



GREECE GOLDEN VISA
Permanent Residency Program



ABOUT US

Karitzis Legal was established in 2007 as a sole proprietorship and was subsequently incorporated as a Lawyers Limited Company in 2012. Throughout the years, it is developed into a full-service law practice with a strong presence in Greece and Cyprus. The firm comprises a team of qualified lawyers, associates, consultants, and paralegals who are committed to delivering legal services to the highest professional standards. Our approach is grounded in integrity, efficiency, and a clear understanding of our clients' objectives, enabling us to provide reliable and effective legal solutions across multiple jurisdictions.

PRACTICE AREAS

- Immigration
- Corporate & Commercial
- Shipping & Maritime
- Litigation & Dispute Resolution
- Property & Real Estate
- Taxation & Tax Residency
- Investment & Financial Management
- Licensing & Regulatory Compliance
- Intellectual Property
- Inheritance, Succession & Trusts

*"For us, **TRUST** is a cornerstone"*

WHY GREECE ?

Strategic Location

- ❖ Direct access to three continents: Situated at the crossroads of Europe, Asia, and Africa.
- ❖ Ideal for business owners and corporate professionals seeking to supply the EU Market or expand their commercial activities.

Attractive Tax Regime

- ❖ The residency in Greece as such does not imply that the investor is a tax resident of the country, if there is no actual residency beyond 183 days per year.
- ❖ Optional Non-Dom regime (most attractive in EU): 15 years fixed tax of €100,000 per year on global income for qualifying high-net-worth individuals.
- ❖ Flat 7% tax rate for foreign pensioners who relocate to Greece.

Competitive Real Estate Market

- ❖ Property prices remain highly competitive compared to other EU countries.
- ❖ Tax exemptions and incentives for investments in real estate development.
- ❖ Reduced Transfer costs as well as the suspension of VAT on newly built properties.
- ❖ High rental demands and solid yields all year around from tourists, digital nomads, students, Long-term expatriates.



It's **GOLDEN...**

... because it's **GREECE**

Strong Legal Framework

- ❖ One of the most stable Legal Framework in the European Union.
- ❖ Well-established property ownership rights.
- ❖ Transparent legal process for foreign buyers which provides confidence and long-term security for international investors

Safe, Family-Oriented Environment

- ❖ One of the safest countries in Europe.
- ❖ High-quality private healthcare.
- ❖ Welcoming local culture ideal for families and retirees alike.

Mediterranean lifestyle

- ❖ Over 300 days of sunshine.
- ❖ Affordable cost of living.
- ❖ World-famous Mediterranean cuisine.
- ❖ Access to some of Europe's most beautiful beaches and islands.
- ❖ Greece blends modern comfort with timeless culture.



KEY STATISTICS

Record-breaking demand in 2024-2025, with sharp increases in both applications & issuances.

- ❖ 2024 set an all-time record with 9,289 applications from main investors, a 10% increase from 2023.
- ❖ As of July 2025, Greece had issued 17,254 Golden Visas, a 31.4% increase since January 2025.
- ❖ 932 visas were issued in July 2025 alone, a 5.7% month-over-month rise.

STRONGEST DEMAND FROM:

- Turkey: +80%
- Israel: +42.1%
- China: +27.8%
- USA: +27.3%
- UK: +25%



THE GOLDEN VISA SCHEME - OPTION 1: REAL ESTATE INVESTMENT

INVESTMENT

Purchase of either a new or re-sale residential property for:

- ❖ €800,000 in any area all over Greece, or
- ❖ €400,000 in urban areas or outside the prime zones, or
- ❖ €250,000 on a commercial property that has been converted into residential; mainly in Piraeus and its nearby suburb. This is the lowest investment threshold, which is in force since the 1st of September 2024.

ELIGIBILITY

- ❖ The investor together with his/her spouse and children
- ❖ The investor's parents and parents-in-law

DOCUMENTATION

- ❖ Copies of the Applicant(s)'s Passport(s).
- ❖ 2 photos of each of the Applicants & a CD.
- ❖ Marriage Certificate (if applicable)
- ❖ Birth Certificate of Children (if applicable)



THE PROCEDURE

PROPERTY
PURCHASE

APPLICATION
SUBMISSION

BIOMETRICS
REGISTRATION

PERMANENT
RESIDENCE CARD

Execution of a Sale and Purchase Agreement and collection of the documents required to support the application.

The "White Paper", which is the travel permit of the applicant from home country to Greece), is issued within a couple of days from the application submission date.

The only step when the presence of the Applicant and his/her family members is required.

Issued within a period of (3) months from the application submission date.



THE GOLDEN VISA SCHEME - OPTION 2: FIXED-TERM DEPOSIT INVESTMENT

INVESTMENT

- ❖ A fixed-term deposit of at least € 500,000 in a Greek bank.
- ❖ Funds must be transferred from abroad.
- ❖ Renewable every 5-years if the investment (bank deposit) is maintained.
- ❖ Option to liquidate & reinvest within (2) months (including property)

ELIGIBILITY

- ❖ The investor together with his/her spouse and children.
- ❖ The investor's parents and parents-in-law.

DOCUMENTATION

- ❖ Copies of the Applicant(s)'s Passport(s).
- ❖ 2 photos of each of the Applicants & a CD.
- ❖ Marriage Certificate (if applicable)
- ❖ Birth Certificate of Children (if applicable)
- ❖ Tax Declarations & Bank Statements



GOLDEN VISA BENEFITS & ACQUIRED RIGHTS

FAST & SIMPLE PROCESS

The procedure is efficient, requires limited paperwork, and can be completed quickly.

IMMEDIATE TRAVEL RIGHTS

Once the White Paper is issued, applicants can travel freely to/from Greece-even before the PR Card is granted.

NO-RESIDENCY REQUIREMENT

There is no obligation to physically reside in Greece not even one day.

FREE MOVEMENT IN EUROPE

Enjoy the right of free movement within all EU Member States and the Schengen Zone.

MOST AFFORDABLE PROGRAM IN EUROPE

Greece offers one of the lowest investment thresholds for residency programs in EU.

INVESTMENT-FRIENDLY

While direct employment in Greece is not permitted, applicants may become shareholders in Greek companies and legally receive dividends. Also, the property is excluded from VAT and may be utilized for generating income with further return on the investment.

RENEWABLE RESIDENCY

Residence permits are renewed every 5 years, provided that the property remains in the applicant's name. If sold, another property of equal or higher value may be purchased to maintain eligibility.

PATHWAY TO CITIZENSHIP

Greece Golden visa Holders may apply for Citizenship after seven (7) years of continuous legal residence in Greece.



OUR SERVICES

Our firm represents the investors throughout the entire process...

- ❖ Finding and purchasing a property.
- ❖ Preparing and reviewing of all required documents.
- ❖ Carrying out the due diligence for the property.
- ❖ Transferring the property into the name of the client (Land Registry Department)
- ❖ Submitting the PR Application.
- ❖ Accompanying clients for Biometrics Registration.
- ❖ Collecting and distributing the PR card to the clients.

Contact our Immigration professionals for a personalized consultation!



Deputy Managing Partner | Head of Immigration **Elena Karitzis**

Elena is the Deputy Managing Partner and Head of the Immigration Department at Karitzis Legal, with over 25 years of experience in immigration services. Her expertise includes investment program naturalizations for high-net-worth individuals, citizenship applications, residency-by-investment schemes, and a wide range of temporary and permanent residency matters.

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Senior Immigration Consultant **Herodotos Iacovou**

Herodotos is a Senior Consultant at Karitzis Legal. With over ten years of experience in senior roles handling immigration matters within the maritime industry, he advises international companies and individuals on relocation, immigration, and citizenship matters, adopting a practical and hands-on approach.

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