

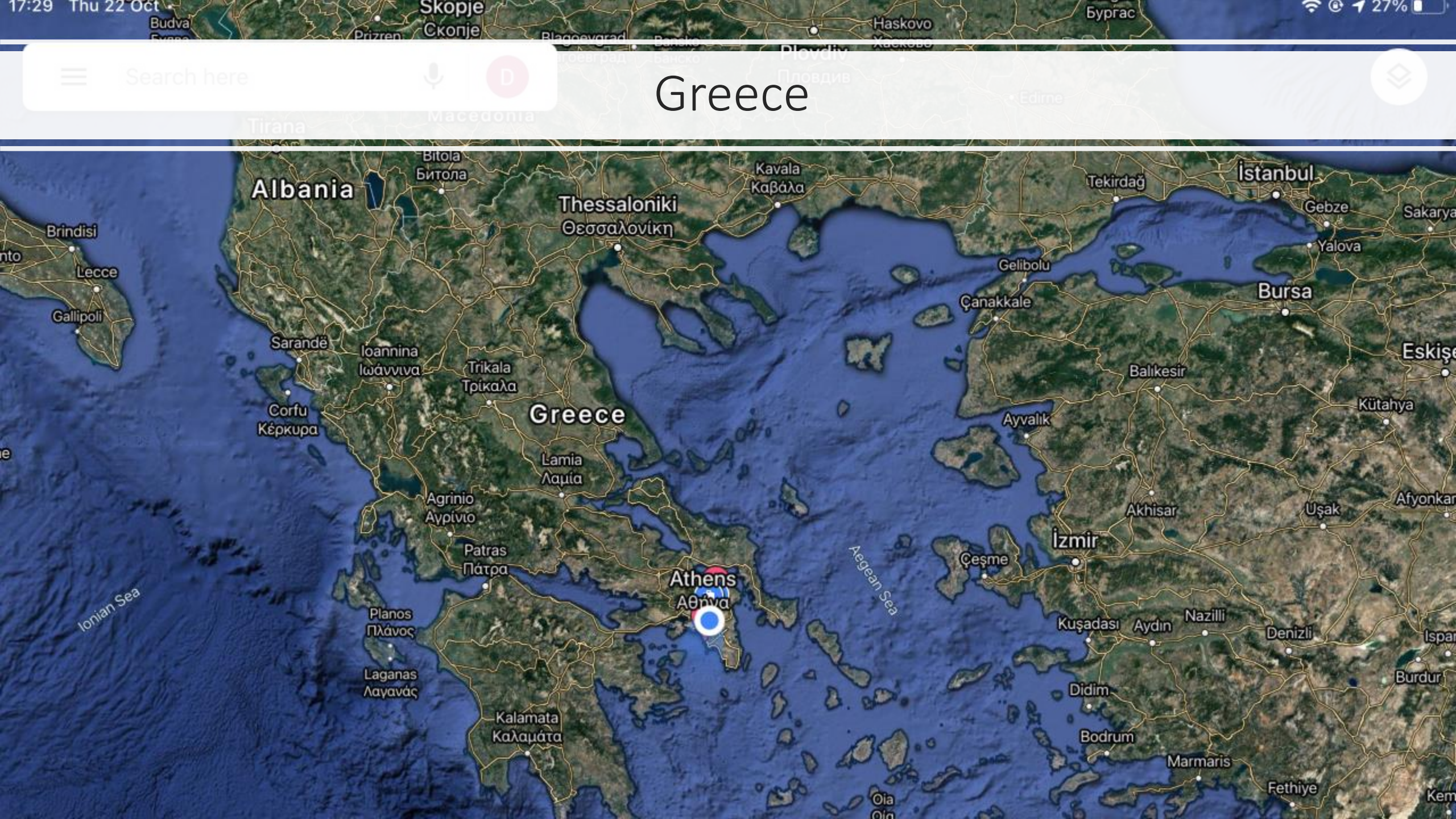
Top Residency And Visa Options In Greece

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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





Search here

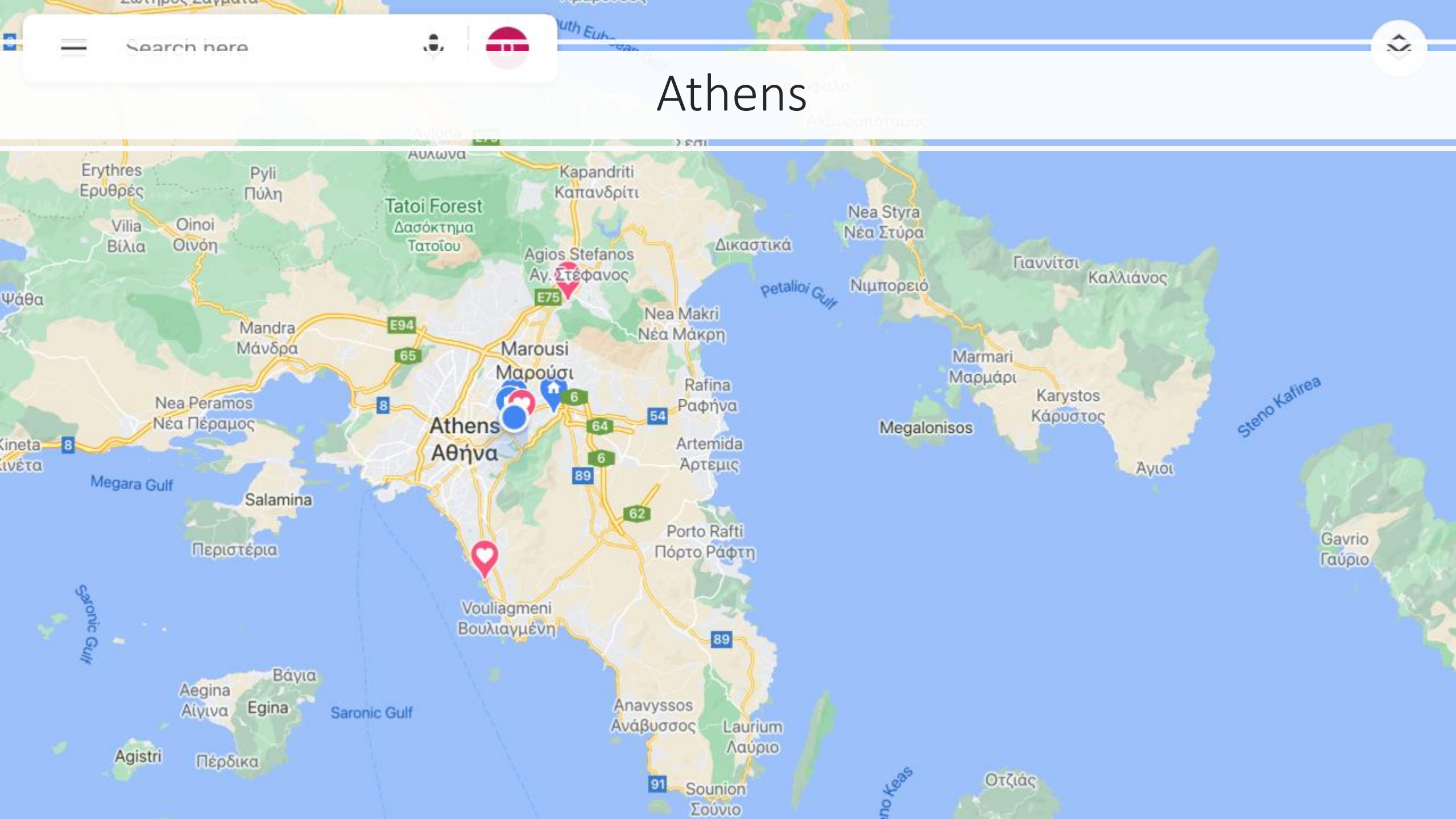
Greece





Greece





Athens



f Poseidon - Sounio



12 hr



(km)

Preview >>

1 hr 30 min

oseidon - Sounio

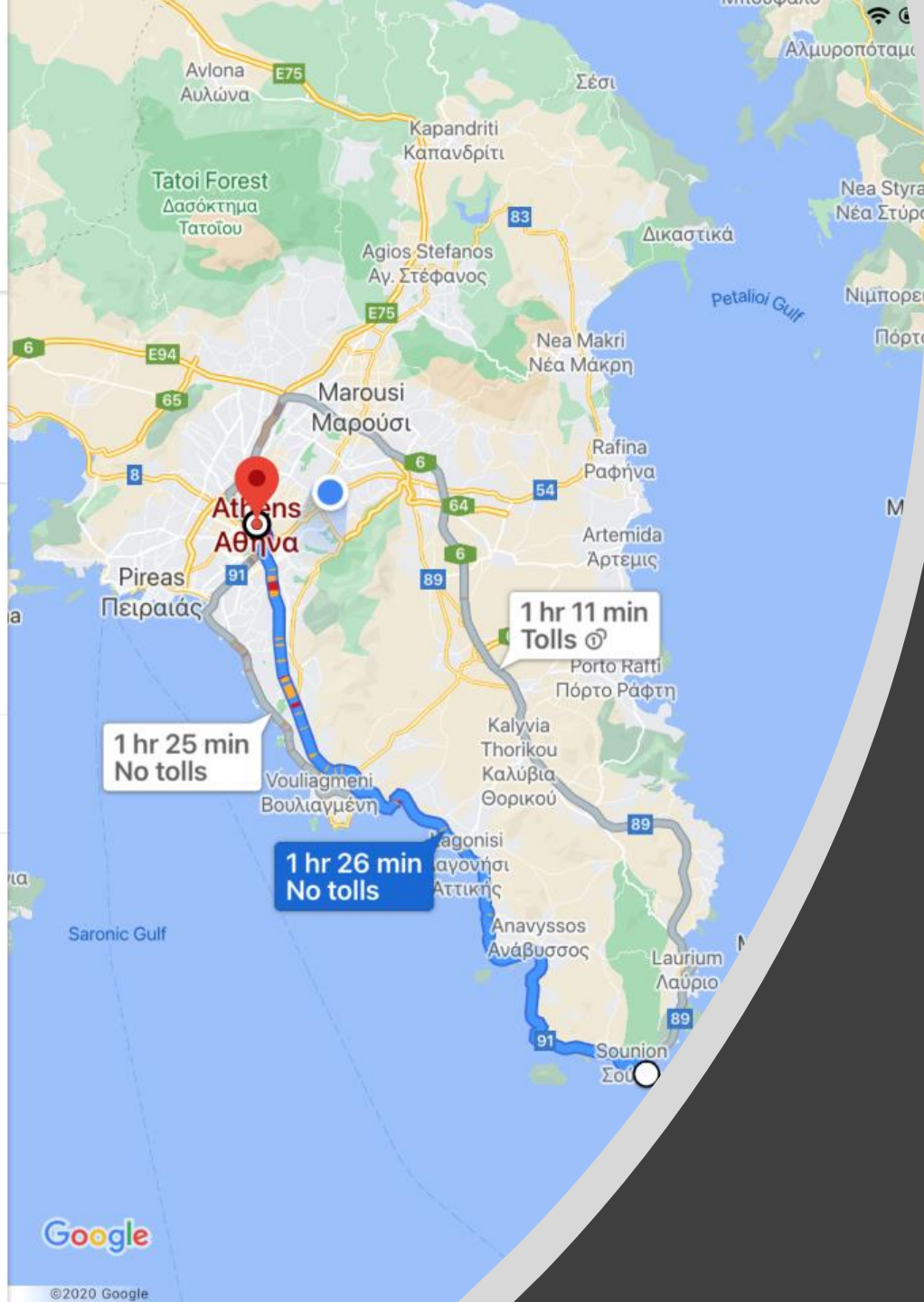
Sounio 195 00, Greece

on EO91

stay on EO91

nto Vasileos Konstantinou
(I. Venizelos Airport)

to Leof. Anagirointos



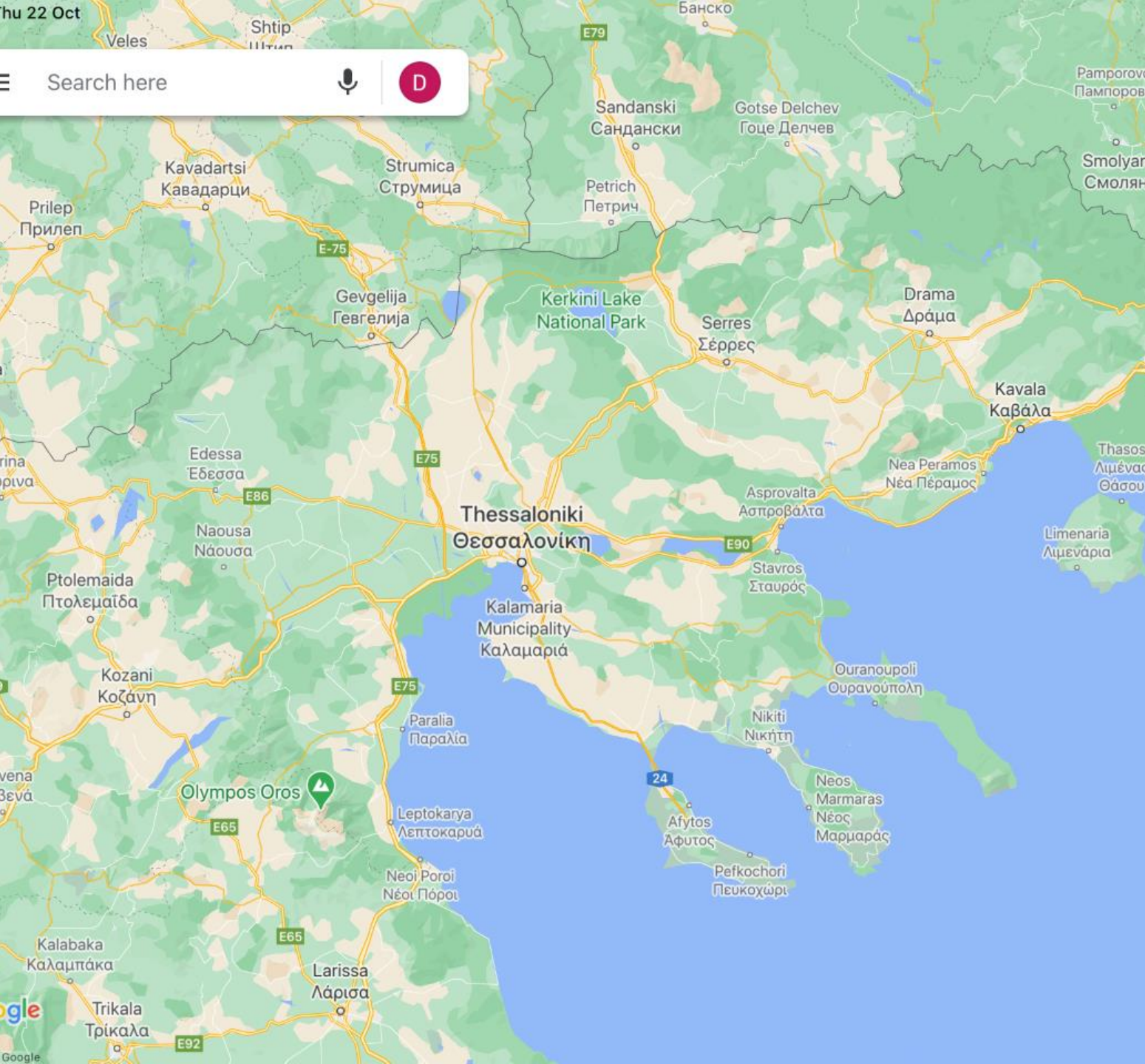
Athens Riviera











Thessaloniki

...

↑ ↓

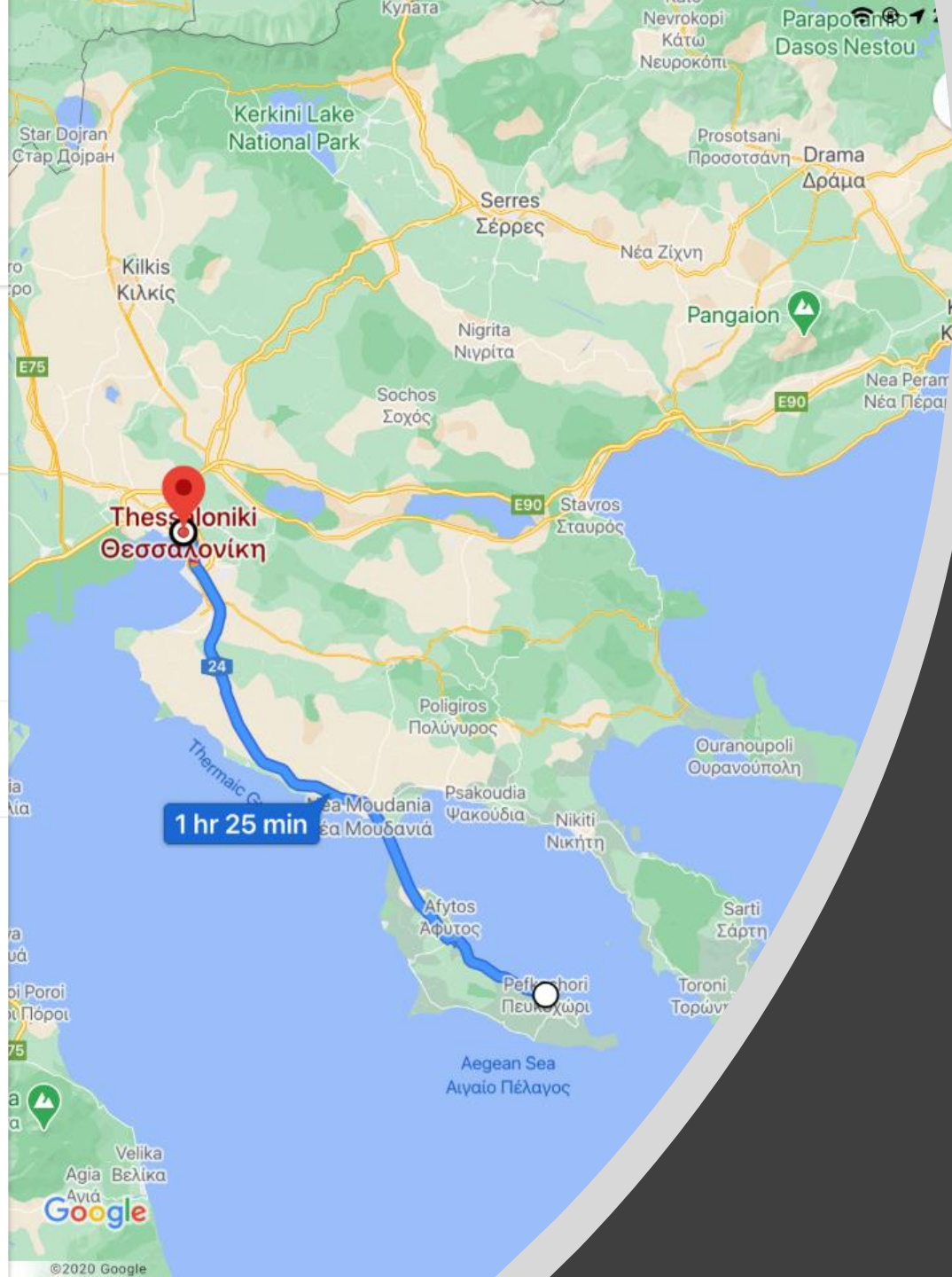
1 d

19:00

1 hr 29 min

1 hr 25 min

par.Od. Paliouriou-Afitou

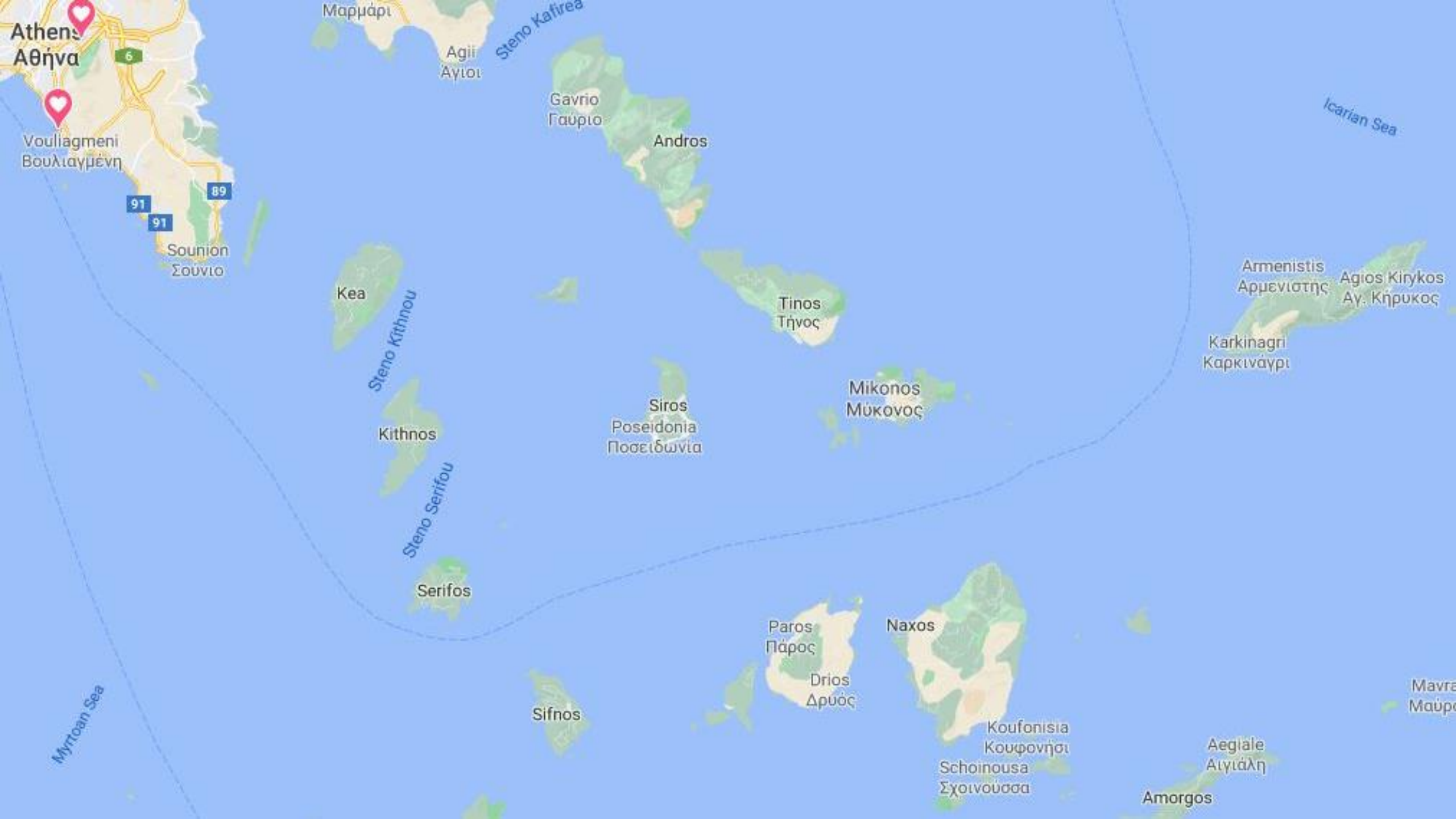


Chalkidiki









Athens
Αθήνα

Μαρμαρί

Αγίι
Άγιοι

Steno Kifirea

Gavrio
Γαύριο

Andros

Τίνος
Τήνος

Mikonos
Μύκονος

Siros
Ποσειδωνία

Paros
Πάρος

Naxos

Sifnos

Drios
Δρύος

Koufonisia
Κουφονήσι

Schoinoussa
Σχοινούσσα

Amorgos

Aegiale
Αιγιάλη

Armenistis
Αρμενιστής

Agios Kirykos
Αγ. Κήρυκος

Karkinagri
Καρκινάγρι

Kea

Steno Kithnou

Kithnos

Steno Serifou

Serifos

Sounion
Σούνιο

91

91

89

6

Vouliagmeni
Βουλιαγμένη

Icarian Sea

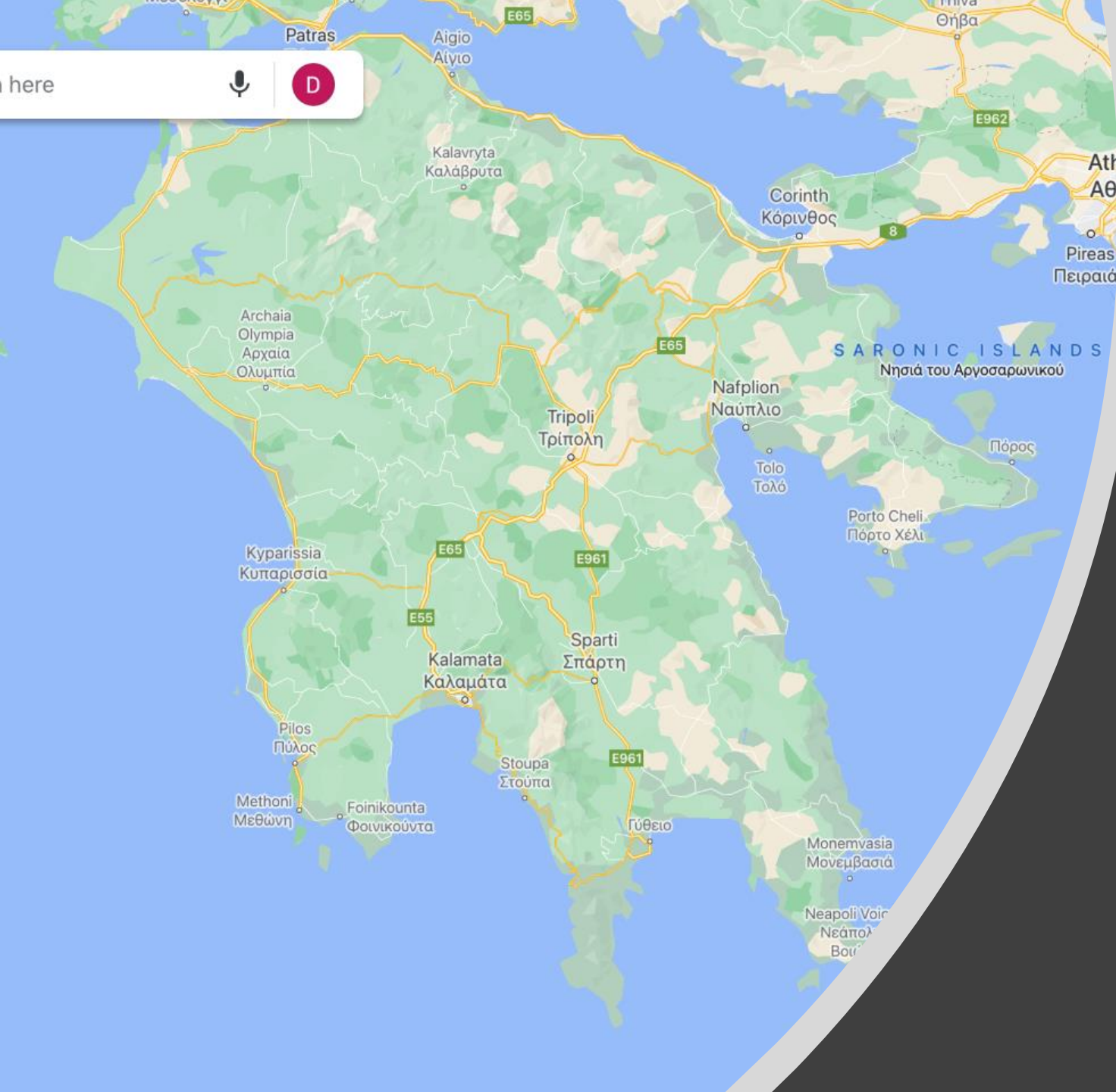
Myrtoan Sea

Μαύρο









Peloponnese

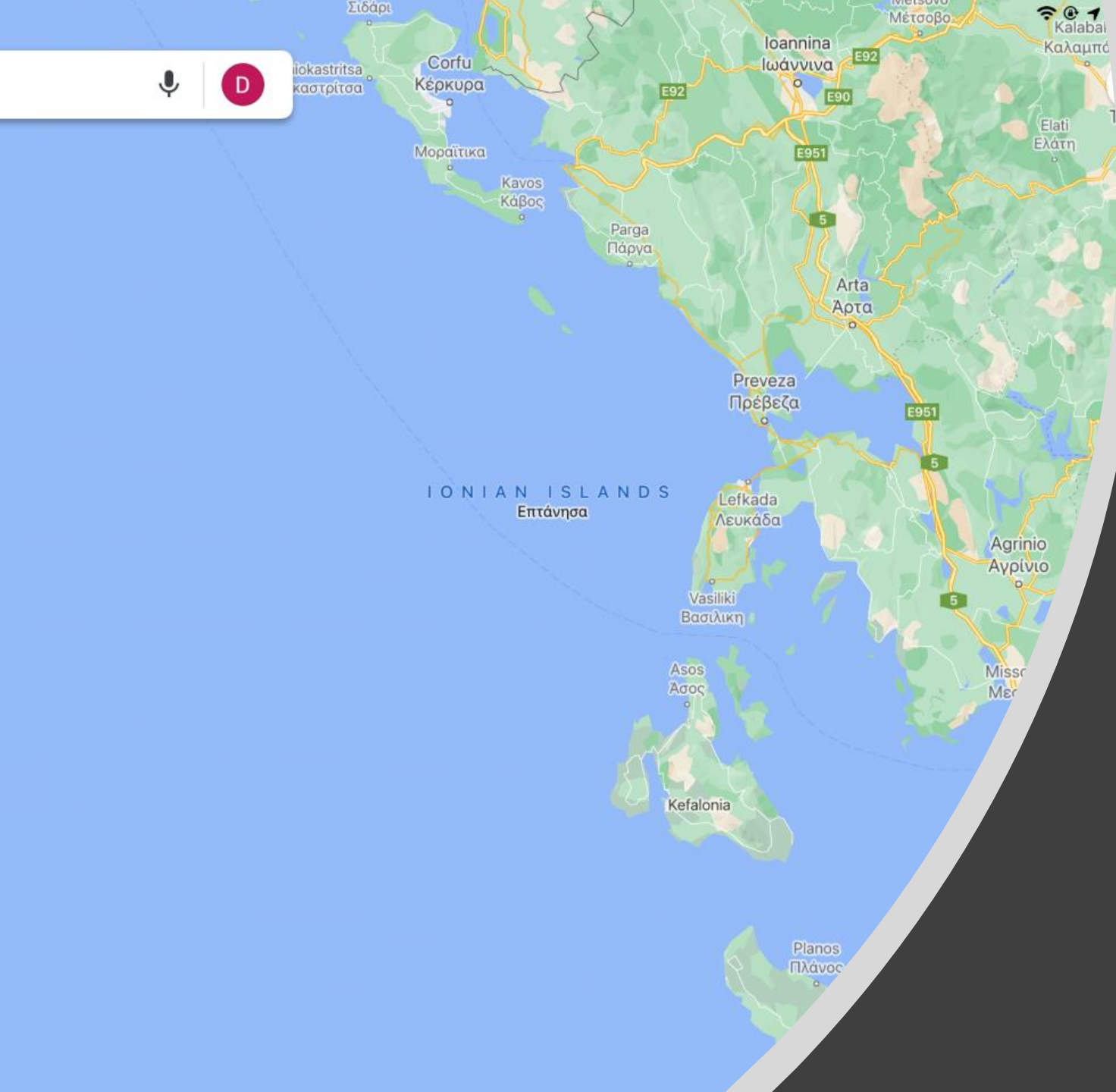












Ionian Islands & Western Greece

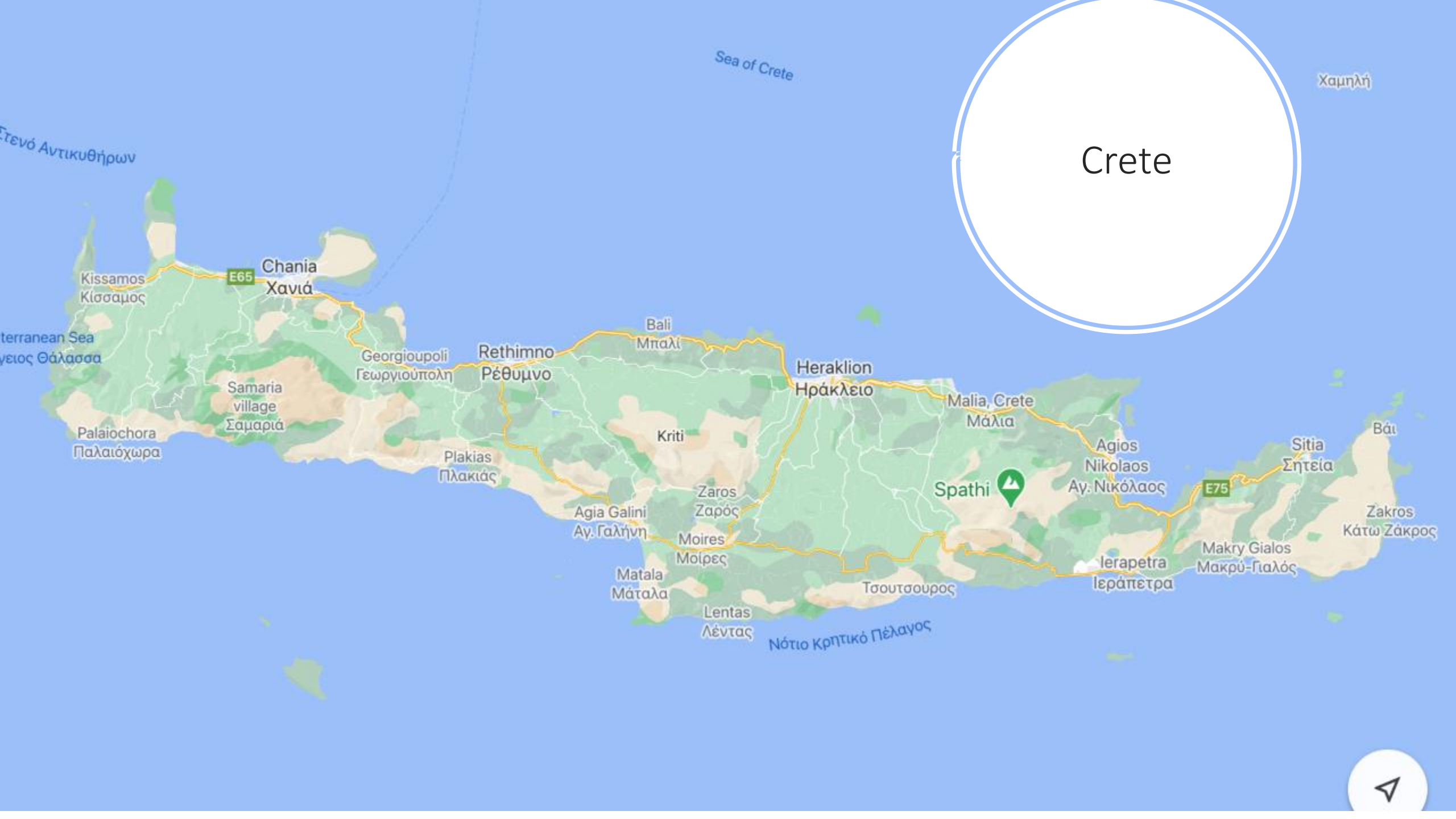












Crete

Sea of Crete

Χαμηλή

Γενό Αντικυθήρων

Kissamos
Κίσσαμος

E65

Chania
Χανιά

terranean Sea
γειος Θάλασσα

Palaiochora
Παλαιόχωρα

Samaria
village
Σαμαριά

Georgiupoli
Γεωργιούπολη

Rethimno
Ρέθυμνο

Bali
Μπαλί

Heraklion
Ηράκλειο

Malia, Crete
Μάλια

Agios
Nikolaos
Αγ. Νικόλαος

Sitia
Σητεία

Bái

Zakros
Κάτω Ζάκρος

Makry Gialos
Μακρύ-Γιαλός

Ierapetra
Ιεράπετρα

Τσουτσουρος

Matala
Μάταλα

Lentas
Λέντας

Νότιο Κρητικό Πέλαγος

Agia Galini
Αγ. Γαλήνη

Moires
Μοίρες

Zaros
Ζαρός

Kriti

Plakias
Πλακιάς

Spathi



























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
TOTAL	7903

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.



HELLENIC REPUBLIC
Greece in the USA

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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

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

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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
- 
- A series of four yellow curved dashes are located in the bottom right corner of the slide.







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