LAWLANE & PARTNERS



PRIVATE CLIENT COUNTRY GUIDE

GREECE

A Mediterranean life. A wider horizon.

Residence through qualifying property investment

€250,000

Specialist property routes, plus costs

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01 / THE DESTINATION

Make room for a different pace of life.

From the historic streets of Athens to island harbours and the Aegean coastline, Greece brings together an extraordinary cultural landscape and everyday Mediterranean living.

For families considering a European base, the choice is personal: a city apartment close to schools and services, a coastal home, or simply the flexibility to spend more time in Greece.

CAPITAL
Athens

LANGUAGE
Greek

EU MEMBER / EURO (EUR)



ATHENS

Ancient landmarks, lively neighbourhoods and a year-round urban base.



THE AEGEAN

Island landscapes and coastal life, with investment rules that vary by location.



02 / INVESTMENT OPTIONS

Find your qualifying route.

Choose the property category before choosing the property. This guide focuses on the real estate route; other investment categories require separate assessment.

€250,000

Specialist conversion or heritage property

Eligible conversion to residential use, or a listed building requiring restoration. A conversion concerns one property and must be completed before application. Heritage projects carry separate restoration obligations. [2,3]

€400,000

Standard property in other regions

One qualifying property with at least 120 m² of main space. Applies outside the higher-threshold areas. A low asking price alone does not establish eligibility. [1,4]

€800,000

Higher-threshold locations

Attica, Thessaloniki, Mykonos, Santorini and islands with more than 3,100 inhabitants. One property with at least 120 m² of main space is required. [1,4]

The €250,000 route is a specialist exception, not a general low-cost geographic zone. Normal company incorporation capital does not qualify as a Golden Visa investment.

03 / INVESTMENT IN PRACTICE

A sound purchase starts with the detail.



LOOK BEYOND THE HEADLINE AMOUNT.

Before you reserve a property

01 Legal title & planning

Have the title, encumbrances, authorised use, floor area and registration checked independently. Confirm that the exact asset and transaction qualify.

02 Conversion & restoration

For conversions, verify the qualifying change-of-use date and completion before filing. For listed buildings, restoration must be completed before the first renewal. Budget and document this work. [2,3]

03 Rental strategy

Golden Visa properties are subject to restrictions on short-term letting and subletting. Model only a legally permitted rental use. [4]

04 Ownership & exit

Maintaining the qualifying investment is central to renewal. Check the residence consequences before selling or changing ownership. [1]

BUILD YOUR FULL BUDGET

The main investor application and card-printing charges total €2,016 under MITOS guidance. Budget separately for family fees, property taxes, notary and registration, legal advice, insurance, translation and refurbishment. Obtain an itemised transaction budget. [2]



Built around your family.

04 / FAMILY & EVERYDAY LIFE

Your household

A spouse and eligible children under 21 can be included. Check the rules for children approaching the age limit. [1]

Your wider family

Parents of the investor and spouse may qualify. Each family member needs their own application evidence. [1]

A home in Greece

The permit provides residence rights in Greece. School admission and healthcare access depend on the relevant provider and enrolment rules.

Work & business

The property investor permit does not authorise salaried employment in Greece. Shareholding and dividend income are distinct from employment. [1]

SCHENGEN TRAVEL

A valid permit and passport support short visits to other Schengen states, generally up to 90 days in any 180-day period. Residence in one country does not grant an unrestricted right to live or work across the EU. [5]

05 / YOUR APPLICATION

From first conversation to residence.

01 **Define the brief**

Review your nationality, family, budget and intended use of the property.

02 **Check the property**

Complete legal and technical due diligence; confirm the qualifying threshold.

03 **Complete the investment**

Arrange the purchase, compliant payments and property registration.

04 **Prepare & submit**

Compile the investment and personal evidence and file the residence applications.

05 **Attend biometrics**

Plan the required appointment in Greece for fingerprints and photographs.

06 **Receive & maintain**

Following approval, receive the permit and track renewal obligations.

YOUR DOCUMENT FILE

- Valid passports and lawful-entry evidence
- Purchase deed, payment trail and registration evidence
- Health insurance meeting the rules
- Marriage and birth certificates for family
- Property-specific certificates and any required declarations
- Translations, legalisation and biometrics as required

TIMING Document preparation, checks and appointment availability determine the schedule. A processing estimate is not an approval guarantee.

06 / THE LONGER VIEW

Plan beyond the first permit.

How long is the permit valid?

The property investor residence permit is renewable every five years while the qualifying investment and other conditions continue. There is no minimum residence requirement to maintain this permit. [1,2]

Does it lead to a Greek passport?

Citizenship is a separate process. Seven years of qualifying legal residence may support an application, but actual residence, language and integration conditions apply. Investment alone does not confer citizenship. [1]

Can I earn rental income?

Potentially, through permitted use of the property. Allow for operating costs, vacancies and taxes; neither rental yield nor resale value is guaranteed.

Will I automatically become tax resident?

Immigration status and tax residence are different questions. Days spent in Greece, personal ties and the nature of income can affect your obligations. Obtain advice before relocating.



SOURCE NOTES / CHECKED 8 SEPTEMBER 2026

1. Henley & Partners | Greece programme
2. Greek MITOS | Change-of-use property
3. Greek MITOS | Listed-property route
4. Varnavas Law | 2026 property-rule guidance
5. EU Council | Schengen area

General programme information, not an investment offer or personal legal or tax advice. Eligibility, fees and rules can change; the authorities decide applications. Images illustrate destinations, not qualifying investments.

Photography: James Ting, Pretty Pink, Dan and Constantinos Kollias / Unsplash; additional Greece imagery supplied by Lawlane.



LAWLANE & PARTNERS

YOUR NEXT CHAPTER

Let’s begin with your plans.

Lawlane Partners supports individuals and families exploring residence and citizenship by investment. From our Dubai base, we help you understand your options and organise the next steps around your family, priorities and long-term goals.

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