GREECE · GOLDEN VISA

Your path to residence

The Greek Golden Visa is a five-year renewable residence permit granted to a non-EU investor (and family) who makes a qualifying investment under the Immigration Code (Law 5038/2023, arts. 99-100A, as amended by Law 5100/2024, art. 64). The defining feature for our clients: under Greek law nearly the entire process can be executed remotely by an admitted Greek lawyer acting under a Power of Attorney - tax number, bank account, property purchase, application filing and permit collection. There is exactly one act the law reserves to the applicant in person: the biometrics appointment. There is no minimum-stay obligation to keep the permit alive.

TOTAL ELAPSED	IN-PERSON VISITS
4-9 months from instruction to permit card in hand; budget up to 12 months at high-volume regional offices. You gain the legal right to live in and travel the Schengen Area from the moment the application is filed (the temporary confirmation slip), not when the card is issued.	One

01 Engagement, KYC and Power of Attorney — 1-2 WEEKS

Your application begins with a €10,000 engagement payment, which opens your private file and sets the work in motion. You appoint Kestrel and we instruct admitted Greek counsel. You sign a Power of Attorney authorising the lawyer to act for you in Greece. The POA can be signed at a Greek consulate near you or before a local notary with an apostille - no trip to Greece needed at this stage. We coordinate the source-of-funds and KYC process up front - directing counsel and lining up what you provide - so nothing stalls later.

02 Greek tax number (AFM) and bank account — 1-3 WEEKS

Counsel obtains your Greek tax registration number (AFM) and opens a Greek bank account in your name. Both are prerequisites for the investment and the application, and both are handled by the lawyer under your POA.

03 Select the qualifying investment

2-6 WEEKS

You choose the route. Real estate: EUR 800,000 in high-demand zones (Attica/Athens, Thessaloniki, Mykonos, Santorini and islands over 3,100 residents), or EUR 400,000 elsewhere - in both cases a single property of at least 120 sqm. EUR 250,000 is available for converting a commercial property to residential (the conversion must be completed before filing) or for restoring a listed building. Financial alternatives include EUR 500,000 in shares/bonds, government bonds or a one-year term deposit, EUR 350,000 in a mutual or alternative investment fund, or EUR 250,000 into a Greek start-up creating 2+ jobs. We curate options against your goals; the legal decision is yours. Note: properties bought on this route may not be let on a short-term (under 60 days) basis.

04 Due diligence and complete the investment

3-8 WEEKS

Counsel runs full legal due diligence (title search, Land Registry / cadastre non-encumbrance check, planning/use verification) and then executes the purchase or investment under your POA: the notarial deed is signed and the funds (already in your Greek account) are transferred. The notary issues the certificate confirming the transaction and full payment that anchors the application.

05 Prepare and translate the application file

2-4 WEEKS

We project-manage assembly of the full dossier for you and each family member - briefing counsel, lining up the components and tracking what is outstanding: application form, certified passport copies, recent digital passport photos, private health insurance covering all risks, the notarial/Land Registry evidence of the qualifying investment, and proof of fees (the EUR 16 card-printing fee plus the application fee). Foreign civil documents (marriage and birth certificates for family) are apostilled and officially translated into Greek by the issuing authorities and licensed translators we line up and coordinate.

06 File the application and receive the confirmation slip

SAME WEEK AS FILING

Counsel lodges the application with the Aliens and Migration Directorate of the competent Decentralised Authority under your POA. On registration the authority issues a temporary residence confirmation (the 'white paper' / blue receipt). From this point you are legally resident: you may live in Greece and travel freely within the Schengen Area while the card is produced.

07 Biometrics appointment in Greece (the one in-person act)

ONE VISIT; APPOINTMENT SLOT 1-2 WEEKS AFTER FILING

About 1-2 weeks after filing, the authority opens a biometrics slot. The investor (and adult family members) must attend in person at the Decentralised Authority to give a digital facial image, two fingerprints and a signature - these produce the physical permit card and cannot be done by proxy. We schedule the appointment, prepare you and accompany you. By law this must be completed within 6 months of the application. This is the only step that requires the client to be physically present. Children under 6 are exempt from fingerprints (photo only); minors are typically summoned only at the final pre-issuance stage and in many regions need not attend.

08 Adjudication and card issuance

2-7 MONTHS AFTER BIOMETRICS (VARIES BY OFFICE; BACKLOGS CAN EXTEND THIS)

The authority examines the file and, once approved, produces the five-year residence permit cards. Counsel collects the finished cards for you under your POA and couriers them - no further trip is required. The permit carries no minimum-stay condition, so you keep it without living in Greece, and it is renewable in five-year cycles as long as the investment is maintained.