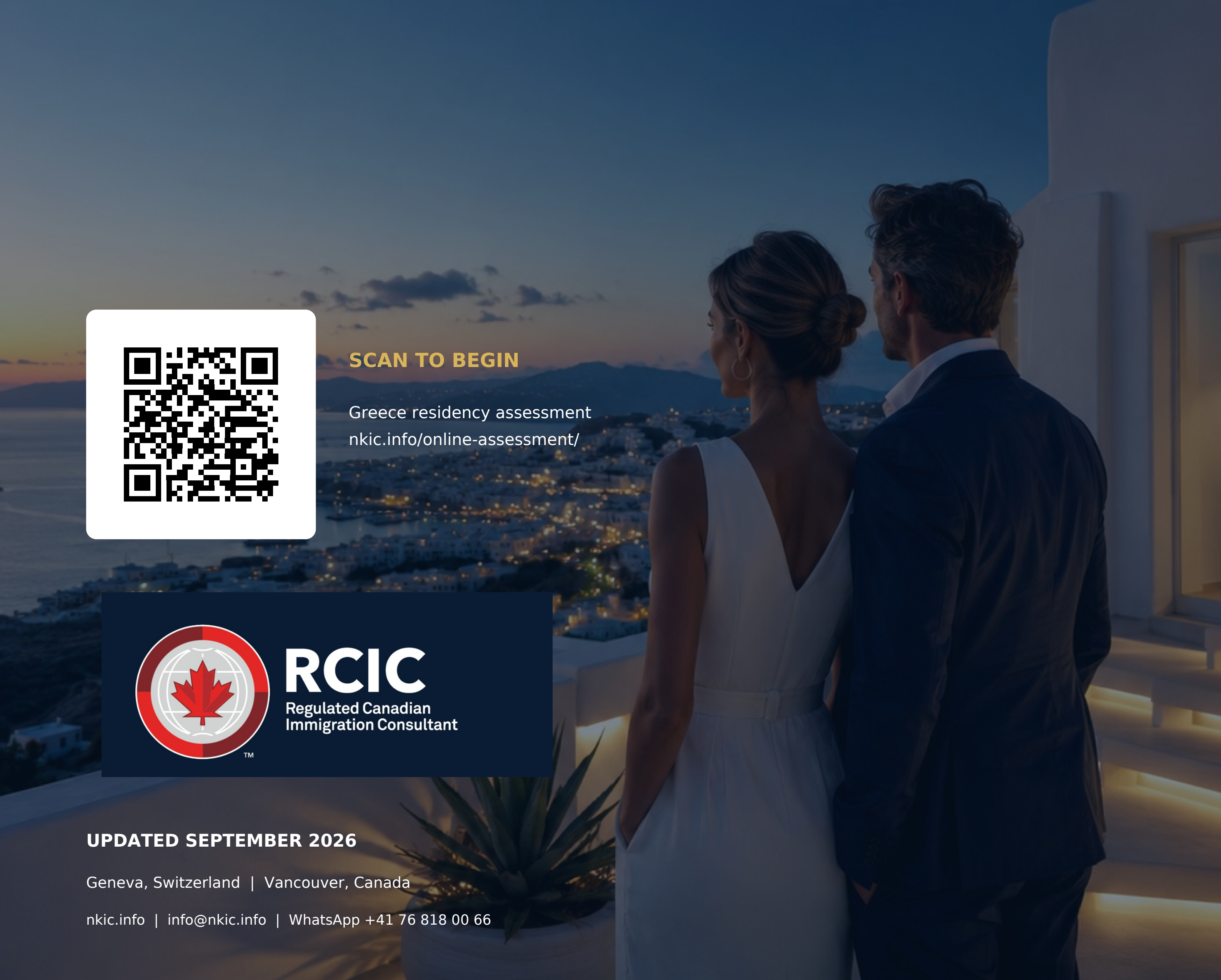
NK INTERNATIONAL CONSULTANTS

2026 PROGRAM GUIDE

GREECE GOLDEN VISA & RESIDENCY

RESIDENCE. FAMILY. MOBILITY.

A practical guide to Greek residence by investment, property thresholds, family planning and long-term options.



SCAN TO BEGIN

Greece residency assessment
nkic.info/online-assessment/

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A RESIDENCE ROUTE THROUGH QUALIFYING INVESTMENT

Greece offers renewable residence for qualifying investors and families.

The Greek Golden Visa is a residence permit, not citizenship. The correct route depends on property location, investment structure, family circumstances, source of funds and the law in force when the application is filed.

Who may apply

Third-country nationals who complete a qualifying investment and meet the immigration, identity, criminal-record and documentation requirements may apply.

Renewable residence

The permit is generally issued for five years and can be renewed while the qualifying investment and other conditions remain satisfied.

No minimum stay

There is generally no minimum physical-presence requirement to maintain the Golden Visa. Tax residence is a separate question.

Family inclusion

Eligible family members may receive residence linked to the investor, subject to relationship, identity, dependency and documentation rules.

Residence rights, property ownership, tax residence and Greek nationality are separate legal outcomes. None is automatic.

LOCATION AND PROPERTY TYPE DETERMINE THE MINIMUM

Greece has multiple property thresholds after the 2024 changes.

Before signing or transferring funds, verify the property location, permitted use, acquisition structure, floor area and completion status with Greek counsel and the competent authority.

EUR 800,000 areas

The higher threshold generally applies in Attica, the regional units of Thessaloniki, Mykonos and Santorini, and islands with population above the statutory threshold.

EUR 400,000 areas

The EUR 400,000 route generally applies in other areas, with the investment normally concentrated in one property meeting the statutory requirements.

EUR 250,000 conversion route

A EUR 250,000 route may apply to qualifying commercial or industrial-to-residential conversions, subject to completion and lawful change of use before the application.

EUR 250,000 listed buildings

A EUR 250,000 route may apply to qualifying listed-building restoration projects, subject to the required restoration and legal evidence.

Thresholds are not the only test. A property must satisfy location, ownership, use, documentation and transfer requirements. Marketing descriptions should not replace a Greek legal review.

PROPERTY IS NOT THE ONLY POSSIBLE ROUTE

Some non-property investments may also qualify under the Greek framework.

Investment products and corporate structures carry their own eligibility, regulatory, liquidity and financial risks. Obtain independent Greek legal, tax and investment advice before committing capital.

Government bonds

Certain qualifying capital placements in Greek government bonds may be available under the applicable residence-by-investment provisions.

Greek companies

Capital investment in qualifying Greek companies, shares or corporate instruments may be possible when the statutory conditions are met.

Funds and securities

Qualifying units or shares in regulated Greek funds or financial instruments may be considered under the applicable rules and minimums.

Independent suitability

A qualifying immigration route does not make an investment suitable. Review manager, issuer, fees, liquidity, concentration, exit and loss risk.

NKIC does not provide investment advice. Select any fund, bond, company or property only with appropriately regulated Greek legal, tax and investment professionals.

PREPARE THE PERSON, PROPERTY AND FUNDS

A complete Golden Visa file requires evidence beyond a purchase agreement.

The application should be planned with a documentary trail that is consistent across passports, civil records, banking, tax, property and investment records.

1. **Identity and civil status**

   Passports, birth and marriage records, address history and family relationships.

2. **Criminal records**

   Required certificates, translations, legalisation or apostille and validity dates.

3. **Source of funds**

   Employment, business ownership, tax records, inheritance, gifts, asset sales and banking trail.

4. **Property title**

   Title, cadastral records, purchase deed, valuation, permitted use and encumbrance review.

5. **Investment compliance**

   Evidence that the exact route, amount, ownership and payment method satisfy current law.

6. **Ongoing records**

   Insurance, address, permit, investment maintenance and renewal documents.

Enhanced due diligence may be required by lawyers, banks, fund managers and authorities. Keep original documents and a clear explanation for every material transfer.

PLAN BEYOND THE FIRST RESIDENCE CARD

A Golden Visa strategy should address family, tax and future-status questions from the beginning.

Renewal, permanent residence and nationality each have separate requirements. Changes in law, property use, investment ownership or family circumstances can affect the plan.

Family residence

Spouse or qualifying partner, children and other eligible dependants should be assessed individually. Dependency evidence may be important for adults and parents.

Tax residence

A residence permit does not itself establish tax residence. Days, habitual home, income and treaty facts require qualified Greek tax advice.

Permanent residence

Long-term residence options may require separate legal residence, income, insurance, integration or other conditions. Investment alone does not waive them.

Greek nationality

Naturalisation is a separate process involving legal residence, language, integration, criminality and other requirements. Citizenship is not guaranteed by investment.

Do not rely on older advertising or a promised citizenship timeline. Confirm the rules applicable to your nationality, permit and application date.

START WITH A CONFIDENTIAL ELIGIBILITY REVIEW

Build the plan before committing capital.

NKIC can organize the cross-border intake, identify decision points and coordinate with appropriately qualified Greek legal, tax and investment professionals. Greek-law advice and execution should be provided by locally authorized professionals.

1. Intake

Share nationality, family composition, residence goals, property or investment preference, time horizon and source-of-funds profile.

2. Feasibility

Review the apparent route, location, documents, family needs, mobility goals and key legal or financial risks.

3. Coordination

Coordinate with Greek counsel, tax professionals and regulated investment professionals where required.

OFFICIAL REFERENCES USED FOR THIS GUIDE

Greek Ministry of Migration and Asylum - residence permits and investor framework
migration.gov.gr
Enterprise Greece - Golden Visa information
enterprisegreece.gov.gr
Greek Law 5100/2024 and applicable immigration legislation

BEGIN YOUR GREECE ASSESSMENT

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