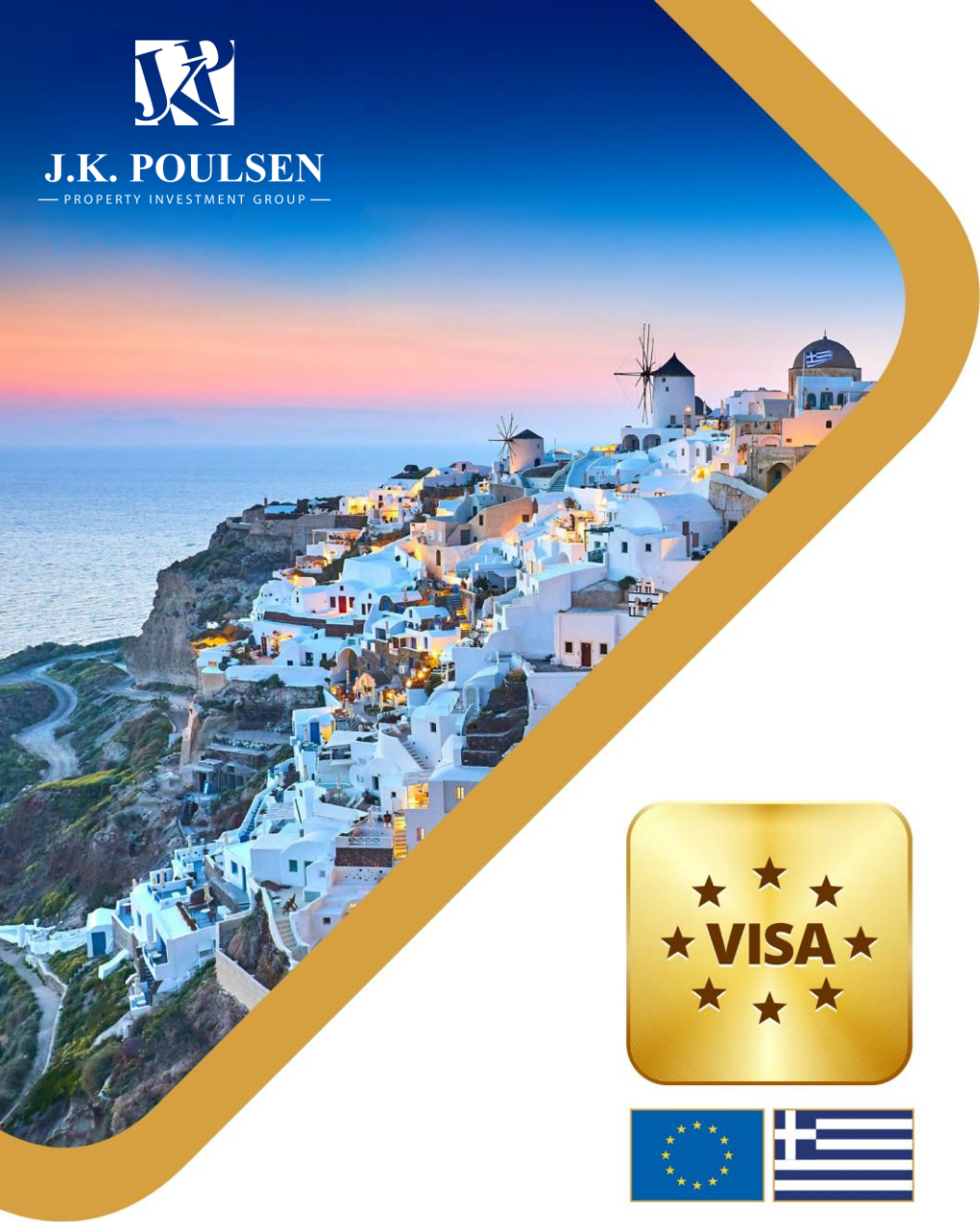




**J.K. POULSEN**

— PROPERTY INVESTMENT GROUP —



**GREECE GOLDEN VISA** PROGRAM

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## ABOUT GREECE

### CAPITAL CITY

Athens

### TIME ZONE

Eastern European Time Zone  
UTC +02:00

### TOTAL AREA

131,957 km<sup>2</sup>

### LANGUAGE

Greek

### EUROPEAN UNION

Full Member of the EU & Schengen Area

### CURRENCY

Euro (€)

### POPULATION

10,773,253

### VISA FREE COUNTRIES

26 Schengen Countries



## PROGRAM OVERVIEW

Now you can attain permanent residency in Europe, with this viable real estate investment system. The Golden Visa Greece is a European investment visa program introduced in 2013 by the Greek Government. With the program, the Greek government aims to draw more investments into Greece.





## INVESTMENT

As of September 1 2024, in popular regions, such as Attica, Thessaloniki, Mykonos, Santorini and the islands with a population of over 3,100 inhabitants the minimum real estate investment threshold for obtaining the Golden Visa is €800,000, while in other areas Non-European investors can obtain a Golden Visa with a minimum investment of is €400,000. Interestingly, investors can still get a five-year residence permit by investing €250,000 in existing real estate investment opportunities, by purchasing properties, which were previously of commercial use, converted into residential properties or by restoring listed buildings.



## PROCESS

Your application will be processed in around 2 months\* from time of investment, and if successful, you will have your Residency Permit issued. Investing in a property in Greece is a prerequisite to the visa application. After choosing a preferred property with the help of our team, our lawyers will oversee all the processes, including application, conveyancing, and all legal works involved.

The first step of the application process is an initial discussion with our team.

An optional trip to Greece is advised where you can inspect the properties, discuss with our team and lawyers, and open a bank account.

However, we can do all the work without you having to visit Greece, just by signing a PoA to our law firm at any Greek representation at the country of your residence. Our team and law firm can take care of the whole process.





## REQUIREMENTS

Other prerequisites, apart from the investment in real estate, are medical insurance that covers any stay in Greece and a clear criminal record. The residency visa does not come with any minimum stay requirement, and it can be renewed after five years, as long as the investment is maintained.

## FAMILY

With the new developments under the Greek residency program, applicants can now include their spouse and all children under the age of 21. The visa can be extended for unmarried children to the age of 23. Additionally, the Golden Visa program grants residence visa to parents and parents-in-law.

Children can join public schools, high schools and colleges (at zero cost) at the same terms and conditions as Greek children. There are many private schools and colleges available as well.



## LIVING AND WORKING

You can live and set up a business in Greece. However, the resident permit doesn't allow applicants to work as employees.

## TRAVEL

Many Middle East, Asian, and African countries may find it difficult to gain visitor visas to travel to Europe and Schengen zone. However, with the Greek residence permit, an applicant can travel freely throughout the EU and Schengen zone.



## CITIZENSHIP AND PASSPORT

The Greek Golden Visa Program is a RESIDENCY and not a CITIZENSHIP program, however if the applicant and / or the applicant's family choose to live in Greece, they can obtain Greek Citizenship after seven years as long as the property is maintained. Favorable conditions for obtaining Greek Citizenship applies for children enrolled at schools in Greece.



## BENEFITS

While there is no requirement for such, this program grants applicants the right to be a Greek resident. The residency card also allows free movement of all family members to and throughout the EU Schengen visa zone

without any extra visa requirements. In the event that the resident sells the property to another non-EU citizen, the buyer becomes the new beneficiary of the Greek residency.



Fast process:  
Approx. 2 months.



Schengen Residence Card



No Minimum  
Residency Required



PR Permit Renewable after  
5 Years, Leads to Citizenship  
after 7 Years



Right to live, Invest & Do  
Business In Greece



Family Members Included  
up to 3 generations

# GET GREEK RESIDENCY WITH THE GOLDEN VISA GREECE PROGRAM

The Greek Golden Visa program was launched in July 2013, offering a five-year residency visa for a real estate investment in Greece. The visa comes with no minimum stay requirement, and the family application allows the inclusion of children up to the age of 21. The validity of

the visa is five years. The visa can be renewed after five years if the beneficiary retains the investment. Residing in Greece is not a prerequisite for retaining and renewing the investor visa.

## ELIGIBILITY REQUIREMENTS



## FINANCE OPTIONS

J.K. Poulsen is able to offer up to %50 financing on investments in-house, to learn more about your eligibility and financing options book a time to speak with one of our team today.



## SUMMARY

The real estate investment level that comes with the Greek Golden Visa program is the lowest you can get compared to any other European residency program. The family rules are flexible and favourable. Coupled with JK Poulsen's financial assistance program, zero taxes on

assets or income generated abroad and the stunning natural beauty of Greece, the Greek golden visa program is one of the most attractive citizenship by investment in the world.







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