

# Greece

REAL ESTATE MARKET | GREECE GOLDEN VISA

# Economy Real estate market

GREECE

## Greece. General information

EU member country: since 1 January 1981

Schengen: Schengen area member since 1 January 2000

**131 957** SQ.M

Area

**10 394 055** PEOPLE

Population

**9.3%**

Inflation rate. 2022

**18.960** EUR

GDP per capita. 2022

**Athens**

Capital

**Euro**

Currency

**Greek**

Official EU language



## Greece. Economy

**2.9% GDP GROWTH FORECAST IN 2024**

Forecasts predict surpassing the Eurozone's projected 1.3%

The  
Economist

**Top performing economy in 2023**

### Economic drivers

- Structural reforms
- Substantial absorption of European funds
- The digitization of the state
- A noteworthy contribution from green energy to the electricity generation mix



## Greece. Economy Drivers of Growth



### Tourism

Tourism achieved record-breaking numbers, with revenue surpassing pre- pandemic levels



### Private Consumption

This trend was supported by an uptick in real disposable household income, attributed to rises in nominal wage employment



### Investments

Gross Fixed Capital Formation increased by 8.3%\*, continuing the upward trend, driven by a substantial increase in «Residential» investments.

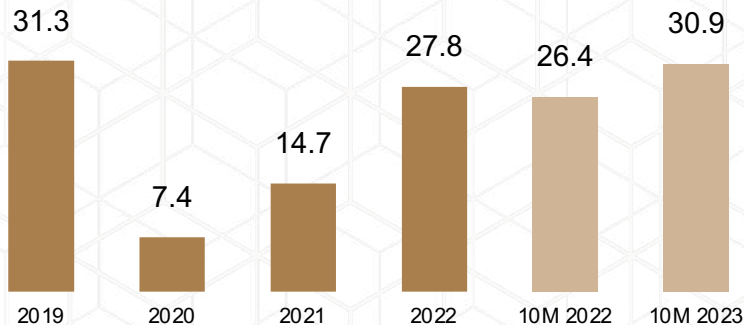
FDI reached c.€5 bn.\*, primarily boosted by the real estate and manufacturing sectors



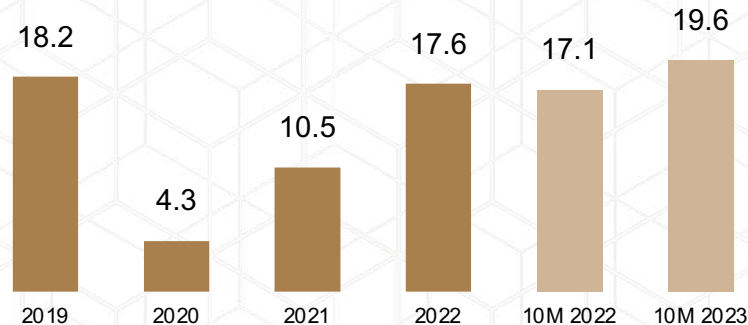
## Greece. Tourism. Positive trends

- Improving hotel supply and product offering; increasing room rates and revenues
- Investment activity in the Greek hospitality industry is heating up
- New investors and brands/operators entering the market
- Large brownfield and greenfield mixed-use developments
- Residencies and villas (incl. branded) in high demand
- New business models & concepts (e.g., senior living communities, green/eco resorts)

**International tourist arrivals, mln visitors**



**International tourist receipts, euro bn**



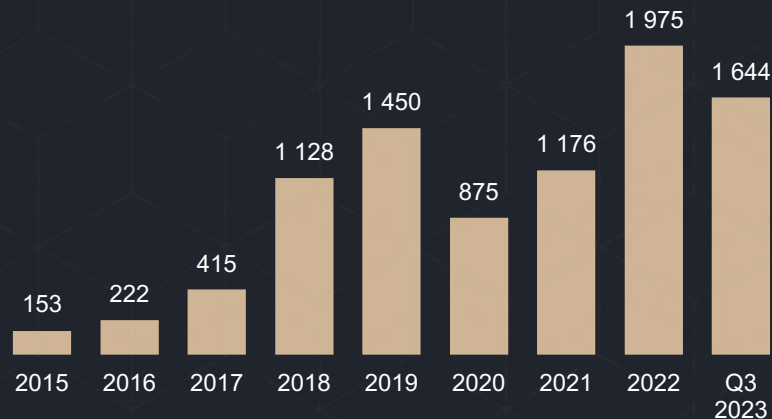
## Greece. Real estate market. Investment incentives

Real estate prices continue to grow due to the rising demand, paired with limited supply of high-quality properties

Investment activity remained active both at national and international levels

Residential real estate continued the upward trend in prices with Athens and Thessaloniki demonstrating the biggest increases

## Foreign Direct Investments (FDI) in Real Estate (mln. euro)



2023 estimates show that Foreign Direct Investments (FDI) in real estate are ~40% higher compared to 2022



## Greece Golden Visa Program

**250.000 | 500.000** EURO

Minimum real estate investment threshold

Minimum real estate investment threshold in certain areas: Athens, Thessaloniki, Mykonos, Santorini

**5** YEARS

Residence permit

- Program launched: 2013
- Extension grounds: holding of an asset
- Family members: allowed to be added
- Rights: live in Greece and travel across the Schengen region without a visa (26 countries)

Kyriakos  
Mitsotakis

Greek Prime Minister

## Greece Golden Visa Program

### LAST NEWS

Greek Prime Minister Kyriakos Mitsotakis announced the raise of minimum investment threshold

**250.000** UP TO **400.000** EURO

Minimum real estate investment threshold

**500.000** UP TO **800.000** EURO

Minimum real estate investment threshold in certain areas:  
Athens, Thessaloniki, Mykonos, Santorini

Not confirmed news. Changes may come into force in the upcoming months

## Greece Golden Visa Benefits



### Right to live in Greece

No limitation how long you can stay. No minimum stay requirement. Public healthcare and education benefits



### Visa-free travel

26 European countries  
visa-free



### Family reunification

Include your spouse, children under 21 age,  
parents from both sides



### Eligibility for citizenship

After 7 years of living in Greece, becoming a tax resident and passing Greek language and Greek history exams you can be eligible to apply for citizenship



## Greece Golden Visa. Step by Step

Weeks 1 - 2

1

Selection of property and Transfer of funds  
Signature of Power of Attorney at notary | Greek Consulate or in Greece

Weeks 3 - 4

2

Payment of taxes and fees pertaining acquisition of property and execution of title deed at the notary  
Obtention of Tax Registration Number  
Contract signing

Months 2-3

3

Collection of documents for submission for Golden Visa  
Submission of application and receipt of a Blue Certificate (temporary Golden Visa for entrance in Greece without visa)  
Attendance of appointment in Greece within span of 6 months to collect biometric data

Months 5-6

4

Obtaining of Greece Golden Visa

# Greece.

## Main locations





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# Projects in Athens

GREECE

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## 1. Avra Residence

Athens, Piraeus

263.000 EURO

Started price 1 br

Q4 2026

Delivered

Avra Residence II is situated in the central hub of Piraeus port, nestled in one of Attica's most renowned areas. Within walking distance, you'll find all modes of transportation, significant cultural landmarks, and exceptional entertainment opportunities. Here, the essence of luxury living seamlessly blends with a prime location. Possible to buy a furniture package and give under management.

10 floors, 26 units

### Unique New Development in the Athenian Riviera

- 350m from Aegean Sea
- 350m from Piraeus Port
- 290m from Piraeus Tower
- 300m from Piraeus Metro Station
- 1,5km from Cruise Terminal
- 3 marinas within 3km radius (Mikrolimano, Marina Zeas, Marina Athens)
- 450m the market and main facilities.



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## 1. Avra Residence. Apartment

Athens, Piraeus

**315.000** EURO

2 bedrooms + 1 bathroom

**64** SQ.M

Internal area

**16** SQ.M

Balcony

**6<sup>TH</sup>**

Floor



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## 1. Avra Residence. Apartment

Athens, Piraeus

**263.000 EURO**

1 bedroom + 1 bathroom

**48 SQ.M**

Internal area

**9 SQ.M**

Balcony

**6 TH**

Floor



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## 2. Harmony Residence

Athens, Piraeus

300.000 EURO

Apartment: 2 bedroom

Q2 2025

Delivered

Apartment complex in a prime location in close proximity to Piraeus Port and Zeus Marina.

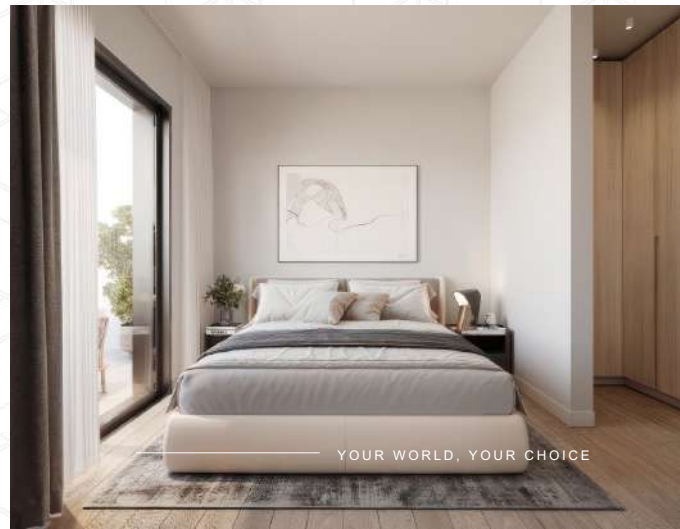
In a walking distance there are bus stations, super markets, pharmacies, metro stations.

58 sq m internal area, 9 sq m balcony, 2nd floor



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### 3. Glyka Nera

Athens

330.000 EURO

Apartment:

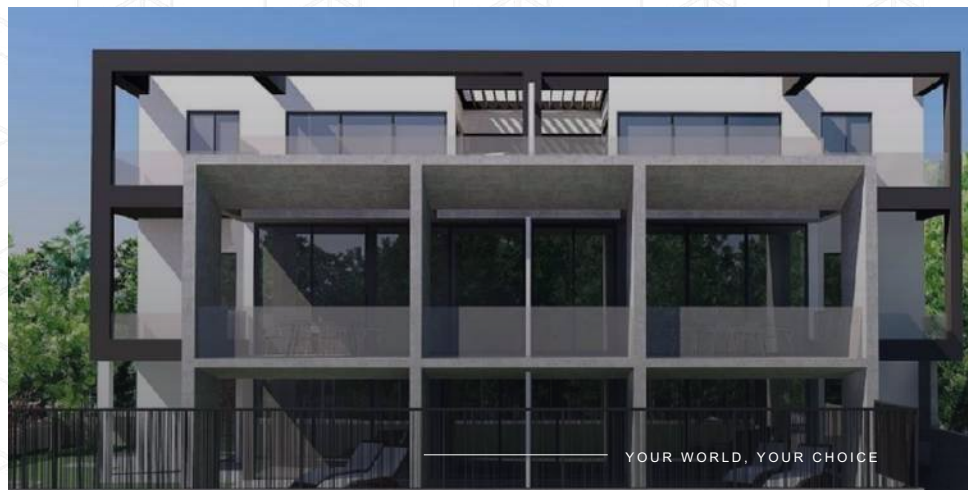
Q1 2025

Delivered

78 SQ.M

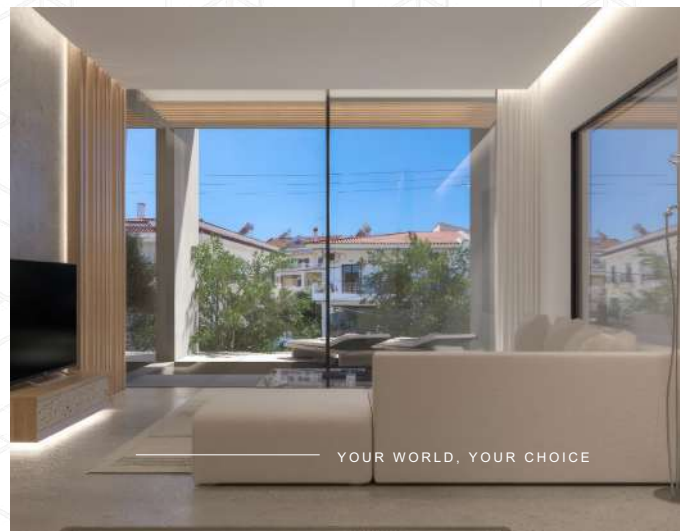
Apartment: 2 bedroom + 1 bathroom

Located in the heart of Fouresi, at the crossroads of Salomon and Agamemnon Streets. Superior quality construction with advanced specifications. Energy-efficient windows and aluminum frames with thermal break.



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## 4. Karaiskaki

Athens

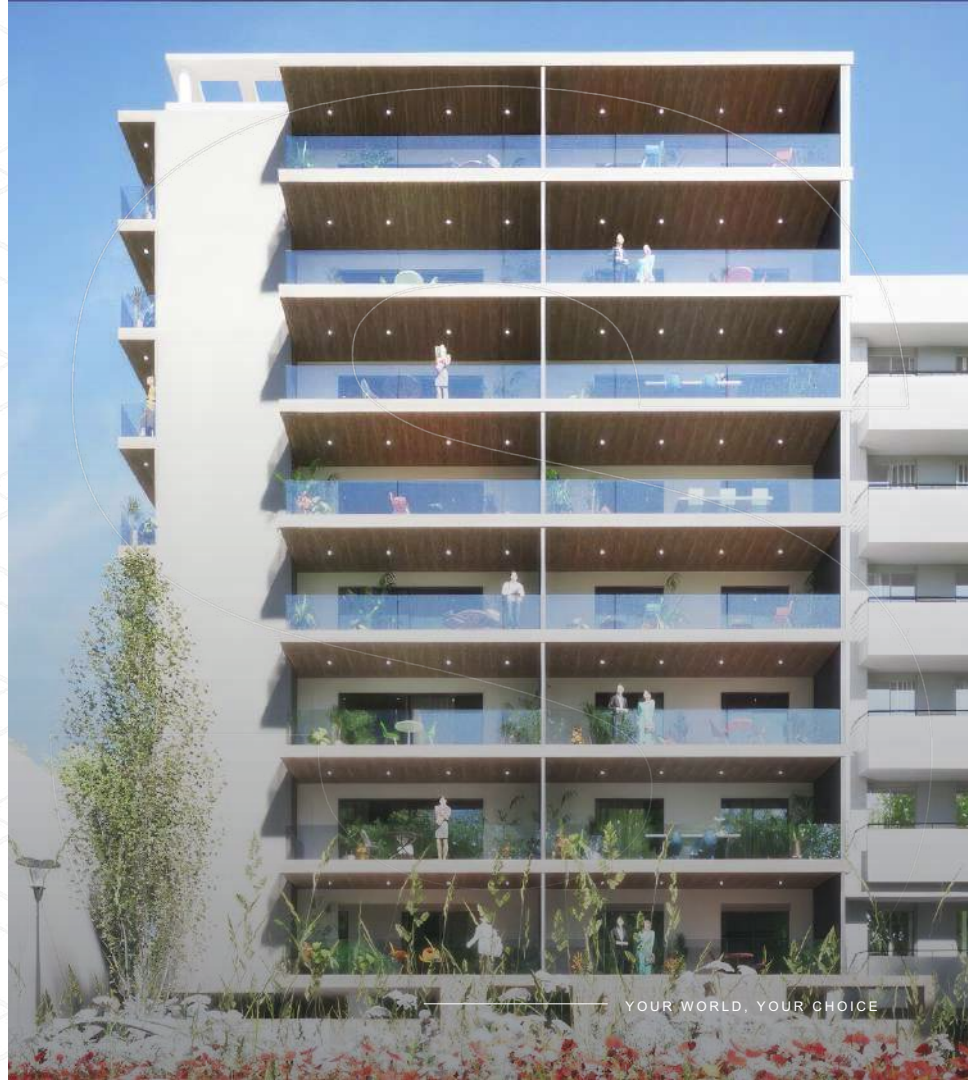
255.000 EURO

Started price 1 br

Q3 2025

Delivered

The project is located in the southwest part of Athens close to Square of Eleftherias and metro station in a quiet and sparsely populated area. It has one of the most important markets with all kinds of shops, restaurants and a fantastic nightlife. The building extends into nine levels offering twenty-four (two) and seventeen (one) bedroom apartments.



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## 4. Karaiskaki. Apartment

Athens

**357.000** EURO

2 bedrooms + 2 bathrooms

**79** SQ.M

Internal area

**22** SQ.M

Balcony

**5** TH

Floor



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## 4. Karaiskaki. Apartment

Athens

**255.000** EURO

1 bedroom + 1 bathroom

**53** SQ.M

Internal area

**14** SQ.M

Balcony

**5** TH

Floor



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## 5. Avra Residence III

Athens, Piraeus

250.000 EURO

Started price 1 br

Q4 2026

Delivered

Avra Residence III is strategically situated a stone's through away from the vibrant Port of Piraeus, the largest industrial center of the country and one of the biggest ports in Europe, providing unparalleled access to international gateways and the captivating Aegean Sea. A bustling area located in cosmopolitan Athenian Riviera offering a contemporary and enchanting atmosphere to its residents. prime location.

Possible to buy a furniture package and give under management.



## 5. Avra Residence III. Apartment

Athens, Piraeus

250.000 EURO

1 bedroom + 1 bathroom

54 SQ.M

Internal area

65 SQ.M

Garden

1 ST

Floor



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## 6. Greenville Residence III

Athens, Gerakas

**275.000 EURO**

Started price 1 br

**Q4 2026**

Delivered

Gerakas is a popular suburban residential area in northeast Athens due to its proximity to the historical city centre and superb green surroundings. It is well known for its excellent international and private schools, cultural events, shopping malls and sports facilities, making it ideal for families and those seeking a convenient lifestyle.

Possible to buy a furniture package and give under management.



## 6. Greenville Residence III. Duplex

Athens, Gerakas

**275.000** EURO

1 bedroom + 2 bathroom

**62.5** SQ.M

Internal area

**60** SQ.M

Garden

**1** ST

Floor





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## 7. Tzavella 39

Athens, Piraeus

270.000 EURO

Started price 1 br

Q4 2026

Delivered

The project is located in Piraeus.

Piraeus is the largest Mediterranean port in terms of passenger traffic and commercial activity, and most of Athens' visitors simply consider it a transit point to the Aegean Islands.

A coastal walk from the metro station will take you along the harbour, past the lion statue at its entrance and the Naval Academy further down and onwards to Peiraiki and Zea Marina, finishing off at the picturesque Mikrolimano.

Port of Piraeus - 1.8 km

Marina Zeas - 1.9 km

Shops - 200 m

Metro station - 700 m

5School - 40 m

6Airport - 35 km

Hospital - 1.1 km

Mikrolimano - 750 m



## 7. Tzavella 39. Duplex

Athens, Piraeus

270.000 EURO

1 bedroom + 2 bathroom

57 SQ.M

Internal area

16 SQ.M

Garden

1 ST

Floor



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## 8. Marathonos 23, Korydallos

Athens

255.000 EURO

Started price 1 br

Q4 2026

Delivered

The project is located in the southwest part of Athens close to Square of Eleutherius and metro station in a quiet and sparsely populated area.

It is generally considered the centre of the wider area. It has one of the most important markets with all kinds of shops, restaurants and a fantastic nightlife.

The building extends into seven levels offering seven (one & two) bedroom apartments.

Metro station - 600m

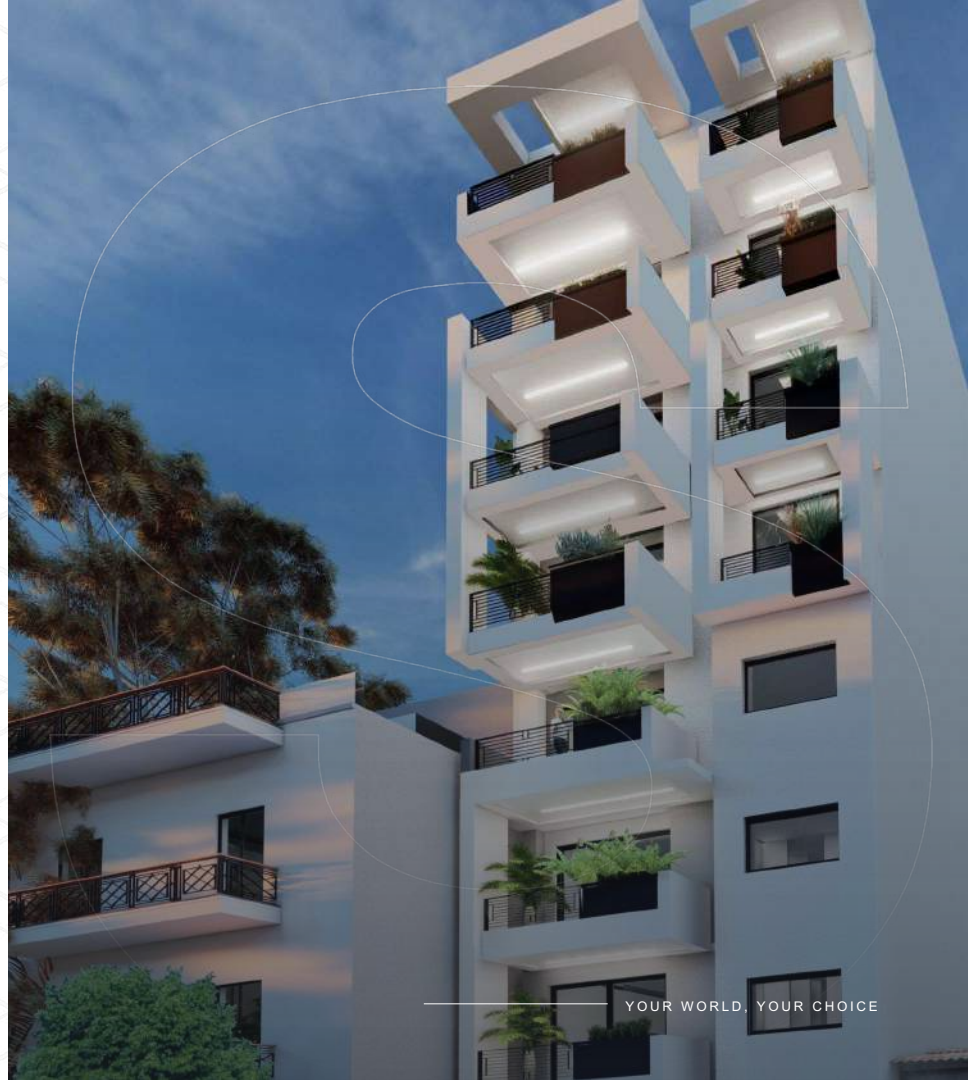
Liberty square - 180m

Shops & restaurants -  
100m

School |- 300m

Airport - 43 km

Hospital - 1 km



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## 8. Marathonos 23, Korydallos

Athens

270.000 EURO

2 bedrooms + 1 bathroom

54.7 SQ.M

Internal area

12 SQ.M

Garden

1 ST

Floor



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# Project in Piraeus

SECOND-HAND

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## 9. Kotziadon

Piraeus

**370.000 EURO**

Apartment: 2 bedroom

**Q1 2025**

Delivered

**93 SQ.M**

Apartment: 2 bedroom + 1 bathroom

This charming apartment offers not just a renovated and inviting space but also a fantastic location with ease of access to various amenities, transportation hubs, and picturesque views from the balcony - a delightful setting for comfortable and convenient living in Piraeus.

Third-floor corner unit with a bright and airy ambiance Prime location. Steps away from a bus station leading to Piraeus metro station and the port. Close proximity to various shops and amenities. 400m away from the sea. Zeas Mega Yacht Marina: A 10-minute walk

Sea view from a balcony



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## Contact us

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