



# Greece Residency By Investment

XIPHIAS Immigration | Residency - Citizenship & Corporate Services





## About Greece RBI

Greece is a leading European destination known for its ancient heritage, beautiful islands, and Mediterranean lifestyle. Strategically located in Southeast Europe, it offers political stability, a Euro-based economy, and full access to the European Union and Schengen Zone. XIPHIAS supports investors seeking residency, mobility, and long-term security through a transparent, compliant Golden Visa process, delivering structured, reliable, and future-focused EU residency solutions.

## Eligibility

- Be a non-EU national eligible for residency-by-investment.
- Minimum €250,000 investment in Real estate or Capital Investment
- Low entry threshold, among Europe's most cost-effective residency options.
- Family-inclusive residency covering spouse, children, and dependent parents.

## Program Overview



### Program Type

Residency By Investment



### Minimum investment

250,000 Euro



### Processing Time

2-4 Months



### Physical Presence Required

Not mandatory

## Key Benefits

- No Tax on foreign-generated income.
- No Minimum Stay Requirement.
- Allowed to rent out the property investment.
- Visa-free travel within Europe's Schengen Area.
- New properties are exempt from 24% VAT — only a 3% transfer tax applies. Taxes apply only to income earned within Greece; foreign income is not taxed.





## Investment Options

### 1. Real Estate Investment.

- Investors can purchase one or more properties in Greece for a minimum investment of €250,000. The property must be in a qualifying area and can be residential or commercial. Ownership of the property grants a renewable 5-year residency permit for the applicant and family members.

### 2. Capital Investment

- Applicants can make a capital investment ranging from €250,000 to €800,000 in approved Greek financial instruments such as startups, venture funds, government bonds, or deposit schemes. Proof of funds transfer to Greece and compliance with local financial regulations are required. Residency is granted for 5 years, renewable as long as the investment is maintained.

## Process

- 1 **Preliminary Setup:** Choose property, complete KYC, sign POA, get Greek tax number.
- 2 **Investment & Documentation:** Choose property, complete KYC, sign POA, get Greek tax number.
- 3 **Application & Biometrics:** File Golden Visa application, provide biometrics.
- 4 **Approval & Aftercare:** Get approval, receive post-landing support.
- 5 **Permanent Residency Status:** Enjoy EU residency rights, maintain investment.



Step beyond boundaries  
and own your place in the world.  
A new chapter begins with **Global Freedom!**



### Connect With Us!



Phone  
+91 90194 00500



Email  
immigration@xiphias.in



Head office  
Aurbis Prime, 11, Kaveri Regent Coronet 80 Feet Rd, 3rd Block, Koramangala,  
Bengaluru 560034



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