



ΜΠΑΧΑΣ, ΓΡΑΜΜΑΤΙΔΗΣ  
& ΣΥΝΕΤΑΙΡΟΙ

ΔΙΚΗΓΟΡΙΚΗ ΕΤΑΙΡΙΑ

BAHAS, GRAMATIDIS  
& PARTNERS LLP



# How to obtain the Residence Permit



**BAHAS, GRAMATIDIS & PARTNERS Law Firm** provides highest quality legal services, including **solutions for all legal, financial, tax and technical issues** regarding your **investment in real estate, property or business**, plus the entire procedure for obtaining a residence permit, widely known as “**Golden Visa Project**”.



The “Schengen Golden Visa Project” gives 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 minimum value of which is stipulated by geographic criteria, as follows:

**(1)** In the Regional Units of Central, North and South Sectors of Athens, in the Municipality of Vari-Voula-Vouliagmeni, in the Municipality of Thessaloniki, in Mykonos and in Santorini the minimum value is **500,000 euros**. The investment is allowed **only in one property**.

**(2)** In the rest regions of Greece the minimum value of the real estate property remains **250,000 euros**. The investment is allowed in one or more properties.

**Transitional period:** third country nationals may complete their investment in one or more properties in the areas mentioned in point 1, **until December 31, 2023, with a minimum investment value of 250,000 euros**, provided that they have paid a 10% of the property value as a down payment **until July 31, 2023**.

# How to obtain the Residence Permit



Our legal department will undertake all necessary steps to complete the real estate acquisition and, upon completion, to issue your residence permit with utmost clarity, integrity and speed.

All you need to do is to **allow us to professionally manage your request** and everything it involves, i.e., the **choice of investment** that covers your needs, the actual implementation of the investment, and the **issuance of the residence permit** for you and your family members.





Our **professional team** prepares a customized product, adjusted to your needs, and **guarantees the completion of your investment and issuance of the golden residence permit.**

➤ **Legal Team:** Our experienced lawyers proceed with all necessary actions in order to reassure that **your real estate acquisition** shall be conducted **in compliance with the Greek legislation requirements.** Our team consists of **10 experienced conveyancing lawyers.** **Mr. Yanos Gramatidis and Mr. Spyros G. Alexandris, Partners,** are the project managers, assisted by **Mrs. Sonia Tzavella, Mrs. Maria Thermogianni and Mrs. Eleni Loli.**

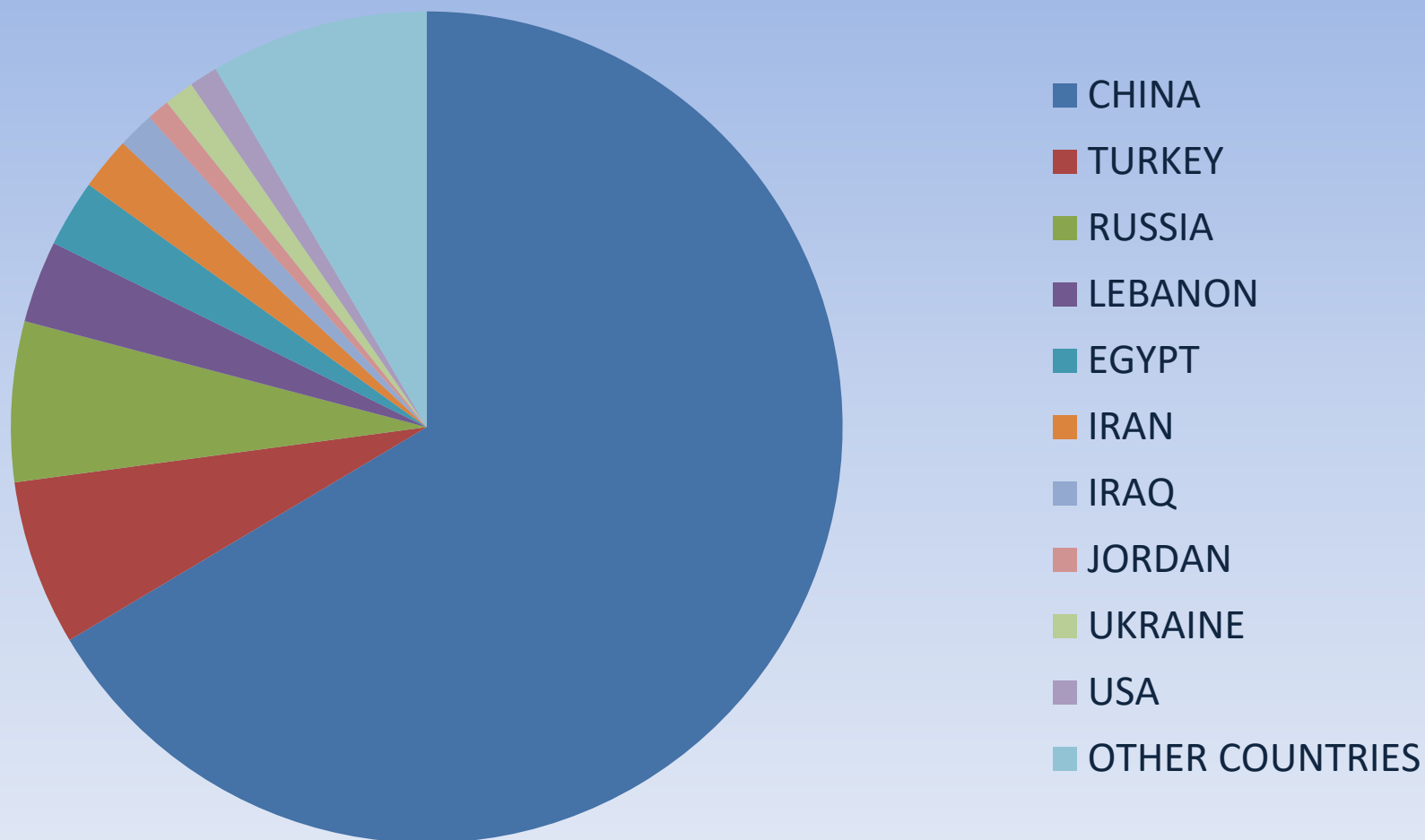


➤ **Accounting Team:** Our firm has an **in-house accounting department**, devoted to the project, helping you with all the financial and tax issues, both before and after the property acquisition. The team consists of **8 experienced accountants**. The **chief accountant** is **Mr. Christos Papandreou**.

➤ **Administration Team:** Lastly, our administration team consists of 8 experienced persons supporting the legal team and making sure that all necessary paperwork is processed on time and with effectiveness.

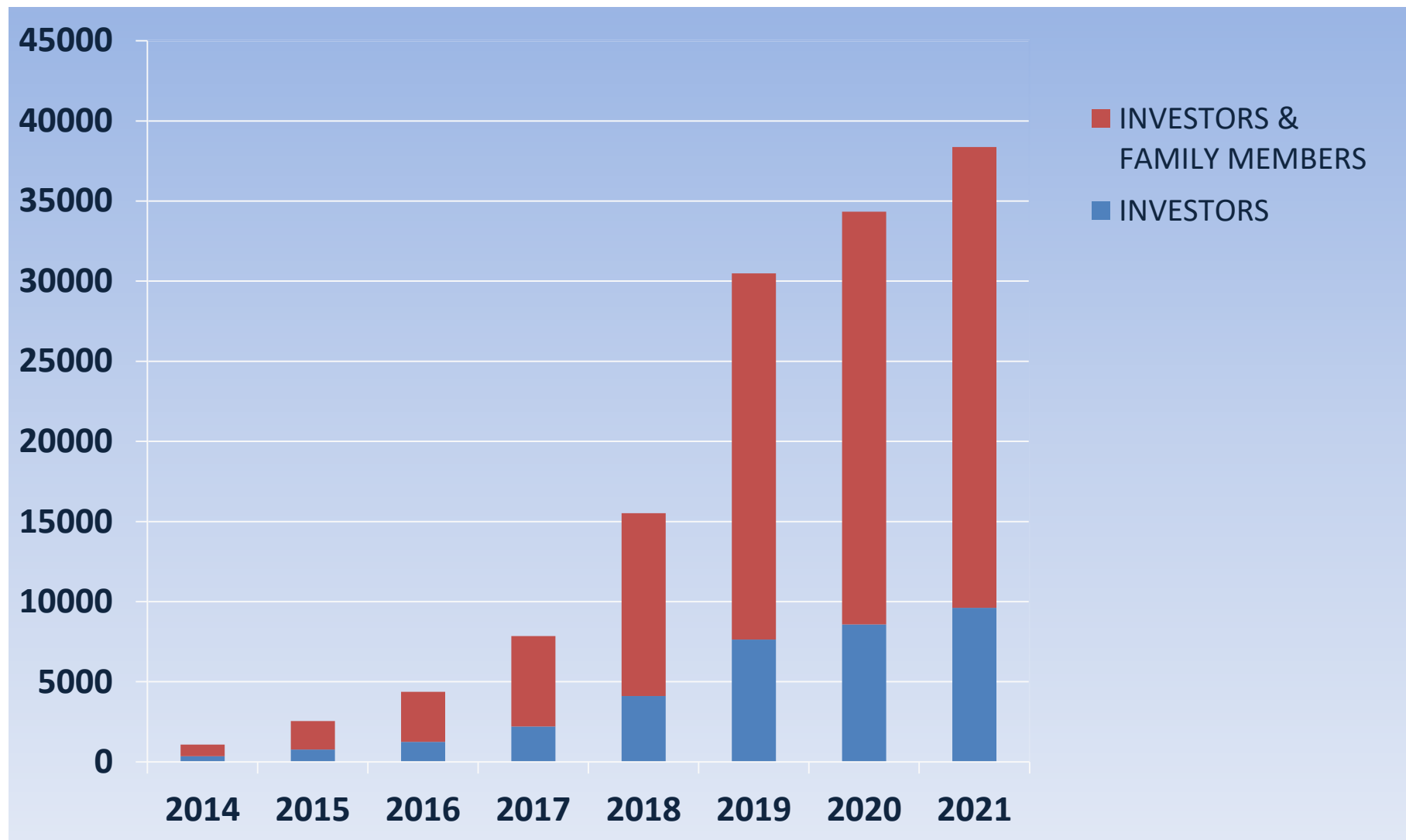


## INVESTORS





# Residence Permits - Per Year (31.01.2022)



# Investors' Permits completed by our Law Firm per year



\* Due to Covid-19 travel limitations 2020 & 2021 permits have dropped, as the investors' physical presence is required for the permit's issuance.



- **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.
- **Sign a Power of Attorney** at our office or at the Greek Consular office of the client's residency or before a foreign notary public (provided that it will be duly certified)
- **Apply for a Greek tax number.**
- **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).
- **Settle the payment of the transfer tax** for the property acquisition.
- **Proceed with all the necessary, legally binding actions**, in order for the purchase of the property to be completed, including the **signing of the transfer contract** before a notary public.
- **Apply for the residence permit** before the competent Ministry.

**NOTE: Our Law Firm undertakes to assist the Client/Investor on all above items**

# Procedures involved for the property transfer:



## Before the transfer:

- The investor will get from our Law Firm a full due diligence report of the property.
- The investor will transfer the total of the purchase amount to its personal bank account in Greece, including taxes and relevant expenses.
- The investor will pay the transfer taxes.

## During the transfer:

- The purchase contract will be signed before a Greek Notary Public.
- The payment of the purchase price will be effected in accordance with the current legal requirements.

## After the transfer:

- The new title deed will be filed with the appropriate Land Registry.
- All relevant documentation required for the residence permit applications will be properly submitted where appropriate.
- A valid health insurance with coverage in Greece for the applicant and all family members should be issued.

**NOTE: Our Law Firm undertakes to assist the Client/Investor on all above items**



- Our Law Firm will apply for the residence permit for the applicant and all his/her family members (if any), making use of a client's Power of Attorney.
- The applicant and his/her family members will receive **the final residence permit valid for 5 years**.
- After the initial 5 years' duration the residence permit will be **renewed every 5 years** provided that the Client remains owner of the property acquired.





## For the main applicant:

- Three **recent specific type color photos** (4x6cm), also stored in digital form (CD).
- Certified true **copy of the passport** of the applicant with a **valid entry visa**.
- **Health insurance by a Greek insurance company** coverage in Greece.
- A certified **copy of the property purchase contract**.
- Land Registry certificate issued by **the local land registry authority**.
- **Power of Attorney**.

## For the depended applicants (spouse-other family members):

- **For the spouse: Marriage Certificate** either with double certifications in countries like **China** or **Apostille** in countries like **Turkey**.
- **For the other family members: Kinship Certificate** either with double certifications in countries like **China** or **Apostille** in countries such as **Turkey**.

**Official Greek translation of all submitted documents is required.**

**NOTE: Our Law Firm undertakes to assist the Client/Investor on all above items**

# Reasons to choose the Greek Golden Visa - Benefits



- The **minimum capital investment** (except of the properties located in the Central, North and South Sector of Athens, in the Municipality of Vari-Voula-Vouliagmeni, in the Municipality of Thessaloniki, in Mykonos and in Santorini) is **€ 250,000.00** (the lowest in Europe).
- **Fast and simple procedure.**
- It is **not necessary to stay in Greece** after the acquisition.
- **Free entrance** and movement **within the SCHENGEN countries** without **visa**.
- Full access to **Greek** (private and public) and **international schools**.





## Procedural Expenses (based on the minimum investment of € 250,000)



- **Transfer Tax:** 3.09% on the value of the property: **€7,725.00**
- **Legal fees:** 1.24% on the value of the property
- **Notary's fees:** approx. 1.3% on the value of the property , being **€3,400.00**
- **Land Registry fees:** approx. 0.5% on the value of the property, being **€1,500.00**
- **Immigration state duties:** **€2,016.00** for the main applicant, **€166.00** for any additional adult applicant, **€16.00** per child under 18 years old.
- **Health Insurance fees:** it varies **from €100.00 to €500.00** (depending on the insurance company).





- Bank cheques
- Bank Transfers
- POS payments

The above payment methods can be conducted either by the investor himself or by his/her relatives.





Athens (Head Office)  
26, Filellinon str.  
10558 Athens  
Tel.: +30 2103318170



Athens (Branch Office)  
9, Nav. Nikodimou str.  
10558 Athens  
Tel.: +30 2170001726

Website: [www.bahagram.com](http://www.bahagram.com)  
Email: [law-firm@bahagram.com](mailto:law-firm@bahagram.com)



ΜΠΑΧΑΣ, ΓΡΑΜΜΑΤΙΔΗΣ  
& ΣΥΝΕΤΑΙΡΟΙ  
ΔΙΚΗΓΟΡΙΚΗ ΕΤΑΙΡΙΑ  
BAHAS, GRAMATIDIS  
& PARTNERS LLP

Our resources, including our network of international associates, are available to serve your needs, while our services are certified by ISO 9001: 2015



# Thank you for your attention!



ΜΠΑΧΑΣ, ΓΡΑΜΜΑΤΙΔΗΣ  
& ΣΥΝΕΤΑΙΡΟΙ  
ΔΙΚΗΓΟΡΙΚΗ ΕΤΑΙΡΙΑ  
BAHAS, GRAMATIDIS  
& PARTNERS LLP

This document was prepared by Bahas, Gramatidis & Partners and is made available for informational purposes only. This document is up-dated at the date indicated on its first page. The information contained in this document, the completeness of which is not guaranteed, does not represent a legal opinion, nor an exhaustive examination of a subject matter and cannot replace an opinion released on a specific subject matter.

Bahas, Gramatidis & Partners accepts no responsibility to any person for any direct or consequential loss arising from the inappropriate use of this document or any alleged reliance upon its content or any other circumstances relating to its use. This document may not be reproduced, distributed or published, either in whole or in part, for any purpose unless expressly authorized by Bahas, Gramatidis & Partners. For any further clarification, or to find out more about the services available to clients, please contact Bahas, Gramatidis & Partners.