



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.



EUROPEAN
PROPERTY
AWARDS
REAL ESTATE

Roca

LAUFEN

AWARD WINNER

REAL ESTATE AGENCY
SINGLE OFFICE
GREECE

Astons

2024-2025



Thanks to the assistance of Astons' expert team,

**more than
130 clients
of Astons**

invested in Greek property through our Athens office this summer.

Residency in Greece by Investment

Greece's Golden Visa Program providing residency by investment for non-EU nationals, was introduced in 2013. The program allows foreign investors and their families to gain a residence permit valid for a 5-year period with unlimited renewal, through investment in real estate **with a minimum value of €250,000**.

The residence permit is a document allowing a foreign national to reside in Greece legally in accordance with the European Union Regulation 1030/20.



The entire family are eligible

The investor can add their spouse, children up to the age of 21, plus parents of the main applicant, and the married spouses of the parents



Lowest investment in the EU

Greece offers one of the most economical residency by investment programs in the EU, with a minimum investment of just €250,000



High educational standards

Greece offers a high standard of education, and EU residency provides access to prestigious European universities



Residence Permit

The residence permit is issued for a 5-year period and can be renewed indefinitely



No residency requirement

There is no requirement to reside in Greece, either before or after the residence permit is issued



Visa-Free Travel

to all 28 Schengen Zone countries



High standard of living

Greece offers a high standard of living, with residency providing access to high-quality medical facilities



Investment in real estate

The opportunity to use the investment property as your summer residence in the Mediterranean Sea

Top 5 Advantages of the Greek Real Estate Market



Strong Tourism Sector: One of the EU's most robust tourism industries, Greek tourism has driven long-term rental revenues upward. In 2023, tourism contributed €28.5 billion to the economy or 13% of the GDP.



Groundfloor Market: Compared to the rest of the EU, property prices in Greece are among the most affordable, making the Greek market more accessible to foreign investors seeking residency, diversification, and ROI.



Golden Visa Program: Greece offers EU residency through investment. By purchasing property valued at least €250,000/€400,000 or €800,000 — depending on the location and the type — non-EU citizens can obtain a renewable five-year residence permit for themselves and their families.



Capital Appreciation: Greece's economic renaissance continues driving property values upward, especially in desirable areas. The Greek economy is expected to grow by nearly 3% in 2024 and significantly surpass the Eurozone average growth rate of 0.8%.



Quality of Life: Greece offers a high standard of living, with Michelin Star cuisine, world-class healthcare, internationally recognized education, Mediterranean luxury, and year-round comfort.

Investment Options

Real estate purchase:

from €250,000

- For the restoration of listed building (properties officially registered with the Greek government as having historical or cultural value) in all regions of Greece.
- For property converted from commercial to residential.

The residence permit is issued for a 5-year period. The residence permit can be renewed **every five years** provided that the applicant maintains the property ownership.

For Restorations and Conversions. There are no restrictions on the location and size of the property.

from €400,000

For property in all other regions of Greece;

from €800,000

For property in Attica, Thessaloniki, Mykonos, Santorini, **and islands with populations of more than 3,100 residents**

*The investment amount from €400,000 and €800,000 must be made in a single residential property which is at least **120 square meters in size**.*

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.

Step-By-Step Guide To Gaining A Golden Visa Residence Permit in Greece

- 1 **Signing a Service Agreement with Astons** and professional fees payment (50%).
- 2 **Property selection**, signing a preliminary sale and purchase agreement and providing a down payment for the property (usually 10% of the property cost).
- 3 **Personal documents collection and preparation** (notarization and apostille).
- 4 **Power of Attorney arrangement for all applicant** (notarized and apostilled).
- 5 **A Greek tax number will be secured** for the main applicant.
- 6 **Tax and government fees payment** including the medical insurance.
- 7 **Signing the final sale and purchase agreement** (carried out by a Greek lawyer through a power of attorney), and official registration of the agreement.
- 8 **Remaining property balance payment** (within 10 business days after signing the final sale and purchase agreement).
- 9 **Signing the final notarized contract** of settlement with the developer.
- 10 **Application submission for a residence permit** (within 10 days after signing the final agreement).
- 11 **Official confirmation of the application submission** (up to 40 days) — a temporary electronic entry permit (blue paper) will be issued after the confirmation.
- 12 **Biometrics submission.** Biometrics are required for all applicants and must be submitted in person at the Greek Migration Service.
- 13 **Official approval of the Golden Visa** and issuance of the residence permit cards (approval of the application occurs within 2-3 months from the date of submission of biometrics submission).
- 14 **Astons professional fees payment** (50%).
- 15 **Astons' lawyer will receive the residence permit cards** on behalf of our clients and securely forward them to the address the client requests.

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
- Preparation of power of attorney

Approximately 1.5% of the real estate price + VAT

€150

Document translations

Fees for translating and signing the power of attorney

From €150

Private health insurance fees

- Up to 65 years
- 66–76 years
- 76 and above: under special conditions (e.g., in the absence of serious or chronic illnesses)

From €150 per person
€250 per person
Upon request

Immigration fees

- Application for the main investor (extension)
- Application/extension for a family member over 18 years old
- Card issuance

€2,000

€150

€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 m²**
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 m²**
- 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.

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 with the Schengen area countries highlighted in green. The green countries include Austria, Belgium, Croatia, The Czech Republic, Denmark, Estonia, Finland, France, Germany, Hungary, Iceland, Italy, Latvia, Liechtenstein, Lithuania, Luxembourg, Malta, The Netherlands, Norway, Poland, Portugal, Romania, Slovakia, Slovenia, Spain, Switzerland, and Sweden. The United Kingdom and Ireland are shown in grey, as are other non-Schengen countries like Russia, Turkey, and North Africa.

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

Why buy property in Greece?

Whether beginning your international property portfolio, expanding your existing real estate portfolio, looking for a holiday property, or adding a revenue stream to your life, **Greek real estate is a great asset.**

Greece, as a country and a culture, **offers numerous benefits for property owners**, including the potential of owning a part of the history of the modern world. Financially though, Greece offers a favorable tax environment for property owners, residents, and Greek citizens as well.

The Greek real estate market is unique in a variety of aspects when compared with the markets of most countries — including other European Union nations.

Property in Greece tends to be more affordable, even for luxury high-end real estate. **The country offers a vibrant rental market** that is undergoing historic and unprecedented demand, a resurgence in its economy, the ability to satisfy any lifestyle, and options for near-immediate ROI.

Additionally, investors who are considering purchasing Greek real estate also have the option to buy through the residency by investment program, gaining both property and residency **in the EU and Greece.**

However, it needs to be mentioned that navigating the Greek real estate market can be difficult without **a seasoned expert on your side.**

Greek real estate and the residency by Investment Program

While residency is not required for buying and owning property in Greece, not having Greek residency will greatly impact the ability to access and use the property.

This is especially certain once ETIAS – the European Union's e-Visa – comes online, which is currently scheduled to occur in early 2025.

The EU's e-Visa will require all non-EU citizens without legal residency status in any EU country to be approved for entry via the ETIAS system – including to enter Greece, regardless of property ownership.

The ETIAS approval will last 3 years, at which time the applicant is required to restart the approval process from the beginning.

Greek residency, on the other hand, is valid for 5 years and will be automatically renewed providing the individual still owns the property and the value still equals or exceeds the program requirements.

Further, Greek residency can lead to Greek citizenship after 7 years, whereas ETIAS approval will never be counted toward or lead to EU citizenship in any way.

Thus, everyone buying property in Greece should, at least, consider the Greek Golden Visa program.

Under the current Greek Golden Visa program, the criteria are:

• The main applicant must be at least 18 years of age.

• All applicants have taken out health insurance in Greece.

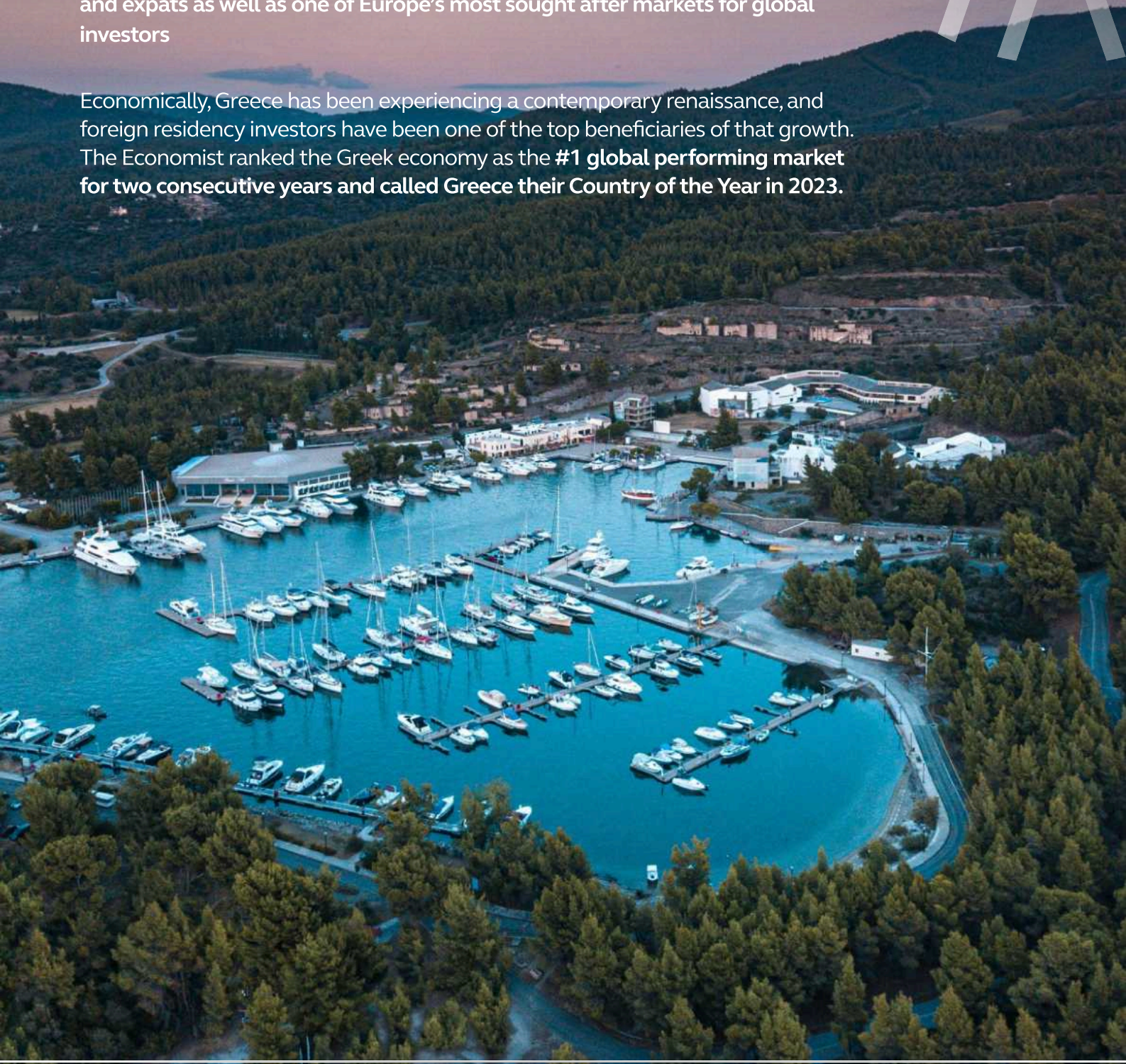
• Properties from 120 square meters, unless the €250,000 option is chosen.

• If the investor chooses the option of renovating a property that is on the list of cultural heritage of Greece, he must carry out the renovation works for a period of 5 years in order to renew his residence permit.

Greece - A Culture of History, the Future of the EU Economy

Limitless stretches of granular gold shaped by the crystal topaz of the Mediterranean, accented with world-class cuisine, the hallmarks of modern history, the finest education and health facilities, and an abundance of lavish landscapes — **Greece is one of the most popular EU destinations for tourists and expats as well as one of Europe's most sought after markets for global investors**

Economically, Greece has been experiencing a contemporary renaissance, and foreign residency investors have been one of the top beneficiaries of that growth. The Economist ranked the Greek economy as the **#1 global performing market for two consecutive years and called Greece their Country of the Year in 2023.**



The investment attractiveness of Greece

Greece continues to be among Europe's most promising real estate markets, not only because of the ever-expanding opportunities for foreign investment but also because the nation's tourism industry continues to push rental yields upward. At the same time, property prices rank around 20th among the EU's 27 countries.

While many global investors flock to Greece seeking financial ROI, a significant percentage of foreign investors find Greece the perfect destination for lifestyle investments.

From urban life in a modern penthouse along the Athenian Riviera to a seaside villa on the Greek islands of Mykonos, Santorini, or Crete, Greece provides the opulence of a Mediterranean getaway, the ultimate retirement plan or simply a passive income-generating investment that can be passed on for generations.

Greece's fusion of EU residency — with a pathway to an EU passport - and highly sought-after property in a ground floor market **has made the Greek Golden Visa the #1 EU residency program for years** — when combined with the Greek Non-Dom tax program, there are not many better residency investment options in the EU.



The Greek Appeal to Foreign Investors

From an investment posture, Greece offers diversification, ROI, and lifestyle security.

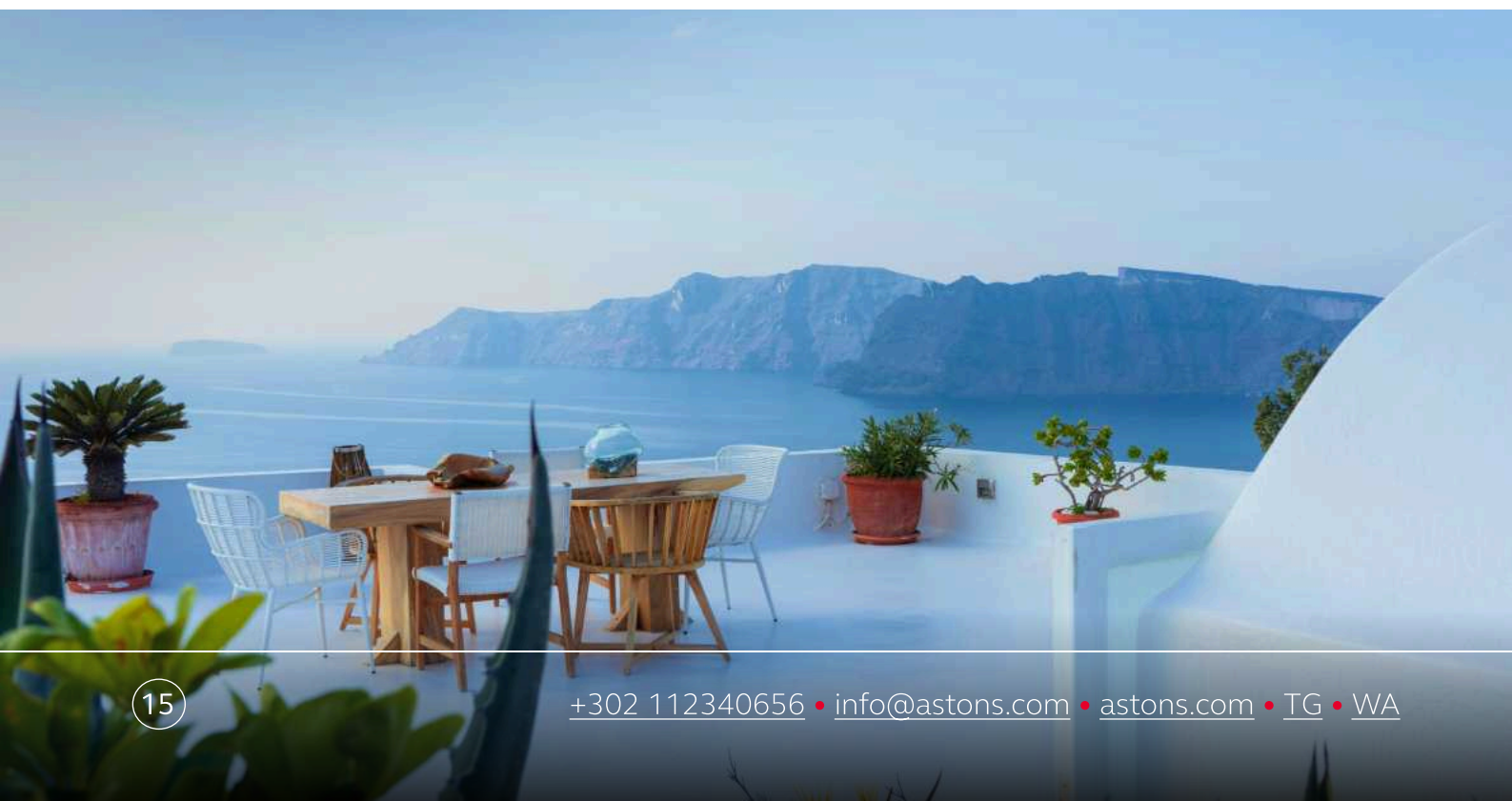
Geographically, Greece is strategically located:

- Offering one of the most dynamic high-end markets while situated in Eastern Europe - the EU's most affordable region
- Bordering Turkey [the bridge between Europe & Asia], Greece provides unmatched access to non-European markets
- As Greece jets off into the Mediterranean, Athens is under a 2-hour direct flight to Istanbul, Tel Aviv, Cairo, Rome, Beirut and Larnaca.

Tourism and Real Estate

Greece's strong tourism sector is one of the country's largest economic drivers. The Athens Riviera and Greece's beaches attract millions of tourists annually, resulting in high demand for housing and related services, making hospitality-based and real estate investments particularly attractive.

Foreign investment in real estate is one of the significant drivers of the nation's economic renaissance. The most popular destinations include cities like Athens and Thessaloniki, as well as islands like Crete, Rhodes, and Mykonos.



Geographic Advantage

Greece's location at the crossroads of Europe, Asia, and Africa **makes it a strategic hub for companies** looking to expand and diversify their reach into new or additional markets.

The country provides a modern infrastructure with state-of-the-art logistics, including ports, airports, and roads, making Greece a pivotal hub.

EU and Schengen Zone Membership

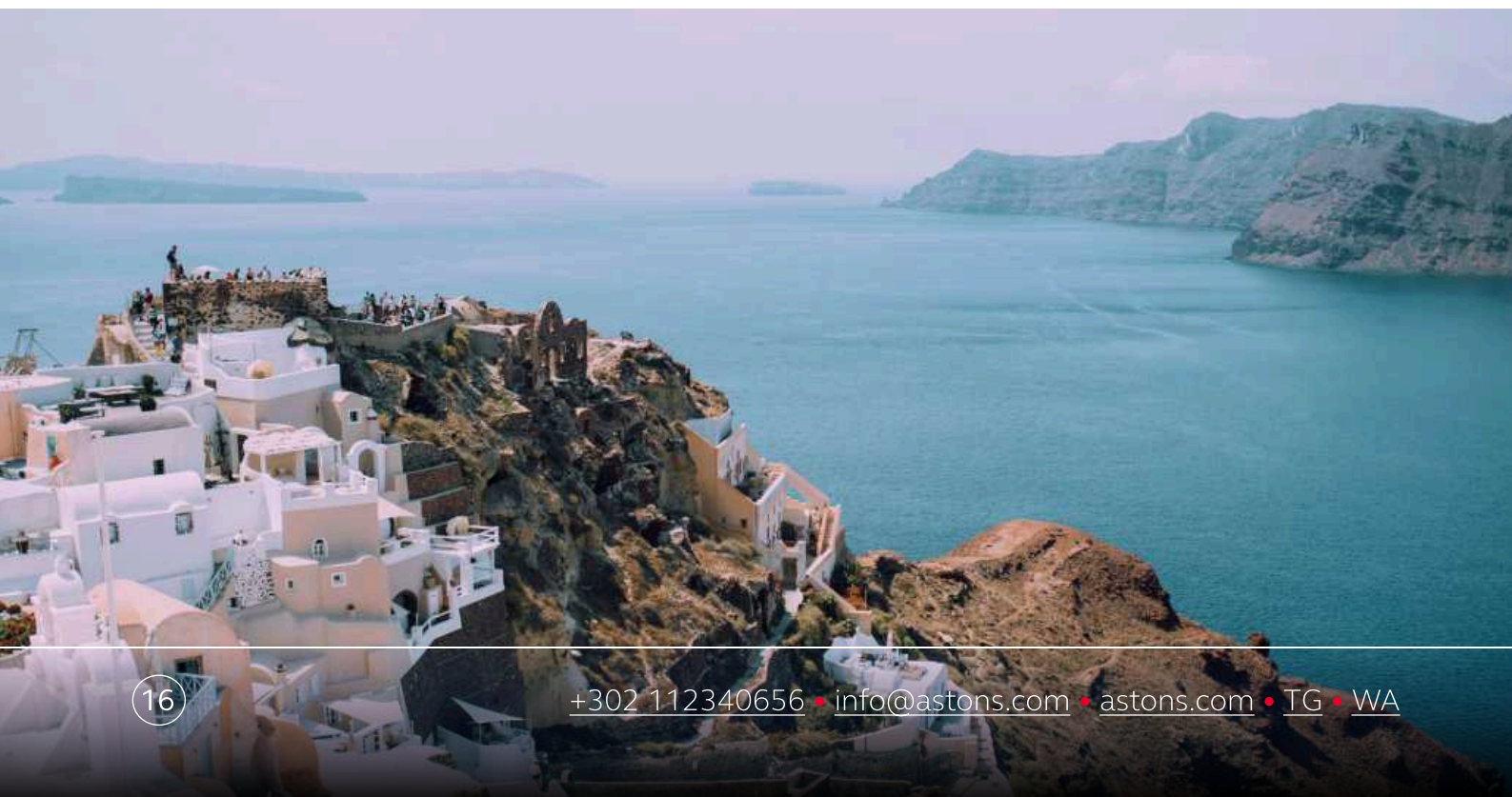
Greece enjoys unrestricted access to the EU's single market, providing Greek businesses with free trade throughout the entire EU, as well as access to pan-European funding programs, which can aid in business growth and development.

EU membership not only applies to businesses, but Greek citizens also enjoy the right to live, work, study, conduct business, and bank anywhere in the EU. Greek residents enjoy visa-free access to the EU as well as ETIAS and EES exemption status.

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.

Greece has adopted the EU's sustainable energy mandates and has made major strides to meet the initial 2025 milestone, but there is much opportunity available for Greece to reach its goal of Net Zero emissions by 2050.



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.

Greece's Non-Dom Tax program is one of the best-remaining tax optimization options in the EU and offers HNW investors a flat annual payment regardless of actual income generated.

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.**



Greek Real Estate Market: A Snapshot

Long-term Rental Prices in 2024

Greek property is among the best assets to capitalize on in the wake of Greece's economic renaissance and leverage the nation's future potential. Greek property values have increased by:

+13.8% in 2023

+9.7% for new housing (Q3 2024)

And new housing prices in 2024

Price per square meter:

from €3,500 / m² in popular locations

≈ €4,000 / m² in Attica for an apartment

≈ €6,000 / m² in Attica for a maisonette

Long-term Rental Prices in 2024

Average monthly rent for a 2-bedroom luxury apartment:

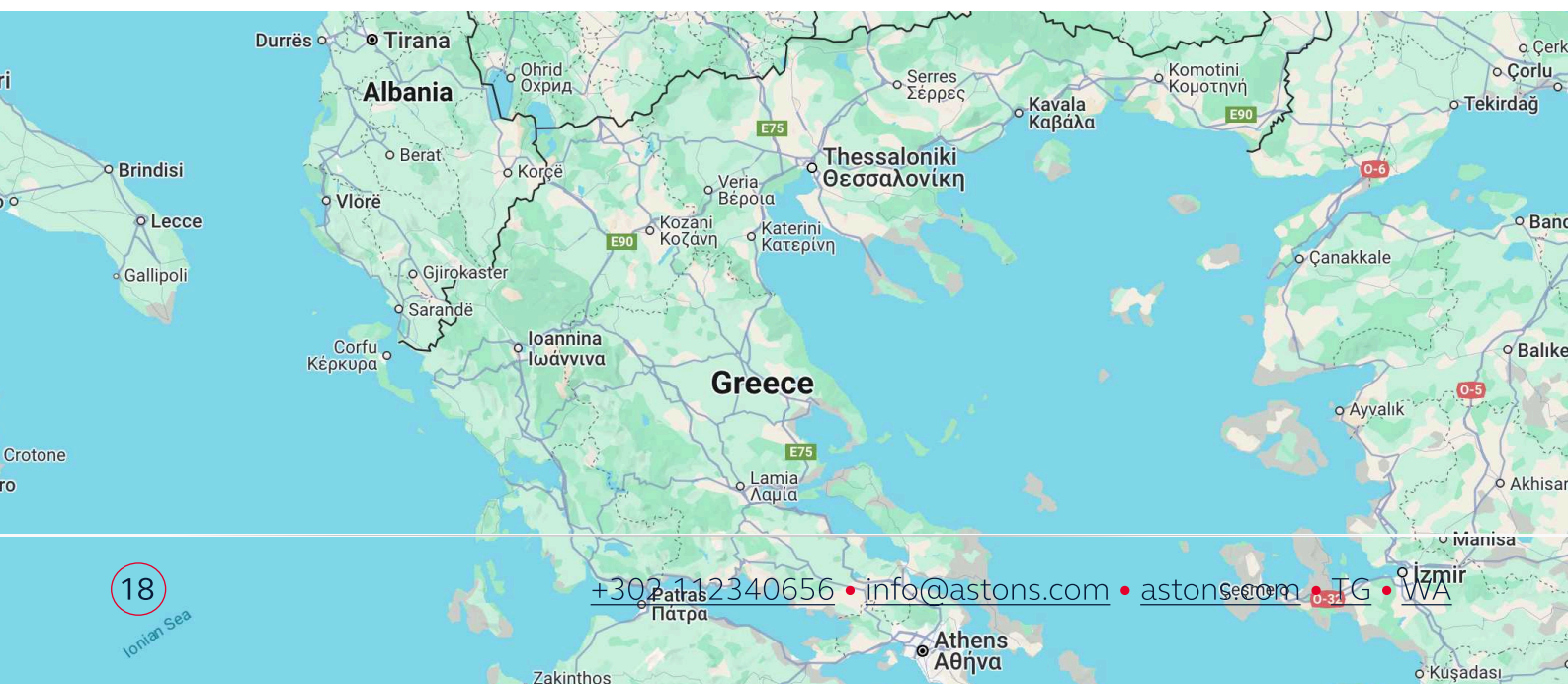
≈ €3,500 / m² in central Athens [i.e. Kolonaki or Glyfada]

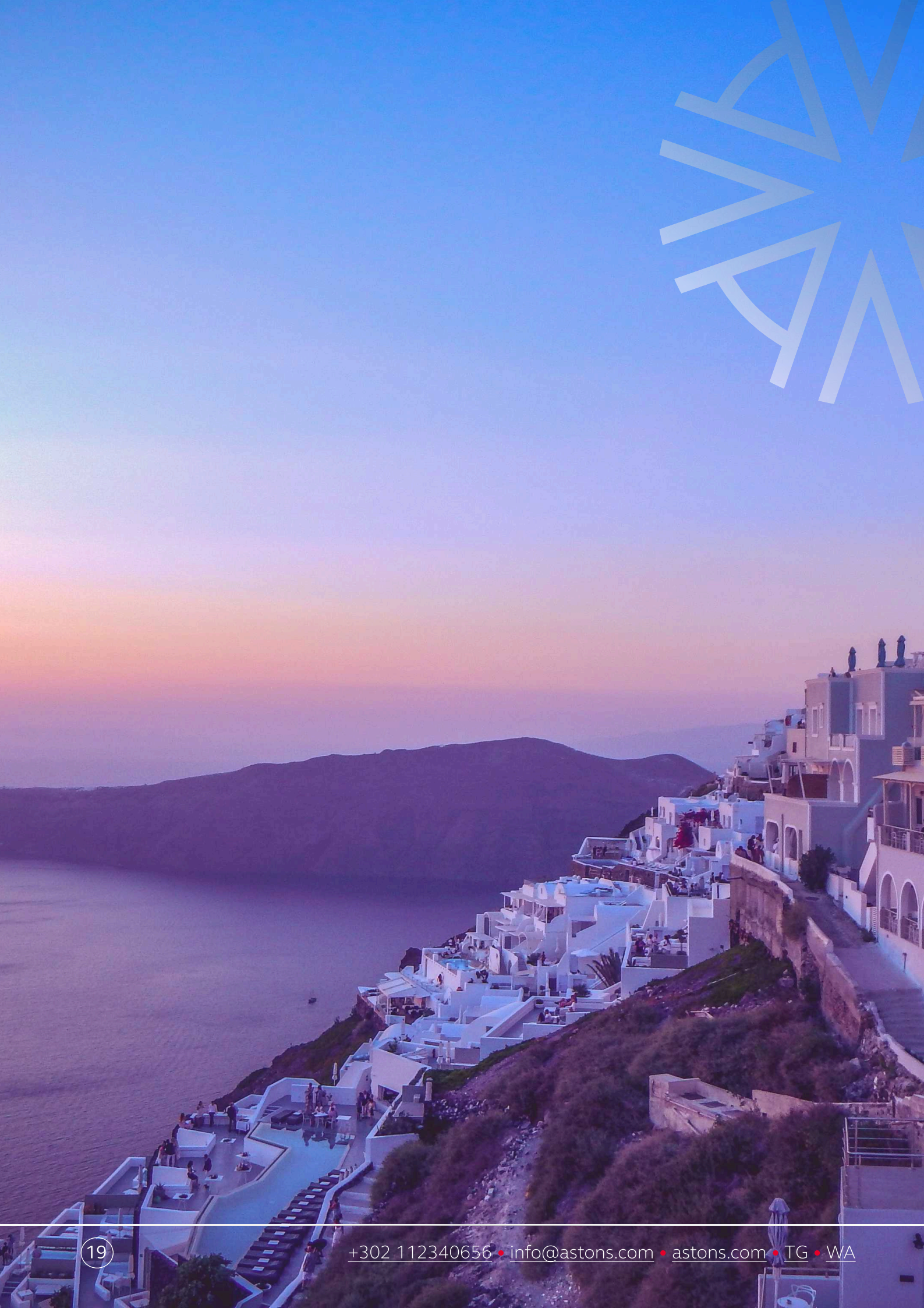
≈ €2,500 / m² in Thessaloniki

≈ €5,000 / m² on the Greek Islands

Potential annual rental income – **up to €44,000**

*Rental figures are only estimates that reflected the Greek market at the time of writing and are provided for informative purposes only





Eligibility For Greek Residence Permit By Investment

Who can participate in the program?

Applicants must satisfy the following criteria:

- They must be at least 18 years old.

- They must not have a criminal record in any country where they have ever lived.

- They must invest in real estate in Greece.

- They must have medical insurance from a company operating in Greece.



The list is not extensive – Astons' lawyers make a personalised list for each client after thorough consideration. The following is a very typical example of documentation required by our lawyers for the preparation of an application for citizenship.



UNRESTRICTED VISA-FREE ACCESS TO 28 COUNTRIES IN EUROPE

Select Greek Destinations



Athens

Cradle of Greek civilization and the oldest European capital



Athens is the largest city in Greece, with a population of over 3.2 million people, and serves as the country's main historical, tourist, financial, commercial, industrial, and investment hub. Athens offers a full range of contemporary urban lifestyle benefits: excellent accessibility, modern infrastructure, Michelin Star cuisine and hospitality, diverse architecture, vibrant communities, globally accredited and recognized education, and a high standard of medical care with both public and private options.

When deciding where to reside in Athens, it's all about lifestyle and location.

The southern areas — Glyfada, Voula, Elliniko, and Paleo Faliro—are among the most prestigious and sought-after for investment, as are the central areas of Plaka and Kolonaki. More affordable though equally desirable neighborhoods like Cholargos, Kifisia, and Chalandri are considered suburbs, more family-oriented, and far enough away from the chaos of the center, but nevertheless, Athenian living.

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.

Patras

The western gate



Patras is Greece's third largest city, with another major strategic port, and the city is the gateway to Italy and the Mediterranean. Patras combines several attractive features:

- Well-developed transport networks and infrastructure
- Numerous cultural events
- A relaxed coastal lifestyle
- Affordable real estate
- Year-round goods and services
- An accessible job market
- Scenic nature

Patras also draws its share of tourism — visitors come to see the Castle of Patras and the Church of Saint Andrew, shop in the city's famous large shopping centers, and enjoy the Patras Carnival, one of the largest in Europe.

Larissa

The Golden Mean



Rounding out the top 5, Larissa is the fifth-largest city in Greece and one of the oldest.

Larissa is known as the Golden Mean because it provides the perfect balance between urban living and rural relaxation, which also makes it Greece's most family-focused destination. Larissa provides excellent infrastructure, functional transportation, proximity to beaches and mountains, safety, and comfort.

The environmental situation in Larissa is much better than in the capital, and the cost of living and real estate is significantly lower. Larissa also offers genuinely unique seasons, with summers reaching around 30°C [86°F], while winter temperatures average around 0°C [32°F].

Chania

The Greek Venice



Chania is another must consider destination on Crete - a small port city and tourist magnet on the island's north-western tip.

It's a living history of Greek, Venetian, and Byzantine cultural traditions and is rightfully considered one of the most beautiful cities in Greece.

The city is divided into two parts: the old town with the old Venetian harbor and fortress and the new town. Chania's selling points are its atmosphere, leisurely pace of life, beautiful beaches, and extraordinary architecture.

Rhodes

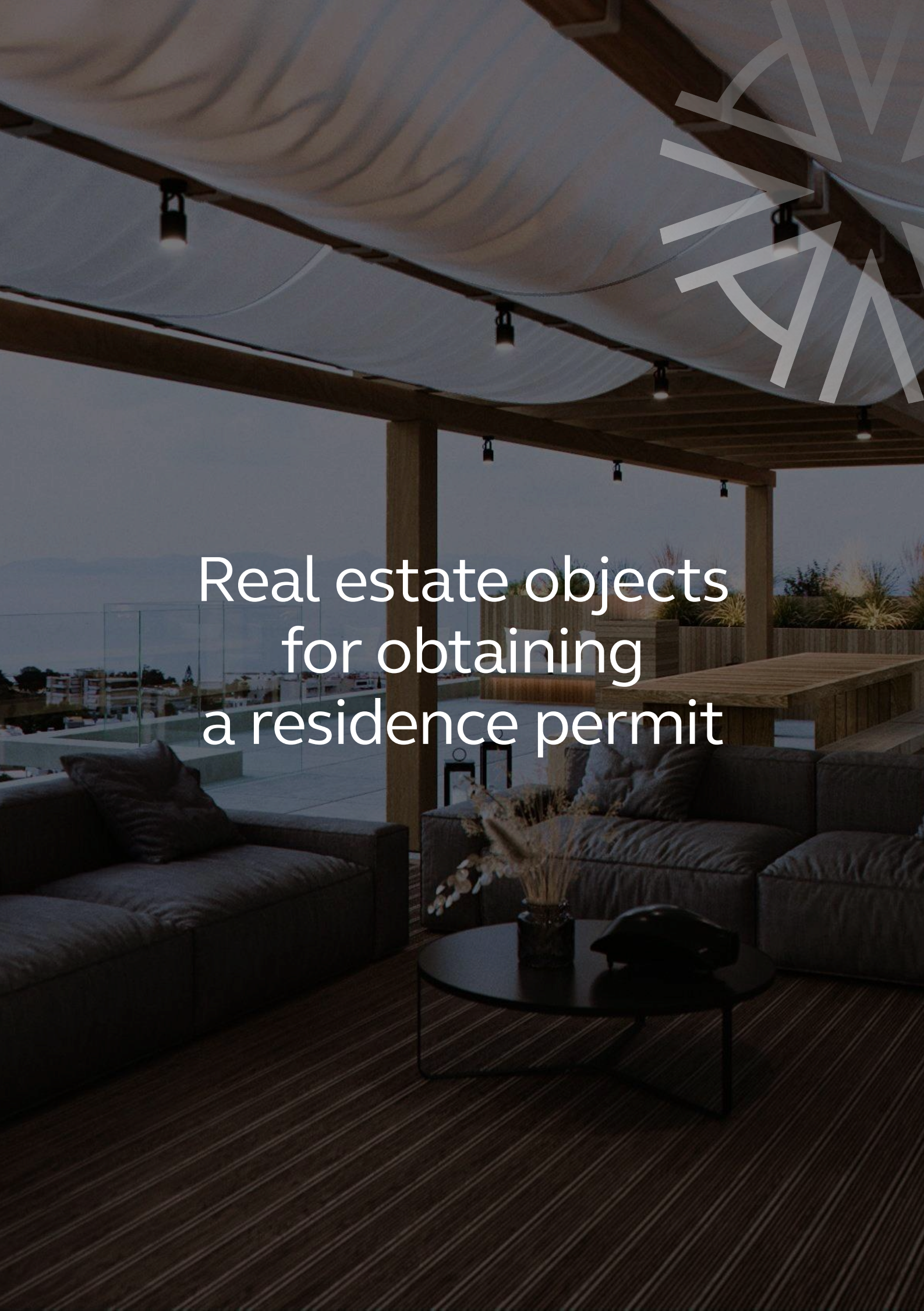
One of the Seven Wonders



Home to one of the Seven Wonders of the World, the Colossus of Rhodes, Rhodes is one of Greece's most popular cities among tourists and expats.

Historically called The Jewel of the Mediterranean, its resorts are known worldwide for their luxury hotels, sandy beaches, and dynamic nightlife. History and archaeological enthusiasts can explore the Rhodes Fortress and the Acropolis of Lindos, while the Port of Mandraki was once home to the Colossus of Rhodes.

Life on Rhodes is suitable for those ready for seasonality: from September to May, the island quiets down. However, it's easy to find affordable long-term rental properties here. The cost of living is relatively low, with beautiful nature and excellent environmental conditions.

A modern rooftop lounge area at dusk. The space features a large, curved white canopy supported by wooden beams, with several small black track lights hanging from it. The floor is covered in a dark, striped rug. In the foreground, there are two large, dark grey modular sofas arranged around a low, round black coffee table. On the coffee table, there is a small vase with dried flowers and a black object. In the background, a long wooden bar or table is visible, and a glass railing provides a view of a cityscape and distant mountains under a twilight sky. A large, stylized white watermark is visible in the upper right corner.

Real estate objects
for obtaining
a residence permit

Premium apartments and duplexes near Ellinikon Park in the Suburbs of Athens

Located in Argyroupoli, just 1.8 km from the famous Ellinikon Experience Park, this new complex ensures high liquidity and profitability for its apartments. Covering 243 hectares, Ellinikon is the largest coastal park in Europe, offering a wide range of recreational activities. Argyroupoli is also conveniently close to both the coast and Athens center: the Alimos metro station is just 220 meters away, with a 15-minute ride to the heart of the capital. The complex features 13 units, including studios, apartments, and duplexes with 1 or 2 bedrooms. Interiors combine aesthetic appeal, high-quality materials (natural stone, wood), and functionality. The developer also offers furnished options for an additional cost.

- Details:**
- ROI 4–6%
 - Energy-efficiency class A
 - Balconies (up to 10 sq. m)
 - Panoramic Windows
 - 2 duplexes with private gardens (57 and 74 sq. m)
 - **Completion date: Q2 2026**



Price: from €255,000

Contemporary apartments with pool in a Southern Athens Suburb

Located near the metro and only 500 meters from the iconic Ellinikon Park (The Ellinikon Experience Park), this residential complex offers a perfect place for both family leisure and cultural events. The Elliniko area boasts a well-developed infrastructure, easy access to popular attractions, elite venues, and the finest beaches along the Athens Riviera.

The new complex consists of 43 one-bedroom apartments, featuring a pool, landscaped gardens, and a green relaxation area. The price of each unit includes all furniture and electrical appliances.

- Details:**
- **Guaranteed 4% yield**
 - Energy-efficient class A
 - Communal pool
 - Landscaped garden
 - Spacious balconies
 - Panoramic windows
 - **Completion date: Q3 2026**



Price: from €250,000

Investment apartments in Piraeus with rooftop pool

This expansive residential complex is located just 200 meters from the sea and a few minutes from one of Europe's largest ports—Piraeus. Situated in the bustling port city south-west of Athens, Piraeus is a prime spot for profitable investments. The city's proximity to Athens and its status as Greece's main port have contributed to a 34% increase in property prices over the last year. The complex is within walking distance to the Piraeus metro station and the port, and only a 15-minute drive from Syntagma Square in Athens.

Details:

- **Guaranteed 3% return for 3 years**
- A+ energy efficiency class
- Balconies
- Panoramic views of the Port of Piraeus

- Green facades
- Gym, coworking space
- Rooftop pool with views of the Aegean Sea
- **Completion date: 2027**



Price: from €250,000

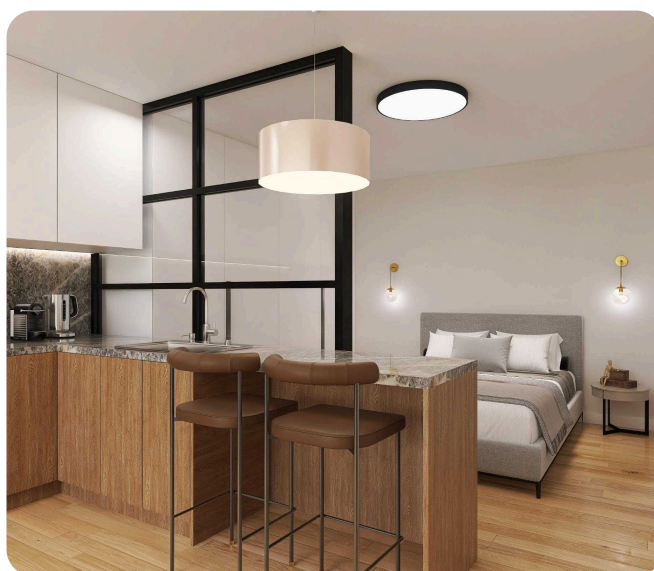
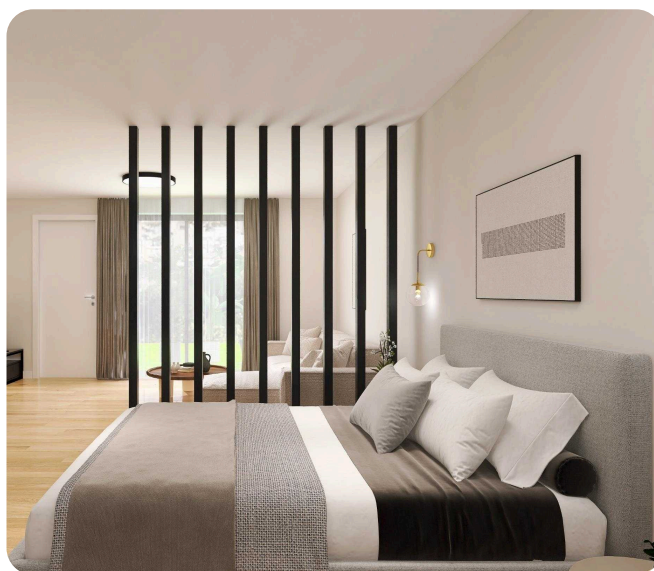
Modern apartments in the Northern Suburbs of Athens

This residential complex is located in the city of Galatsi, just 4 kilometers from the center of Athens. The area is rapidly developing and offers residents excellent infrastructure, great transport accessibility, and a vibrant cultural life.

The four-story building features 32 apartments, each complemented by spacious balconies up to 30 m². The design of the project boasts stylish solutions for the comfortable living of a couple or for short- and long-term rental.

Details:

- **ROI: 3-4%**
- Energy efficiency class B
- European-style kitchens
- High-quality plumbing
- Panoramic windows
- **Completion date: Q3 2026**



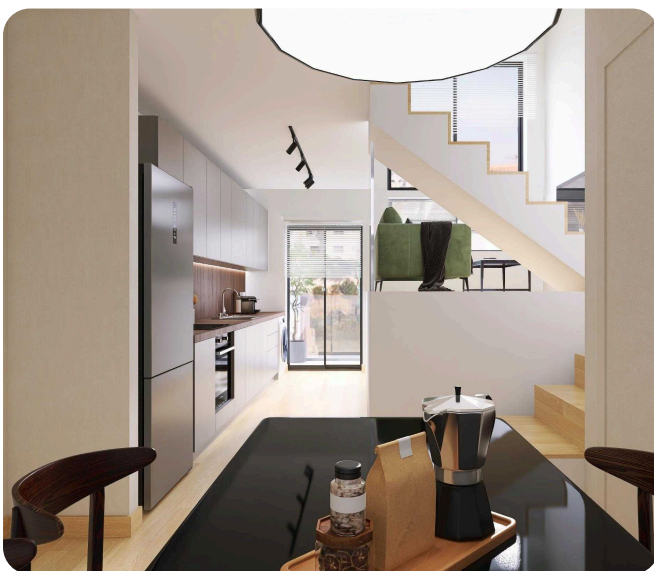
Price: from €251,000

Comfortable apartments and duplexes in the prestigious Nea Ionia district, Athens

Located in one of the most prestigious areas of Athens, Nea Ionia, this new residential complex combines the charm of a picturesque district with rich history and the peaceful atmosphere of a residential neighborhood. Parks, schools, shops, and restaurants are within walking distance, and the city center can be reached in just 15-20 minutes. The metro station is 1.1 km away. The five-story complex consists of 13 exclusive residences: one-bedroom apartments and one-bedroom duplexes with two bathrooms.

Details:

- **Energy efficiency class B**
- Guaranteed return of 3%
- Modern floor plans
- Balconies and a garden on the ground floor
- European kitchens
- Grohe sanitary fixtures
- **Completion date: Q3 2026**



Price: starting from €255,000

Non-Dom Tax Status in Greece

Greece allows global investors and entrepreneurs to optimize taxes on international income

The Non-Dom tax regime was introduced in December 2019 to influence foreign investors and wealthy expats to transfer their tax residency to Greece by offering them a preferential tax program for income earned abroad.

The Non-Dom tax regime means that a wealthy foreigner who changes their tax residency to Greece and makes a substantial investment in the country (**from €500,000**) will only pay a fixed annual tax payment of **€100,000** to cover all their income earned outside Greece.

If the foreigner wishes to include a family member in the program, the amount increases **by €20,000 for each additional person.**

The Non-Dom tax regime is an extremely advantageous solution for those with high incomes. It provides an alternative to maintaining tax residency in a country with a progressive scale and a potential maximum rate **of 44%.**

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?

With 35+ years of expertise, Astons is a leader in the global investment migration and relocation space - offering personalized service and tailored citizenship and residency solutions in Europe, the EU, the Caribbean, Middle East, South Pacific, and the USA.



Over 30 years of experience and expertise

Founded in London in 1989, Astons is at the forefront of the investment migration sector, and has grown into an international group of companies headquartered in Dubai.



Trusted Partner

Astons has successfully helped more than 9,000 global HNWI clients - representing more than 100 nationalities — who have entrusted us with more than \$2,600,000,000 USD in investments in citizenship & residence programs and luxury real estate.



Officially Licensed

Astons operates under official state licenses and in strict compliance with the laws and regulations of each jurisdiction in which we do business - partnering with local regulators and government officials. Our lawyers are seasoned experts in all immigration laws and protect our clients' interests from beginning to end.



Client-Focused. Results-Driven

100% of clients who pass the Astons' due diligence review have their applications approved. The Astons due diligence team of seasoned UK lawyers and industry experts advance our clients' interests by maintaining direct and constant contact with government officials — leveraging our experience, expertise, and methodology of the British law school to conclude the immigration process in our client's benefit.

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 (Turkey), London (UK), Limassol (Cyprus), Dubai (UAE), Athens (Greece), Fort Lauderdale (USA) and St. Julian's (Malta).



Only The Best Solutions

There are dozens of programs 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 Recognized 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.



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](#)

THE HUFFPOST

[«Χρυσή Βίζα» στην Ελλάδα: Σημαντική αύξηση των αιτήσεων από τις ΗΠΑ](#)

 **CNBC**

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

[N] The National

[Two per cent of Britons have applied for EU passport since Brexit vote](#)

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

📍 Nimfeou 4, Kallithea 17674
☎ [+302 112340656](tel:+302112340656)



UAE, DUBAI

📍 Park Place Tower, World Trade Center-1 Sheikh Zayed Road Dubai, Office A-01, 16th floor
☎ [+971 454 01311](tel:+97145401311)



USA, FORT LAUDERDALE

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



TURKEY, ISTANBUL

📍 Maslak, Eski Büyükdere Street No:27 Maslak Orjin Business Center, Post Code: 34485 Sarıyer/Istanbul
☎ [+90 2129008710](tel:+902129008710)



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
☎ [+44 207 0436026](tel:+442070436026)



UK, LONDON

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



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



[+302 112340656](tel:+302112340656)



[WhatsApp](#)



[Telegram](#)

