



Greece Golden Visa

**ATTICAN  
GLOBAL**





## Greece

Greece, often hailed as the cradle of Western civilization, boasts an illustrious legacy that dates back to ancient times. Regarded as the birthplace of science, medicine, philosophy, and democracy, Greece's cultural significance is unparalleled. With its millennia-rich history, vibrant culture, delectable cuisine, and breathtaking nature, Greece seamlessly marries the wonders of both the ancient and modern worlds.

Committed to the future, Greece continually modernizes and embraces digital transformation, evident in its expanding infrastructure.

				
<b>AREA</b> Total 131,957 km <sup>2</sup>	<b>CAPITAL</b> Athens	<b>POPULATION</b> 10,482,487	<b>GDP (PPP)</b> \$418.113 billion	<b>OFFICIAL LANGUAGE</b> Greek







## Specialised Team

At the heart of Attican Global lies a team whose expertise is deeply rooted in years of experience within the Greek landscape. These seasoned professionals possess not only an intricate understanding of the local laws and procedures but also have a keen grasp of the nation's legal system, its vibrant real estate market, and the broader economic environment.

Diving deeper into our team's composition, we are proud to host top-tier property investment advisors, each equipped with a unique blend of market insights and strategic acumen. Complementing them are our immigration specialists, whose global exposure enriches their deep knowledge of Greek immigration procedures. Further bolstering our team are capable lawyers, engineers, property valuers, insightful tax experts, and diligent public notaries, each playing a pivotal role in our client-centric approach.

Choosing Attican Global means aligning with a legacy of unparalleled expertise.





You're a valued person, a story,  
and a future we're committed  
to nurturing.





## Residence by Investment

The Greece Golden Visa stands as one of Europe's premier residency-by-investment programs. Initiating with a real estate investment from €250,000 in most municipalities, this figure elevates to €500,000 for sought-after areas including central, southern, and northern Athens, as well as coveted destinations like Mykonos, Santorini, and Thessaloniki.

A quick and efficient process, most applications are granted within 3-4 months, empowering investors with visa-free travel across the Schengen Area and the enduring right to settle in Greece.







## Why Choose the Greece Golden Visa?

For many, the European Union's Golden Visa presents an array of opportunities. It's seen as a safety net or 'Plan B', a pathway to an enriched quality of life, or a conducive environment to cultivate a business with a favorable tax structure.

Additionally, the program's stance on succession and inheritance is an attractive proposition for many.

Opting for expert guidance is imperative in maneuvering through intricate processes. The fundamental choice lies in the treatment you'll receive: will it be generic, or will it be personalized and attentive?

While most clients favor initiating the application remotely, subsequently visiting Greece post-approval for biometrics, others choose to kickstart the process in-person. This allows them to personally select their property investment and formalize requisite documents. In such cases, our dedicated team member assists every step of the way.

At Attican Global, our approach is deeply personal. Beyond the transactional, we resonate with your aspirations, concerns, desires, and unique situations. Our advice is tailored, ensuring that our relationship is rooted in trust and understanding.



# The Distinct Advantages of the Greece Golden Visa

## Swift & Simple

Expect your application to be processed within a 3-4 month window.

## Lifetime Residency

Residency cards are renewable every five years for the primary applicant, their dependents, and even the parents. This is contingent upon retaining a property meeting the initial investment criteria.

## Immediate Entry

Applicants receive a one-year multiple entry residence visa for Greece upon application, which is replaced upon residency card issuance.

## Tax Incentive

Enjoy a VAT exemption on property acquisitions until the end of 2023.

## Investment Recoupment

Renting out your property is permitted and this can result in a profitable investment thereby reducing and eventually covering the cost of the original investment.

## No Residency Mandate

There's no obligation to reside in Greece.

## Extended Benefits

The program covers children up to 21 years and includes both sets of parents.

## Access to Local Healthcare and Education

Residency permit holders enjoy full access to Greek public education institutions. Services of local hospitals and clinics are also available to them.

## Global Mobility

Enjoy visa-free travel to 172 countries, including the entirety of the Schengen zone.

## Guaranteed Entry

Ensure your right to enter and stay in Greece.

## Best for Retirement

Greece has earned its title as the top retirement destination globally.

## Local Companies

You have the right to hold shares and garner income from the dividends of a company registered and operating in Greece





## Qualifications

**To qualify, applicants must meet both the investment criteria and the following requirements:**

- Be at least 18 years of age
- Possess a valid passport
- Have legal entry into Greece
- Obtain a Greek Tax ID
- Complete the full purchase of the property
- Maintain health insurance

**Family members who qualify as dependents of the primary applicant include:**

- Spouse
- Children up to the age of 21
- Parents of both the primary applicant and the spouse







## Investment options

**To be eligible for the Program, investors need to adhere to the investment criteria as specified by the relevant law. In essence, applicants can:**

- Invest in a housing unit priced at least €250,000. Notably, as of August 1, 2023, this minimum investment requirement was increased to €500,000 for specific municipalities, including Central, Southern, and Northern Athens, as well as Mykonos, Santorini, and Thessaloniki.

Or

- Channel investments into financial products such as corporate shares, bonds, and Government Treasury bonds traded on regulated markets. Additionally, they can opt for bank deposits. All these investment mediums have specific criteria to adhere to. The investment baseline is €400,000 which can extend up to €800,000.

Furthermore, applicants should account for the out-of-pocket expenses associated with property acquisition, and the translation and authentication of requisite documents.





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