

GOLDEN VISA – INVESTMENT PROCEDURE

Step 1: Initial Reservation & Contract Signing (1-2 weeks)

- Pay a reservation down-payment (usually **10%** of the property value).
- Sign a **preliminary agreement (MOU or Reservation Agreement)** to initiate the purchase and secure your deposit.

Step 2: Legal & Administrative Procedures (2-4 weeks)

- **Grant Power of Attorney (POA):** You can either sign the POA in Greece with a Greek lawyer or **have it notarized and apostilled in your country of origin** before sending it to Greece.
- **Complete the following administrative tasks:**
 - ✓ Obtain a **Greek Tax Identification Number (AFM)**.
 - ✓ Open a **Greek bank account** (optional but recommended).
 - ✓ Sign the **Notarial Sales Purchase Agreement** and pay **property transfer tax (3.09%)** before finalizing the sale.

Step 3: Final Payment & Property Transfer (1-2 weeks)

- Pay the **remaining balance** of the property price, including **legal, notary, and property transfer costs**.
- **Receive the Title Deed**, confirming property ownership.

Step 4: Application for Blue Card (Temporary Residency Permit) (4-6 weeks)

- Your appointed Greek attorney submits the **Golden Visa application**, including:
 - ✓ **Signed Notarial Sales Purchase Agreement & Title Deed.**
 - ✓ **Valid Schengen Visa or Entry Stamp.**
 - ✓ **Passport.**
 - ✓ **Signed Permanent Residency (PR) Application.**
 - ✓ **Proof of Health Insurance (Greek or International Coverage).**
- Once submitted, you will **receive a Blue Certificate (temporary residency permit)**, allowing you to stay in Greece while your Golden Visa is processed.

Step 5: Biometric Submission & Golden Visa Issuance (2-4 months)

- **Visit Greece** for **biometric data submission** (typically scheduled **8-12 weeks** after receiving the Blue Certificate).
- **Golden Visa Approval:** After successful processing (**total 3-6 months from application submission**), you will receive the **Golden Visa residence permit**, granting **5 years of residency rights**, renewable as long as you maintain the investment.