

ASTONS

Residency & Citizenship  
by investment

# GREECE RESIDENCY

by investment

GLOBAL MOBILITY:

**Visa-free access  
to 28 countries  
of the Schengen area**

TYPICAL APPROVAL TIME FRAME:

**From 6 months**

INVESTMENT OPTIONS:

**Real Estate purchase  
from €250,000**

ELIGIBLE APPLICANTS:

**Spouse, children,  
parents**

# Astons has been nominated for the Real Estate Agency Single Office in Greece category by The European Property Awards 2024-2025

**The ceremonial award ceremony took place on October 17 in London.**

The Property Awards have recognized the industry's best for 31 years across more than 50 categories. Nominees are selected by an independent committee of 100 industry experts. Special attention is paid to design, quality, service, innovation, originality, and commitment to sustainability.



Thanks to the assistance of Astons' expert team,

## more than 500 clients of Astons

over the past year invested in Greek property through our Athens office this summer.

# Advantages of Greece Residency by Investment Programme



## Visa-Free Travel

Within the Schengen Area for up to 90 days within any six months.



## Residency in Six Months

The residence permit is issued for five years and can be renewed an unlimited number of times.



## No Residency Requirements

Before or after obtaining the residence permit.



## High Standard of Living in the Mediterranean

Access to high-quality healthcare and education. Residents and their children can study at Europe's top universities.



## One of the Lowest Investment Thresholds in the EU

A minimum real estate investment of just €250,000.



## Eligibility for the Whole Family

The application can include children up to 21, spouses, and parents.



## A Growing Real Estate Market

Property prices rise by more than 10% per year, with a potential rental yield of 4–5% annually.



## Tax Optimisation Opportunities

The favourable Non-Dom tax regime allows for significant reductions in global income taxation.



## Financial Stability

EU residency status enables access to European banking services and facilitates the unfreezing of assets.

Greece Golden Visa is one of the few EU residency programmes that allows the inclusion of both the main applicant's parents and those of their spouse.

# Greece Golden Visa Requirements

## From €800,000

For real estate investments in Attica, Thessaloniki, Crete, Rhodes, Mykonos, Santorini, and other Greek islands with more than 3,100 residents.

## From €400,000

For real estate purchases in all other regions of Greece.

*\*For both of the above options, the investment must be in a single property at least 120 square metres.*

## From €250,000

A reduced investment threshold applies regardless of location and property size in the following cases:

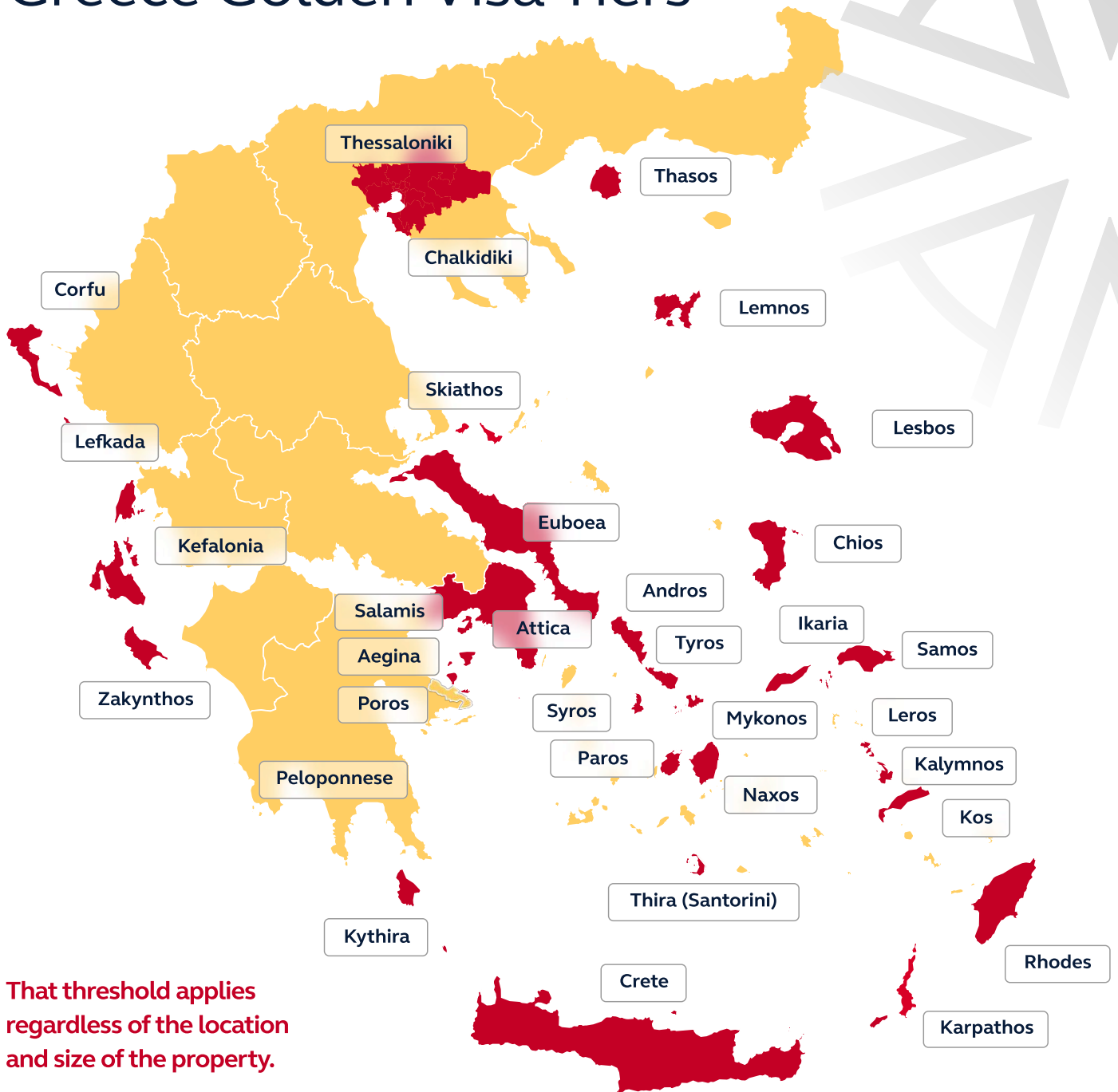
- If the property has been converted from commercial to residential use before the investor applies for a residence permit.
- If the property is located in a historically or culturally significant building. Complete restoration and reconstruction are mandatory for the first renewal of the Golden Visa after five years.



**The residence permit is issued for five years** and can be renewed indefinitely in five-year increments, provided the applicant retains ownership of the property.

*The above investment amounts do not include taxes, processing fees, legal due diligence, or advisory services. They represent only the minimum investment criteria required for programme participation.*

# Greece Golden Visa Tiers



■ €800,000

Attica  
Thessaloniki  
All islands with a population of over 3,100 inhabitants

■ — €400,000

For all other regions of Greece

From €250,000

- Properties converted from commercial to residential. Conversions must be completed BEFORE applying for the Golden Visa.
- The restoration of listed buildings: Investors may qualify by investing in Listed Buildings (properties officially registered as having historical or cultural value) that the investor will fully restore. The renovation must be completed by the fifth year of residency if the investor wishes to renew his Golden Visa or the Golden Visa will terminate.

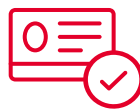
# Advantages of Property Ownership in Greece



**High revenue** – Greece’s thriving tourism industry ensures stable and high rental yields for property owners. In 2024, tourism revenues accounted for approximately 13% of Greece’s GDP.



**Competitive Property Prices** – Compared to other European countries, apartment and villa prices in Greece are generally lower, making the market more accessible to international investors.



**Golden Visa Programme** – Greece offers a residency-by-investment scheme. By purchasing property worth at least €250,000, depending on the location and property type, non-EU citizens can obtain a renewable five-year residence permit for themselves and their families.



**Capital Growth Potential** – The ongoing economic recovery following the financial crisis is driving property value appreciation. According to the Bank of Greece, the country’s economy is projected to grow by 2.5% in 2025 and by a further 2.3% in 2026.



**Quality of Life** – The cost of living in Greece is significantly lower than in other EU countries. High-quality food, excellent healthcare, and a clean environment are key benefits of living in Greece.

# Visa-Free Travel to 28 Countries

**Residency by investment in Greece offers visa-free travel within the Schengen area without visa applications or restrictions.** The lack of restrictions offers complete freedom to arrange business trips at any time with no prior planning, or a spontaneous family vacation in Europe, giving total flexibility.



A map of Europe showing the 28 countries of the Schengen area highlighted in green. The rest of Europe and surrounding regions are shown in light grey. The highlighted countries include Austria, Belgium, Croatia, The Czech Republic, Denmark, Estonia, Finland, France, Germany, Hungary, Iceland, Italy, Ireland, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, The Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Switzerland, and Sweden.

- Austria
- Belgium
- Croatia
- The Czech Republic
- Denmark
- Estonia
- Finland
- France
- Germany
- Hungary
- Iceland
- Italy
- Ireland
- Latvia
- Liechtenstein
- Lithuania
- Luxembourg
- Malta
- The Netherlands
- Norway
- Poland
- Portugal
- Romania
- Slovakia
- Slovenia
- Spain
- Switzerland
- Sweden

# Obtaining a Residence Permit: Step by Step

## 1 Engagement & Onboarding

Formalise your relationship with Astons by signing the Legal Services Agreement and settling the professional fees.

## 2 Property Selection & Reservation

Choose your preferred property and sign a preliminary Sale and Purchase Agreement. A 10% deposit secures your selection.

## 3 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

## 4 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

## 5 Greek Tax Number Issuance

Astons will obtain a Greek tax number for the principal applicant.

**Timeframe:** 1–4 weeks

## 6 Property Due Diligence

Astons' legal team will review all property documentation provided by the developer.

## 7 Final Agreement Preparation

We prepare the final Sale and Purchase Agreement and align terms with you.

**Timeframe:** 5–14 working days

## 8 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)

# Obtaining a Residence Permit: Step by Step

- 9 Signing the Final Agreement**  
Executed by the Greek lawyer under Power of Attorney.  
**Timeframe:** Up to 10 working days
- 10 Land Registry & Final Payment**  
Register the transaction and settle the remaining property balance.  
**Timeframe:** Within 10 working days
- 11 Final Notarial Deed**  
Sign the deed confirming settlement with the developer, followed by land registry registration.
- 12 Notarial Certificate Issuance**  
A formal certificate confirming compliance with Golden Visa requirements.  
**Timeframe:** 1–4 weeks
- 13 Residence Permit Application Submission**  
Submitted electronically by your lawyer. No personal presence required.  
**Timeframe:** Within 10 days of full payment confirmation
- 14 Temporary Residence & Entry Permit**  
Issued by the migration service upon acceptance of your application.  
**Timeframe:** Up to 40 days
- 15 Biometrics Appointment**  
All applicants aged 6+ must submit biometrics. Appointments may be scheduled independently.  
**Deadline:** Within 12 months of receiving the temporary permit
- 16 Residency Card Issuance**  
Residency cards are collected by Astons' Greek lawyer and securely dispatched to you.  
**Timeframe:** 4–12 months, depending on application location



# Obtaining a Residence Permit: Step by Step

## Who Is Eligible Under a Greek Golden Visa?

The following family members may be included in the application:

- The principal investor
- Spouse or registered partner (under a recognised cohabitation agreement)
- Children under 21
- Parents of both the investor and spouse

### Key Considerations for Dependent Children

- Children under 21 included in the initial application are granted residence as dependants.
- They may apply for an autonomous residence permit until the age of 24, without additional requirements.
- If not included before turning 21, they must pursue a separate residency route.

### Beyond Age 24

Children may continue residing in Greece by applying under alternative categories, such as the «Financially Independent Person» permit, subject to proof of sufficient personal income.

### Flexible Structuring Options

Investors may designate an adult child as the principal applicant, regardless of age. This removes age-related restrictions and allows the investor to be included as a dependent parent.

### Residency Card Validity

- Adults: 5 years
- Children: 5 years or until reaching age thresholds (6, 18, or 21)
- Post-21: 3 years under the autonomous residence permit

# Government fees and expenses for purchasing real estate in Greece to obtain a residence permit

## Real Estate purchase

From €250,000

## Property transfer tax

For all properties, regardless of type

3.09% of the real estate price

## Registration fee in the land registry (depending on the region where the property is located)

State land registry fee (for all properties)

0.6% of the real estate price

## Notary fees

Notary fee for property transfer

Approximately 1.5% of the real estate price + VAT

Preparation of power of attorney

€150

## Document translations

Fees for translating and signing the power of attorney

From €150

## Private health insurance fees

Up to 65 years

From €150 per person

66–76 years

€250 per person

76 and above: under special conditions (e.g., in the absence of serious or chronic illnesses)

Upon request

## Immigration fees

Application for the main investor (extension)

€2,000

Application/extension for a family member over 18 years old

€150

Card issuance

€16 per person

## Astons legal and immigration service for Greece Golden Visa

Custom Quote

# Government fees and expenses for purchasing real estate in Greece to obtain a residence permit

## Main taxes

- For all properties, regardless of type **From €2 to €13 per m<sup>2</sup>**  
*Note: the exact tax amount depends on the city, district, and building's construction date.*
  - Annual land tax **From €1 to €9 per 1 000 m<sup>2</sup>**
  - Municipal garbage collection tax **From 0.025% to 0.035% of the property's value**
- Note: paid together with utility bills for water and electricity.*

## Additional taxes

- Annual luxury tax **From 0.1% to 1% of the property's value**  
*Note: this tax applies to properties valued at €300,000 or more.*

## Capital gains tax

**Frozen until 31-12-2025 (annually extended)**

## Income tax for renting apartments (for non-residents)

- Annual income less than €12,000 **15% per year**
- Annual income from €12,000 to €35,000 **35% per year**
- Annual income over €35,000 **45% per year**

## Property Maintenance costs (electricity, gas, etc.)

- Apartments in a multi-apartment building **€400 per year**
- Apartments in a residential complex with infrastructure (with a pool, private area, etc.) **Up to €2,000 per year**
- Villa with a private pool and plot **From €5,000 to €20,000 per year**

*Note: when renting apartments for the long term, all utility costs are paid by the tenant.*

## Additional costs for property management services

- For long-term rental **Annual rent payment**
- For short-term rental **20-30% of the rental amount**

*Note: based on the above data, the total maintenance costs of the property amount to 2-3% of the property's value, while the net rental income is at least 4-5% of the property's value.*

# List of Required Documents

## Power of Attorney 1

**The main applicant, in whose name the property is purchased,** must sign a power of attorney authorising Greek lawyers to perform the following actions:

- Obtaining a Greek Tax Identification Number (TIN)
- Signing the purchase agreement
- Registering the property with the Land Registry in the applicant's name
- Submitting the residency application

The power of attorney is signed in Greece in Greek, in the presence of a notary and an accredited translator. It can also be signed before a notary outside Greece. The text of the power of attorney will be prepared in Russian by a translator and subsequently certified and translated back into Greek.

## Power of Attorney 2

- **Each adult applicant (18 years and older)** must sign a power of attorney for the residency application.
- **Both parents of a minor child** must sign a power of attorney (jointly or separately) to authorise the child's residency application. A power of attorney must be signed in Greece or at a Greek consulate abroad in the Greek language, in the presence of a notary and an accredited translator, or before a notary outside Greece.

# Documents Required for a Residency Application

After completing the property purchase process, the following documents\* will be required for the residency application:

A complete copy (all pages) of the valid passport for each applicant, including children.

A digital photograph or three colour-printed photographs of each applicant against a white background.

If a spouse is included in the application, the original marriage certificate, apostilled and officially certified, must be provided. If the couple is not legally married, they can register a cohabitation/partnership agreement in Greece and apply for residency under the same terms as families.

A birth certificate with an apostille is required for all applicants.

Once the application is approved, the investor and their family receive a **temporary residence card (Blue Card)**. This is valid for **12 months** and grants the right to reside in Greece and **multiple entries** from the applicant's country of citizenship.

After submitting the application, all applicants must travel to Greece to provide biometric data (fingerprints and a digital photo).

\* This list is not exhaustive. After a detailed consultation, Astons' legal team provides each client with a personalised document checklist.



**100% of our clients who pass our internal due diligence receive approval under the Greek Residency by Investment Programme.**

Astons' legal representative is a licensed member of the Athens Bar Association authorised to provide legal services in Greece. These include assisting clients with property acquisitions, residency applications, and citizenship procedures.



# Greece's Investment Appeal

Greece offers a compelling investment landscape, driven by its strategic geographic location, favourable climate, and expanding business environment.

Here are key reasons to invest in Greece:

## Tourism and Real Estate

**Greece's thriving tourism sector** is one of the country's most significant economic drivers. Its world-renowned beaches attract millions of visitors annually, creating strong demand for housing and hospitality services. This makes investments in hotels and real estate highly attractive.

The property market is experiencing an influx of both domestic and international investors. The most sought-after locations include major cities such as Athens and Thessaloniki, as well as islands like Crete, Rhodes, and Mykonos.

## Geographic Advantage

At the crossroads of Europe, Asia, and Africa, Greece serves as a strategic hub for companies looking to expand across multiple regions. Its modern infrastructure, including ports, airports, and road networks, further strengthens its position as a prime logistics centre.

## EU and Schengen Zone Membership

As a member of the European Union, Greece benefits from access to the EU single market, enabling businesses in Greece to trade freely with other EU countries. Additionally, EU membership grants access to pan-European funding programmes, which can support business growth and expansion.



## Green Energy

Due to the country's significant potential for renewable energy, particularly solar and wind power, the government has committed to transitioning to cleaner energy sources, which opens up investment opportunities in this sector.

## Fiscal Incentives

To attract more foreign investments, the government has introduced tax incentives and simplified business startup procedures. Additionally, the Golden Visa program continues to offer residency in exchange for real estate investments.

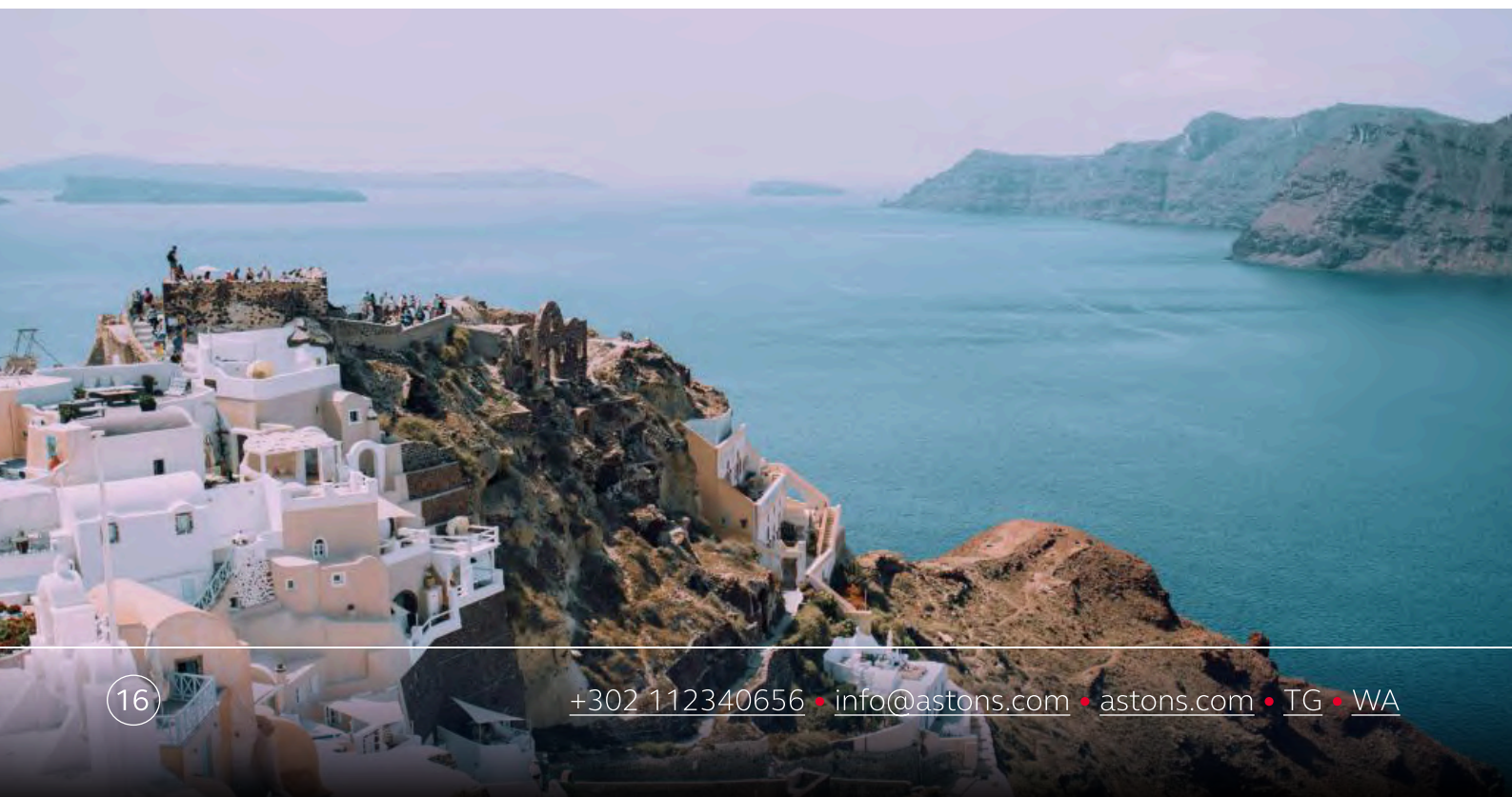
## Economic Recovery

Following a prolonged period of economic challenges, **Greece is now on a path of recovery and growth**, with analysts forecasting continued improvement. Major financial agencies have upgraded Greece's credit ratings, reflecting stronger economic prospects. Now is one of the most opportune times to enter this market.

## Emerging Tech Sector

**Greece, particularly Athens, is at the EU forefront for growth in the technology and startup sectors** - specifically in the information technology and telecommunications sectors. Greece offers companies skilled multilingual professionals while benefiting from lower operational costs compared to other EU countries.

**The government also provides support for projects crucial to economic development.**



# Greece's Real Estate Market: Statistics

## Price Trends

Property prices in Greece have shown steady growth, driven by the country's economic recovery following the 2009 financial crisis.

**+7.9%** increase in the average sale price of residential properties in 2024.

## Projected Property Prices by Region in 2025

Price per square metre:

Attica – **€2,450 (+5.7%)**

South Aegean Islands – **€2,790 (+4.2%)**

Eastern Macedonia & Thrace – **€1,242 (+11.6%)**

Western Greece – **€1,330 (+10.2%)**

Peloponnese – **€1,460 (+9.4%)**

Western Macedonia – **€660 (+5.3%)**

Northern Aegean Islands – **€1,140 (+4.7%)**

## Average Long-Term Rental Prices in 2025 (per month)

Athens – **€1,000**

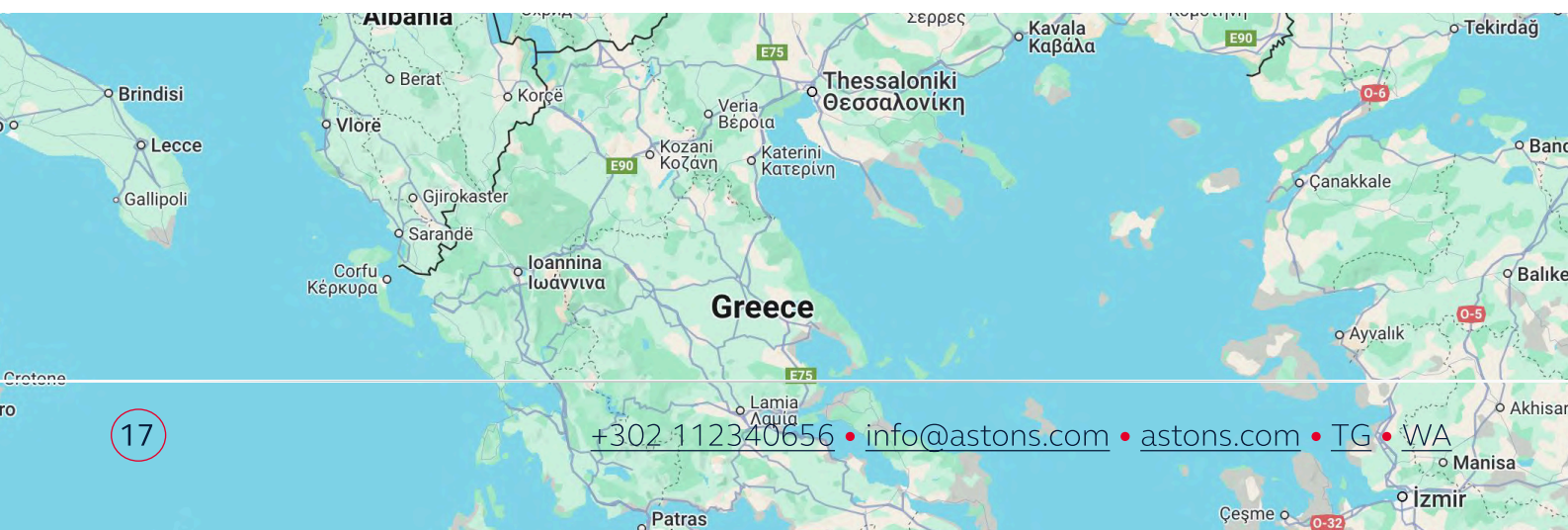
Thessaloniki – **€700**

Heraklion – **€600**

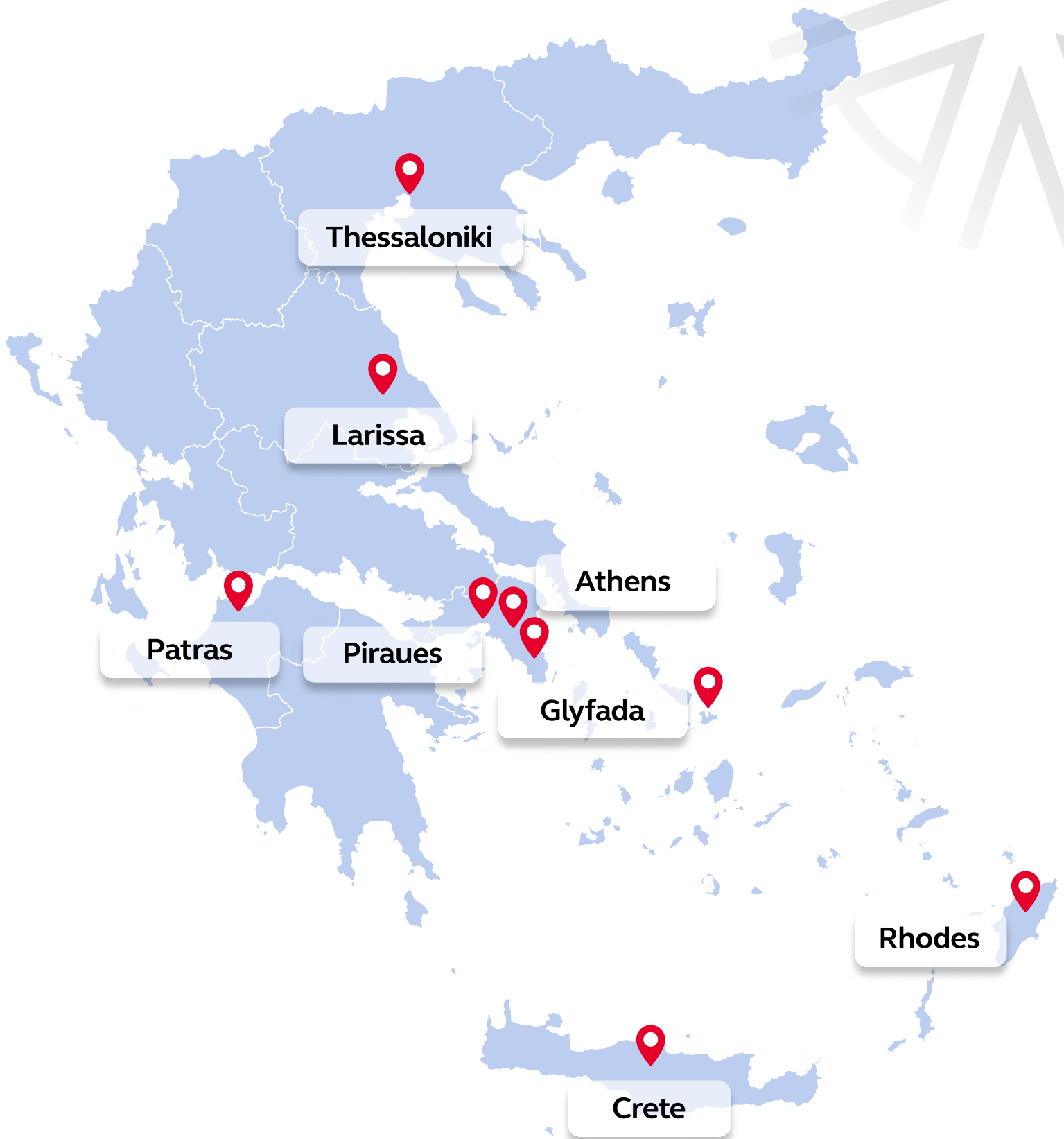
Other regions – **€200–400**

## Rental Yield on Long-Term Lets

**4–9%** per year, depending on the region and property type.



# Select Greek Destinations



# Athens

The Cradle of Greek Civilisation and Europe's Oldest Capital



**Athens is Greece's largest city, with a population of over 3.2 million**, including its metropolitan area. It is the capital and the country's primary cultural, historical, tourism, financial, commercial, industrial, and investment hub. The city's rich heritage is unparalleled—Athens hosted the first modern Olympic Games in 1896 and is home to some of the world's most famous landmarks, including the Acropolis, the Temple of Zeus, and the Theatre of Dionysus.

**Athens offers all the benefits of a major capital city**, including excellent transport links and infrastructure, a dynamic job market with competitive salaries, top universities and schools, as well as high-quality public and private healthcare facilities. The city also has one of the largest Russian-speaking communities in Greece.

**However, like any major metropolis, Athens comes with challenges:** a higher cost of living and housing, strong competition in the job market, large numbers of tourists, and environmental concerns compared to other Greek cities.

**Choosing the right district is crucial** for those considering Athens as their relocation destination. Some of the most prestigious and expensive areas include Glyfada, Voula, Elliniko, and Paleo Faliro in the south, as well as Plaka and Kolonaki in the city centre. More affordable yet desirable neighbourhoods, such as Cholargos, Kifisia, and Chalandri, are considered suburban but remain part of Greater Athens.

# Piraeus

Athens' port city and groundfloor investment destination



**Located 12 km west of the heart of Athens, Piraeus is Greece's fourth largest city yet one of the country's most important cities.**

The Port of Piraeus, Greece's largest and the second-largest international commercial and passenger port in Europe, has played a crucial role in the country's history and contemporary renaissance as a major commercial harbor. Piraeus is not considered a tourist or resort city; however, it is popular among expats and foreign investors.

Piraeus's cost of living and real estate is 10-20% lower than in Athens, while its infrastructure and accessibility are on par with the capital.

# Glyfada

The beating heart of the Athenian Riviera



**Glyfada is a quaint town 12 km east of the capital. Along with Piraeus, Glyfada are the bookends of Athenian life and living.**

Glyfada is the most prestigious suburb of Athens and one of the most picturesque resorts in Attica. Stunning beaches, superyacht marinas, championship golf, luxury hotels, Michelin Star restaurants, high-end shopping, and exclusive nightclubs make Glyfada an elite resort town offering an attractive investment proposition when paired with the Golden Visa.

Though property in Glyfada is exponentially higher than in Athens, the cost of living is lower than in the capital.

# Thessaloniki

The cultural crossroads of the Balkans




**Thessaloniki is the second most populous city in Greece, with 1.1 million people, and is considered the country's cultural center.**

As the infrastructure is equal to that of Athens, some investors favor Thessaloniki as it provides a more relaxed lifestyle and better environment.

Macedonia International Airport is located 15 km from the city center and the Port of Thessaloniki is second to only the port in Piraeus. Thessaloniki is also the largest railway hub in the country, and a metro system is set to open within the next year. Home to Greece's leading university, Aristotle University, Thessaloniki is also one of Greece's most important university towns.

Thessaloniki boasts as much history as Athens, with many historical and architectural landmarks: the city's symbol, the White Tower, the Triumphal Arch, the Church of Saint Sophia, and the Basilica of Saint Demetrius.

A modern, multi-story building with a swimming pool and lounge chairs. The building has a curved facade and large windows. In the foreground, there is a swimming pool with a row of lounge chairs on the deck. The scene is set in a lush, green environment with trees and a clear sky. A large, stylized watermark is visible in the upper right corner of the image.

Properties for obtaining  
a residence permit

# Premium Apartments in the Northern Part of Athens

This newly built residential complex is located in the green and peaceful area of Neo Irakleio, near Marousi, one of the most renowned and sought-after business districts in Athens. The complex consists of 24 fully furnished apartments featuring designer interiors and high-quality appliances.

A key feature of the project is its premium finishes and amenities, offered at an exceptionally accessible price. The complex is situated close to major shopping centres, private schools, and the offices of international companies, making it an excellent choice both for personal residence and rental investment.

## Details:

- Size: 38–44 m<sup>2</sup>
- Property management services
- Roof jacuzzi with panoramic city views
- Private gym and swimming pool
- Completion date: January 2027



The project is available exclusively to Astons clients. It is one of the few developments where you can obtain the «Golden Visa» in just 4–6 months. All documentation is ready. **Fewer than 10 units available!**



Price — **from €260 000**

# New Residential Complex for the «Golden Visa» in the Tavros-Kallithea District, Athens

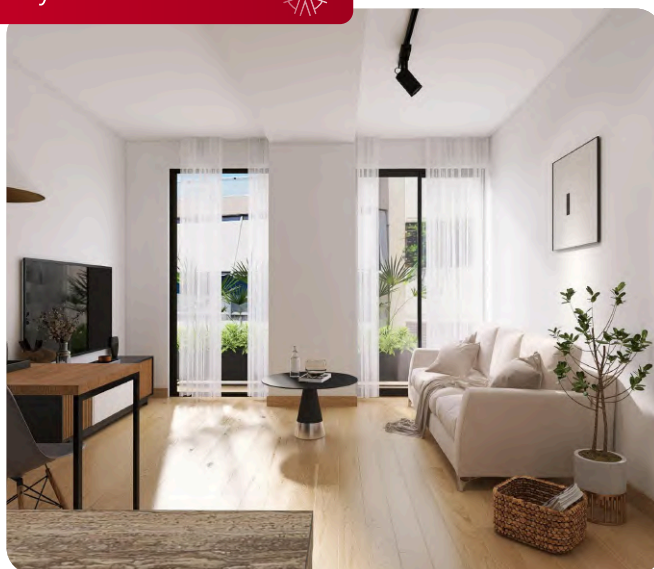
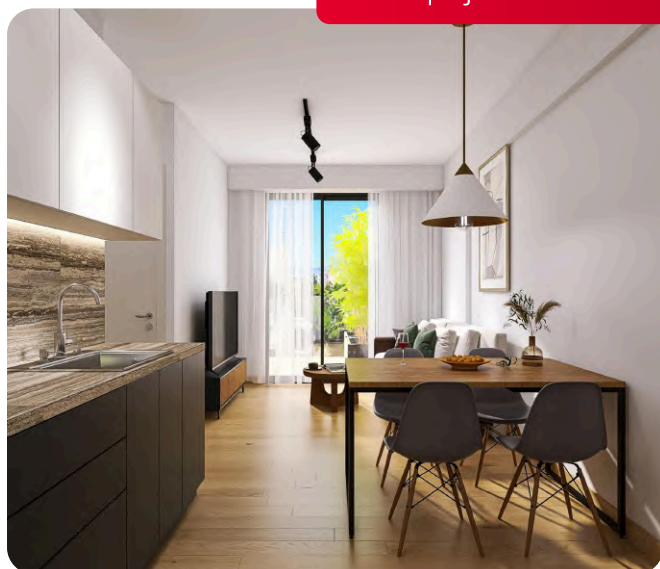
**This nine-storey residential complex, situated between the centre of Athens and the Athenian Riviera, presents a unique investment opportunity.** The project is a new build on a site previously occupied by an industrial building, rather than a reconstruction. This allows investors to purchase property in a brand-new development and obtain Greek residency with a minimum investment of €250,000.

The complex features modern apartments with convenient layouts, stylish furnishings, and all the necessary appliances. The Kallithea Metro station (M1), Harokopio University, and the Stavros Niarchos Foundation Cultural Centre are just a few minutes' walk away.

- Details:**
- ROI: 4% per annum for 6 years
  - Size: 48–79 m<sup>2</sup>
  - Energy efficiency: Class A
  - Layout types: 1- and 2-bedroom apartments with balconies
  - Expected price growth: up to +25% by 2030
  - Completion date: Q1 2028



The project is available exclusively to Astons clients



Price — **from €257 000**

# 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**

# Non-Dom in Greece

## Tax Optimisation for Global Income

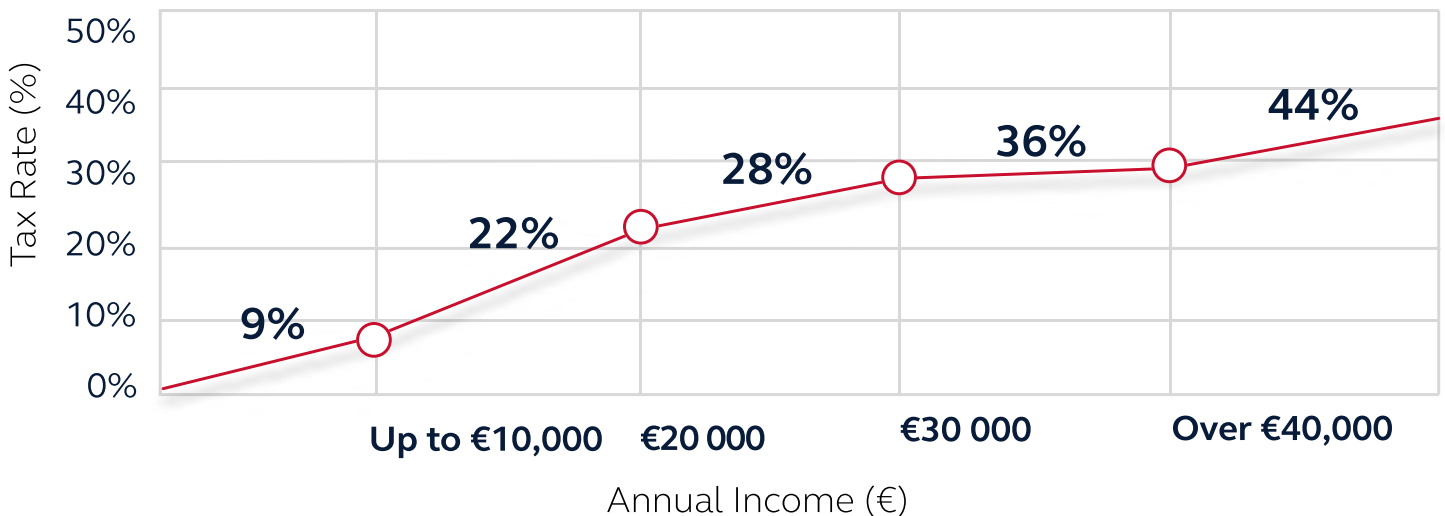
Greece introduced the Non-Dom regime in December 2019 as part of its strategy to attract foreign investors and high-net-worth individuals.

Under this scheme, a foreign national who transfers their tax residency to Greece and invests at least €500,000 in the country can pay a fixed annual tax of €100,000 on all foreign income, regardless of the amount earned.

The tax increases by €20,000 per person for each additional family member included.

The Non-Dom regime offers a far more advantageous alternative for high-income individuals to Greece's progressive income tax, where the maximum rate reaches 44%.

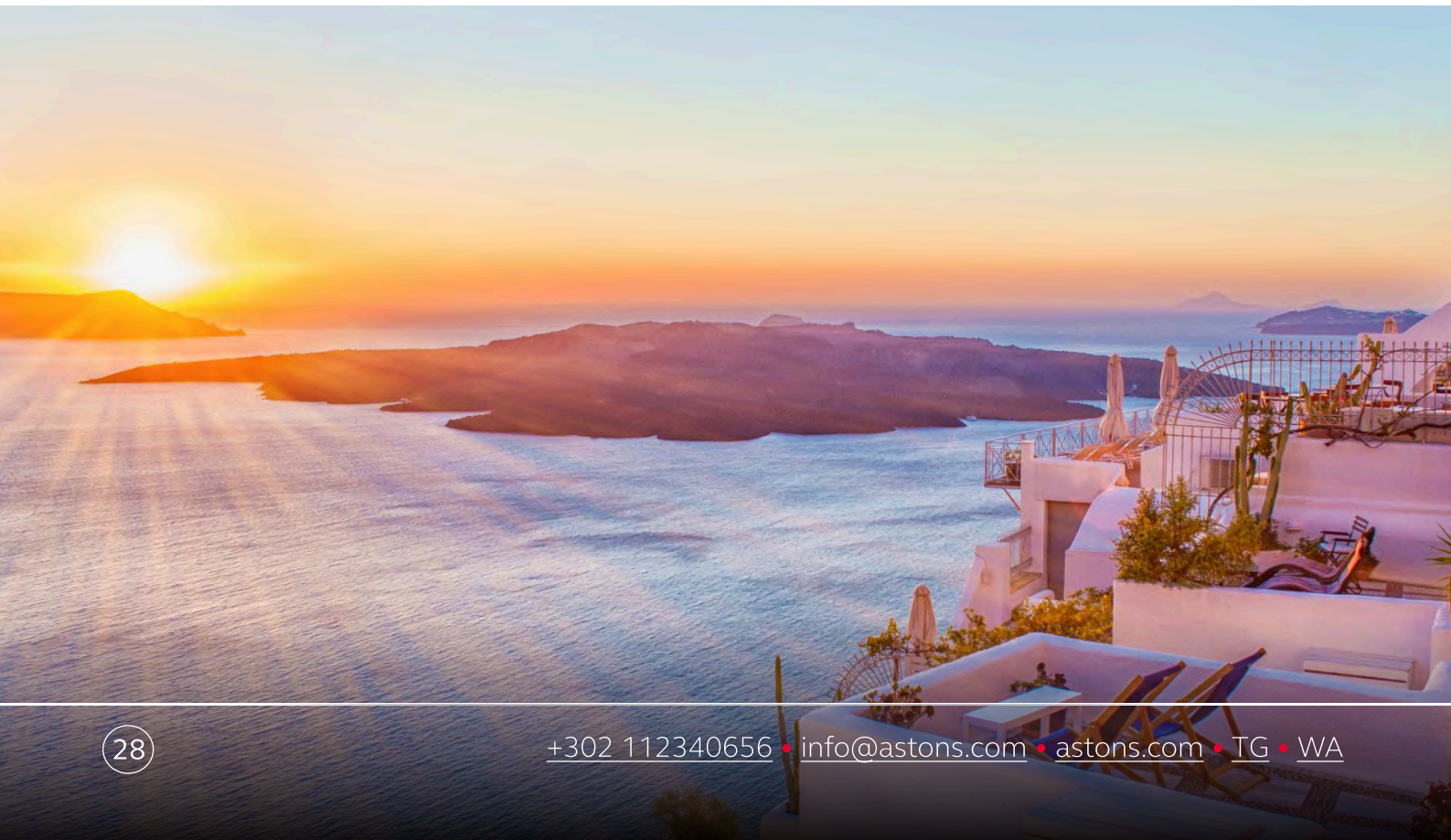
## Income tax in Greece



# Non-Dom in Greece

## Criteria:

- The individual should not currently be a tax resident of Greece and should not have been for the previous eight years before acquiring the status.
- To become a tax resident of Greece, the individual must spend at least 183 consecutive days in the country each year (which begins from the date of initial entry into Greece — short trips to other Schengen countries do not reset the count).
- The individual must invest at least €500,000 in the country's economy.
- The Greek Golden Visa- Real Estate Investment Option is one of the easiest and most preferred means through which to acquire Non-Dom status.



# Why Trust Astons?

Astons – A Global Leader in Investment Immigration & Relocation. Astons provides tailored solutions for obtaining residency and citizenship in Europe, the Pacific, the Caribbean, the Middle East, and the United States.



## Over 35 Years of Experience & Expertise

Founded in London in 1989, Astons has been at the forefront of the investment immigration industry. Today, Astons operates as an international group of companies with its headquarters in Dubai.



## A Trusted Partner

Over the years, we have successfully assisted more than 9,000 clients from over 100 nationalities worldwide and facilitated investments exceeding \$2.6 billion in citizenship, residency, and real estate programmes.



## Licensed & Fully Compliant

We operate exclusively under official government licences, adhering strictly to the laws and regulations of each jurisdiction where we conduct business. We guarantee full compliance, no legal risks, and complete protection of your reputation and investments.



## Unrivalled Expertise

100% of our clients who pass Astons' internal due diligence receive programme approvals. Our team includes highly specialised immigration lawyers with in-depth knowledge of immigration law who are dedicated to protecting our clients' interests. We ensure a seamless process from start to finish, leveraging our extensive experience, expertise, and the methodologies of the British legal school.

# A Solution for Relocating Parents to Europe

A Case Study by Astons

Most European residency programmes do not allow applicants to include elderly parents or act as sponsors for them under Golden Visa schemes.

**However, Greece is a notable exception offering this opportunity.**

Our clients, David and Anastasia, did not want to be separated from their loved ones and were searching for a relocation destination that would be comfortable for all generations, including elderly parents and young children.

The key criteria for selecting a country included a mild and warm climate, high-quality international education, English-language schools, a familiar culture, and excellent private healthcare. However, the most crucial factor was **the ability to include both Anastasia's and David's parents in the application.**

**Greece proved to be the perfect solution.** Under the Golden Visa programme, the primary applicant can include their spouse, children under 21, and parents.

At the time of their application, Greece had already imposed restrictions on processing residency cases for Russian investors. However, this was not an issue for David, who, as the primary applicant, holds Armenian citizenship. His family members were still eligible to apply for Greek residency based on their Russian nationality.

The couple and Astons' experts selected three spacious apartments in Glyfada, one of the safest, most peaceful, and comfortable areas near Athens.

**The entire process of acquiring property and obtaining residency for their family of eight took approximately six months.**



# Why Trust Astons?



## Global Industry Leader

Astons ranks in the TOP 6 of the MIGRATOP rating, The TOP 25 international immigration companies from Uglobal Immigration Magazine. Winners of the Best European Citizenship Advisor 2018, and Best Full-Service Investment Immigration Firm 2019 awards



## Your Personal Expert

Your dedicated Astons team is available to you when you need them, Via email, SMS, WhatsApp, or by phone. Or feel free to visit any of our global offices: Istanbul (Türkiye), London (UK), Limassol (Cyprus), Dubai (UAE), Athens (Greece), Fort Lauderdale (USA) and St. Julian's (Malta).



## Only The Best Solutions

There are dozens of programmes out there, but they're not all equal. Astons only provides the best citizenship and residence by investment solutions and premium real estate. Our experts will find the most suitable options to satisfy every client's wants, needs, and demands.



## Internationally Recognised Experts

Astons' expertise is regularly relied upon for insights and comments on investment migration and trends in the global real estate sector by leading media: Forbes, Business Insider, CNBC, The Telegraph, The Times, The Sun, The Daily Express - and others.



# 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



# Our events



# Astons in the media

This section contains key publications in the press about Astons, as well as comments of experts on the planning of residence, investment citizenship and residence permit, and investments in foreign real estate.

**THE  TIMES**

[Move fast: Greece's golden visa rules are changing](#)

**The New York Times**

[Americans Head to Europe for the Good Life on the Cheap](#)

**The Telegraph**

[Countries cut cost of citizenship to attract disillusioned British taxpayers](#)

**Business Standard**

[UK faces 14% millionaire drop amid tax crackdown; Greece tops visa rush](#)

 **CNBC**

[Many of Europe's 'golden visa' programs are closing — but demand is up in this Mediterranean hotspot](#)

 **H KATHMEPINH**

[Millionaires choose Greece: Wealthy foreigners from the UK, the US and other countries, attracted by incentives](#)

**gtp** | GREEK  
TRAVEL  
PAGES

[Study: More US Buyers Tapping into Greece's Golden Visa Scheme](#)

**SPEAR'S**

[Money on the move: why the world's wealthy are deserting the USA](#)

 **FINANCIAL EXPRESS**

[Spain is the best option for international investors looking for Golden Visas: Findings](#)

# Astons Global Footprint



## GREECE

📍 Dimitriou Falireos, 42 Neo Faliro, Piraeus, 18547  
☎ [+302 112340656](tel:+302112340656)



## UAE, DUBAI

📍 13a Happiness Street, City Walk, Al Wasl, Dubai, UAE  
☎ [+971 454 01311](tel:+97145401311)



## USA, FORT LAUDERDALE

📍 2100 N Ocean Blvd, Fort Lauderdale FL 33305  
☎ [+1 888 2033901](tel:+18882033901)



## TÜRKİYE DESK

📍 Trump Towers No:12 Kule:2 Kat:18 34387 Sisli, İstanbul, Türkiye  
☎ [+902129008729](tel:+902129008729)



## CYPRUS, LIMASSOL

📍 Victory House, 205, Archbishop Makarios Avenue, Limassol, 3030  
☎ [+357 25 230233](tel:+35725230233)



## MALTA, ST JULIAN'S

📍 Dragonara Business Centre, Dragonara road, Paceville, St. Julian's, STJ 3141 Malta  
☎ [+356 77149119](tel:+35677149119)



## UK, LONDON

📍 11-12 Tokenhouse Yard, London EC2R 7AS, United Kingdom  
☎ [+44 207 0436026](tel:+442070436026)

# ASTONS

All stages of the investment immigration process are conducted with high standards of ethics and professionalism.

**Your path to global opportunities:** investments in citizenship, residence permits and real estate around the world.

**CONTACT US**



for a personal consultation



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