

GOLDEN GREECE VISA



INVEST ONCE, LIVE LIMITLESSLY
ACROSS EUROPE

Get Opportunities to Invest In

GREECE



**GOLDEN
GREECE VISA**

Introduction of **Company**



About Us

At **AAR Overseas**, we believe in turning dreams into reality by guiding individuals and families toward a better life abroad. With over 15 years of trusted experience in global immigration and overseas opportunities, we **specialize in helping people work, invest, and settle in Greece** through programs like the **Golden Greece Visa**. Our expert team **offers personalized guidance, end-to-end support, and transparent advice—whether you're looking to invest in property, secure European residency, or build a new future for your family**. We make the complex simple and are committed to being your trusted partner every step of the way.

Director



Mission

Over the years, we've built a reputation for being reliable, approachable, and results-driven. Our clients trust us to simplify the complexities of immigration, and we take pride in seeing their success stories unfold.



Greece

The Golden Greece Visa offers non-EU nationals residency through a €250,000 investment, mainly in real estate, with no minimum stay required. It covers the investor's family (spouse, children under 21, and parents) and also allows investments in bonds or shares. Benefits include Schengen travel, healthcare, education access, and eligibility for Greek citizenship after seven years. We provide complete support from application to property selection.

WHY CHOOSE GREECE

Greece is a wonderful place to live and invest, combining **natural beauty, cultural richness, and a high standard of living**. With its breathtaking islands, stunning coastline, and rich history, the country offers both charm and comfort. As a member of the **European Union and the Schengen Zone**, Greece provides visa-free travel across Europe, making it a strategic base for families and investors.

Residents enjoy **excellent healthcare, quality education, a pleasant Mediterranean climate**, and a cost of living that is lower than many other European countries. For investors, Greece's strong economy, attractive tax incentives, and growing real estate market open up reliable opportunities. The country's strategic location and excellent connectivity also make it an important link between Europe, Asia, and the Middle East.

Altogether, Greece stands out as a top choice for those seeking long-term investment, secure residency, and a lifestyle that blends tradition, modern comfort, and global access.



BUSINESS OPPORTUNITIES IN GREECE

Greece offers a variety of business opportunities, driven by its strategic location and growing economy:

- **Tourism & Hospitality:** A major tourism destination with opportunities in **hotel development**, **eco-tourism**, and **luxury travel**.
- **Real Estate:** The Golden Visa program and rising demand for **luxury properties** create opportunities in both **residential and commercial real estate**.
- **Renewable Energy:** Greece is investing in **solar**, **wind**, and **hydropower**, offering business potential in **green energy** and **energy infrastructure**.
- **Shipping & Maritime:** Greece leads the world in shipping, with opportunities in **maritime services**, **logistics**, and **port infrastructure**.
- **Agriculture & Food:** Opportunities in **organic farming**, **food processing**, and **agri-tech**, particularly for **olive oil**, **wine**, and **cheese** exports.
- **Technology & Startups:** A growing tech sector with opportunities in **software development**, **blockchain**, and **digital services**.
- **Financial Services:** Recovery in the banking sector creates openings in **financial services**, **wealth management**, and **fintech**.
- **Construction & Infrastructure:** **Urban development** and **transportation infrastructure** projects offer investment opportunities in **construction** and **logistics**.
- **Healthcare & Education:** Expanding opportunities in **private healthcare**, **medical tourism**, and **international education**.

Greece's business-friendly environment and diverse sectors make it an attractive destination for investment and entrepreneurship.

ELIGIBILITY CRITERIA FOR GREECE GOLDEN VISA

1- INVESTMENT OPTIONS

- **Real Estate Investment:** Secure residency in Greece by investing in property worth at least €250,000, with potential for value appreciation.
- **Diverse Property Types:** Choose from residential, commercial, or mixed-use properties to suit your investment goals.
- **Strategic Location:** Properties must be in designated areas to ensure compliance and growth potential.
- **Rental Income:** Invest in real estate to generate rental income from Greece's thriving tourism sector.



2- MINIMUM INVESTMENT AMOUNTS

- **€ 800,000 Investment Zone:** Applies to high-demand areas like Athens (Attica), Thessaloniki, Mykonos, Santorini, Crete, Rhodes, Corfu, and 30+ islands.
- **€ 400,000 Investment Zone:** Covers properties outside the €800,000 areas, requiring a minimum size of 120m²
- **€ 250,000 Special Investment Category:** Available for converted commercial/ industrial properties into residential use, with no location or size restrictions.

3 - REQUIREMENTS

- **Age Requirement:** Applicants must be at least 18 years old.
- **Health Insurance:** Proof of valid health insurance covering all risks in Greece.

STEP-BY-STEP APPLICATION PROCESS

01

Document Preparation

Gather all necessary documents, including a valid passport, proof of property ownership or rental agreement in Greece, health insurance, and a clean criminal record certificate. Ensure all documents are translated into Greek and notarized as required.

02

Application Submission

Submit your application along with the prepared documents to the relevant Greek consulate or the local immigration office in Greece. Pay the application fee, which typically ranges from €2,000 to €5,000 depending on the number of family members included in the application.

03

Processing Time

After submission, the processing time for the Golden Visa application usually takes between 2 to 3 months. During this period, the authorities will review your documents and may request additional information or clarification.

04

Approval and Issuance

Once approved, you will receive your Golden Visa, allowing you and your family to reside in Greece. The visa is valid for five years and can be renewed indefinitely, provided you maintain your investment and meet the program requirements.

BENEFITS OF GREECE GOLDEN VISA

1

Residency Rights

- Provides legal residency in Greece for the investor and their family members.
- No minimum stay requirement, allowing flexibility in travel and living arrangements.

2

Travel Freedom

- Visa-free access to all Schengen Area countries, facilitating easy travel across 29 European nations.
- Opportunity to explore Europe without the need for additional visas.

3

Investment Opportunities

- Access to a growing real estate market with properties starting from €250,000.
- Potential for rental income and property appreciation over time.

4

Pathway to Citizenship

- Eligibility for Greek citizenship after 7 years of residency, subject to meeting specific criteria.
- **Dual citizenship allowed**, enabling investors to maintain their original nationality.

Corrections: Indian govt does not allow dual citizenship

5

Quality of Life

- Enjoy a high standard of living, known for its rich culture, history, and beautiful landscapes.
- Access to quality healthcare and education systems, enhancing overall well-being for families.

LEGAL REQUIREMENTS AND OBLIGATIONS

01 RESIDENCY REQUIREMENTS

- No mandatory residency or minimum stay requirement
- To qualify for Greek Citizenship, the holder must reside in Greece for a minimum of **183 days per year for 7** consecutive years

02 TAX OBLIGATIONS

- Golden Visa holders are subject to Greek tax laws
- Including income tax on any income generated within Greece
- Property tax for real estate investments
- No capital gain tax

03 RENEWAL PROCEDURES

- The Golden Visa is valid for 5 years
- Can be renewed indefinitely
- Provided that the holder continues to meet the investment and residency requirements

04 FAMILY INCLUSION

- Eligible Family Members include **Spouse** of the main applicant, **Children** under 21 years old & **Parents** of both the **investor and spouse** (no age restrictions).
- Family members are included with no extra cost

ALL ABOUT GREECE

- **Population & EU Membership** – Home to 11 million people, Greece has been an EU member since 1981, using the Euro (€) as its currency.
- **Language** – Greek is the official language, but English and other European languages are widely spoken.
- **Tourism Hub** – A major global destination, Greece welcomes over 22 million visitors annually, with Crete alone attracting over 3 million.
- **Unmatched Coastline & Beaches** – Boasts 428 blue-flagged beaches and 16,000 km of coastline, making it a paradise for sailing and beach lovers.
- **Islands & Natural Beauty** – With around 6,000 islands, including Santorini, Mykonos, Crete, and Rhodes, Greece offers stunning landscapes and idyllic getaways.
- **Ancient Landmarks & Culture** – The birthplace of democracy and Western civilization, home to iconic sites like the Acropolis, Temple of Zeus, and Epidauros theater.
- **Maritime & Shipping Powerhouse** – A leader in global shipping, hosting 'Poseidonia,' the world's largest shipping exhibition, and operating the Port of Piraeus, one of Europe's busiest passenger ports.





“Your new home awaits you.”





Golden Greece Visa



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