

GREECE · GOLDEN VISA

Greece Golden Visa

Golden Visa — Residence by Investment. A single, well-chosen property secures a residence permit for your family, coordinated end to end by Kestrel Private with admitted local counsel.

MINIMUM INVESTMENT €250,000 – €800,000	INDICATIVE TIMELINE Approximately 4–9 months end to end; biometrics within 6 months of filing.
PHYSICAL PRESENCE No minimum stay to obtain or renew the five-year permit.	FAMILY INCLUDED Spouse/partner, children under 21 (to 24 if dependent students), and the parents of both spouses — no dependency test on parents.
MOBILITY Full Schengen short-stay travel from day one of holding the permit.	STATUS Residence — not citizenship. The qualifying property must be retained for the life of the permit; selling it can void residence.

Why Greece

- ◆ Hold EU residence without becoming a Greek taxpayer — or, if you do relocate, cap your worldwide tax at a fixed annual figure.
- ◆ Visa-free movement across the Schengen Area from the moment your permit is issued — and no obligation to ever set foot in Greece to keep it.
- ◆ One application secures EU residence for three generations — spouse, children and the parents of both spouses.
- ◆ A pre-secured legal right for your family to enter and live in a stable EU country — arranged in calm conditions, held in reserve, ready before it is ever needed.

What you receive

- ◆ A renewable residence permit for the whole family, against one qualifying property.
- ◆ A euro- or hard-currency asset with rental potential and currency diversification.
- ◆ One coordinated relationship: Kestrel directs the file end to end; admitted local counsel performs the regulated legal, tax and immigration work.

The investment

Tiered by area since Sept 2024: €250,000 for commercial-to-residential conversions and listed-building restorations; €400,000 standard (most regions); €800,000 in Attica, Thessaloniki and the larger islands – each a single property of ≥ 120 m².

No secured-income test; proof of funds for the qualifying investment.

Legal basis

Law 5038/2023 (Arts. 99–103) as amended by Law 5100/2024 (Art. 64). Optional non-dom regime under Law 4172/2013 Art. 5A.

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