Koufelos & Associates

LAW FIRM

Investment Immigration Services

Golden Visa In Greece

KOUFELOS & ASSOCIATES - Law Firm

The law firm is based in Greece and specializes in all fields of law, excelling also in real estate and business law. Our team consists of attorneys, notaries and financial advisors, who provide our domestic and international clientele with high quality consultancy and litigation services, and also we coordinate step by step all needed professionals who are included in our team, such as realtors, accountants, civil engineers and property managers. Our commercial property team deals with commercial advice, landlords, development, negotiations, purchasing, real estate and acquisitions. We initiate and conclude your property purchase and hand you the keys of your estate and residency permit.

Benefit from our one-stop-shop services, having a single contact person and one total charge, ensuring that your personal matters are treated with professionalism, responsibility and confidentiality.

How to obtain the Residence Permit

The "**Schengen Golden Visa Project**" gives the possibility of residence permits' issuance to third country nationals, and to the members of their families, who proceed to the purchase of real estate property in Greece, the minimum value of which is stipulated by geographic criteria, as follows:

(1) In the regions of Attica, Thessaloniki, Mykonos & Santorini islands and in all islands with a population of more than three thousand one hundred (3,100) residents, the value of the real estate is eight hundred thousand euros (€ 800,000).
(2) In all other regions the value of investment is four hundred thousand euros (€400,000). In any of the above cases, the investment must be made in a single property of at least one hundred and twenty square meters and not in several properties.
(3) Under special conditions (industrial and listed properties), the purchase value is two hundred and fifty thousand euros (€ 250,000).

Transitional period: third country nationals who will pay the full price or a ten percent deposit or sign a preliminary contract or private agreement, proving the relevant credits by the 31st of August 2024, can complete their investment until the 31st of December 2024 under the previous policy:

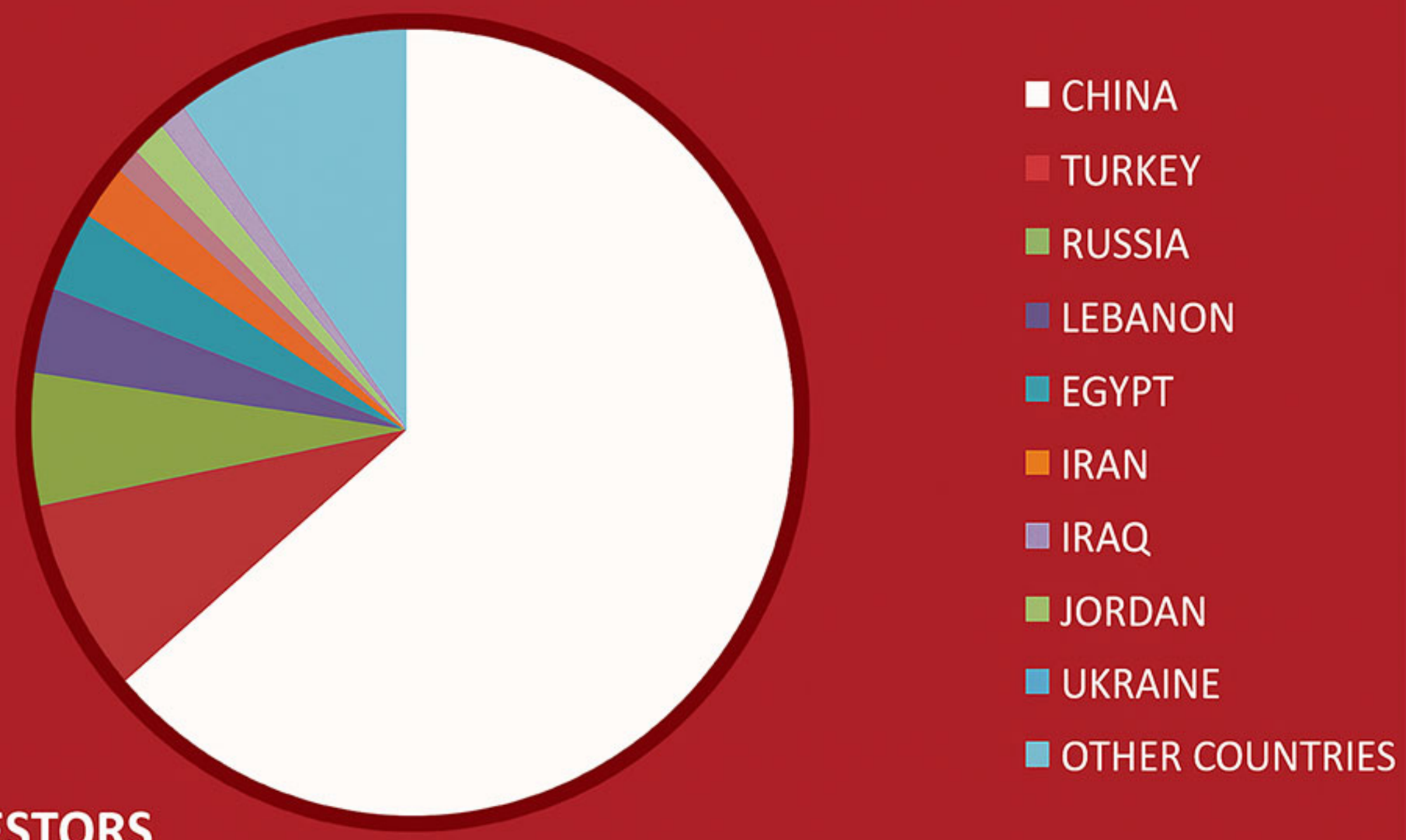
(a) In the Regional Units of Central, North and South Sectors of Athens, in the Municipality of Vari-Voula-Vouliagmeni, in the Municipality of Thessaloniki, in Mykonos and in Santorini the minimum value is five hundred thousand euros (€ 500,000). The investment is allowed only in one property.
(b) In the rest regions of Greece, the minimum value of the real estate property is two hundred and fifty thousand euros (250,000). The investment is allowed in one or more properties.

Our legal department will undertake all necessary steps to complete the real estate acquisition and, upon completion, to issue your residence permit with utmost clarity, integrity and speed.
All you need to do is to allow us to professionally manage your request and everything it involves, i.e., the choice of investment that covers your needs, the actual implementation of the investment, and the issuance of the residence permit for you and your family members.

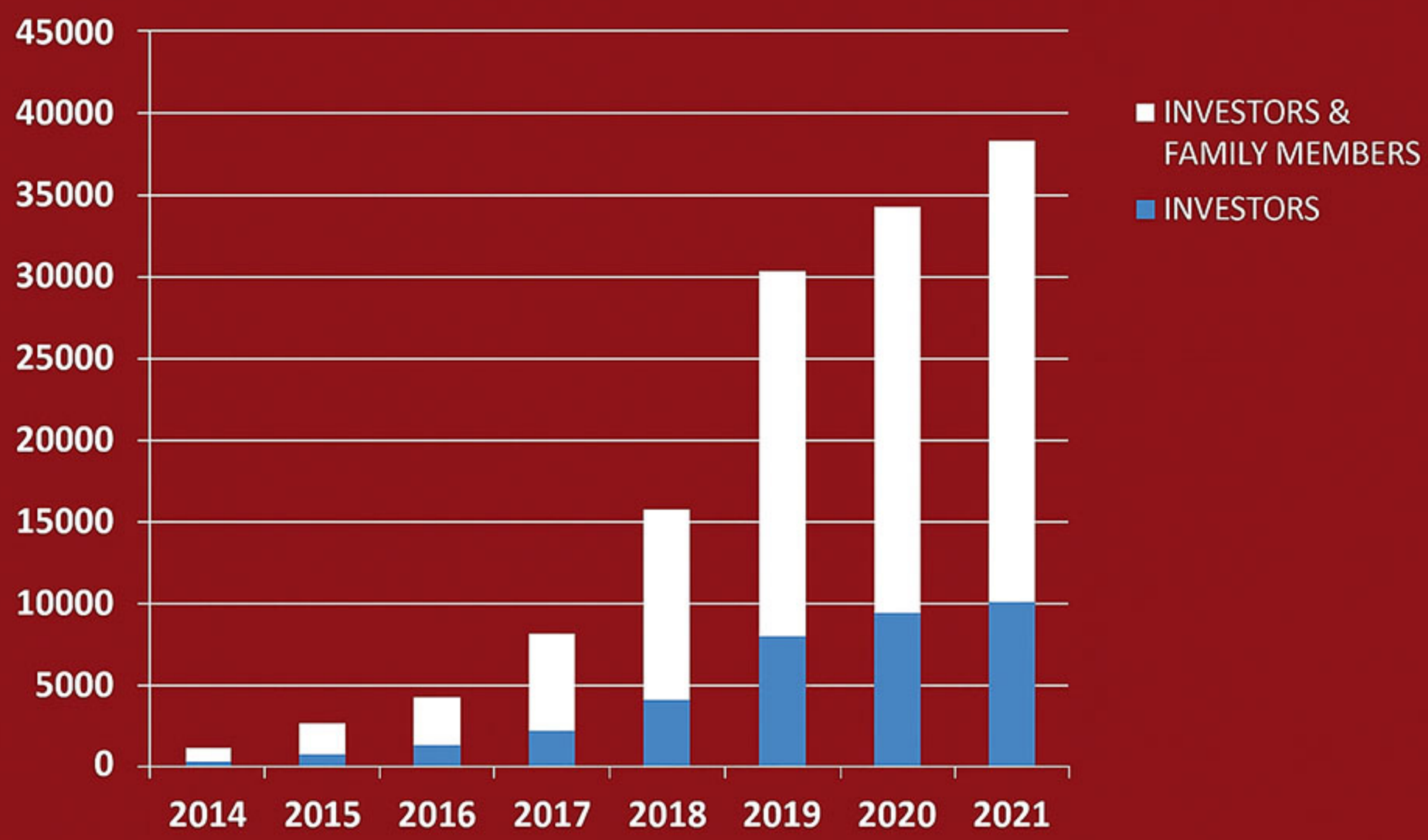


(31.01.2022)

Residence Permits– Top 10 countries



Residence Permits - Per Year



Source: *Ministry of Citizen Protection*

Requirements

- Proceed with the signing of a preliminary agreement that will include the exact features of the property, property price, date and exact amount of the down payment and the date of the signing of the sales contract, together with any other agreed terms that will be concluded.
- Sign a Power of Attorney at our office or at the Greek Consular office of the client's residency or before a foreign notary public (provided that it will be duly certified)
- Apply for a Greek tax number.
- Open a bank account at a Greek bank (documents required: copy of passport, proof of Greek tax number, proof of profession and proof of permanent address).
- Settle the payment of the transfer tax for the property acquisition.
- Proceed with all the necessary, legally binding actions, in order for the purchase of the property to be completed, including the signing of the transfer contract before a notary public.
- Apply for the residence permit before the competent Ministry

Procedures involved for the property transfer:

Before the transfer:

- The investor will get from our Law Firm a full due diligence report of the property.
- The investor will transfer the total of the purchase amount to its personal bank account in Greece, including taxes and relevant expenses.
- The investor will pay the transfer taxes.

During the transfer:

- The purchase contract will be signed before a Greek Notary Public.
- The payment of the purchase price will be effected in accordance with the current legal requirements.

After the transfer:

- The new title deed will be filed with the appropriate Land Registry.
- All relevant documentation required for the residence permit applications will be properly submitted where appropriate.
- A valid health insurance with coverage in Greece for the applicant and all family members should be issued.

NOTE: KOUFELOS & ASSOCIATES - Law Firm undertakes to assist the Client/Investor on all above.

Residence Permit application

- Our Law Firm will apply for the residence permit for the applicant and all his/her family members (if any), making use of a client's Power of Attorney.
- The applicant and his/her family members will receive the final residence permit valid for 5 years.
- After the initial 5 years' duration the residence permit will be renewed every 5 years provided that the Client remains owner of the property acquired.

Documents for the Residence Permit

For the main applicant:

- Three recent specific type color photos (4x6cm), also stored in digital form (CD).
- Certified true copy of the passport of the applicant with a valid entry visa.
- Health insurance by a Greek insurance company coverage in Greece.
- A certified copy of the property purchase contract.
- Land Registry certificate issued by the local land registry authority.
- Power of Attorney.

For the depended applicants (spouse-other family members):

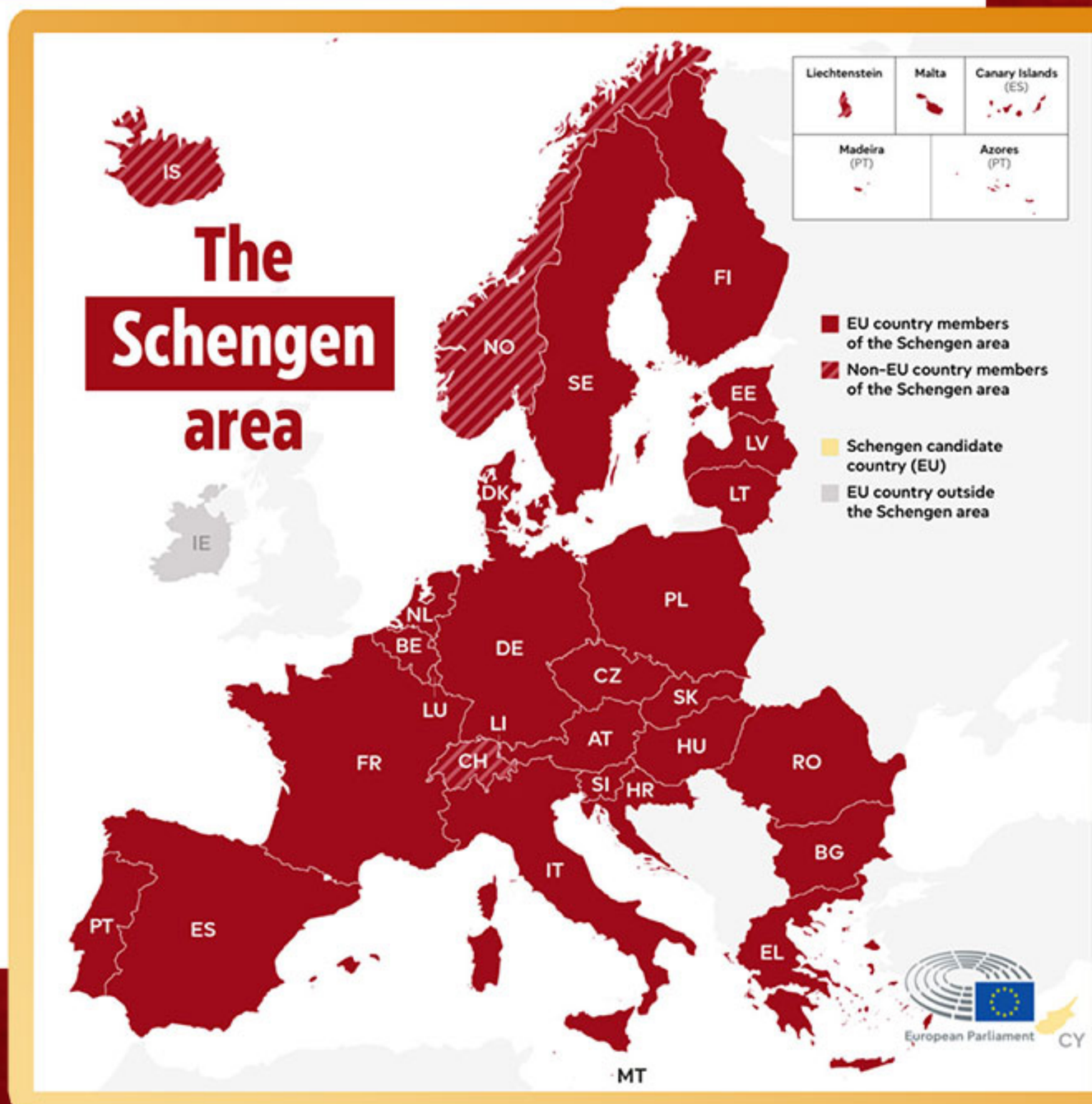
- For the spouse: Marriage Certificate either with double certifications in countries like China or Apostille in countries like Turkey.
- For the other family members: Kinship Certificate either with double certifications in countries like China or Apostille in countries such as Turkey.

NOTE: Official Greek translation of all submitted documents is required



Reasons to choose the Greek Golden Visa

☒ The minimum capital investment (except of the properties located in the Central, North and South Sector of Athens, in the Municipality of Vari–Voula-Vouliagmeni, in the Municipality of Thessaloniki, in Mykonos and in Santorini) is € 250,000.00 (the lowest in Europe).
☒ Fast and simple procedure.
☒ It is not necessary to stay in Greece after the acquisition.
☒ Free entrance and movement within the SCHENGEN countries without visa.
☒ Full access to Greek (private and public) and international schools.



(based on the minimum investment of € 250,000)

Procedural Expenses

☒ Transfer Tax: 3.09% on the value of the property: €7,725.00.
☒ Legal fees: 1.24% on the value of the property.
☒ Notary's fees: approx. 1.3% on the value of the property , being €3,400.00.
☒ Land Registry fees: approx. 0.5% on the value of the property, being €1,500.00.
☒ Immigration state duties: €2,016.00 for the main applicant, €166.00 for any additional adult applicant, €16.00 per child under 18 years old.
☒ Health Insurance fees: it varies from €100.00 to €500.00 (depending on the insurance company).

Payment Methods

☒ Bank cheques
☒ Bank Transfers
☒ POS payments
The above payment methods can be conducted either by the investor himself or by his/her relatives.



Koufelos & Associates

LAW FIRM

” It was founded in 2016 with the sole purpose and vision of providing the best integrated and modern legal services to individuals, institutions and businesses. We aim to offer high quality services that are distinguished by their consistency, practicality and efficiency, even in the most demanding conditions.

We utilize our knowledge and experience, as well as teamwork, with the sole purpose of pursuing our clients’ goals and settling their cases. We manage every challenge by maintaining high levels of personal and professional ethics and ethics aiming for the best possible result.

We create relationships of trust with clients, who recognize the superiority of valid and up-to-date knowledge. Our duty is to fully cover the needs of our customers, protect their interests and prevent unpleasant situations for them in a timely manner. »

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