

[machas-partners.com](http://machas-partners.com)



Machas & Partners  
Law Firm

# Greek Golden Visa

Invest in Greece, secure  
a future in Europe with your  
trusted Legal Advisor

Introduced by the Greek Government in 2013 to attract foreign investment in Greece, the Golden Visa Program has gained global recognition as an exceptional residency-by-investment opportunity, appealing to non E.U. citizens seeking to secure a foothold in Europe.



## Our Services

Machas & Partners brings you to Greece with the support of a trusted legal advisor that will safely guide you through a world of opportunities.

## Our team of experts offers

End-to-end legal support for the Real Estate acquisition: From selecting the property to finalizing the cadastral registration of ownership rights (indicatively legal due diligence, negotiations, transactional documents, execution of notarial deeds, registration with the Land Registry & the Cadastral Offices), as well as for Financial Investments, from reviewing the eligibility of the investment to its completion (indicatively due diligence, communication with institutions/corporations, transactional documents, monitoring the certification process regarding the completion and retention of your investment).

End-to-end legal support for the Golden Visa: Assistance from the execution of the required Power of Attorney to receiving your permanent residence permit card (indicatively issuance of Greek Tax ID, Greek bank account opening, translation and legalization of documents, collection of all required documentation and submission of the Golden Visa application, assistance in the biometric data provision, monitoring the Golden Visa issuance process, receipt of the residence permit issued in your name).



## A. Real Estate Investment

### Requirements

**Real Estate investment of at least €250,000\*** individually or through a legal entity.

- Purchase of real estate property (**residential or commercial**)
  - Property development
  - Lease agreement for hotel accommodations or furnished tourist residences (min. 10 years)
  - Timeshare lease agreement for the use of tourist accommodations
  - Acquisition through inheritance or parental donation (min. tax value of €250,000)
- **Investment Thresholds:**
- **Minimum investment of €250,000** all over Greece, in a commercial property (e.g. office spaces) to be converted for residential use or investment in a listed building, provided that its restoration will follow
  - **Minimum investment of €400,000** in most areas of Greece, in a single property with a minimum surface area of 120 sq.m.
  - **Minimum investment of €800,000** in specific areas of Greece, [i.e. Attica, Thessaloniki, Central Macedonia, Mykonos, Santorini and other islands with sizable populations (>3,100)] in a single property with a minimum surface area of 120 sq.m.



## B. Financial Investment

- **Fixed - Term deposit** of at least **€500,000**, to a Greek credit institution, for at least one year, with a standing renewal order
- **Capital contribution of at least €500,000 to a company that has its registered office or establishment in Greece** (except for Portfolio Investment Companies and Real Estate Investment Companies), for the acquisition of shares in a share capital increase or bonds, that are, at the time of issue, admitted for trading on regulated markets or multilateral trading mechanisms operating in Greece
- **Capital contribution, of at least €500,000** for the acquisition of shares **in a share capital increase, to a Real Estate Investment Company (R.E.I.C.)** whose purpose is to invest exclusively in Greece
- **Capital contribution, of at least €500,000** for the acquisition of shares to a **Closed-end Investment Company, or to a Closed-end Mutual Fund**, provided that these Alternative Investment Institutions aim to invest exclusively in companies that have headquarters or establishments in Greece
- **Purchase of Greek Government bonds**, of at least **€500,000** and a residual maturity **of at least 3 years** at the time of purchase, via a credit institution established in Greece, which will also act as the custodian of these bonds
- **Purchase of units or shares of an acquisition value of at least €350,000 in an Alternative Investment Fund**, established in Greece or another EU Member State whose purpose is to invest exclusively in Greece
- **Purchase of shares, corporate bonds or Greek Government bonds, with a minimum value of €800,000, which are admitted for trading or are traded on regulated markets** or multilateral trading mechanisms, operating in Greece
- **Purchase of units** of an acquisition value of at least **€350,000 of a mutual fund**, incorporated in Greece or another country and whose object is to invest exclusively in shares, corporate bonds or Greek Government bonds that are admitted for trading or are traded on regulated markets or multilateral trading mechanisms operating in Greece.

## Eligibility Criteria

Non-EU citizens and their family members

## Duration and Renewal of Residence Permit

- **Permanent** residence permit
- **Renewal every 5 years**, as long as the real estate property or the financial investment remains.

**No Minimum Stay Requirement**

## State Fees

- Main Applicant: €2,000
- Family members / Adults: €150
- Family members / Minors from 13 to 21 yrs old: €150
- Family members / Minors up to 13 yrs old: Not applicable (*no fee*)
- Biometric Data Fee: €16 per applicant

## Application Process

- Submission of an application **remotely\***
- Provision of **biometric data within 1 year** from the application's submission
- Issuance of the residence permit.
- *Presence in Greece is not required neither for the acquisition of the property nor for the application for the GV. Only requirement to come to Greece is after the approval of the GV application, for biometric data provision.*

## Family members

- Spouse / Partner
- Unmarried children under the age of 21 (*renewable until the age of 24*)
- Unmarried children of the applicant's spouse or partner under the age of 21
- Parents
- Parents-in-law

## Key Benefits

- **Visa-Free Travel in the Schengen Zone** (*29 European Countries*)
- **No Minimum Stay Requirement/ No obligation to live in Greece**
- **Family Reunification:** Residency to all family members
- Lowest investment threshold in Europe (*€250,000*) for residency-by-investment programs
- Low State Fees
- **Fast Processing Time:** Approval in up to 4 months
- **Indefinitely Renewable Residence Permit** every 5 years
- Long term stability
- **Rental opportunities / immediate rental income**
- **Free Access to Public Health and Education** for entire family
- Investment opportunities in Greece / EU
- Pathway to **Greek Citizenship & European passport.**

For more information on the ways our experienced team of lawyers can assist you in benefiting from the advantages of the Golden Visa, don't hesitate to contact us: [goldenvisa@machas-partners.com](mailto:goldenvisa@machas-partners.com)

[machas-partners.com](https://machas-partners.com)



**Machas & Partners  
Law Firm**

**Machas & Partners Law Firm**

8, Koumpari str.

Kolonaki, 106 74

Athens, Greece

**T** +30 210 7211100

**E** [info@machas-partners.com](mailto:info@machas-partners.com)

 **Machas & Partners Law Firm**

© 2026 Machas & Partners Law Firm. All rights reserved.

*This publication provides general information and is not intended as a substitute for legal advice.*