

# RESIDENCE PERMIT BY INVESTMENT

## Why Greece?



**TOTALSERVE**



## Advantages of the Greek Residence Permit (RP) program

- Visa-Free travel in Schengen Zone (26 Countries) and full rights and privileges as EU citizen
- High quality of life with low cost of living
- The Greek RP can be obtained within 2 months
- Access to free education in public schools and lower tuition costs for education in other European countries
- Great investment opportunities
- Possibility to rent the acquired property and generate income
- Life-long validity upon renewal every 5 years
- Issued to spouse, children (under 21 years old) and parents (of both applicant and spouse)
- No requirement to reside in Greece either before, during or after the application

The below information is intended to provide a brief guide only. Our specialists will be glad to assist you with their professional advice.

### 1. INVESTMENT IN RESIDENTIAL PROPERTY/IES OR REAL ESTATE IN GREECE



APPLICANT

+



RESIDENTIAL PROPERTY/IES  
REAL ESTATE

=



RP FOR APPLICANT  
AND FAMILY MEMBERS

The value of the real estate property may be adjusted and shall result from the property value stated in the contracts or from the lease agreements.

The objective, or assessed, value of the property is not relevant, unless it corresponds to the amount which was, according to the contract, paid for the sale of the property.

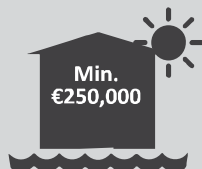
A third country citizen who owns real estate property that was purchased before the enactment of law 4146/2013, for a minimum of €250,000 or the current objective value of that real estate property is at a minimum of €250,000, is entitled to apply for PR.

### 2. INVESTMENT IN HOTEL ACCOMMODATIONS OR FURNISHED TOURISTIC RESIDENCES IN GREECE



APPLICANT

+



\*HOTEL ACCOMMODATIONS OR  
FURNISHED TOURISTIC RESIDENCES

=



RP FOR APPLICANT  
AND FAMILY MEMBERS

\* The lease or the timeshare agreement with minimum cost of €250,000 must be for at least a duration of 10 years.

#### Preconditions

- The real estate property must be owned by and be in possession of its owners.
- In cases of joint ownership, where the value of the property is €250,000, the RP is only granted if the owners are spouses with undivided ownership of the property. In all other cases of joint ownership, the RP is only granted if the amount invested by each of the joint owners is at least €250,000.
- If the owner has acquired the property through a legal entity, the applicant must own 100% of the company shares.
- The RP is also granted in cases where the third country citizen is the owner, either directly or through a legal entity, of more than one real estate property with a combined value of at least €250,000.
- In cases where the applicant wants to enter the Country with a type D visa, the documented intention to own property should be supported by documentation which prove the financial capacity (contract with a law firm).

## Application

The submission of the RP application may be performed either in person or remotely. However, all applicants must give their biometric data (digital photo, fingerprints and specimen signature). If the applicant is not present in the Country at the time of filing, an appointment can be scheduled upon agreement with the authorised lawyer within the next 6 months. Children under the age of 12 years are excluded from the collection of specimens of signature and children under the age of 6 years are also excluded from the collection of fingerprints.

### Documentation needed for the application:

- Two copies of the application form.
- Four recent biometric photos and digital copy on CD.
- A certified true copy of a valid passport with the relevant valid Entry Visa, where required.
- Certification by an insurance agency for the cost of hospitalisation and medical care.
  - Insurance contracts which have been concluded outside Greece, provided that they explicitly mention that they cover the interested party for the duration of their stay in Greece.
  - Insurance contracts which have been concluded in Greece.
- A notarised copy of the deed regarding the purchase of the property.
- Proof of title transfer from the competent Land Registry.
- A recent family status certificate issued by the competent foreign authorities, certifying the family relationship (For family members only).

### Schengen Area Member States

Austria  
Belgium  
Czech Republic  
Denmark  
Estonia  
Finland  
France  
Germany  
Greece  
Hungary  
Iceland  
Italy  
Latvia  
Liechtenstein  
Lithuania  
Luxembourg  
Malta  
Netherlands  
Norway  
Poland  
Portugal  
Slovakia  
Slovenia  
Spain  
Sweden  
Switzerland

## Application Procedure

The RP is issued within two months from the submission of all the documents to the issuing authority. The timeframe may vary depending on the payment plan of the applicant.

### APPLY IN PERSON

1. Sign reservation form and pay a small deposit.
2. Acquire an Entry Visa for Greece.
3. Visit Greece in order to choose property.
4. Finalise and complete the property acquisition with the lawyer's assistance, and prepare the documents for the RP application.
5. Obtain the Residence Permit.

### APPLY REMOTELY

1. Sign reservation form and pay a small deposit.
2. Sign pre-purchase agreement and settle the first payment of the property.
3. Sign Power of Attorney (PoA) in any Greek consulate to authorise the lawyer to handle the property acquisition and RP application.
4. Settle full payment of the property. The lawyer will proceed to complete the property purchase.
5. Acquire an Entry Visa for Greece.
6. Meet the lawyer in Greece and submit all the documents.



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