

- Applicant's spouse
- Children under 18 or financially dependent children
- Applicants' parents

## Conditions for obtaining

- Business immigration to Slovenia. This involves obtaining a residence permit
- based on employment in your own Slovenian company.
- A diploma of secondary or higher education
- An employment contract with a Slovenian company offering a monthly salary of at least 1.400 EUR



FROM **20.000** EUR

Legal support

**4 - 6 MONTHS**

Processing time

Citizenship: after 10 years of permanent residence in Slovenia



# Slovenia Residence Permit

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## ESTABLISHING A COMPANY WITH THE RIGHT TO WORK

### 1st Stage: Company registration

- 1 ● Establish a company in Slovenia according to the chosen form of organization
- 2 ● Complete registration with the tax authorities and obtain a tax identification number
- 3 ● Open a bank account and deposit the minimum required share capital (at least 7.500 EUR)
- 4 ● Submit the documents to the Employment fund

# Slovenia Residence Permit

ESTABLISHING A COMPANY WITH THE RIGHT TO WORK

## 2nd Stage

### Submitting documents to apply for the residence permit

- Preparing the set of required documents
- Submission of biometric data at the Slovenian embassy in the applicant's country of residence

## 3rd Stage

### Obtaining the residence permit

- Booking an appointment at the Slovenian embassy and obtaining the residence permit card (personal presence is required). The residence permit card is issued either in Slovenia or in the applicant's country of residence
- Arrival in Slovenia and completing registration at the place of residence



# Slovenia Residence Permit

BUSINESS IMMIGRATION (BLUE CARD) AND ESTABLISHING A COMPANY WITH THE RIGHT TO WORK



## RESIDENCE PERMIT OBTAINMENT PROCESS

**1**

**Preparing all documents**

15 - 45 DAYS

**2**

**Company establishment**

7 - 70 DAYS

**3**

**Applying for the residence permit**

90 - 180 DAYS

**4**

**Obtaining the residence permit**

7 - 14 DAYS

Preparing the documents, signing the contract

Company registration, obtaining approval from the Slovenian employment fund

Preparation and submission of documents for the residence permit for the main applicant

Invitation to the Slovenian embassy for the residence permit issuance

# Slovenia Residence Permit



BUSINESS IMMIGRATION (BLUE CARD) AND ESTABLISHING A COMPANY WITH THE RIGHT TO WORK



## Minimum company's share capital

7.500 EUR

The company can freely manage its funds (except for withdrawals from the account)

- Salary payments
- Purchase of fixed assets
- Payment for goods and services



## Monthly company expenses

1.000 EUR PER MONTH

Mandatory monthly company expenses

- Contributions based on the minimum wage – approximately 500 EUR
- Legal address, accounting, and banking services – approximately 400 EUR



# Documents required for obtaining a residence permit in Slovenia

-  Passport
-  National ID
-  Tax registration certificate (identification number)
-  Certificate of no tax arrears with apostille
-  No-criminal record certificate with apostille
-  Notarized copy of the diploma
-  Health insurance (coverage amount 35.000 EUR)

# Slovenia Residence Permit

## FAMILY REUNIFICATION

### Benefits for applicant

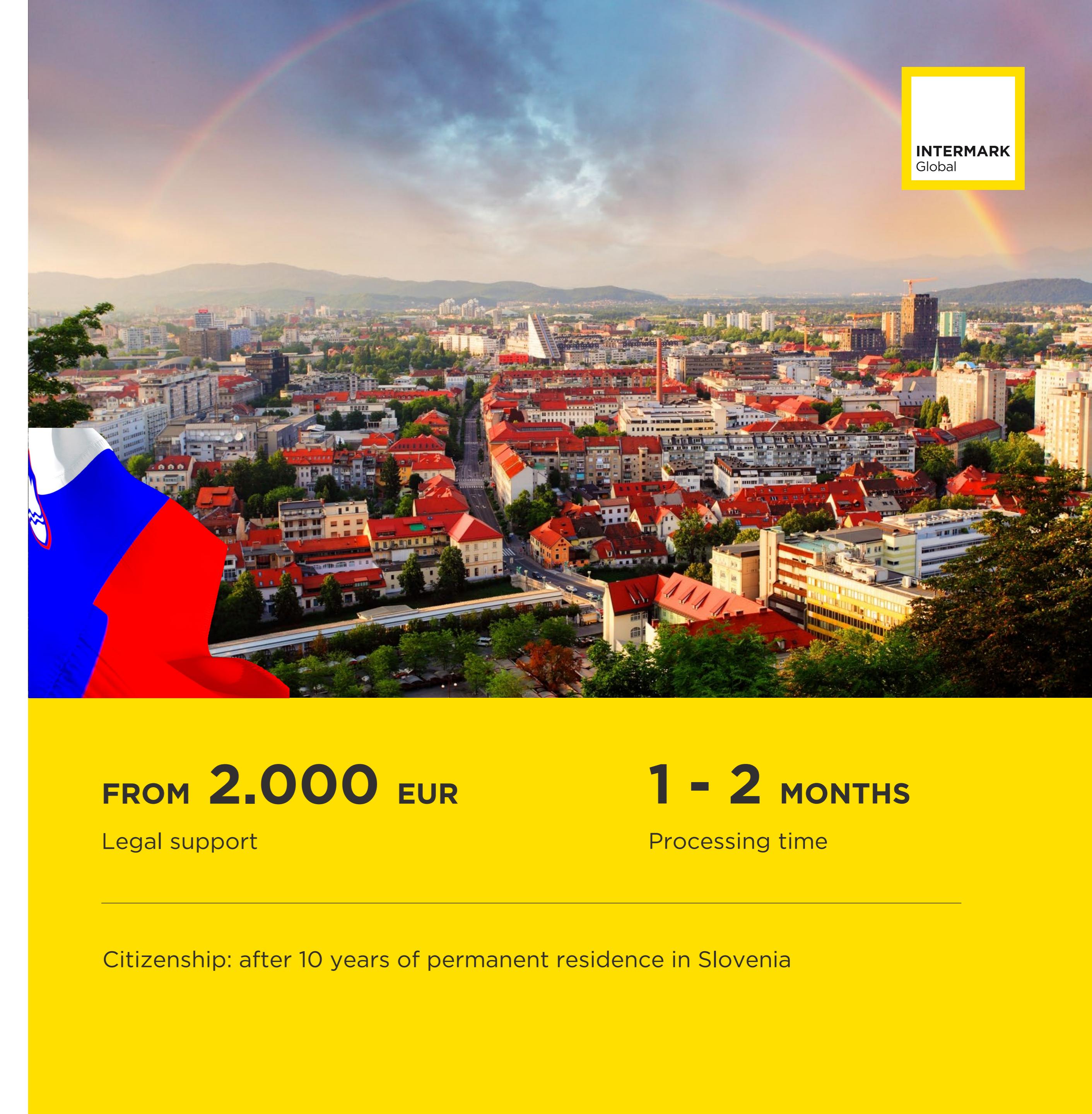
- Visa-free travel throughout the Schengen area
- A residence permit valid for 1 year

### Program participants

- Applicant's spouse
- Children under 18 or financially dependent children
- Applicants' parents

### Requirements for obtaining

Financial standing of the applicant for family reunification



**FROM 2.000 EUR**

Legal support

**1 - 2 MONTHS**

Processing time

Citizenship: after 10 years of permanent residence in Slovenia

# Slovenia Residence Permit

## FAMILY REUNIFICATION

For this type of residence permit, the foreign spouse of a Slovenian citizen and minor children are eligible

## AFTER 1 YEAR

According to the new legislation, family reunification is possible one year after you obtain your first residence permit

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**Children** can obtain a residence permit based on enrolment in a school, gymnasium, or university (kindergartens are not included in this program)

**Immediate reunification** with children is possible if both parents hold a residence permit

**Spouse** can obtain a residence permit based on enrolment in a university, college, or bachelor's degree programs

**When obtaining the Blue Card, the entire family is eligible for immediate reunification following the card's issuance**

# From residence permit to Slovenian citizenship

## 1 - 2 YEARS

The validity period of a residence permit depending on the chosen option, with the possibility of extension

## AFTER 5 YEARS

Of actual residence in the country as a residence permit holder, it's possible to apply for and obtain the permanent residence permit

## AFTER 10 YEARS

Citizenship can be obtained through naturalization, and for that, you need to have permanent residency status.

It is possible to obtain expedited citizenship after 3 years (in return for invaluable contributions to the development of the country, starting and running a business in the country).



# Slovenia Residence Permit by investment

Those applicants who resides in one of the OECD (Organisation for Economic Co-operation and Development) member countries can obtain a residence permit in Slovenia based on the purchase of real estate.

- Australia
- Costa Rica
- Japan
- Switzerland
- Canada
- EU countries
- Mexico
- Turkey
- Chile
- Iceland
- New Zealand
- UK
- Colombia
- Israel
- South Korea
- USA

**11.000** EUR | SQ.M

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Prices in new buildings at the best locations

**4.500** EUR | SQ.M

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Average price in Ljubljana in the secondary market



# Catalogue of real estate options in Slovenia



## OFFER NO. 1

# Retail Park in the north-east of Slovenia

# 2.300.000 - 2.500.000 EUR

Price range depending on the chosen option



1.335 SQ.M

Area of the complex



7.0 - 7.57%

Yield

4 units with a total area of 1,012 sq.m are rented, generating an annual income of 158.700 EUR. 2 units with a total area of 323 sq.m can potentially generate 30.500 EUR annually

### Option no. 1. Retail Park - 6 units with a total area of 1,335 M2

4 of which have rental agreements. Offered at 2.5 million EUR. Potential annual rent: 189.272 EUR. Yield: 7.57%

### Option no. 2. A share in a common pool, with tenants

Annual rent: 158.759 EUR. Offered at 2.3 million EUR. Yield: 7%. The buyer obtains the right of the first refusal for the remaining 2 units



OFFER NO. 2

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## Commercial office premises in the centre of Ljubljana

# 2.100.000 EUR

Starting price



1.024 SQ.M

Area of the complex



8.0%

Yield

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A commercial property in the centre of Ljubljana | High-yield investment property. Office space covering 1,024 sq.m in the heart of Ljubljana's business district.

Annual rental income of approximately 195.000 EUR, resulting in a yield of over 8%.



OFFER NO. 3

**Apartments in an exclusive residential building in a premium location**

**900.000 EUR**

Starting price



151 SQ.M  
3BR - apartments



3.200 EUR  
Monthly income

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Living area: 101 m<sup>2</sup> / Terraces: 33 sq.m

Parking space: 12 sq.m

Storage room: 5 sq.m

Apartment fitted with 2 bathrooms.

Neighbours are prominent upper-class Slovenians.

Rental potential: 3.200 EUR per month.



OFFER NO. 4

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## Elegant 4-star hotel in the centre of Ljubljana

**6.500.000 EUR**

Starting price

1.550 SQ.M  
Area of the hotel

96.000 EUR  
Monthly income

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Opened in 2011.

Location: a few steps away from the historic Old Town and the key city institutions. The hotel is the result of an impressive transformation, meticulously converted from a 1930's residential building into a modern masterpiece.

Amenities: conference rooms, restaurant, fitness centre

Number of rooms: 26

Average annual occupancy: 85% / Average room rate: 145 EUR Details available after signing NDA and POF.



OFFER NO. 5

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## Elegant apartment with views in the centre of Ljubljana

# 560.000 EUR

Starting price



120 SQ.M

Area of the apartment

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An apartment with designer renovation in a well-maintained modern building. Stunning views of the Castle and the Alps in the centre of Ljubljana.

The apartment consists of an entrance hall, a walk-in wardrobe, a spacious living room with a kitchen and dining area, a bedroom, a relaxation area with a fireplace, an office with access to a glazed loggia and an open balcony, a bathroom with a bathtub, and another room (bedroom) with its own bathroom fitted with a shower.

In the basement there's a 13 sq.m storage room and one parking space in the underground garage.

# SLOVENIA



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