



Greece Golden Visa 2025

Comprehensive Guide, New Laws, and How ALand & GH Legal Can help



Contact Us

+41 79 279 7979
+971 67 64 0470
+971 50 122 3856
support@aland
<https://aland>

Address

12th Floor, The H Hotel
Office Tower, Sheikh
Zayed Road, Dubai,
United Arab Emirates



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Greece Golden Visa program

The Greece Golden Visa program continues to attract global investors with its benefits of EU residency and access to the Schengen Zone. However, the revised laws for 2025 demand careful planning, compliance, and professional guidance. This guide explores every detail, from new investment thresholds to the role of ALand and GH Legal, ensuring you get the best opportunities in a safe and efficient way.

What's New for Greece's Golden Visa in 2025?

The program has introduced stricter investment tiers and eligibility requirements to balance foreign investment with domestic housing needs.

Below are the key updates:

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€800,000 (Zone A Areas)

Where: Prime locations including the Attica Region (Athens and Piraeus), Thessaloniki, Mykonos, Santorini, and other high-demand islands.

Criteria: Purchase a single property with a minimum size of 120 square meters.

Advantages: High-value, luxury properties in premium locations with strong rental demand and capital appreciation potential.

€400,000 (Zone B Areas)

Where: Suburban and less-populated areas beyond Zone A, including popular mainland cities and towns.

Criteria: Single property of at least 120 square meters.

Advantages: Affordable entry into scenic or less-competitive markets with growth potential.

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€250,000 (Zone C Areas)

Where: Nationwide, including rural and less-developed areas.

Criteria:

- Purchase commercial properties for conversion into residential use,
OR
- Restore listed cultural/historical properties under renovation rules.

Advantages: Flexible investment opportunities for those seeking value-added properties or restoration projects.

Property Use Restrictions

- Short-Term Rentals Prohibited: Properties cannot be listed on platforms like Airbnb. Only long-term rentals are allowed.
- Commercial Conversion Rules: Commercial properties converted to residential use are restricted from serving as business headquarters.

Renewal and Compliance

- Residency permits are renewable every five years, contingent upon property ownership and compliance with program rules.

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- Violations, including misuse of property, may result in permit revocation and €50,000 fines.

How ALand Simplifies Real Estate Investment?

1. Expert Property Sourcing

- **Exclusive Listings:** ALand provides a curated portfolio of properties that meet Golden Visa criteria across all investment tiers.
- **Prime Opportunities:** From luxurious villas in Mykonos to commercial-to-residential conversions in Thessaloniki, ALand identifies high-potential investments tailored to your goals.

2. Market Insights and Analysis

- Detailed reports on property market trends, projected returns, and compliance requirements.
- Transparency in pricing, taxes, and associated costs for each investment.

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3. Comprehensive Support

- Property tours, negotiations, and purchase facilitation.
- Post-purchase services, including property management and long-term rental assistance.



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Why Choose ALand?

Experience:

- A proven track record of successfully assisting Golden Visa investors.

Global Reach:

- A multilingual team familiar with international clients and processes.

Reliability:

- A focus on compliance and maximizing ROI for investors.

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How GH Legal Ensures Legal Security?

1. End-to-End Legal Assistance

- Guidance on all aspects of the Golden Visa application, from documentation to submission.
- Comprehensive due diligence on property transactions to verify legal status and avoid hidden risks.

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2. Residency Application

- Preparation and submission of your application to Greek immigration authorities.
- Direct liaison with authorities to expedite the approval process.

3. Compliance and Risk Management

- Regular compliance checks to ensure your investment and property usage align with program rules.
- Assistance with renewals and adjustments for family reunification.

Why Choose ALand and GH Legal?

By partnering with ALand and GH Legal, you gain access to

Holistic Solutions

- Comprehensive real estate and legal services under one roof.

Expert Teams

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- Professionals with deep industry knowledge and global client experience.

Peace of Mind

- A seamless, risk-free process for obtaining your Greece Golden Visa.

Let us guide you through every step of your Golden Visa journey. Contact ALand and GH Legal today for a consultation!

Frequently Asked Questions (FAQs)

1. Can I include my family members in the Golden Visa application?
 - Yes, the program allows you to include:
 - Your spouse.

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- Children under the age of 21.
 - Dependent parents of both the main applicant and their spouse.
2. What documents are required for the application?
- Proof of property purchase (title deed or lease agreement).
 - Valid passport and recent photographs.
 - Health insurance covering Greece.
 - Proof of payment for the investment (bank transfer receipts).
 - A clean criminal record from your home country.
3. Can I invest in multiple properties to meet the investment threshold?
- No, the 2025 rules specify that the investment must be made in a single property to qualify.
4. Can the property be jointly owned with another investor?
- Yes, but each investor must individually meet the minimum investment threshold for their share of ownership.
5. What happens if I don't comply with the property usage restrictions?
- Non-compliance can result in:
- Revocation of your Golden Visa.

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- A fine of up to €50,000.
6. Can I apply for citizenship after obtaining the Golden Visa?
- Yes, after 7 years of continuous residency, you may apply for Greek citizenship, provided you meet additional residency and language requirements.
7. Can I finance the property purchase through a mortgage?
- No, the Golden Visa program requires the investment to be made with your own funds.
8. Are there ongoing costs associated with property ownership in Greece?
- Yes, ongoing costs include:
- Annual property taxes.
 - Maintenance fees for apartment buildings or gated communities.
 - Optional property management fees for rentals.
9. Can I sell the property before the 5-year renewal period?
- Selling the property before 5 years will terminate your residency rights unless you reinvest in another eligible property.
10. What are the investment risks I should consider?

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- Market fluctuations may affect property values.
- Misuse of the property (e.g., short-term rentals) could lead to fines or permit revocation.
- Ensure the property is free of legal disputes or encumbrances (GH Legal will handle due diligence to avoid this).

11. Are there tax benefits for Golden Visa holders in Greece?

- While Greece offers attractive tax residency schemes, Golden Visa holders are not automatically granted tax residency. However, you can apply for tax residency separately if needed.

12. Can commercial properties like offices or shops qualify?

- Yes, but only if they are converted into residential use before submitting the application.

13. Are there any restrictions on the type of property I can purchase?

Yes, properties under Golden Visa rules must:

- Meet the minimum investment threshold.
- Be free of any legal or financial encumbrances.
- Comply with usage restrictions (e.g., no short-term rentals).

14. How do I renew my Golden Visa after 5 years?

You must:

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- Maintain ownership of the qualifying property.
- Show compliance with program rules.
- Submit a renewal application with updated documents (e.g., valid health insurance).

15. What are the benefits of working with ALand and GH Legal for this process?

- ALand: Identifies eligible, high-value properties and supports you with every step of the purchase process.
- GH Legal: Handles legal compliance, document preparation, and liaising with Greek authorities to ensure a smooth application process.

16. Can I live in other EU countries with the Greek Golden Visa?

- While the Golden Visa allows visa-free travel in the Schengen Zone, residency rights are limited to Greece. You must apply separately for residency in other EU countries.

17. What if my application is rejected?

- GH Legal ensures compliance with all requirements to minimize rejection risk. If rejected, they will assist with reapplying or finding alternative solutions.

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18. Are there penalties for early termination of residency?

- If you fail to comply with property ownership or other rules, your permit may be revoked, and penalties may apply.

19. Can I use the property as a vacation home?

- Yes, you can use the property as a vacation home, provided it is not listed for short-term rentals.

20. Is there a minimum duration of stay required in Greece to maintain the Golden Visa?

- No, there is no minimum stay requirement. You can retain residency without living in Greece.

21. What are the benefits of investing in less popular areas (Zone C)?

- Lower investment threshold (€250,000).
- Higher growth potential in emerging markets.
- Unique opportunities for property conversion or restoration.

22. What types of insurance are required for the application?

- You need valid health insurance covering medical expenses in Greece.

23. Are there any incentives for sustainable or green properties?

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- While not a specific requirement, investing in energy-efficient or sustainable properties may provide additional tax benefits or government incentives.

24. Can I buy a property under a company name?

- No, the investment must be made in the name of the Golden Visa applicant as an individual.

25. What is the process for transferring funds to Greece for the property purchase?

- Funds must be transferred legally through an international bank account, with proof of transaction submitted as part of your application.

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