



# **GREECE GOLDEN VISA**

## **Introduction**

Hala Athens is a Greek company operating in the real estate market. Our mission is to provide access to the Golden Visa program based on the new investment law in Greece for individuals seeking secure residency opportunities in Europe through property ownership.

Through our expertise, we connect investors with the most reliable opportunities in Athens and beyond, ensuring that every property not only meets Golden Visa requirements but also delivers long term value.

## **Family Benefits**

The Golden Visa shall be granted upon acquisition of a qualifying property to the principal applicant, spouse, children up to twenty-four (24) years of age, and the parents of both spouses. For children, eligibility shall remain valid until the age of twenty-one (21). From twenty-one (21) to twenty-four (24), residency shall be extended as a courtesy with the right to employment.

Upon reaching twenty-five (25), such residency shall automatically expire, and eligibility shall only be renewed through the individual's independent acquisition of a qualifying property.

## **Regarding the Golden Visa and Other Residence Pathways:**

The only legal pathway available for foreign nationals to obtain residency in Greece through investment is the Golden Visa Program, which is granted via property purchase. This program guarantees EU residency for the buyer, their spouse, children, and parents.

There are no other investment-based or alternative legal pathways for foreigners to obtain Greek residency outside this scheme except through marriage.

As a real estate agency, our role is to support and facilitate clients throughout the Golden Visa process. Our offices in Athens provide turnkey solutions covering every stage from real estate selection, development and investment opportunities, to full legal and banking assistance.

## **Property Conversions in Athens**

In Athens, commercial buildings zoned for Golden Visa use can be legally converted into small residential units. These units qualify for the €250,000 Golden Visa threshold, making them far more accessible compared to new constructions in Athens, which now start at €800,000.

Currently, many office buildings are being converted and sold as Golden Visa properties. The challenge, however, is that most units are very small, offering limited long-term investment value.

We focus on high-quality options: well-sized, well designed, fully equipped, and often furnished units. These stand out for their convenience, rental appeal, and strong ROI—with both rental income and property appreciation. Because of this, they sell quickly.

### **Golden Visa Categories:**

- **€800,000:** Applies to properties in all of Athens, the Athenian Riviera, and the Greek islands
- **€400,000:** Applies to properties in all other areas of mainland Greece
- **€250,000:** Applies to commercial properties converted into residential units anywhere in Greece, including Athens, and to neo-classical classified residential buildings (often larger in size and of cultural value)

### **Process & Timeline:**

From the date of purchase and full payment of the legally required amount, the Golden Visa process typically takes 3 to 6 months.

Our in-house legal team provides comprehensive support including:

- Legal guidance and documentation
- Scheduling and attending fingerprint appointments
- Coordination with authorities and follow-up until residency cards issuance

Timelines may vary slightly based on the property's location — particularly in high-demand areas with a backlog of applications — but the overall process remains the same across all investment tiers.

### **Estimated Costs & Fees:**

- Government & legal fees: Approximately €5,000 for a family of four (additional fees apply for extra family members)
- Registration costs: Around 6% of the property's sale price
- Support services (bank account setup, tax number registration, accountant follow-up): Included in the above range

We also take pride in maintaining one of the largest property inventories in the Greek market, providing our partners with exclusive access to the best investment opportunities and premium options available.