

Tilios, Tachtatzi & Co.

Law Office



# GREEK GOLDEN VISA PROGRAM

Unlock your European dream



# The Golden Visa Program

The Greek Golden Visa Program is a pathway for obtaining Greek residency permit by investing in real estate in Greece, Greek government bonds or equity in Greek companies.





# Investment Options

**Real Estate Investment:** The most common route is investing in Greek property. As from April 2024, the minimum investment amount is set at **€400,000** for most areas, but it is **€800,000** in certain regions. With regard to the transitional period, investors may apply under the current €250,000 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.

**Other Investments:** Apart from real estate, you can also invest in **Greek government bonds** or **equity in Greek companies**. The minimum investment for these options is **€500,000**.



# Eligibility Criteria

- Any non-EU citizen can apply for the Greek Golden Visa (Resident Permit by Investment).
- You must be at least 18 years old.
- You should have a clean criminal record.
- The program extends to spouses, dependent children, and even parents and parents in law of the main applicant.

It is important to consult with your legal advisor or immigration specialist to ensure you meet all the criteria and understand the process thoroughly.



# Application Process

We will assist the applicant through the whole procedure. The procedure that we have to follow, if you have already purchased or you intend to purchase a property in Greece, is the following:





# Application Process

**Obtain a Greek Tax Identification Number :** The applicant will obtain a Greek tax identification number. In Greek it is called AFM. Your legal representative will assist you with the procedure without you needing to visit Greece. All necessary actions can be handled visiting the Consulate in your country.

**Open a bank account in Greece :** After obtaining the Greek Tax Identification Number, a bank account in Greece can be opened. This can also be done through your legal representatives. It will be through this account that payment of your investment will be made. Although, for real estate investment, money transfer can be performed from a foreign bank to the seller of the property, a bank account in a Greek bank is mandatory in order to proceed with tax payments, utilities payments etc.



# Application Process

**Collect the required documentation for the main applicant and dependents :** All the required documents to be included in the application will be gathered.

**Move on with the investment :** This investment can be of financial or real estate nature. To invest in real estate, the investor chooses the property he/ she would like to buy, due diligence is performed by the lawyers and the contract is signed. It is advisable at this stage the supporting information in relation to the source of funds to be provided so that they are communicated to the bank that will receive the wiring transfer.



# Application Process

**Apply for residence permit in Greece (Golden Visa) :** Once you have completed the investment, the application process for the residence permit for the main applicant and dependents can be commenced. In order to submit your biometrics (photograph and fingerprints) to the relevant authorities your presence in Greece is required.

**Receive your residence permit :** The residence permit will be valid for five years and is subject to renewal.





# Our Services

We are pleased to assist and provide legal support and assistance to non-EU investors in receiving a Greek (EU) Residence Permit by real estate acquisition. Our services with regard to the acquisition of the Greek Golden Visa include:

**Property Selection:** Choose a property that meets the investment criteria.

**Sale Transaction:** Complete the property purchase.

**Bank Account Opening:** Open a bank account in Greece.

**Tax Identification Number (TIN) Issuance:** Obtain a TIN.

**Land Registry Check:** Verify property details with the Land Registry and perform due diligence.



# Our Services

**Contract Supervision:** Ensure proper contract execution.

**Registration of Property:** Officially register the property.

**Tax Report:** Prepare necessary tax documentation.

**Residence Permit Application:** Apply for the Golden Visa.

**Biometrics Appointment:** Book an appointment for biometric data.

**Permanent Permit Delivery:** Collect your permanent residency permit.

**Asset Management and Real Estate support :** We can provide Asset Management and Real Estate support with regard to the investment.



# Why Greece ?

Whether you seek adventure,  
a slower pace of life,  
or a blend of history and natural beauty,  
Greece offers a compelling destination





# Why Greece ?

**Natural Beauty:** Greece boasts stunning landscapes, ancient historical sites, and picturesque islands in Aegean and Ionian Sea.

**Quality of Life and Mediterranean Lifestyle:** The overall quality of life is high, especially for expats earning above average income. Compared to some other European countries, living costs are quite reasonable. Enjoy a relaxed lifestyle, delicious cuisine, and warm climate.

**Cultural Heritage:** Greece's rich history, art, and culture offer a unique experience.

**Gateway to Europe:** Greece's location makes it a gateway to the Schengen area, allowing easy travel across Europe.



# Why Greece ?

**Healthcare:** Greece has a well-developed healthcare system for you and your loved ones.

**Education:** Good domestic and international educational institutions are available for families with children.

**No Minimum Stay Requirement:** Unlike some other programs, there's no need to spend a specific amount of time in Greece to maintain your residency.

**Family Inclusion:** Your family members can also obtain residency under the same application.



# Why Thessaly ?



Thessaly occupies the east side of the Pindus mountain range, extending south, from Macedonia to the Aegean Sea.

The easternmost side of Thessaly extends southeastward from Mount Olympus along the Aegean coast, terminating in the Magnesia Peninsula that envelops the Pagasetic Gulf, and forms an inlet of the Aegean Sea.



# Why Thessaly ?

Thessaly offers a unique combination of mountain, seaside and plain areas. **Mountain Olympus**, the residence of the Gods, Mount Pelion, the home of Centaurs, overlooking the town of Volos, a long coastline with many seaside villages, Meteora Rocks, Tempi Valley where Penios river flows and Vasilitsa snow resort





# Why Thessaly ? Why Larissa ?

Especially **Larissa**, the capital and largest city of the Thessaly region, offers a mix of historical significance, natural beauty, and modern amenities. Larissa is a very youthful and live city, with many cafés, restaurants and taverns, City's center is full of squares, roads paved for pedestrians, and a very active commercial life. Easy living finds it's meaning here.





# Why Thessaly ? Why Larissa ?

And there is much more in **Larissa** :

Larissa's **industrial sector** contributes to the local economy. It's also a commercial hub, with markets, shops, and businesses.

Larissa hosts **educational institutions**, including universities and schools. Students and academics benefit from the city's learning opportunities. International school is also available.

Larissa is home to the General University Hospital of Larissa, which serves as a vital medical institution in the region. Additionally there is General Hospital of Larissa which provides **healthcare services** to the community.





# Why Thessaly ? Why Larissa ?

The city is well-connected by road and rail. It serves as a national **transport hub**, linking to the port of Volos, Thessaloniki, and Athens. This accessibility makes it convenient for travel and business.

Since Thessaly is located in the center of Greece, **travelling opportunities** are appealing. Traveling west Metsovo, Ioannina Parga and Corfu are favorite destinations. Pieria, Thessaloniki Asprovalta, Kavala and Macedonian ancient sites lie north. If you travel south you will reach Athens and then you can enter Peloponnese touring through picturesque mountains and sunny beaches.





# Why Thessaly ?

Thessaly, located in the northern part of Greece, offers a variety of **real estate opportunities**. Whether you're interested in apartments, houses, or land, there are options to suit different preferences.

**And the most important aspect :**

**minimum investment in Thessaly is 400.000€.**

**Thessaly** boasts some of Greece's best apartments for sale. You'll find luxury dwellings with stunning views along the beautiful Aegean Sea coastline. From modern condos with beachfront balconies to stylish villas nestled in picturesque mountain hamlets. If you prefer city life, **Larissa**, offers residential properties for sale. Whether you're looking for an apartment, a house, or land, you'll find a place to call home in this vibrant municipality.



# Contact Information



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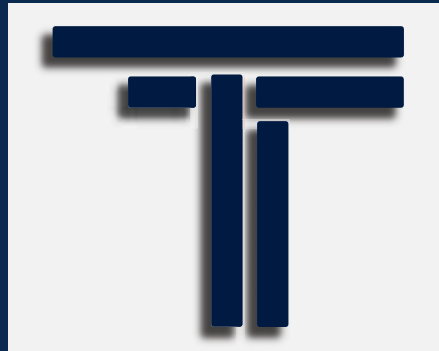


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