



MetropolisGroup

Advanced Solution Integration

COMPREHENSIVE GUIDE

Greek Golden Visa Investment Pathway

METROPOLIS GROUP - 35 YEARS IN THE BALKAN & EUROPE

Offices in GREECE, ISRAEL, BULGARIA, TURKEY, POLAND, PORTUGAL, UAE

FINANCING YOUR GREECE RESIDENCY THROUGH INVESTMENT: A COMPREHENSIVE GUIDE

This is a comprehensive guide to Greece's residency by investment program, covering key aspects such as investment options, the application process, benefits, tax conditions, and the required documentation.



THE STATE OF INTRODUCTION

Greece's "Golden Visa" program offers a fast and accessible way to obtain European residency through real estate investment. By investing a minimum of €250,000 in real estate, investors and their families gain visa-free access to the Schengen Zone and enjoy financial security within the EU.

Fast-Track Residency Approval

Average Processing Time: less than 6 months

Interest
Rates



Investment Options

Minimum Qualifying Real Estate
Purchase: €250,000

Eligible Family Members

Includes spouse, dependent
children, and both sets of parents

Supply &
Demand

Economic
Indicators



Visa-free travel:

To 28 Schengen Zone countries
for up to 90 days within any
180-day period

WHY INVEST NOW? IN REAL ESTATE?

Expanding Market & Passive Income Potential

Booming Market: High demand for Greek real estate (holiday, residential, luxury)

Strategic Gateway & Exceptional Lifestyle

Strategic Location: Gateway to Europe, Middle East, and Africa

Attractive Lifestyle:
Mediterranean climate, rich culture, and excellent infrastructure

Financial Stability & Global Access

Financial Security: European bank account. EU residency offers global business and banking advantages

TYPES OF GOLDEN VISA INVESTMENTS OPTIONS



✓ Premium Investment Locations

High-Demand Areas (€800,000+): Prime locations such as Attica, Thessaloniki, Crete, Rhodes, Mykonos, Santorini, and islands with populations over 3,100.

✓ Special Property Options

Special Conditions (€250,000+): Converted or historic properties qualify for a lower investment threshold.

✓ Growth Market Locations

Other Regions (€400,000+): Attractive investment options in less saturated areas.

✓ Property Size Requirement

Minimum Property Size: 120 sqm (except for properties under special conditions).



BENEFITS OF PROPERTY OWNERSHIP IN GREECE

Strong rental returns driven by tourism

Affordable compared to other EU real estate markets

Entry into Golden Visa program via property ownership

Capital appreciation expected as the economy recovers

Enjoy a lower cost of living and high quality of life

Analyzing market trends



Assessing property values



Evaluating potential risks



WHY CHOOSE GREEK RESIDENCY BY INVESTMENT? INVESTMENTS

Quick Residency: Residence permits issued within 6 months

Renewable Residency: Five-year permit, renewable indefinitely

No Physical Stay Requirement: No need to reside in Greece to maintain status

Low Investment Threshold: Entry starts at €250,000 in property

Family-Friendly: Includes immediate family members

Quality Lifestyle: Mediterranean living, excellent education and healthcare

Rising Real Estate Market: High growth and rental income potential

Tax Benefits: Attractive regime for global income

Financial Security: EU residency gives access to European financial services



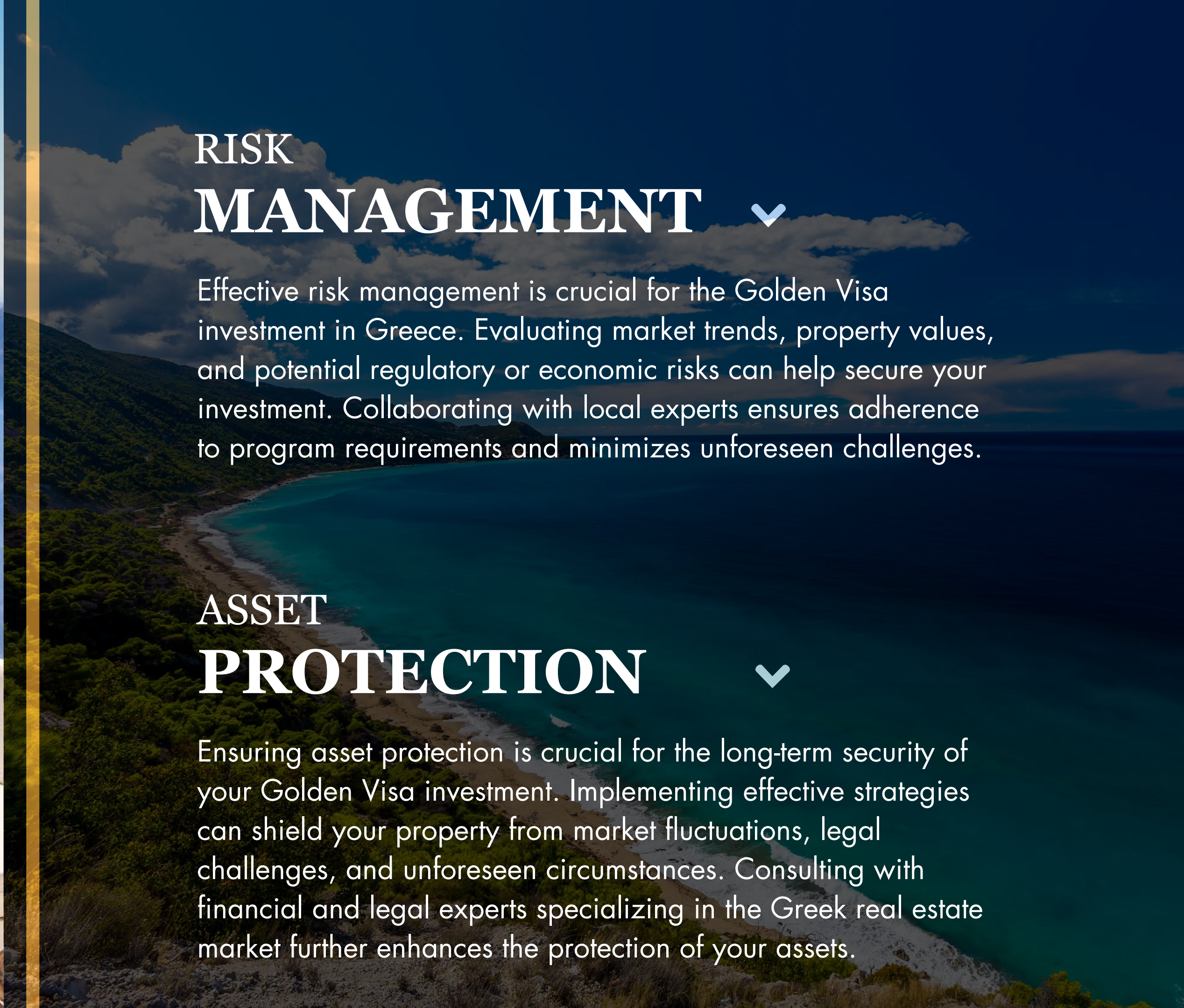


RISK MANAGEMENT ▼

Effective risk management is crucial for the Golden Visa investment in Greece. Evaluating market trends, property values, and potential regulatory or economic risks can help secure your investment. Collaborating with local experts ensures adherence to program requirements and minimizes unforeseen challenges.

ASSET PROTECTION ▼

Ensuring asset protection is crucial for the long-term security of your Golden Visa investment. Implementing effective strategies can shield your property from market fluctuations, legal challenges, and unforeseen circumstances. Consulting with financial and legal experts specializing in the Greek real estate market further enhances the protection of your assets.



Tips >

APPLICATION PROCESS OVERVIEW

1. Sign a legal agreement with a local immigration advisor
2. Select a property and pay deposit
3. Grant power of attorney and prepare documents
4. Obtain Greek Tax ID
5. Finalize property purchase and register ownership
6. Submit residency application electronically
7. Attend biometrics appointment in Greece
8. Receive residency cards in 3–4 months

Partner with
Trusted
Advisors

Select Prime
Properties

Select
Prime
Locations

Ensure Legal
and
Financial
Clarity

Stay
Engaged
Throughout
the Process

Build Strong
Connections
with Local
Partners



SCALING

INVESTMENT PROCESS & OVERVIEW

Government & Legal Fees

Taxation Notes

Required Documents

Property transfer tax: approx. 3%
Legal services and translation fees: from €150
Immigration application: €2,000 for main applicant
Notary and registration fees: ~2% of property value
Health insurance: from €150 per person

Income tax on rental income ranges from 15% to 45%
Municipal and waste taxes: from €2 to €13 per sqm
Luxury tax applies to properties over €300,000
Capital gains tax frozen until at least 2025

Valid passports for all applicants
Birth and marriage certificates (with apostille)
Power of attorney documents for each adult
Proof of purchase and property registration
Digital or printed photos of all applicants



SCALING

APPLICATION PROCESS & CONSIDERATIONS

Highlighted
Investment Locations

Premium
Investment Locations

Non-Dom Tax
Regime

Corfu (Kerkyra): Cosmopolitan island with rich heritage and strong tourism appeal

Piraeus: Affordable port city with top infrastructure

Thessaloniki: University hub with historical charm

Patras, Larissa, Heraklion, Chania: Key regional cities with tourism, trade, and development appeal

Athens (Attika): Cultural capital with a vibrant economy and rich historical heritage

Glyfada: Upscale beachside suburb known for luxury living and cosmopolitan vibe

Vouliagmeni: Prestigious seaside enclave offering natural beauty, tranquility, and exclusive resorts

Non-Dom: Tax Regime

Fixed annual tax of €100,000 on global income

Available to new tax residents investing €500,000+

Each family member added: €20,000 annually

GREECE

REAL ESTATE INVESTMENTS IN GREECE

MTG - Metropolis Group offers real estate investment opportunities in Greece, starting from €250,000, which provides residency in the EU and the right to travel within the Schengen Area.

The company offers properties in prime locations such as Athens and popular Greek islands, with potential for rental income. Investors also gain access to the European banking system, ensuring financial convenience and security.

For those seeking a combination of real estate investment and EU residency, **Metropolis Group** is an excellent choice.



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GATEWAY GREEK GOLDEN VISA

Live, travel, invest – Greek Golden Visa makes it possible!

THANK YOU!

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