



Greece

Golden Visa Program

As a member state of the EU, Greece offers its residents and citizens a number of reassuring benefits including high levels of safety and security, excellent education opportunities, robust healthcare options, and a dependable rule of law. Greece's warm Mediterranean climate, desirable lifestyle, and cosmopolitan cities, coupled with the country's strong industries, have led many wealthy individuals and families to make this country their second home.

Population: 10.5 million

Language: Greek

Economy: Service- and industrial-based

Currency: Euro

Program overview

- Real estate investment of EUR 250,000 if a 10% deposit is paid by 31 August 2024 and the investment is finalized by 31 December 2024 or EUR 400,000 from 31 August 2024
- Processing time of three–four months from submission of the application to approval
- Freedom of travel to Greece and Europe's Schengen Area



Key benefits



Residence permits acquired within 90–120 days



Residence permit renewable every five years, provided that the holder maintains a property in Greece



Opportunity for long-term investment property rentals (short-term rentals only until 31 August 2024)



Residence applicable to the whole family (spouse, children under 21 years old, and parents of the main applicant and spouse)



Access to the public healthcare and education systems in Greece



Eligibility to apply for citizenship after seven years of legal residence



Ability to hold shares and receive income from the dividends of a company registered in Greece (but not to be employed in Greece)

Main applicant requirements

Proof of health insurance coverage that is valid in Greece

A valid visa at the beginning of the application process in order to enter Greece

Fulfill the real estate investment option:

Investment zones include EUR 800,000 for properties in Athens, Thessaloniki, and islands with over 3,100 inhabitants, and EUR 400,000 for properties in other areas across Greece. Investments require the selection of a single property measuring at least 120 sqm.

An acquisition of EUR 250,000 or EUR 500,000 can be made if a 10% deposit is paid by 31 August 2024 and the investment is finalized by 31 December 2024. If not finalized by December 2024 due to legal delays, investors must buy another property by 30 April 2025. Real estate selection must take place by mid-July to streamline wire transfers and preliminary agreement signing.

Alternatively, select one of the following other qualifying options:

- 10-year time sharing or lease agreement for hotel accommodation or furnished tourist residences of at least EUR 400,000 or EUR 800,000 depending on the threshold zone
- Fixed term deposit of at least EUR 500,000 with a Greek credit institution
- Capital contribution of at least of EUR 500,000 in a public limited real estate investment company that invests exclusively in Greece, increasing its share capital; or a closed-end investment company or mutual fund; or a Greek-based company for share capital increase or bonds issued for trading on regulated Greek markets or multilateral trading facilities
- Purchase of Greek government bonds worth at least EUR 500,000 with a remaining maturity of at least three years, through a Greek credit institution
- Purchase of shares, corporate bonds, or Greek government bonds traded on regulated Greek markets or multilateral trading facilities, with an acquisition value of at least EUR 800,000
- Purchase of shares or stocks with an acquisition value of at least EUR 350,000 in a mutual fund exclusively

investing in shares, corporate bonds, or Greek government bonds (traded on regulated markets or multilateral trading facilities in Greece) or in an alternative investment fund established in Greece or another EU member state, solely dedicated to investing in Greece

Procedures

All the essential documentation that accompanies the application for an immigration permit must be duly certified, along with a translation of the same documents into the Greek language.

- 1 Client contacts *Aura Solution Company Limited*
- 2 Initial due diligence checks completed
- 3 Client agreement signed and retainer paid
- 4 Collection of required documents
- 5 Client visits Greece with a valid visa and assigns a legal representative to conclude the process
- 6 Payment of government residence fees and balance of *Aura Solution Company Limited* fees
- 7 Application for Greek residence submitted to the government
- 8 Biometrics captured either the same day or within the next six months
-  Application approved

About us

Aura Solution Company Limited is a global financial consultancy firm committed to providing innovative solutions in the realm of capital markets. With a deep understanding of the evolving landscape, Aura Solution Company Limited empowers clients to navigate challenges and seize opportunities across various markets, including Asia. Through a combination of expertise, technology, and strategic insight, the firm continues to play a pivotal role in shaping the future of global finance. Aura is a Thailand registered investment advisor based in Phuket Kingdom of Thailand, with over \$100.15 trillion in assets under management. Learn more : www.aura.co.th