



*Dr. Dimitrios Arvanitis  
Arvanitis Law Office  
info@arvanitislaw.gr  
Arvanitis.law@gmail.com*

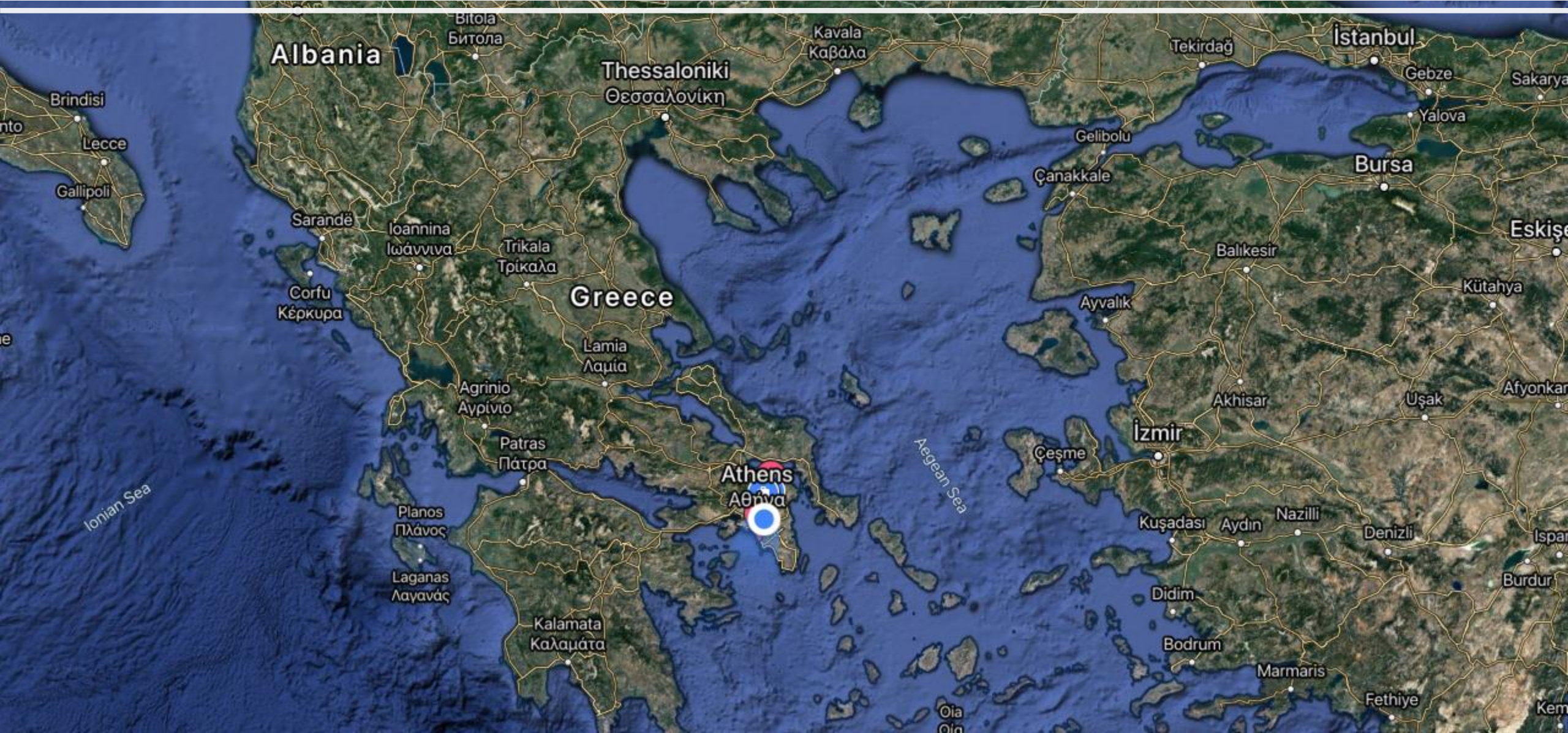
# Overview

- **Destinations**
  - Athens
  - Thessaloniki
  - Cyclades
  - Peloponnese
  - Ionian islands and Western Greece
  - Crete
- **Residency**
  - Greek Golden Visa Program
  - Permanent residency as US citizen
- **Process and Cost**
- **Arvanitis Law Office**
  - Our approach



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# Greece





Greece



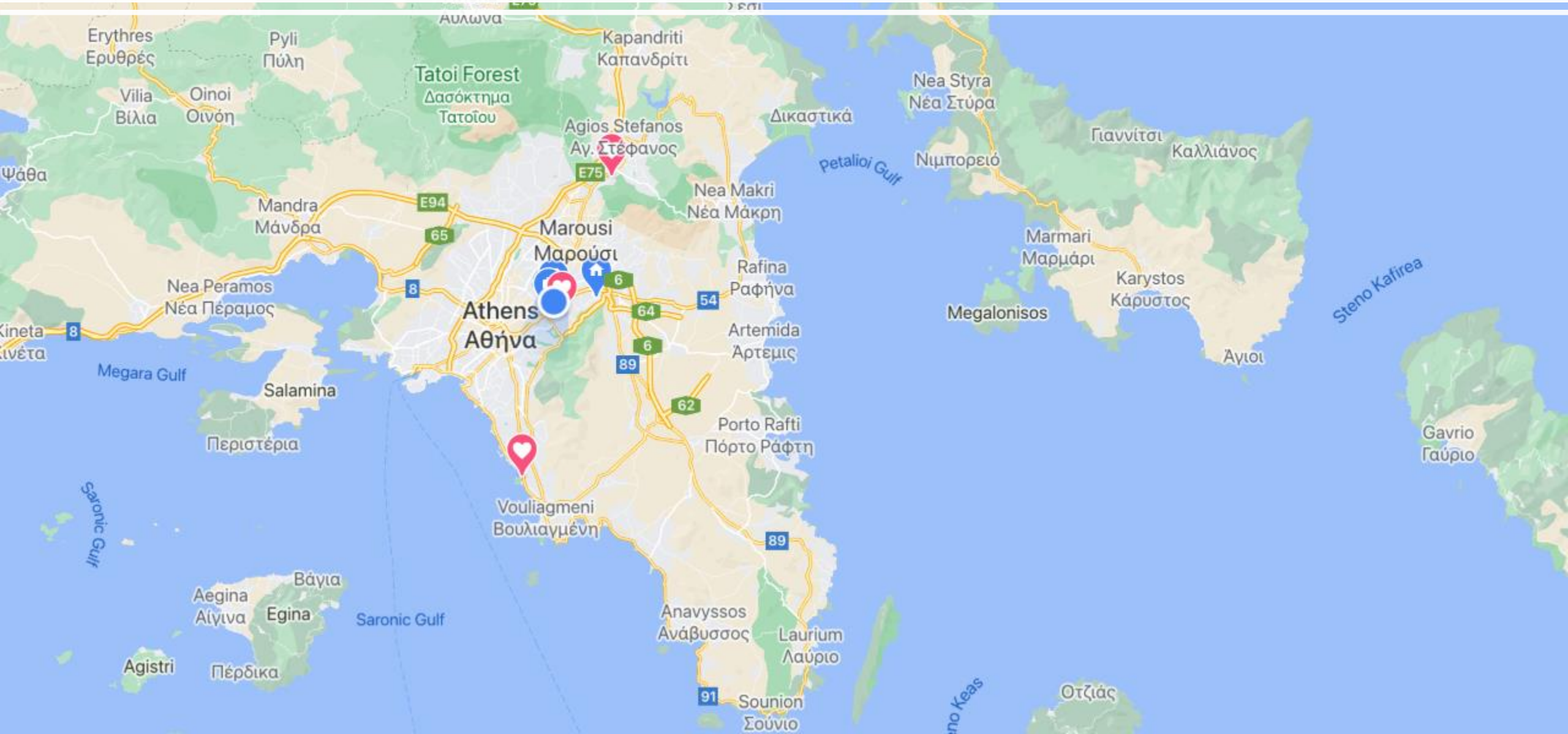
maphill



Search here



# Athens





f Poseidon - Sounio



12 hr



(km)

Preview >>

1 hr 30 min

oseidon - Sounio

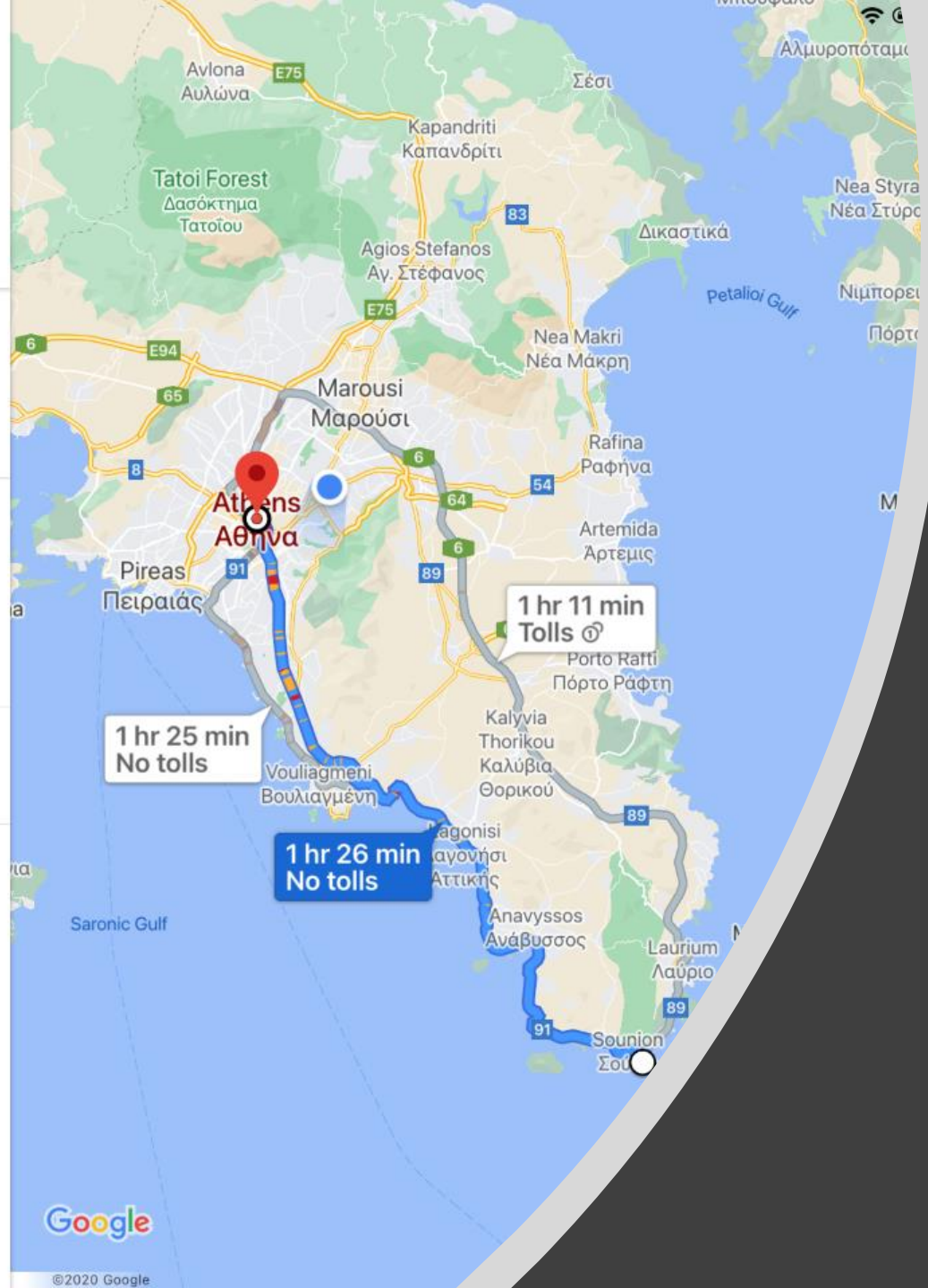
Sounio 195 00, Greece

on EO91

stay on EO91

nto Vasileos Konstantinou  
(I. Venizelos Airport)

to Leof. Anagirointos



# Athens Riviera

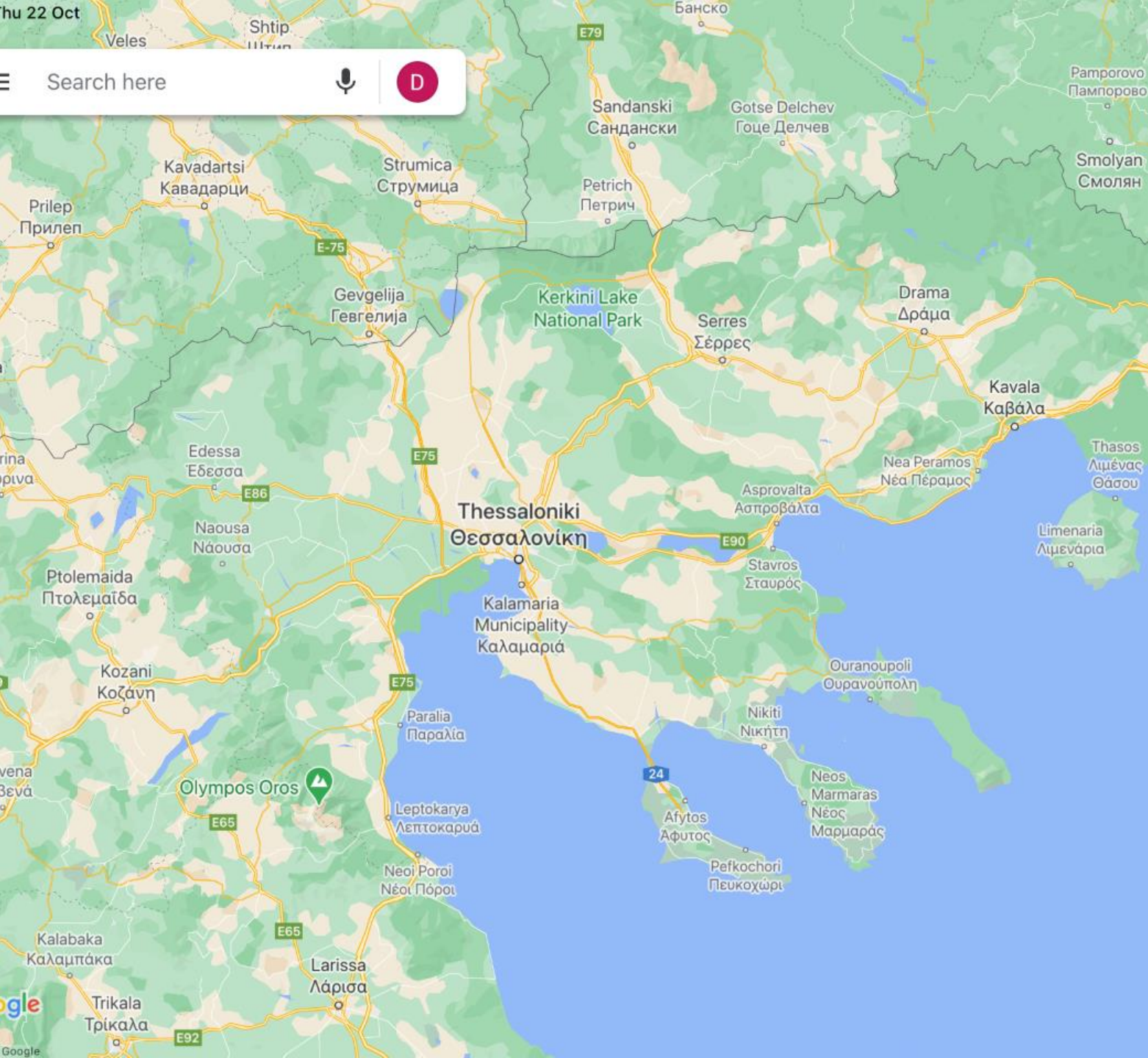








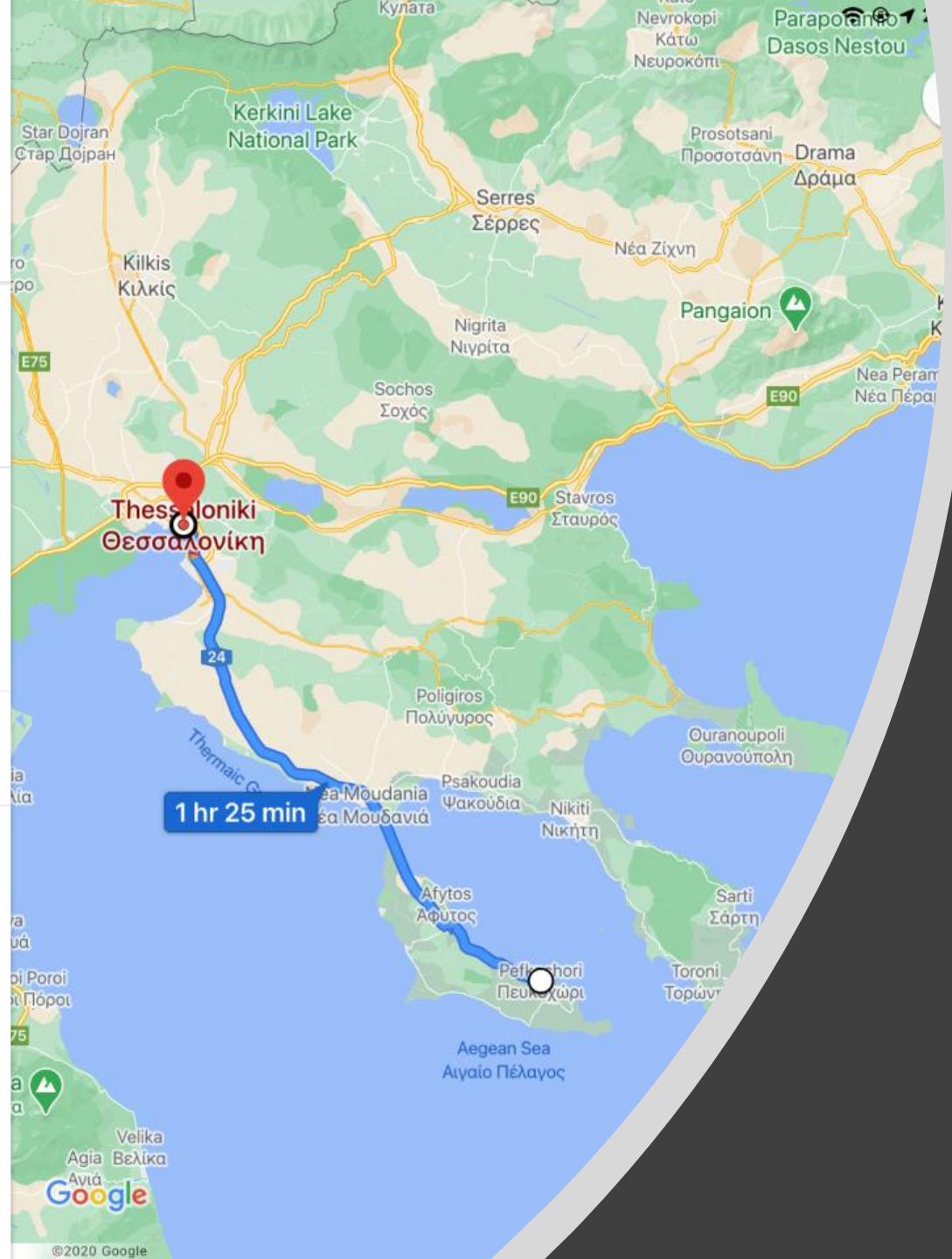




# Thessaloniki

---

...  
↑ ↓  
1 d  
19:00  
1 hr 29 min  
19:00  
1 hr 25 min  
Google  
©2020 Google



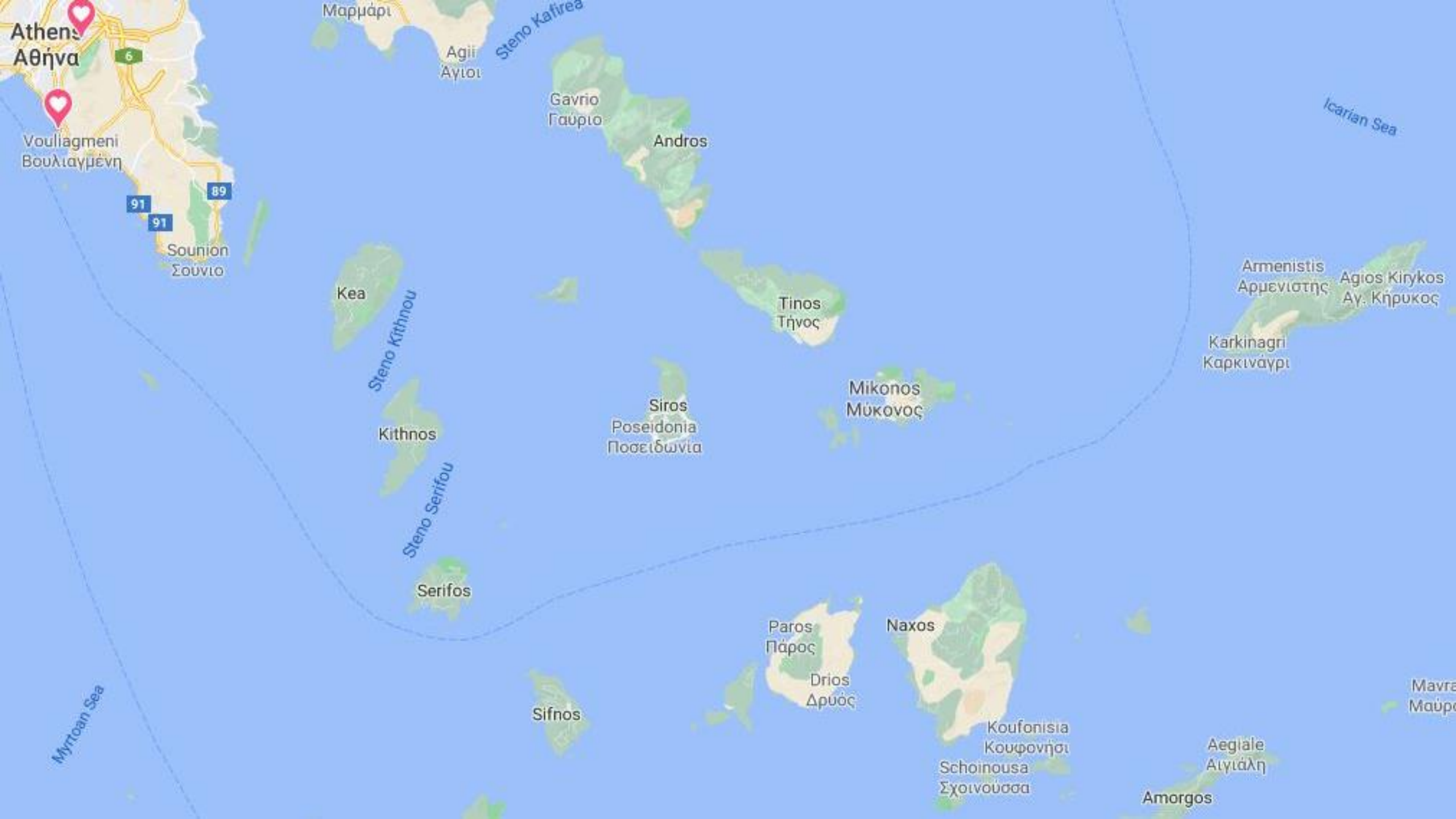
# Chalkidiki











Athens  
Αθήνα

Vouliagmeni  
Βουλιαγμένη

Sounion  
Σούνιο

Μαρμαρί  
Αγία  
Αγιοι

Steno Kafirea

Gavrio  
Γαύριο

Andros

Icarian Sea

91

91

89

Kea

Steno Kithnou

Kithnos

Steno Serifou

Serifos

Siros  
Ποσειδωνία

Tinos  
Τήνος

Mikonos  
Μύκονος

Armenistis  
Αρμενιστής  
Agios Kirykos  
Αγ. Κήρυκος  
Karkinagri  
Καρκινάγρι

Myrtoan Sea

Sifnos

Paros  
Πάρος  
Drios  
Δρύος

Naxos

Koufonisia  
Κουφονήσι  
Schoinoussa  
Σχοινούσσα

Amorgos

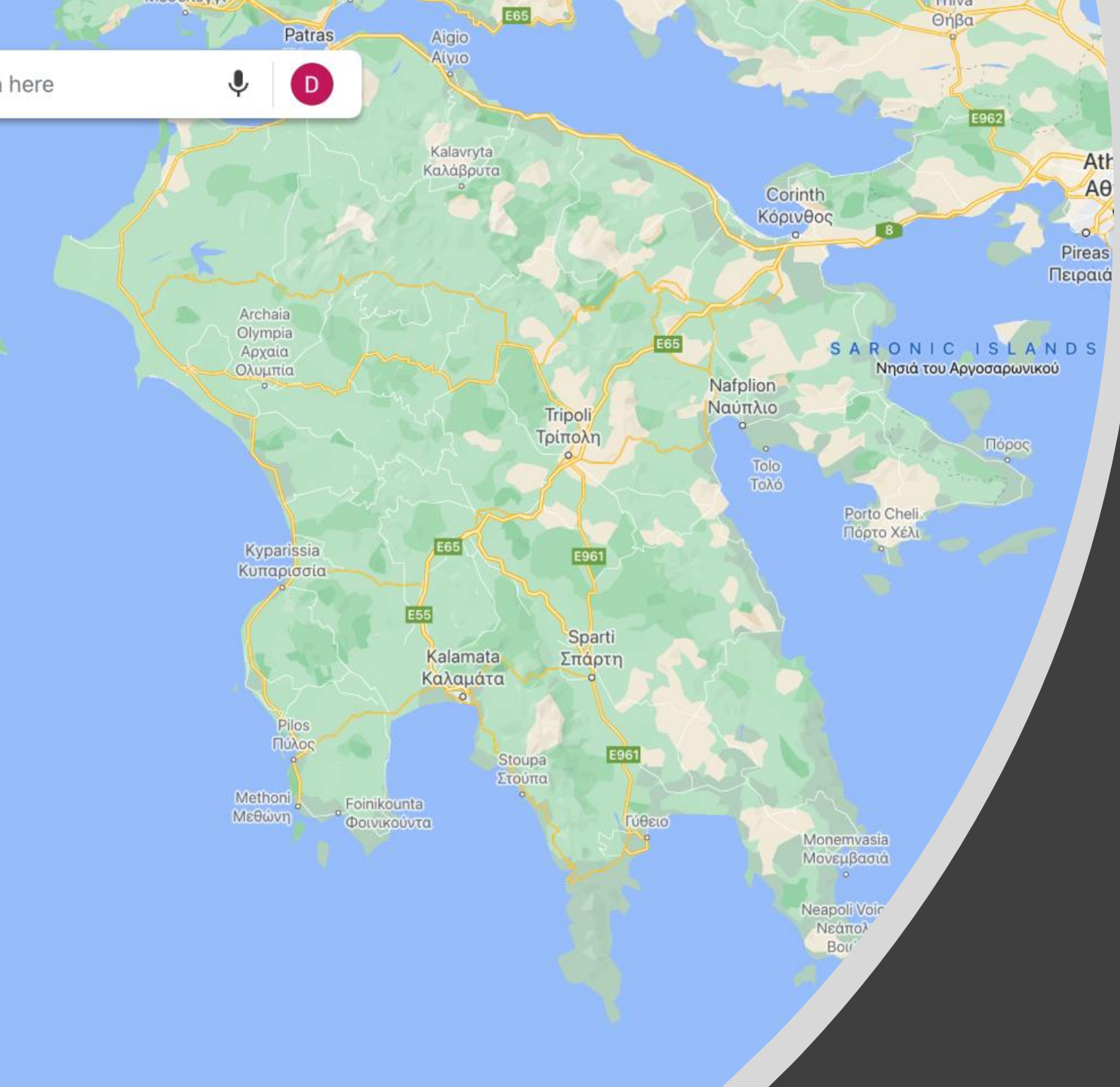
Aegiale  
Αιγιάλη

Mavra  
Μαύρα









# Peloponnese



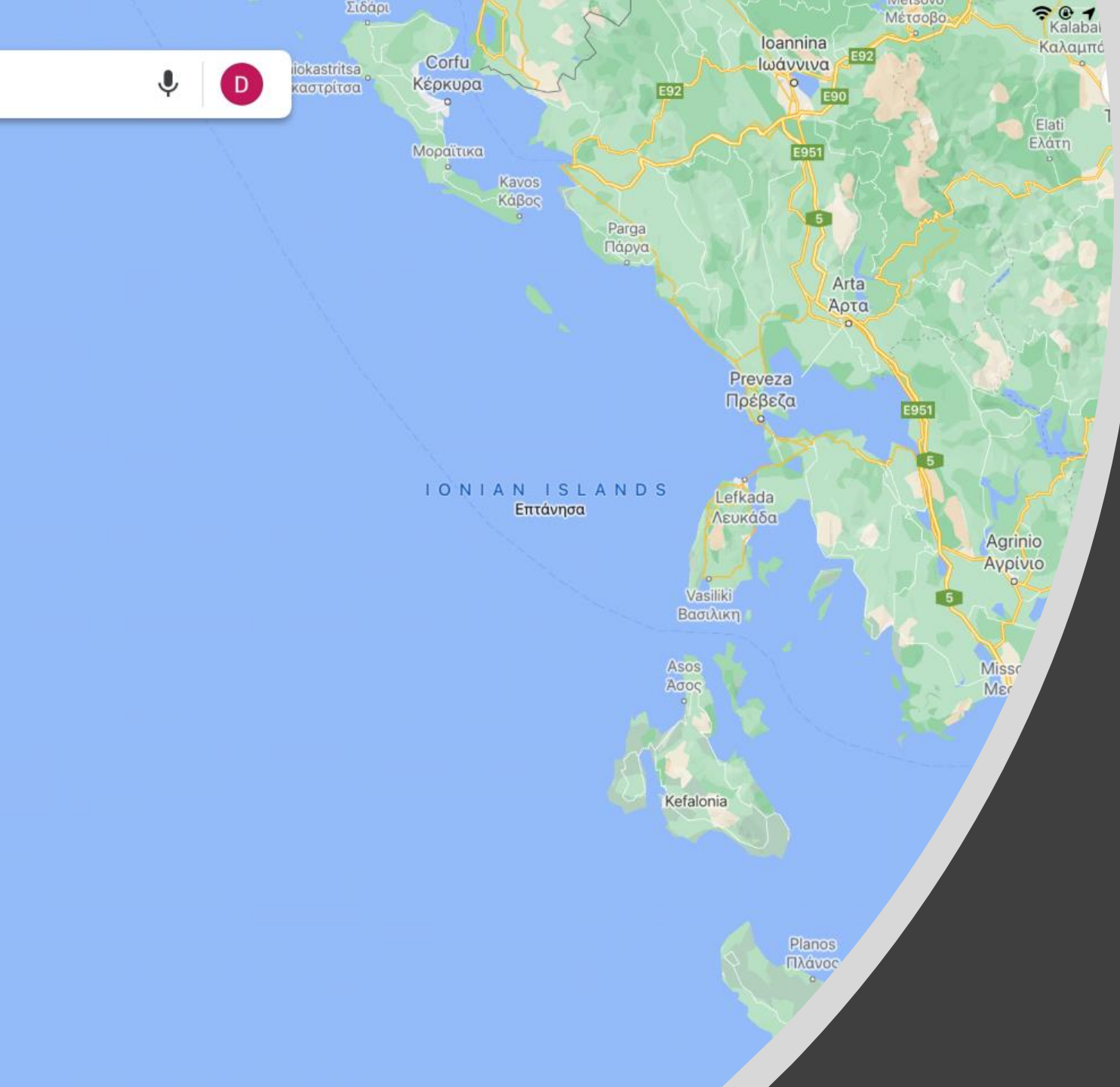












# Ionian Islands & Western Greece



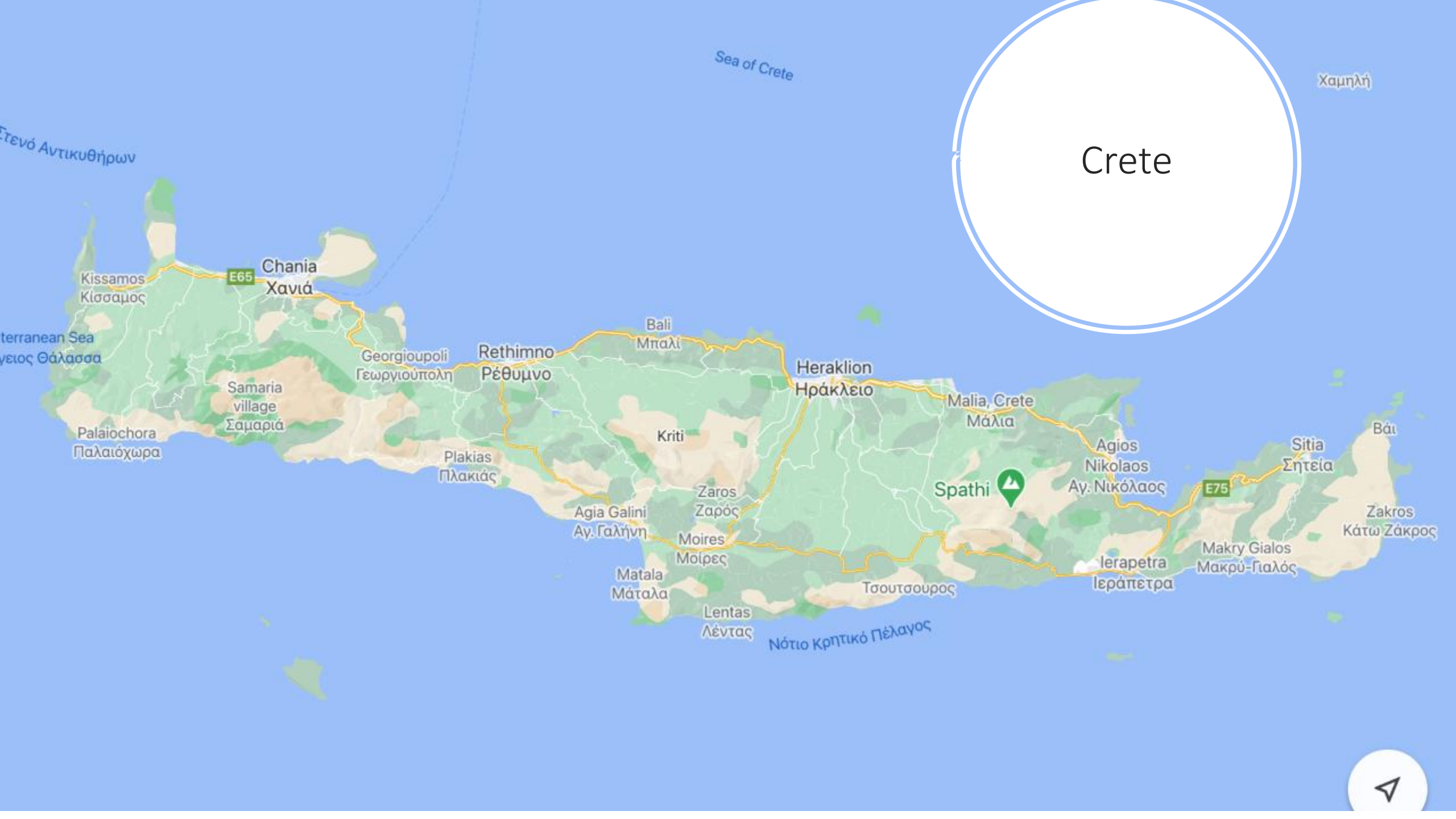












Crete

Sea of Crete

Χαμηλή

Τεχνό Αντικυθήρων

Kissamos  
Κίσσαμος

E65

Chania  
Χανιά

Mediterranean Sea  
Μεσογειακή Θάλασσα

Palaiochora  
Παλαιόχωρα

Samaria  
village  
Σαμαριά

Georgioupoli  
Γεωργιούπολη

Rethimno  
Ρέθυμνο

Bali  
Μπαλί

Heraklion  
Ηράκλειο

Malia, Crete  
Μάλια

Kriti

Plakias  
Πλακιάς

Agia Galini  
Αγ. Γαλήνη

Moires  
Μοίρες

Matala  
Μάταλα

Lentas  
Λέντας

Νότιο Κρητικό Πέλαγος

Zaros  
Ζαρός

Spathi

Agios  
Nikolaos  
Αγ. Νικόλαος

Τσουτσουρος

Ierapetra  
Ιεράπετρα

Makry Gialos  
Μακρύ-Γιαλός

Sitia  
Σητεία

Bái

Zakros  
Κάτω Ζάκρος





























Greece's Leading  
Luxury Private Villa

# Golden Visa - Video



**Residence permits to investors/real estate owners - Top 10 countries**

China	5869
Turkey	527
Russia	339
Lebanon	158
Egypt	155
Iran	124
Iraq	94
Jordan	68
Ukraine	58
Syria	57
Other countries	454
<b>TOTAL</b>	<b>7903</b>

*Source: Ministry of Migration and Asylum  
General Secretariat for Immigration Policy*

*Date: 02/09/2020*

Law

4251/2014 -  
Immigration  
Code

Financially  
Independent  
People (FIP)





# Step 1 – Obtain a Visa

- The applicant obtains a **special visa (VISA D)** from the competent **Greek embassy/consulate** in the country of origin. The applicant should appear in person and be interviewed briefly in relation to the purpose of their application.
- **Required Documents**
- Passport valid for at least three months after the expiration date of the visa
- Certificate of **criminal record** of the applicant by the competent authorities of the country of origin
- **Medical certificate** by a recognized public or private institution, proving that the applicant doesn't suffer from a disease capable of being dangerous to the public health according to the international standards of the World Health Organization
- **Evidence, such as bank, social security, pension statements proving that you have the necessary annual income of 2.000 Euros/month (additional funds, 20% for a spouse, 15% for each child)**
- Certificate that the applicant has applied to a **medical insurer** for full coverage of his medical care and expenses during his staying in Greece
- Moreover, the applicant should not be listed as a **persona non-grata** and there should be no reasons to be considered as threaten to public health, public order, national security and international relations.

## Step 2 – Application for the Staying Permit

- Upon their arrival in Greece and until the expiration of their special visa, the applicant applies for the residence permit.
- **Required Documents**
- Application form in two (2) copies – to be drafted by our office.
- Three (3) recent colored passport photographs.
- True copy of valid passport or equivalent travel document recognized by Greece, together with **valid visa**.
- **Health Certificate issued by a Greek state hospital**, certifying that the third-country national does not suffer from any disease which according to the international standards and the World Health Organization (WHO) could pose a risk to the public health.
- Stamp Fee to be issued by the Greek Tax Authority.
- Certificate that the applicant has applied to a medical **insurer** for full coverage of his medical care and expenses (In case the applicant does not hold one, we may conclude an insurance policy in Greece).
- Evidence that the third – country national has sufficient **funds**, at the level of consistent annual income.

# Renewal of the Staying Permit

- Application form in two (2) copies – to be drafted by our office.
- Three (3) recent colored passport photographs.
- True copy of valid passport or equivalent travel document recognized by Greece, together with valid visa.
- Stamp Fee to be issued by the Greek Tax Authority.
- Certificate that the applicant has applied to a medical insurer for full coverage of his medical care and expenses.
- Evidence that the third – country national has sufficient funds, at the level of consistent annual income.



## Contact our Missions in the USA



For further details with regard to services provided by our Missions in the United States of America or any other relevant information please contact the appropriate Authority below. Online contact forms are provided as well as general contact information

[Embassy of Greece in Washington DC \(Consular Office\)](#) - States of Jurisdiction: Delaware, District of Columbia, Maryland, North Carolina, Virginia, West Virginia

[Consulate General in San Francisco](#) - States of Jurisdiction: Alaska, California (Zip Codes 93000 and up), Idaho, Montana, North Nevada, Oregon, Utah, Washington, Wyoming

[Consulate General in Boston](#) - States of Jurisdiction: Maine, Massachusetts, New Hampshire, Rhode Island, Vermont

[Consulate General in Los Angeles](#) - States of Jurisdiction: Arizona, California (Zip Codes 90001-92999), Colorado, Hawaii, Nevada, New Mexico, South Nevada

[Consulate General in New York](#) - States of Jurisdiction: Connecticut, New Jersey, New York, Pennsylvania

[Consulate General in Chicago](#) - States of Jurisdiction: Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, N.Dakota, Nebraska, Ohio, S.Dakota, Wisconsin

[Consulate General in Tampa](#) - States of Jurisdiction: Alabama, Florida, Mississippi

[Consulate in Atlanta](#) - States of Jurisdiction: Georgia, Kentucky, S. Carolina, Tennessee


[Consulate in Houston](#) - States of Jurisdiction: Oklahoma, Texas, Arkansas, Louisiana, Puerto Rico, US Virgin Island

# Cost

<b>PROPERTY COST</b>	<b>250.000 € - 296.153 \$</b>	<b>To the seller</b>
Transaction Tax	<b>3,09 % = 7.725 € - 9.151 \$</b>	set by law
Cadastre – Property Registry	<b>0,50-0,60 % = 1.500 € - 1.776 \$</b>	set by law
Notarial fees	<b>1,2%-1,5 % = 3.000 € - 3.553 \$</b>	set by law
Lawyer fees	<b>1,2-2,0 % = 3.000 € - 3.553 \$</b>	<b>Negotiable</b>
Real estate agent ???	<b>2,0 %</b>	<b>Not necessary</b>
<b>Total</b>	<b>265.225 € - 314.189 \$</b>	



# Standard Process

- Power of Attorney
  - Opening of Bank Account
  - Check of property legal titles
  - Visa requirements
  - Transaction by the notary
  - Registration of the transaction at the Cadastre – Property Registry
- 









# Arvanitis Law Office – Our Approach

- ‘Family business’ – law firm
- Father - lawyer,
- Mother - notary public
- + 2-3 colleagues and Secreteriat
- My day job is the Ministry of Energy & oil and gas & energy projects
- **Which means**
- I don't want to sell
- I will advise first, protect the investor from various caveats
- I can price match any offer, because I can reduce the lawyer's fee since I will get the notary fee as well
- I can facilitate in finding property developers and buy directly from them
- Of course we can help and collaborate with real estate agents of your choice or we can suggest an agency



Thank you