Greece
Residence by Investment Programme

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Greece

Greece is a southeastern European nation bordered by the Aegean, Ionian, and Mediterranean seas.

Its Residence by Investment Programme, commonly known as the Greece Golden Visa, has been in operation since 2014 and remains one of the most accessible routes to European residence, granting non-European nationals the right to live, study and undertake business in Greece, and to travel freely across the Schengen Area.

Country Facts

- Languages: **Greek**
- Currency: **Euro (EUR)**
- Population: **Approximately 10.4 million**
- Capital: **Athens**

Programme Overview

- Minimum investment from EUR 250,000
- Immediate permanent residence on approval
- Processing time one to six months
- No physical residence requirement in Greece
- Residence permit renewable every five years
- Eligibility for Greek citizenship after seven years of physical presence, subject to fulfilment of language and integration requirements
- Full Schengen Area travel rights with the residence permit
- Family reunification covers spouse, dependent children and dependent parents
- Mandatory biometrics for the main applicant and all family members
- No interview requirement
- No language requirement for residence
- Health insurance policy required for the duration of the residence period
- Open to non-EU, non-EEA and non-Swiss nationals (Russian nationals not currently eligible for new applications)

Family Inclusion

Spouse (same-sex marriages must be legalised in Greece); biological or adopted dependent children of the main applicant or spouse under the age of 21; and parents of the main applicant or spouse. Each family member receives an individual residence permit, valid subject to the main applicant's permit remaining in force.

Investment Routes

Investment Route	Minimum Investment	Eligible Locations	Additional Info
Real Estate (Conversion or Restoration)	**EUR 250,000**	Anywhere in Greece	**Conversion of commercial property to residential use, or restoration of listed buildings. Conversion must be completed prior to application.**
Real Estate (Standard Zones)	**EUR 400,000**	All regions outside the prime zones below	**Single property purchase with a minimum surface area of 120 square metres.**
Real Estate (Prime Zones)	**EUR 800,000**	Region of Attica, Regional Unit of Thessaloniki, Mykonos, Santorini, and all islands with a population above 3,100	**Single property purchase with a minimum surface area of 120 square metres.**
Capital Contribution	**EUR 500,000**	National	**Capital contribution to a Greek company, real estate investment firm, or closed-end fund investing exclusively in Greek businesses.**
Shares, Bonds or Fund Units	**EUR 500,000**	National	**Acquisition of shares, corporate bonds, Greek government bonds (held in a Greek custodian account), or units in Greek investment funds.**
Time Deposit	**EUR 500,000**	National	**Twelve-month term deposit with a Greek credit institution.**

Note: Short-term rentals (such as Airbnb) are prohibited on properties acquired through the real estate routes. Other fees apply, including notary and transfer taxes, legal fees, application and biometric fees, and CS Global Partners professional consulting fees.

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