

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.

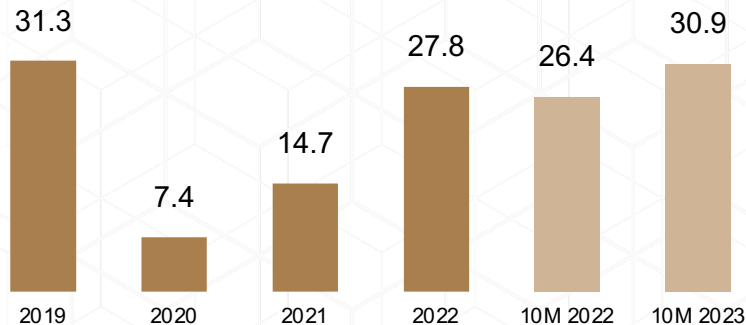
FDI reached c.€5 bn.*, primarily boosted by the real estate and manufacturing sectors



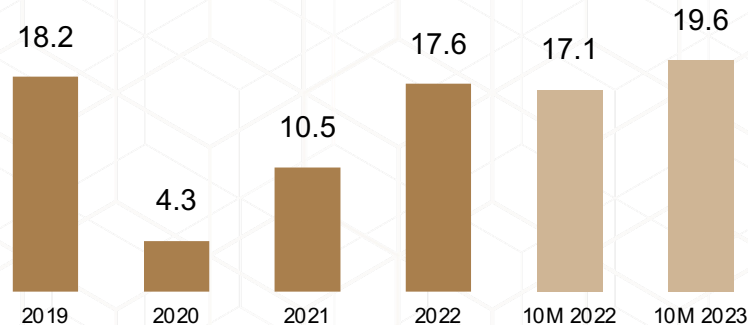
Greece. Tourism. Positive trends

- 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

Kyriakos
Mitsotakis

Greek Prime Minister

Greece Golden Visa Program

800.000 EURO

Minimum real estate investment threshold for Attica, Thessaloniki, and the islands with population of over 3100 residents

400.000 EURO

Minimum real estate investment threshold for the rest of the country

Properties must now be at least 120 square meters and intended for long-term lease to qualify for the Golden Visa

250.000 EURO

Minimum real estate investment threshold for the industrial or commercial properties, provided they are converted into residential units.

No minimum size requirements for those properties.

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

Signature of Power of Attorney at notary | Greek Consulate or in Greece

Weeks 3 - 4

2

Obtention of Tax Registration Number

Payment of taxes and fees pertaining acquisition of property and execution of title deed at the notary

Full final payment

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 to collect biometric data

Months 5-7

4

Obtaining of Greece Golden Visa

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Real estate investment projects

GREECE

1. Project in Pireaus

Athens, Pireaus

250.000 EURO

Starting price

Q3 2027

Delivery Date

50/60 sq.m.

The project is strategically located a stone's throw from the bustling Port of Piraeus, one of the largest ports in Europe, providing unrivalled access to international gateways and the captivating Aegean Sea. A vibrant area located on the cosmopolitan Athenian Riviera, offering its residents a modern and charming atmosphere.

The complex will be transformed into a high-end residential complex consisting of 98 individual residential units, green areas and recreational facilities, including a spectacular rooftop swimming pool and a state-of-the-art public gym.

The property is managed by a management company and guarantees 4% per annum.

All the documents are ready to initiate the Golden Visa process.



Phase 1, 32 units

Project in Pireaus

Athens, Pireaus

257.000 EURO

1 bedroom + 1 bathroom

36 sq.m.

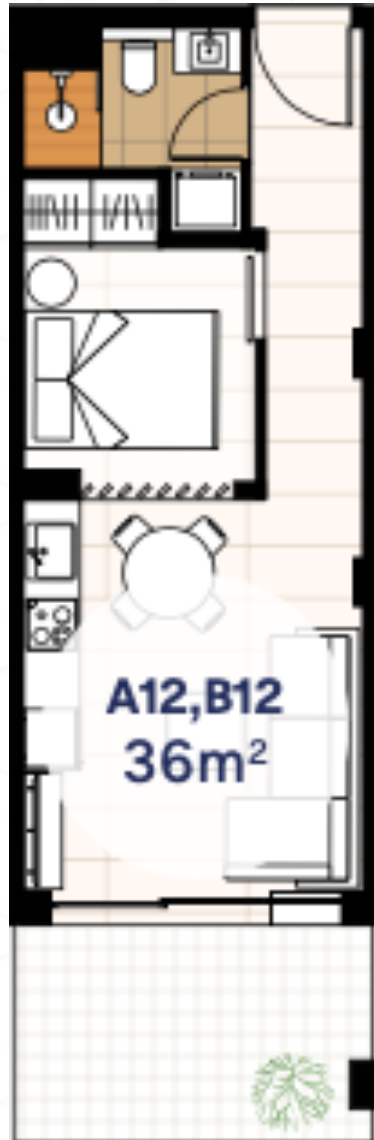
Internal area

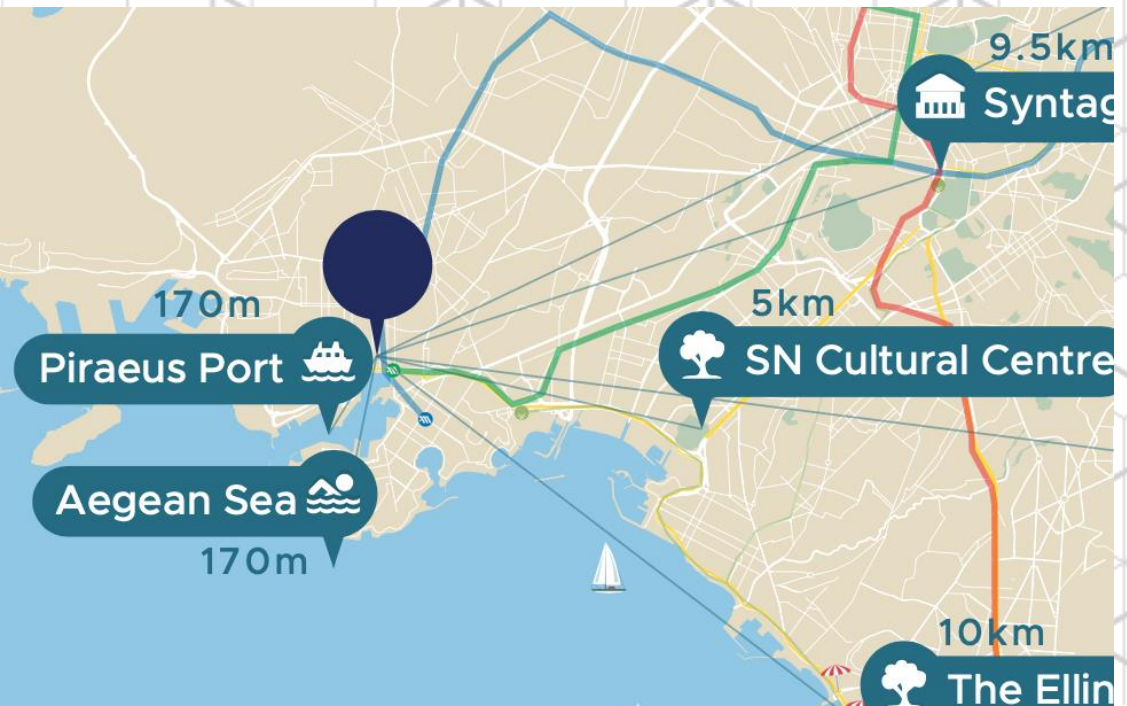
10 sq.m.

Balcony

1

Floor





2. Project on the Athenian coast

Athens, Ellinikon Metropolitan Park

315.000 EURO

Starting price

Q4 2026

Delivery Date

39/79 sq.m.

The project, adjacent to the famous Ellinikon Metropolitan Park, is a converted former commercial building comprising 13 exclusive luxury units on 2 floors, promising residents a unique experience. The project provides residents with easy access to the coastline and the Mediterranean lifestyle.

8 km from the center of Athens.

1.8 km from Ellikon Metropolitan Park.

This is a good investment opportunity with the potential for significant returns.

**All the documents are ready to initiate the Golden Visa process.
Only two units left**

Athens
Seaside



Project on the Athenian coast

Athens, Ellinikon Metropolitan Park

315.000 EURO

1 bedroom + 2 bathrooms (duplex)

53 (26+27) sq.m.

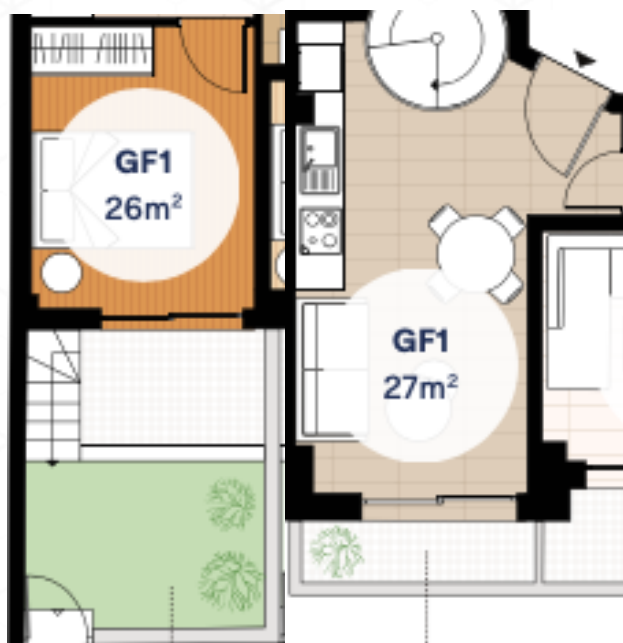
Internal area

3 sq.m.

Balcony

0

Floor





3. Project in Peristeri

Athens, Peristeri

250.000 EURO

Starting price

Q4 2025

Delivery Date

47/50 sq.m.

The building is located in the southwestern municipality of Peristeri. It is a key point that connects the capital with the south and northern regions of Greece. It is the closest access to the center of Athens, as well as to the port of Piraeus.

Fully renovated self-contained 50 apartments in a modern building.
Fully furnished apartments for immediate occupancy.
Electric appliances (A/C / stove / oven / refrigerator / extractor hood / washer dryer).
Shared Internet access, shared garden areas.

All the documents are ready to initiate the Golden Visa process.



Project in Peristeri

Athens, Peristeri

250.000 EURO

1 bedroom + 1 bathroom

45 sq.m.

Internal area

1

Floor





4. Athens City Center, Kolonaki

Athens, Kolonaki

252.000 EURO

Starting price

Q4 2026

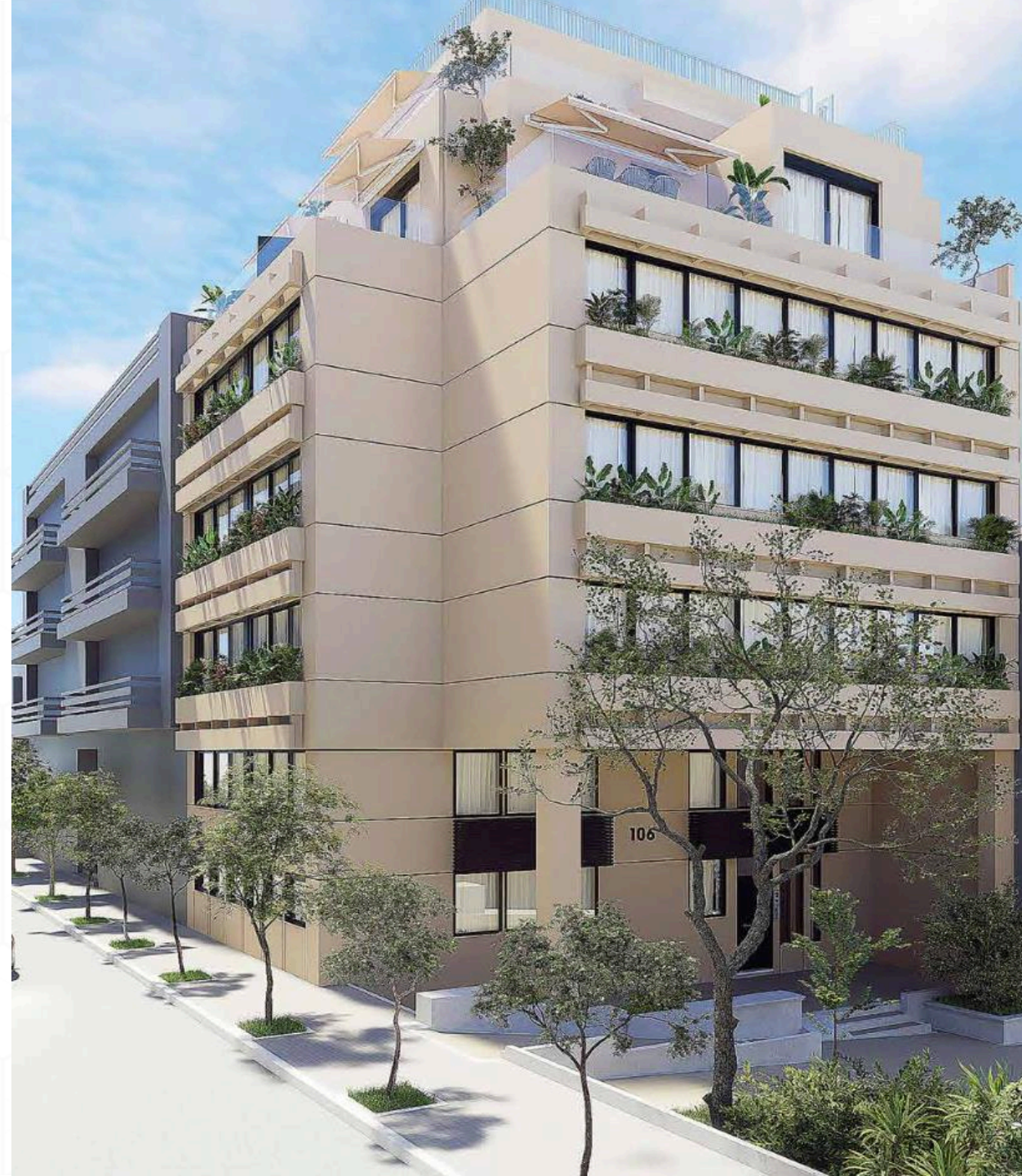
Delivery Date

38/51 sq.m.

Comprising 16 luxurious residences spread across 6 floors, this residence embodies the perfect balance between modern architecture and functionality, in the heart of Athens, within walking distance from the city's most iconic landmarks.

Gym accessible 24/7.

Close to iconic sights and a new underground station further enhancing property's value.



Athens City Center, Kolonaki

Athens, Kolonaki

285.000 EURO

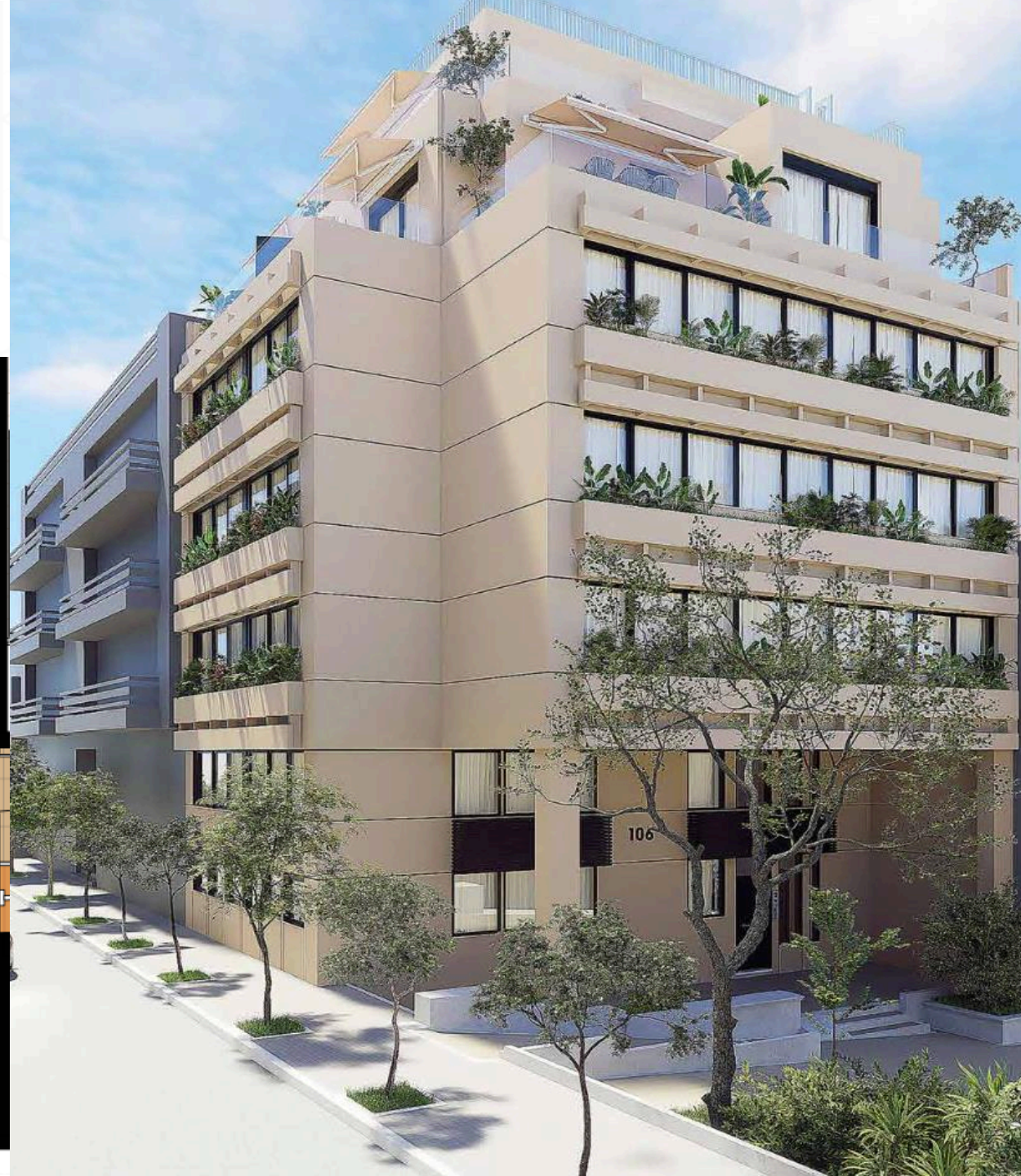
1 bedroom + 1 bathroom

37 sq.m.

Internal area

2

Floor





5. Project in Pagkrati

Athens, Pagkrati

250.000 EURO

Starting price

Q1 2026

Delivery Date

39/54 sq.m.

Pagkrati is a central Athens neighborhood, just east of Syntagma and nestled beneath Mount Hymettus, with the Panathenaic Stadium and National Gardens forming its western edge. It is well connected by Evangelismos metro station, buses, and trolleys. A creative, middle-class district known for its café-culture hubs at Platia Proskopon and Varnava, street art, galleries, hidden cinemas, and theaters. Named one of the “51 Coolest Neighborhoods in the World” by Time Out.

The building consists of 6 apartments, each with 1 bedroom.

The property is managed by a management company and guarantees 4% per annum.

All the documents are ready to initiate the Golden Visa process.
Only 3 units left.



Project in Pagkrati

Athens, Pagkrati

250.000 EURO

1 bedroom + 1 bathroom

39 sq.m.

Internal area

0

Floor





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6. Project in Kypseli

Athens, Kypseli

290.000 EURO

Starting price

Q2 2026

Delivery Date

19/53 sq.m.

Residence in Kypseli is a modern residential complex offering stylish one-bedroom apartments, ranging from 18.5 to 53 sq.m. Each unit is thoughtfully designed to maximize space and comfort, providing an ideal living environment for individuals or couples.

Situated in the lively and eclectic neighborhood of Kipseli, it offers residents easy access to a variety of local cafes, shops and cultural attractions. With excellent public transport links nearby, including the Kipseli Bus Station, you'll enjoy both convenience and a true sense of community in one of Athens' most vibrant areas.

The property is managed by a management company and guarantees 4% per annum.



Project in Kypseli

Athens, Kypseli

293.000 EURO

1 bedroom + 1 bathroom

47 sq.m.

Internal area

1

Floor





7. Project on Aegina Island

Agia Marina, Aegina Island

250.000 EURO

Starting price

Q3 2026

Delivery Date

28/60 sq.m.

The property is located in Agia Marina region of Aegina island the island's vibrant harbor. Quaint villages, and laid-back lifestyle make it a favorite for weekend retreats and year-round living as it is accessible from Piraeus port by short ferry ride throughout the year.

Agia Marina is the most popular seaside area of Aegina, known for its long sandy beach, crystal-clear shallow waters, and picturesque little harbor.

The residence consists of 11 apartments ranging from 28 to 66 sq.m., each with one or two bedrooms. The building features a minimal aesthetic and modern design, equipped with energy-efficient aluminum systems, a reinforced security door, a Multi Aircondition system, and LED lighting.

The property is managed by a management company and guarantees 4% per annum.



Project on Aegina Island

Agia Marina, Aegina Island

250.000 EURO

1 bedroom + 1 bathroom

28 sq.m.

Internal area

1

Floor

