

Get Your EU Golden Visa In Greece



Greece: Best place to live

Greece's warm Mediterranean **climate**, world-renowned gastronomy, cosmopolitan cities **and** unrivaled beaches have led many families to compliment **their standard of living** by making **Greece** their second home.

Greece was voted as the "**Best Tourism Destination for 2023**" at the annual Grand Travel Awards (GTA).

Athens also has been voted **Best Cultural Destination and City Tourist Board in Europe** and **Best City Break Destination Award** from World Travel Awards for **2022**.

Greece's worldwide fame is due to its natural beauty, sun, sea and islands that characterize the Greek summer. **Greece** has been transformed into a travel and holiday **destination** during all **4 seasons** due to the balanced climate and the beautiful landscape.



In this environment, the Greek Government offers a Golden Visa Program that is amongst the most affordable residency-by-investment programs, providing access to Europe.

Greece: Best place to invest

2022 was the 2nd consecutive year that the Greek Economy recorded high dynamics following the post pandemic recession.

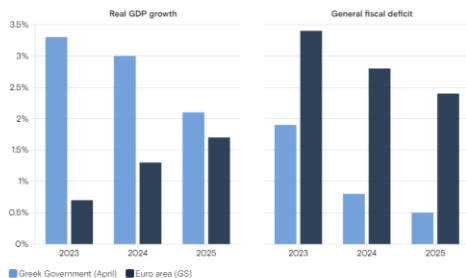
During the **first semester of 2023 the Greek economy maintained momentum** and is expected to continue to grow even stronger.



Greece is **gained an investment-grade rating by DBRS**

Morningstar that will contribute to providing cheaper and stable funding for the country's future investment needs.

Greece's economy is forecast to outpace the euro area

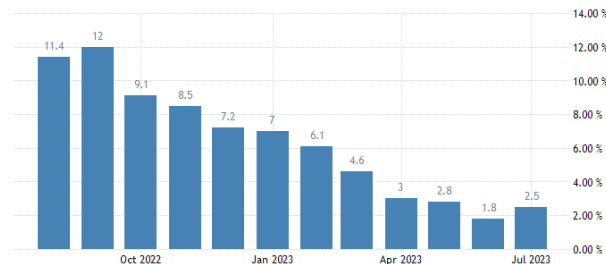


Source: Greek Ministry of Finance, Goldman Sachs Research

Goldman Sachs

Greece is an exceptional economic story; an economy that is growing almost 3% above the expected pace of growth in the euro area.

Inflation has already marked a **significant slowdown** in recent years.



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Greece: Best place to invest

Housing prices continued to climb in the first semester of 2023, with older flats seeing the largest rises.

In **Athens, Thessaloniki**, other major cities, and other parts of the nation, the **increase in apartment prices in 2023** compared to 2022 approx. **by 15%.**



The **average asking price € for rents in houses for the Q2/23** has also increased, compared to the previous year.

Greece: 6 Reasons to get your Greek Golden Visa

- 1 Access Schengen countries
- 2 Attractive return potential from 5% to 13%
- 3 Unique destination
- 4 Excellent education opportunities
- 5 Robust healthcare system
- 6 High levels of safety



Greece: Benefits of the Greek Golden Visa

- ✓ **One of Europe's affordable Golden Visa programmes**
- ✓ **Strong & rich supply of Real Estate options**
- ✓ **Affordable Taxes and Legal Fees**
- ✓ **No need to live in Greece to maintain residency**
- ✓ **Includes immediate family members**



- 5-year renewable residence permit granted for RE investments
 - As long as the investor holds the property, the PR remains valid
 - Appointed attorney may submit the application on investor's behalf
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- PR is issued 2 months following successful application
 - Besides the property holder, his/her immediate family are granted residence permit
 - No obligation for PR holders to reside in the country
 - The property can be freely rented out

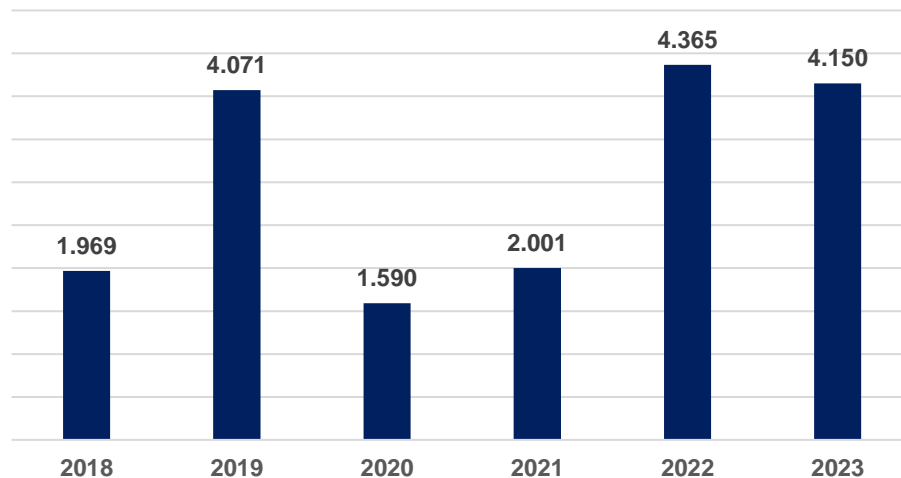
Greece: Permanent Residency Program

Greece is tipped as a key destination for investors, as one of the last few bastions with a robust residency-by-investment program in force along with a real estate market that continues to offer opportunities.

In a good sense **“the perfect storm is currently being recorded” in real estate in Greece**, as purchasing interest from investors from non-EU countries is increasing.

Non-EU property investors / **Golden Visa applicants** made **RE acquisitions** in Greece for a value of **EUR 1.57 billion** between March 2022 and March 2023.

According to the latest official data from the Department of Immigration Policy, 1st semester of 2023 has almost reached 2022 figures.



■ No of Applications for Golden Visa

Data available by the Ministry of Immigration & Asylum up to June 2023

Greece: Permanent Residency Program

Greece's Golden Visa program provides 5-year renewable residence permits for non-EU citizens who invest in Greek real estate for a minimum value of **€250,000 (in one or more properties)**.

For the below specific areas only, the minimum investment value (one single property) is **€500,000**:

A. Attica regions: North, Central & South Sectors of Athens and the Municipality of Vari – Voula – Vouliagmeni



B. Central Macedonia region: Municipality of Thessaloniki



C. Island of Mykonos & Santorini.



Why us?

Our team of professionals will support you during property **acquisition stage** and our **after sales property management team** will professionally manage your property at the highest standards, either for personal use or for rental investment purposes, giving you a peace of mind.

Property Acquisition

- Viewings & Evaluation
- Legal & Technical Due Diligence
- Acquisition

We can find suitable tenants, collect rents and pay the bills on your behalf, providing you with **a secure and problem-free investment.**



After Sales Services

- Golden Visa Application Services
- Property Rentals / Resale
- Property Management

Investment opportunities, a second home or a holiday retreat, whatever your need, we offer a responsive and **personal service to meet your needs.**

Why us?

Permanent Residency in Greece platform (<https://permanentresidencyingreece.in/>) is **powered by Orizor**, offering end-to-end Property Management solutions to Financial Services industry, Private Equity funds and single Investors. Our robust regional network of lawyers, technicians, civil engineers and brokers ensure high quality services.

Our **strategy** is to support our clients to **efficiently manage** their **portfolio of Real Estate assets** utilizing creative and intensive practices, leveraging costs and defining tailor-made methodologies to enhance asset value and its commercialization.



**Viewings &
Valuations**



**Legal & Technical
Due Diligence**



**Commercialization
Sales & Rentals**



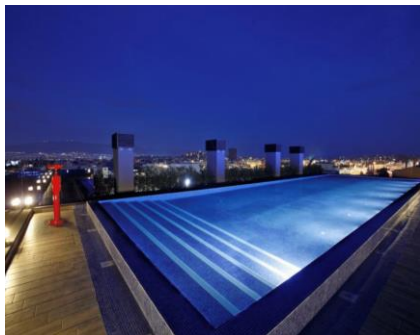
**Property
Management**



**Golden Visa
Services**

Our Services & Expertise

One-bedroom apartments in the Port of Piraeus



30 newly built apartments in the heart of Piraeus.

- ✓ It is located within a 5-minute walk from the port of Piraeus that is the gateway to the world known Greek islands and 15-minute walk from the Metro and train station of "Piraeus"
- ✓ Ideal for personal use or investment with capital return up to 5%



Property Features for apartments

- ✓ 1 bedroom
- ✓ 1 bathroom
- ✓ 1 open space kitchen-living room



50 ~ 59
sqm

Property prices range from
250.000€ ~ 300.000€



- ✓ Shared services for the apartments



Playroom



Gym



swimming pool

5th Floor Penthouse in Piraeus



Luxury renovated apartment with jacuzzi

- 500 m. from the port of Piraeus
- Close to café-bars, & restaurants
- 10' walk from "Dimotiko Theatro" metro station
- 40' from Athens International Airport "Eleftherios Venizelos"
- 350 m. from Paspalimani
- 15' by car from "kalamaki" beach
- Ideal for personal use or investment with capital return up to 5%

Property Features

- ✓ 2 bedrooms
- ✓ 2 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room
- ✓ Large balcony



68 sqm

Property price: **345.000€**

Apartments in the Center of Athens



The only new development in the City Center

- 150 m. from Ancient Temple of Zeus
- 150 m. from Historical Center
- 400 m. from Acropolis Museum
- Close to café-bars, park, and public transport
- 250 m. from Panathenaic Stadium
- 8' by car from sea
- Ideal for personal use or investment with capital return up to 6%

5-floor block of flats

Property Features for each apartment

- ✓ 2 bedrooms
- ✓ 2 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room



85-95sqm

*Property prices range from
530.000€ ~ 650.000€*



Apartments in the Center of Athens



7 newly built apartments in the heart of Athens.

- ✓ *Located in one of the oldest and most beautiful neighborhoods of Athens (Pagrati)*
- ✓ *Just 30' walk from the Acropolis and Parliament Square*
- ✓ *Close to café-bars, park, schools and public transport*
- ✓ *Ideal for personal use or investment with capital return up to 7%*



Property Features for each apartment

- ✓ *2 bedrooms*
- ✓ *2 bathrooms*
- ✓ *1 kitchen*
- ✓ *1 living room*



105 sqm

*Total price for each floor:
500.000€*

Highly aesthetic apartment in Glyfada



- ✓ Located in one of the most luxurious residential areas on the Southern Athens Riviera
- ✓ Just 2km from the Ellinikon, a world leading mixed use urban development, and 1,5 km from Glyfada's beach
- ✓ Close to restaurants, park, schools and Glyfada's Golf
- ✓ Ideal for personal use or investment with capital return up to 5%



3rd floor apartment on a 5-floor building

Property Features

- ✓ 1 bedroom
- ✓ 1 bathroom and 1 WC
- ✓ 1 kitchen
- ✓ 1 living room
- ✓ 1 storage space
- ✓ 1 parking space



105 sqm

Price: 620.000€

Apartments in Glyfada



Distance from:

- 20 m. from Shops
- 3 km. from Metro
- 50 m. from School
- 250 m. from Beach
- 20 m. from Bus stop
- 24 km. from Airport

Property Features

- ✓ 2 bedrooms
- ✓ 2 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room



63 sqm

Price: 610.000€

Regarding eco-friendliness, this 1st floor apartment feature cutting-edge energy –saving aluminum frames, a thermal façade ensuring optimal insulation, individualized heating systems, versatile heat pumps for both cooling and heating needs, reinforced security doors, and solar panel setup employing a 3-tier solar power configuration.



Distance from:

- 50 m. from Shops
- 3 km. from Metro
- 50 m. from School
- 1,5 km. from Beach
- 50 m. from Bus stop
- 24 km. from Airport

Property Features

- ✓ 3 bedrooms
- ✓ 3 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room



138 sqm

Price: 740.000€

Exceptional third-floor apartment in Glyfada in harmony with the surrounding area. The proximity to the beach of the Athenian Riviera, the view of the Saronic Gulf, the mountain of Ymittos and the Metropolitan Park of Elliniko, highlight the uniqueness of the building. Near to green multi-sports areas, as well as playgrounds. With direct access to public transport and the market of Glyfada.

Apartments in Argiroupoli & Elliniko



Distance from:

- 50 m. from Shops
- 100 m. from School
- 150 m. from Bus stop
- 400 m. from Metro
- 2,7 km. from Beach
- 28 km. from Airport

Property Features

- ✓ 3 bedrooms
- ✓ 3 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room



150 sqm

Price: 680.000€

In terms of environmental consciousness, the residence boasts energy-efficient aluminum frames with superior thermal insulation, a thermal façade, independent heating systems, heat pumps for both cooling and heating, reinforced security doors, and a solar panel equipped with a 3-tier solar power system.



Distance from:

- 50 m. from Shops
- 100 m. from School
- 20 m. from Bus stop
- 1 km. from Metro
- 3 km. from Beach
- 26 km. from Airport

Property Features

- ✓ 3 bedrooms
- ✓ 4 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room



162 sqm

Price: 760.000€

The building has photovoltaic panels for the production of shared electricity. The state-of-the-art electrical infrastructure, as well as the use of automation and remote management technology, make each apartment a "Smart Home". The apartment, as well as the building in general, are architecturally and decoratively balanced and harmonious.

4th – 5th floor Maisonette in Athens

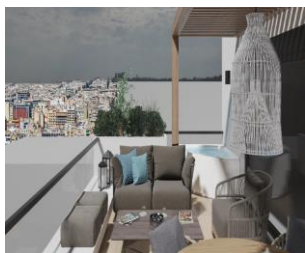


- ✓ Located in a good family neighborhood of Athens
- ✓ Just 5' walk from the metro station "Dafni" and 15 minutes with public transport from Acropolis
- ✓ Close to café-bars, park, schools, supermarket and public transport
- ✓ Ideal for personal use or investment with capital return up to 6%



4th-5th floor maisonette in Dafni on a 5-floor building

Property Features



- ✓ 2 bedrooms
- ✓ 2 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room



77 sqm

Price: 500.000€

- ✓ Large balcony
- ✓ Gas BBQ
- ✓ Jacuzzi

Apartments in Athens



25 newly built apartments in Athens.

- ✓ Located close to Athens Center and the sea side
- ✓ 5-minute walk from the metro station of Moshato
- ✓ Guarantee return of 3% for 3 years option schema
- ✓ Possibility of furnishing the property with furniture of 20.000€
- ✓ Ideal for personal use or investment with capital return up to 5%

Property Features for apartments

- ✓ 2 bedrooms
- ✓ 2 bathrooms
- ✓ 1 open space
kitchen-living room
- ✓ 1 parking space



70 ~ 75
sqm

Property prices range from
500.000€ ~ 560.000€

Apartment in Thessaloniki



- 1st floor apartment, 3-minute from the sea
- ✓ Just 4km from Thessaloniki's airport
- ✓ Close to café-bars, park, schools, supermarket and public transport
- Ideal for personal use or investment with capital return up to 5%



Property Features for the apartment

- ✓ 1 bedroom
- ✓ 1 bathroom
- ✓ 1 kitchen
- ✓ 1 living room



54 sqm

Property price: **250.000€**

Luxurious seaside villas in Crete



3 newly built seaside Villas in Rethemno, Crete

- ✓ Located on one of the most beautiful island in Greece
- ✓ Ideal for investment or personal use
- ✓ Only 2' walk from the beach
- ✓ With capital return up to 9%



Each property features

- ✓ 3 bedrooms
- ✓ 2 bathrooms
- ✓ 1 kitchen
- ✓ 1 living room



94 ~ 100
sqm



swimming pool

Property prices range from
280.000€ ~ 350.000€



Wonderful Seaview Villa in Corfu



Stone Villa in Corfu, Greece

- ✓ Located on one of the most beautiful island in Greece
- ✓ Just 5' by car from Gouvia and Kontokali beach
- ✓ Ideal for personal use or investment with capital return up to 7%

Property features

- ✓ 3 bedrooms
- ✓ 3 bathrooms, 1 WC
- ✓ 1 kitchen
- ✓ 1 living room
- ✓ 1 parking space



94 ~ 100
sqm



swimming pool

Property price: **550.000€**



Contact us

For more information, please contact our Golden Visa practice:
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**SCAN
HERE**

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Thank you