



GOLDEN VISA 2025 for real estate investors

Initial permanent residence permit for investors (art. 20B)

- Application Form
- Four (4) recent printed digital passport photos, also stored in digital form (CD) jpeg2000, with certain specifications applied.
- Certified copy of a valid passport or other travel document recognized by Greece with the valid national visa.
- A fee of €16 concerning the printing of the separate document (electronic residence permit).
- A fee in the form of an electronic fee in accordance with provisions of Article 132 of Law 4251/2014 and of Article 38 of Law 4546/2018 (101 A), where appropriate.
- An insurance contract from a private insurance body, as provided by the legislation in force, which shall cover all health and safety risks and the size of the benefits financed, as defined in the decision issued by delegation of the provisions of Article 136 par. 3 of Law 4251/2014.
- A certificate issued by the notary who composed the purchase contract or the notarial deed for the lease of hotel accommodation facilities or furnished houses for tourists in complex tourist accommodation facilities which certifies the personal data of parts contracted, the information concerning the property, the type of payment of the agreed price or hire and the specific information concerning the transaction of the payment, according to the provisions of article 20 B, the existence, by chance, of dissolving heresy, as well as if the particular property has been used by the seller for the issuance of the permanent residence permit or
- A certificate issued by the notary (in case the sum paid during the property purchase was lower than two hundred and fifty Euro (250.000) or more (400.000, 800.00) but the current objective value of the property exceeds or is equal to the amount concerned and which should state that, "According to the result of the check conducted on contract no for the purchase of property, the income of the property value was paid in full and the contract is NO longer subject to terms, conditions and time limits and the objective value of the property amounts to ...".
- A certificate of encumbrance issued by the land registry or national cadaster agency attesting to the non-existence of any encumbrance.