


RESIDENCY BY INVESTMENT

Greece Golden Visa

An accessible entry to EU residency — from €250,000 for qualifying property categories (€400,000 standard zones, €800,000 prime areas). No minimum stay. Schengen access. Path to Greek citizenship after 7 years.

MINIMUM INVESTMENT
€250,000
PROCESSING TIME
2–3 months
PATH TO CITIZENSHIP
7 years
OVERVIEW

Greece's Golden Visa programme — the Residence Permit for Investment Activity — is among the most accessible EU residency programmes for property investors, making it a popular starting point for many UAE-based investors who want European Union residency without committing to a programme costing €500,000 or more.

INVESTMENT ROUTES
Real Estate — Restricted Zones
EUR 800,000

Purchase of residential or commercial property in Athens, Thessaloniki, Mykonos, Santorini, or any other Tier 1 zone designated by the Greek authorities. Minimum...

Real Estate — Standard Zones
EUR 400,000

Purchase of property in non-restricted areas of Greece. Standard zones include the majority of the country outside major urban centres and islands. Minimum property...

Real Estate — Conversion Projects
EUR 250,000

Purchase of a commercial property (office, retail, industrial) for conversion to residential use. This is the lowest-threshold option and provides the best value in...

Capital Market Instruments
EUR 350,000

Investment in Greek government bonds, Greek corporate bonds listed on regulated markets, shares of real estate investment companies, mutual funds, or bank deposits in...

KEY BENEFITS

- Entry from €250K for qualifying property categories (€400K standard zones)
- Schengen Area visa-free travel for the entire family
- No minimum stay requirement — residency without relocation
- Eligible for Greek citizenship after 7 years
- Rental income from Greek property permitted

HOW THE PROCESS WORKS
1
Property Identification

We identify qualifying properties based on your zone preference and budget. We coordinate with Greek legal counsel to conduct...

3
Notarial Purchase

Property purchase completed before a Greek notary. The title deed is registered in your name with the Land Registry.

2
AFM & Bank Account

A Greek tax number (AFM) and Greek bank account are obtained — both required before property purchase.

4
Residence Permit Application

Application submitted to the Greek Ministry of Migration and Asylum. Biometric appointment booked — usually requiring one visit...

5

Permit Issuance

Five-year residence permit issued for the main applicant and all included family members.

6

Ongoing Renewal

Permit is renewed every 5 years provided the investment is maintained. No minimum stay requirement during any renewal period.

Avyanco Citizenship

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Speak to an advisor

Book a free, no-obligation consultation for a tailored plan and itemised quote.

Figures reviewed June 2026 and drawn from official and authoritative sources. Programme rules, thresholds and fees are set by governments and can change without notice — always confirm current terms with the relevant authority before making any investment decision. This factsheet is for general information and is not legal, financial or tax advice.