



ASTONS

Residency & Citizenship  
by investment

# GREECE GOLDEN VISA

A Practical Guide to Residency  
by Investment

2026



# Introduction

Greece offers one of the most established residency-by-investment programmes in Europe. Through the Golden Visa programme, non-EU citizens can obtain a renewable residence permit by investing in real estate, gaining access to the European lifestyle, international mobility, and a stable asset in a growing property market.

The programme combines several advantages that are rarely available together in the European Union: a relatively moderate investment threshold, the ability to include family members, and no obligation to live permanently in the country after obtaining residency.

For many investors, the Greek Golden Visa represents both a mobility solution and a long-term real estate investment strategy. Greece's residential property market has demonstrated steady growth in recent years, supported by macroeconomic recovery, infrastructure investment, and strong international demand.

This guide explains how the programme works, what investment options are available, and how the application process typically unfolds.



# Why Investors Choose the Greece Golden Visa



## Visa-Free Mobility in Europe

Residence in Greece allows investors and their families to travel visa-free across the Schengen Area for up to 90 days within any six-month period.

This flexibility allows investors to travel freely throughout Europe for business or leisure without applying for additional visas.

## Residency for the Entire Family

The application may include:

- the main investor
- spouse
- children up to 21 years old
- parents of both spouses

Few European residency programmes allow parents to be included under the same application.

## No Minimum Stay Requirement

The programme does not require applicants to reside permanently in Greece.

Investors may maintain residency status without living in the country, provided the qualifying investment is retained.

## Renewable Five-Year Residence Permit

The residence permit is issued for five years and can be renewed indefinitely as long as the investment property remains in the investor's ownership.

## Access to European Infrastructure

Residents gain access to:

- high-quality healthcare
- international education opportunities
- European banking services
- a stable EU legal framework

These factors make Greece attractive not only as a lifestyle destination but also as a strategic base within Europe.





# Investment Requirements

The Greek Golden Visa is primarily obtained through real estate investment. Minimum thresholds depend on the location and type of property.

## Main Investment Categories

**€800,000** minimum investment

### Applies to:

Attica (Athens region)

Thessaloniki

islands with more than 3,100 residents

**€400,000** minimum investment

In both cases, the investment must be made in a **single property with a minimum size of 120 m<sup>2</sup>**.

Special Investment Category from **€250,000**

Certain investment formats allow entry at **€250,000**, regardless of location:

1. Conversion of commercial property into residential real estate.
2. Restoration of historically listed buildings.

In these cases, the conversion or renovation must be completed before or during the residency period according to programme requirements.



# Why Real Estate Investment in Greece Is Attractive

## Growing Property Market

The Greek property market has been steadily recovering and expanding since the financial crisis.

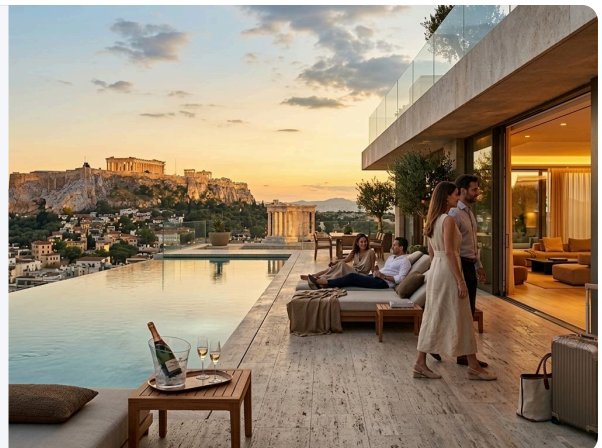
Residential prices in Attica have increased by approximately **88% since 2017**, reflecting strong investor demand and limited supply of modern housing.



## Strong Rental Demand

Rental yields for residential property typically range from **4% to 9%** annually, depending on the region and asset type.

Athens remains the primary investment hub, where around **40% of property transactions involve foreign buyers**.



## Infrastructure and Urban Development

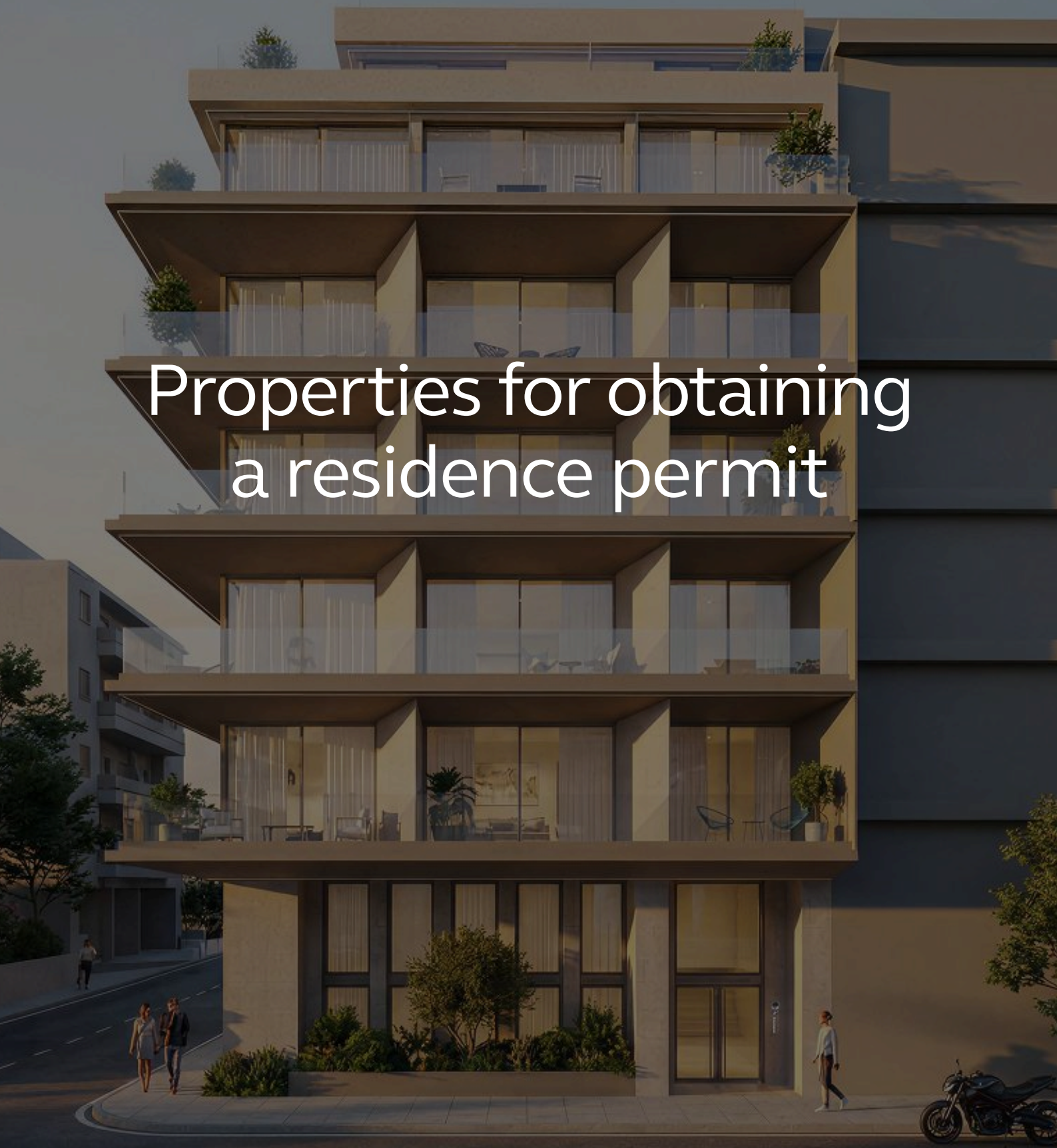
Large-scale projects such as the Ellinikon redevelopment project in Athens, valued at approximately €8 billion, are transforming entire districts and driving property value growth in surrounding areas.

Major infrastructure investments, including metro expansion and urban regeneration programmes, are expected to support property price growth for years to come.





# Properties for obtaining a residence permit



# A Prestigious Development by the Sea

This elegant residential complex is located on the waterfront in Piraeus and comprises 76 modern residences across seven floors. The windows offer panoramic views of the Saronic Gulf. Residents can enjoy the energy of the port, the sea, and breathtaking sunsets without leaving their home.

All residences feature a contemporary design. Amenities include a 24-hour reception, co-working spaces, a communal rooftop swimming pool with sea views, and a fitness centre.

- Details:**
- Size: 31 – 82 m<sup>2</sup>
  - Rooftop pool with panoramic views
  - Sea views
  - Fitness centre
  - Spacious balconies



Price — **from €251 000**

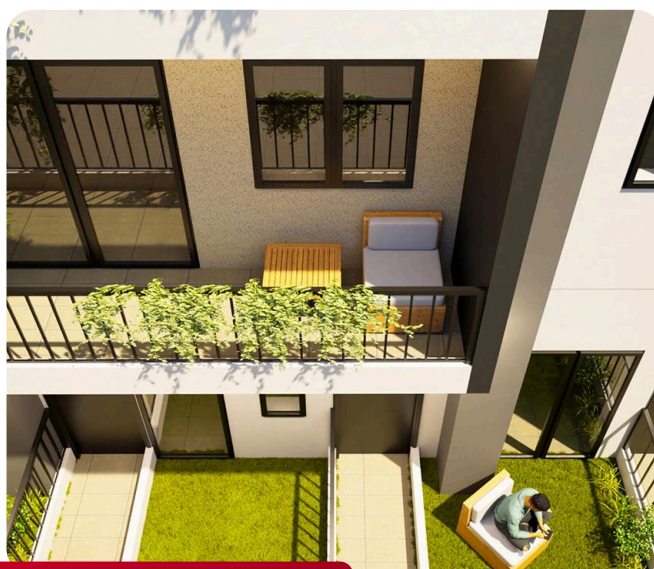


# Life in the Expanding Athens Riviera Area

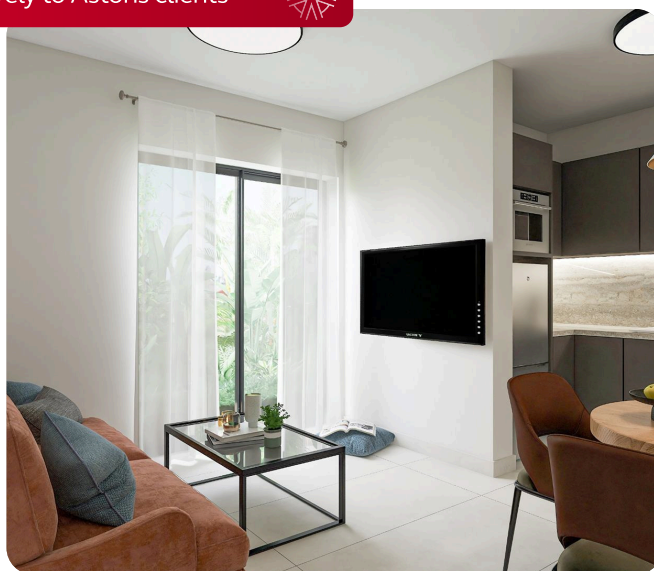
The project is a residential complex located next to a prestigious part of the Athens Riviera, just a stone's throw away from the rapidly developing mega-project, The Ellinikon, and the Glyfada area.

The complex consists of three floors featuring studios, as well as one and two-bedroom apartments. Each apartment is fully furnished and equipped with modern appliances. All apartments have balconies, and some offer access to an inner garden. The apartments come with storage rooms, providing convenient space-saving solutions. The building is designed in a minimalist style, with facades and balconies adorned with greenery, creating a comfortable living environment.

- Details:**
- Size: 35,4–82,3m<sup>2</sup>
  - ROI: 4% for 3 years
  - Completion date: Q3 2028
  - Internal Garden
  - Green Area and Recreation Zones
  - Balconies in All Apartments



The project is available exclusively to Astons clients 



Price — **from €275 000**

# Apartments with Green Spaces and Rooftop Pool in Piraeus



The residential complex comprises 98 premium apartments. Each unit features high-quality finishes, blending contemporary trends with timeless elegance.

The complex's standout feature is its extensive green spaces, with plants on balconies and building facades. For residents' convenience, there's a 24/7 reception, a coworking space, and a fully equipped lounge area. Residents also have access to a gym fitted with modern equipment. The highlight of the complex is a luxurious rooftop pool offering captivating views of the Aegean Sea and Piraeus Port.

## Details:

- Size: 45–73 m<sup>2</sup>
- ROI 4%
- Completion date: 2027
- Rooftop outdoor pool with sea view
- Green areas on balconies and facades
- Gym with modern equipment



Price — **from €279 000**

# Luxurious Apartments on the Athens Riviera with Sea and Mountain Views

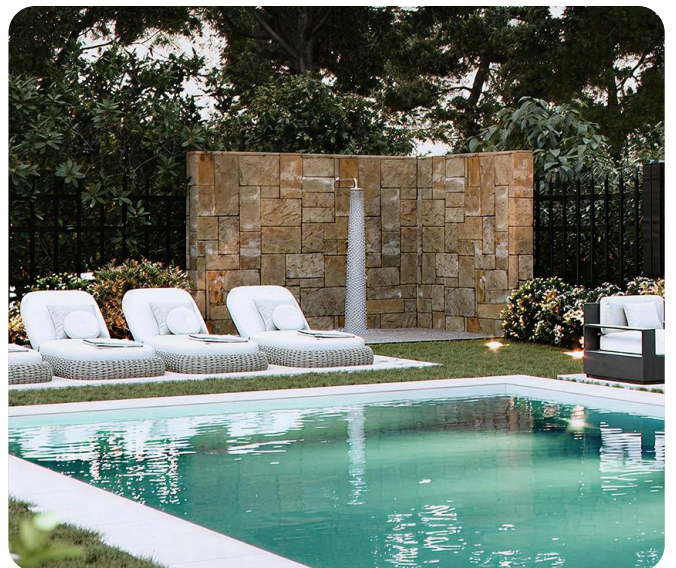
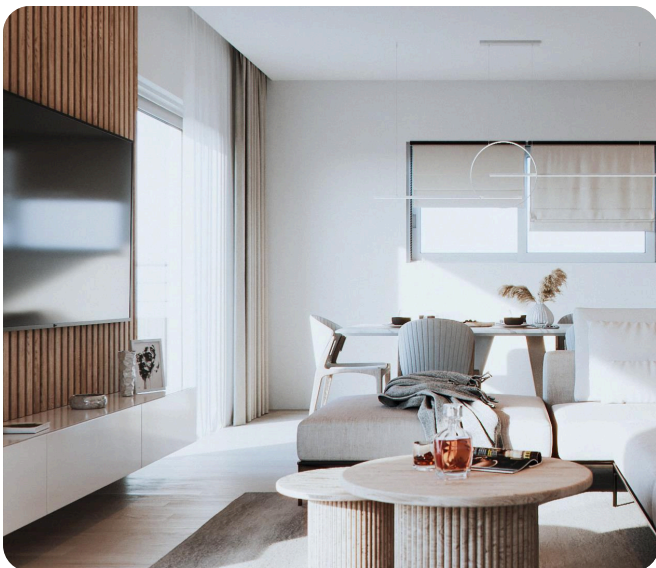


This elegant three-storey residential complex is located in the prestigious Voula district on the Athens Riviera. The project includes just 6 exclusive residences, fully furnished apartments with 2-4 bedrooms.

The complex embodies the philosophy of “luxury in the details,” combining the privacy of low-rise living with the benefits of life on the Athens Riviera. On-site amenities include a pool, lounge and barbecue areas, all thoughtfully designed for comfort and relaxation.

## Details:

- Size: 142-143 m<sup>2</sup>
- Completion date: Q4 2026
- Private terraces
- Internal courtyard with a pool
- Large rooftop terrace



Price — **from €980 000**

# Boutique Complex with a Swimming Pool in a Prestigious Area of Athens



**This elegant low-rise complex is located in the prestigious coastal area of Voula on the Athenian Riviera.** The modern architecture, featuring panoramic windows and spacious terraces, blends harmoniously with its surroundings. The gated community ensures privacy and security, while the private swimming pool and relaxation areas create a resort-like atmosphere year-round.

The project consists of just 12 units: 6 duplex maisonettes, 4 one-bedroom apartments, and 2 spacious two-bedroom apartments. Each unit is equipped with a balcony or terrace and has access to communal relaxation areas on the ground floor and the swimming pools. The complex is a 20-minute walk from Voula's waterfront, and it takes just half an hour to reach the centre of Athens.

## Details:

- ROI: 3–4% per annum
- Size: 43–79 m<sup>2</sup>
- Bedrooms: 1–2
- Swimming pool, terraces, gated community
- Completion date: Q2 2026



Price — **from €305 000**

# Step-by-Step Process of Obtaining the Golden Visa



The application process typically takes **approximately six months**, depending on documentation and processing timelines.

- 01 **Engagement & Onboarding**  
Formalise your relationship with Astons by signing the Legal Services Agreement and settling the professional fees.
- 02 **Property Selection & Reservation**  
Choose your preferred property and sign a preliminary Sale and Purchase Agreement. A 10% deposit secures your selection.
- 03 **Power of Attorney Execution**  
All applicants aged 18+ must sign a notarised Power of Attorney with apostille.
  - In Greece: 2 working days
  - In country of residence: 2–4 weeks
- 04 **Document Collection & Preparation**  
Gather and prepare the required personal documents:
  - Full scanned copies of all passports
  - Apostilled marriage certificate (if applicable)
  - Apostilled birth certificates for all applicants
  - Estimated timeframe: 2–4 weeks
- 05 **Greek Tax Number Issuance**  
Astons will obtain a Greek tax number for the principal applicant.  
**Timeframe:** 1–4 weeks
- 06 **Property Due Diligence**  
Astons' legal team will review all property documentation provided by the developer.
- 07 **Final Agreement Preparation**  
We prepare the final Sale and Purchase Agreement and align terms with you.  
**Timeframe:** 5–14 working days
- 08 **Settlement of Taxes & Fees**  
Pay applicable taxes, government fees, and medical insurance via the Greek lawyer's account.  
**Timeframe:** 3–4 working days (confirmation required before proceeding)

# Step-by-Step Process of Obtaining the Golden Visa



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## Signing the Final Agreement

Executed by the Greek lawyer under Power of Attorney.

**Timeframe:** Up to 10 working days

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## Land Registry & Final Payment

Register the transaction and settle the remaining property balance.

**Timeframe:** Within 10 working days

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## Final Notarial Deed

Sign the deed confirming settlement with the developer, followed by land registry registration.

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## Notarial Certificate Issuance

A formal certificate confirming compliance with Golden Visa requirements.

**Timeframe:** 1–4 weeks

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## Residence Permit Application Submission

Submitted electronically by your lawyer. No personal presence required.

**Timeframe:** Within 10 days of full payment confirmation

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## Temporary Residence & Entry Permit

Issued by the migration service upon acceptance of your application.

**Timeframe:** Up to 40 days

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## Biometrics Appointment

All applicants aged 6+ must submit biometrics. Appointments may be scheduled independently.

**Deadline:** Within 12 months of receiving the temporary permit

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## Residency Card Issuance

Residency cards are collected by Astons' Greek lawyer and securely dispatched to you.

**Timeframe:** Overall timelines depend on the specifics of each case and the location where the residency application is submitted; as of spring 2026, they typically range from 8 to 12 months.



# Typical Costs Associated with the Investment

In addition to the property price, investors should consider several government and transaction fees.

Examples include:

property transfer tax: **3.09% of property value**

land registry fee: **approximately 0.6%**

notary fees: **around 1.5% + VAT**

immigration application fee: **approximately €2,000 for the main applicant**

residence permit card issuance: **€16 per person**

Property maintenance costs typically amount to around **2–3% of the property value annually**, while net rental income can reach **4–5% per year** depending on the asset and location.



# Why Greece Is an Attractive Place to Live and Invest

Greece is not only about climate and lifestyle. For many investors, it represents a practical tool for mobility, asset diversification, and long-term European access.

**Key advantages include:**

- **Unrestricted access to Europe — without visa dependency**

- **A “Plan B” residency with no relocation requirement**

- **Entry into the EU property market at a lower threshold than most Western European countries**

- **Flexible ownership structure with long-term renewal and exit optionality**

- **Family security: one investment — residence rights for multiple generations**

Unlike many residency programmes that require relocation or business activity, Greece allows investors to maintain full flexibility — live elsewhere while retaining European residency status.

The programme is often used not as a migration tool, but as a **strategic backup for mobility, access, and capital positioning within the EU.**

For investors, this creates a rare combination: a physical asset, a legal status in Europe, and the ability to adapt to changing personal or geopolitical circumstances.

# Our team of experts in Greek Real Estate

Astons' dedicated team in Greece comprises seasoned professionals with unparalleled knowledge of the local property market, legal framework, and investment landscape

Operating in Athens, along the prestigious Riviera, and across key regions, we provide end-to-end guidance, ensuring a seamless journey from property selection to securing residency through the Golden Visa programme.

## Why Astons?

**Local Specialists** with years of experience in Greek real estate

**Comprehensive Understanding** of immigration authority requirements

**Exclusive Access** to premium properties and early-stage projects

**Transparent, Personalised Support** tailored to each family's needs

**Licensed Attorneys** actively practicing in real estate and immigration law



**Nasos Fousias**

Head of Property  
Department  
in Greece



**Elena Levchenko**

Real Estate Expert  
in Greece



**Alina Medvedskaya**

Real Estate Expert  
in Europe



**Agapi Kushnir**

Processing  
manager in Greece



**Deniz Sever Georgousakis**

Real Estate Expert  
in Greece



**Alina Cilcic**

Processing  
manager in Greece

# Our events



# About Astons

Astons is an international advisory firm providing investment immigration and real estate support.

We are proud of our 360° support model, that covers legal assistance with property transactions, investment selection, residency application stages, relocation, business registration, and related services.



**8 offices worldwide**



Broad communication and client support formats



Cooperation with official programmes to support a risk-aware process



A track record of **\$2.6 billion** in investment facilitated through residency and citizenship programmes



Support for **9,000+** clients worldwide



Industry recognition, including mention of awards such as **Best European Citizenship Advisor** and **Best Full-Service Investment Immigration Firm**, as well as recognition as **Best Real Estate Agency in Greece**.

# Astons Global Footprint



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