

GREEK IMMIGRATION PROGRAMME “THE GOLDEN VISA PROJECT”



➤ **HOW TO OBTAIN THE GOLDEN RESIDENCE PERMIT**

GCE and Associates Law Firm is dedicated to providing the highest quality legal services. Specializing in the real estate, provides integrated services including solutions for all legal, financial, tax and technical issues regarding your investment in real estate property or business and the entire procedure for obtaining a residence permit in the frame of the widely known Greek immigration program “Golden Visa Project”. We have a dynamic list of exceptional properties for sale in various locations meeting all your requirements.

More specifically, there is the possibility of residence permits’ issuance to third country nationals and to the members of their families, who proceed to the purchase of real estate property in Greece, the value of which is 250,000 Euros or more.

Upon completion of your real estate property acquisition/business investment, our legal department will undertake all necessary steps to issue your residence permit, with utmost clarity, integrity and speed.

Our professional team prepares a customized product, adjusted to your needs, and guarantees the completion of your investment and issuance of the GOLDEN VISA GREECE.

To make your choice even easier, all you need to do is allow us to professionally manage your request and everything it involves, i.e., the choice of investment, the issuance of residence permit that covers your needs and all the after sale management.

➤ REQUIREMENTS

1. Be familiar with the detailed description of the entire procedure concerning the property acquisition and obtainment of long term residence permit.
2. Visit the selected properties within the area of Athens or wherever else in the area of Greece.
3. Proceed with **the signing of a preliminary agreement** that will include the exact features of the property, property price, date and exact amount of the down payment and the date of the signing of the sales contract, together with any other agreed terms that will be concluded.
4. Sign a **Power of Attorney** mandating our office.
5. Apply for a **Greek tax number**.
6. Open a **bank account at a Greek bank** (documents required: copy of passport, proof of Greek tax number, proof of profession and proof of permanent address).
7. Settle the payment of the transfer tax for the property acquisition.
8. Proceed with all the necessary, legally binding actions, so that the purchase of the property to be completed, including the **signing of the transfer contract** before a notary public.
9. Apply (documents required in the Note below) for the residence permit before the competent Ministry.

10. As to the property transfer the following procedure is involved :

A) Before the transfer :

1. The buyer will get a full due diligence report of the property.
2. The buyer will transfer the total of the purchase amount to his personal account in Greece, including taxes and relevant expenses.
3. The buyer will pay the transfer taxes (3.09 % on the purchase's value)

B) During the transfer :

1. The purchase contract will be signed before a notary.
2. The payment will be performed through a bank check issued at the time of the purchase contract or through bank transfers directly to the sellers account.

C) After the transfer :

1. The new title deed will be filed at the appropriate **Land Registry**.
2. All relevant documentation required for the residence applications will be properly submitted.
3. A **valid health insurance** with international coverage for the applicant and all family members should be entered into.

*** The aforementioned actions will be implemented by our law firm on behalf of you with the use of the Power of Attorney above mentioned.**

*11. As to the application for the **long term residence permit, please note the following***

Our Company will apply for the residence permit -with the use of the Power of Attorney- for the applicant and all his/her family members (if any). The applicant and his/her family members will receive the final residence **permit which is valid for 5 years**. After 5 years the long term residence permit will be renewed unlimited for as long as they remain owners of the investment.

➤ **DOCUMENTS REQUIRED**

Documentation required by the Law in order to apply for the **Permanent Residence Permit** :

FOR THE MAIN APPLICANT :

- a. Four **recent specific type color photos** (4x6cm) and cd (electronic form)
- b. Certified true **copy of the passport** of the applicant with a **valid entry visa**
- c. **Health insurance by a Greek insurance company** coverage in Greece
- d. A certified **copy of the property purchase contract**
- e. Land Registry certificate and Certificate of Burdens issued by **the local land registry authority**
- f. **Power of Attorney**

❖ **Official Greek translation of all submitted documents is required!**

FOR THE DEPENDENT APPLICANTS (SPOUSE) :

- a. **Marriage Certificate** with double certifications in countries like **China**

❖ **WHY CHOOSE THE GREEK IMMIGRATION PROGRAMME**

- a. The minimum capital investment is only 250.000 Euros (much lower than any other European country)
- b. Fast and simple procedure
- c. It is not necessary to reside in Greece after the acquisition

❖ **BENEFITS**

Both the main applicant and the family members are entitled to the following benefits :

- a. **Free entrance** and movement **within the SCHENGEN countries** without any other **visa**
- b. Full access to **all Greek hospitals** (private and public)
- c. Full access **to all Greek** (private and public) **and international schools**
- d. **Establish their own company without** any other **Visa** and **without the need for having a Greek partner**