



INVESTOR CATALOGUE · 2026

Greece Golden Visa

Selected projects, areas, and the end-to-end process in
Athens

[AVLAREALESTATE.COM/GREECE](https://avlarealestate.com/greece)



Avla Gayrimenkul A.Ş.

ATHENS · ISTANBUL · DUBAI

This book presents the Greece Golden Visa exclusively for you, through a meticulously prepared guide: the most valuable neighbourhoods of Athens, select projects, and every step of the journey to your residence permit, all contained within these pages. Each heading links to its full details on our website.

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Information as of 30 October 2026; in official transactions, applicable legislation and the practices of the authorities shall prevail.



Who we are

AVLA GAYRİMENKUL A.Ş.

The same team from start to finish.

Avla is a real estate consultancy based in Kadıköy, Istanbul. We are on the ground in Athens and by your side in Istanbul. You work with the same team at every step, from the curated shortlist to the title deed, from the residence permit to the renewal of your card and the management of your property.

33 years

Our founder M. Sami Akbeniz's career in business: thousands of closed contracts and millions of dollars in transactions.

2014

The year Avla Gayrimenkul A.Ş. was founded.

3 cities

Athens, Istanbul, and Dubai; we operate as a single team.

Our Golden Visa focus is about a year old. We do not hide it: we prefer to do a narrow job with care.



WE LISTEN TO YOU FIRST

TEAM >

Three cities, one team.

Athens

On the ground: projects, areas, developer meetings, and site visit programmes. We have a liaison office in Athens and an area specialist residing in Athens.

Istanbul

Head office: Caferağa Mah. Şifa Sk. No:19 Kadıköy. Meetings are held face-to-face in our office, via phone, or via Zoom.

Dubai

Avla International Properties FZ-LLC (Ras Al Khaimah). Golden Visa, residence and investment projects in the UAE.



ATHENS RIVIERA

Three countries, one view.

Greece

Our focus. Projects and residential investments qualifying for the Golden Visa; from curated shortlist to title deed, from residence permit to renewal.

Turkey

Real estate advisory focused on residence, investment and citizenship in Istanbul.

United Arab Emirates

Golden Visa, residence and investment projects in Dubai, Abu Dhabi and Ras Al Khaimah.



ATHENS

Our Greek portfolio lists 150 projects; 136 are currently on sale.

Curated shortlist · Legal filter · On-site tour in Athens · Reservation · Title deed and residence permit · Construction monitoring · Renewal and property management

GOLDEN VISA · [AVLAREALESTATE.COM/GREECE](https://avlarealestate.com/greece) >

In six steps, with the same team.

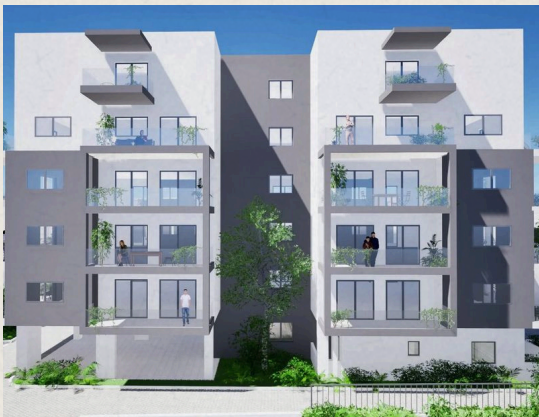
Each step is formally linked to the previous one. Timelines are based on our experience; official procedures are dictated by the authorities' calendar.



1 1-2 WEEKS

We map your roadmap together.

We clarify your budget, objectives, family and schedule; we identify the suitable Golden Visa pathway in the initial consultation. Once you complete the form, our call centre will contact you; the meeting can take place at our office, by phone or via Zoom.



2 UP TO 2 DAYS

Personalised curated shortlist

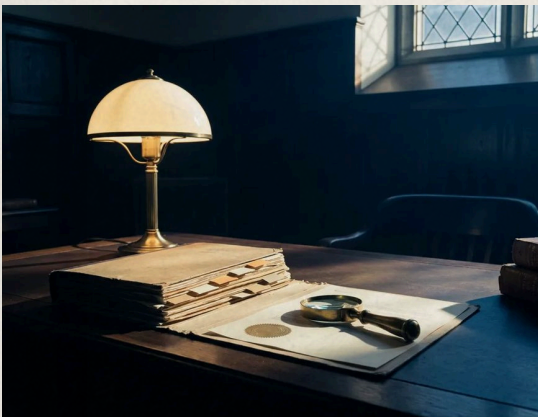
We prepare an initial shortlist with price list, floor plan and area report tailored to your needs. The shortlist indicates which Golden Visa threshold each project meets.



3 AT LEAST 2 DAYS

On-site in Athens

If you can travel, we meet you at the airport; we present the narrowed list on site. A visit is recommended but not mandatory; if you cannot attend, we conduct a virtual tour.



4 2 DAYS

Property selection and preliminary legal review

Before reservation, the title deed register, debts and mortgages, and the developer's licence are examined. The applicable threshold is documented in this review.



5 UP TO 1 WEEK

Reservation and tax number

The reservation fee withdraws the apartment from sale and earmarks it for you. The Greek tax number (AFM) is obtained, via power of attorney, in about one day prior to your arrival in Greece.



6 TITLE DEED 3-4 WEEKS · CARD 4-6 MONTHS

Title deed and residence permit

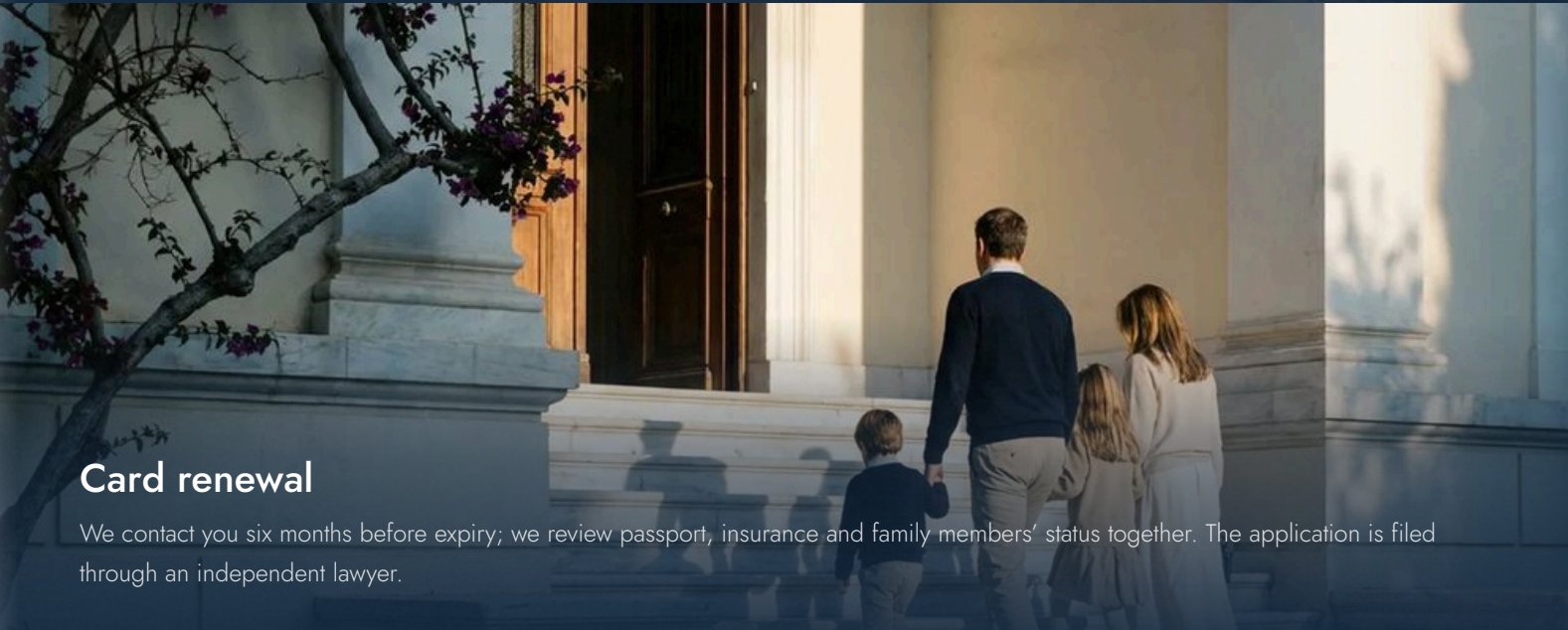
The sales contract is signed at the notary, the title deed is registered; the Golden Visa application is submitted through an independent lawyer. The card is issued in approximately 4-6 months.

STEP DETAILS >



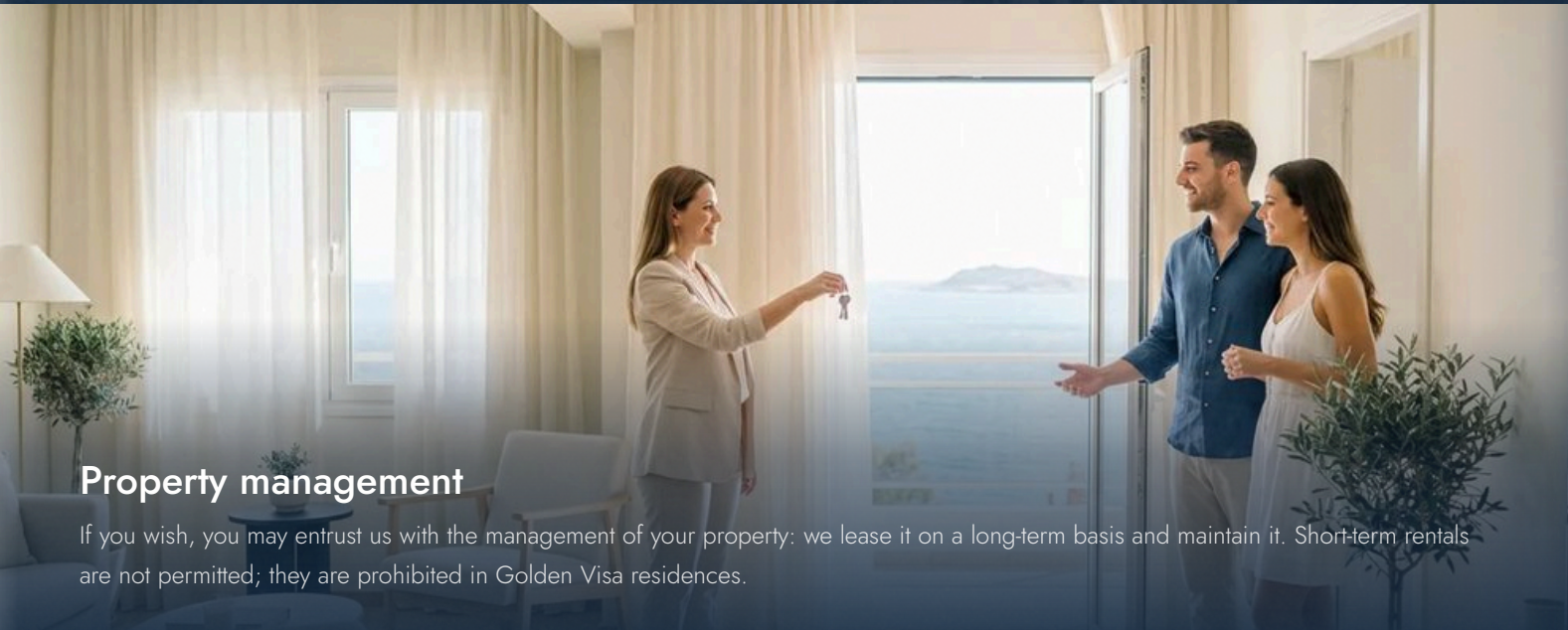
Construction process

If the project is under construction we provide regular progress reports and on-site videos up to delivery: excavation, structural works, façade, services, and finish works.



Card renewal

We contact you six months before expiry; we review passport, insurance and family members' status together. The application is filed through an independent lawyer.



Property management

If you wish, you may entrust us with the management of your property: we lease it on a long-term basis and maintain it. Short-term rentals are not permitted; they are prohibited in Golden Visa residences.

AFTER THAT TOO

We remain at your side after purchase.

TEAM

A team that grows every day.

Avla works with an ever-expanding, dynamic and active team through its partners and referral programme. We are on the ground in Athens, Istanbul and Dubai; in collaboration with top legal, financial and human-resource advisors, we handle every step of your investment with expert precision.

Legal

Title deed, permit and contract review; independent Greek law firms.

Financial

Tax number, bank, tax and expense plan; with financial consultants.

Human Resources

Team expanding in every city with our partners and reference network.



Legal filter

Each project in our portfolio undergoes our legal filter before being presented to you: the developer's permit, the land title status, building authorization. The selected apartment is also examined by an independent Greek lawyer; the legal review and residence permit application are carried out by independent Greek law firms.

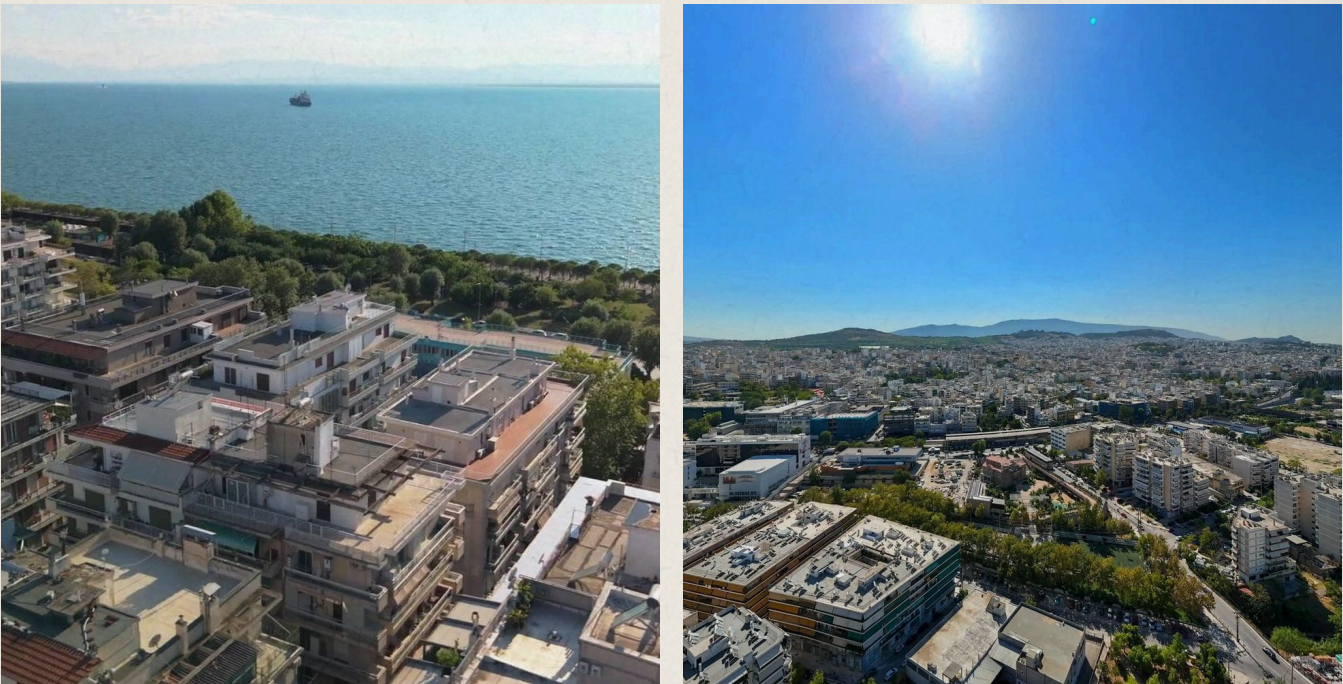
TEAM PAGE >

02 - ATHENS

ATHENS

The investment city of history and today

The heart of Greece, the centre of investment.



Metro Line 3

Connects the city centre to the airport without transfer; Lines 1 and 2 open to Piraeus and the northern suburbs.

~70 km coastline

The Athens Riviera stretches from the Faliro Bay to Cape Sounio; beaches, marinas and the coastal promenade are part of everyday life.

Ellinikon

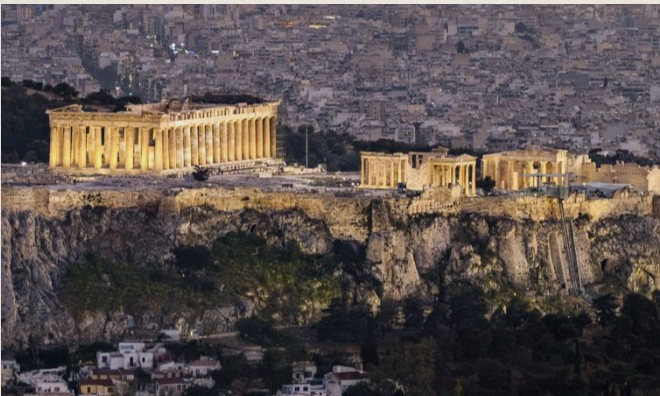
Ellinikon, rising on the former airport site, is Europe's largest urban conversion project.

5-year permit

Golden Visa with real-estate investment in Attica: €250,000, on the conversion route, €800,000. on the standard route.

[VIEW THE THRESHOLDS >](#)

Read Athens from four perspectives.



Central

The historic core, walking from the Acropolis to Syntagma, connected to the metro.



North

Kifisia and Chalandri: green suburbs, established schools, tranquil family living.



Piraeus

Port, marina and coast; university and port population.



Riviera

Sea, marina and the Ellinikon conversion.

On site in Athens: we kindly ask you to allocate at least two days. With the city tour we introduce not only the area you will acquire but all areas of Athens; if you cannot attend, we provide virtual project tours.

[ATHENS TOUR >](#)

Athens Riviera

17 Golden Visa projects from €261,000

Alimos · Elliniko · Glyfada · Lagonisi · Paleo Faliro · Saronida · Voula

Athens Riviera

The Athens Riviera is the roughly 70-kilometre southern coastline running from Faliro Bay to Cape Sounio. Paleo Faliro, Alimos, Elliniko, Glyfada and Voula connect to the city by tram and Metro Line 2; Lagonisi and Saronida form the quieter, villa-led southern end.



- **Sea and marinas.** Sandy beaches, the marinas at Glyfada and Alimos and an unbroken seafront promenade.
- **Tram and Metro Line 2.** The coastal tram runs from Faliro down to Voula; Metro Line 2 ends at Elliniko.
- **The Ellinikon regeneration.** On the old airport site between Elliniko and Glyfada, a large regeneration project of parkland, marina and homes is taking shape and redefining the middle of the Riviera.

OUR HIGHLIGHTED PROJECTS IN THIS AREA



Kato Elliniko Riviera Suites

Elliniko · from €300,000

[PROJECT PAGE >](#)

[AREA PAGE >](#)

[AREA REPORT >](#)



Glyfada Ellinikon Lofts

Glyfada · from €340,000

[PROJECT PAGE >](#)

North Athens

North Athens pairs the business corridor along Kifisias Avenue with green, low-rise residential suburbs. Marousi hosts banks, technology and pharmaceutical companies; Chalandri and Kifisia are home to families and senior professionals.



- **Metro Line 3 and the suburban rail.** Chalandri station sits on Line 3 and meets the airport train at Doukissis Plakentias.
- **Private hospital cluster.** Greece's densest cluster of private hospitals lines Kifisias and Mesogeion avenues.
- **Olympic complex and schools.** The OAKA Olympic complex in Marousi is served by Eirini station.

OUR HIGHLIGHTED PROJECTS IN THIS AREA



Chalandri Court Residences

Chalandri · from €276,000

[PROJECT PAGE >](#)

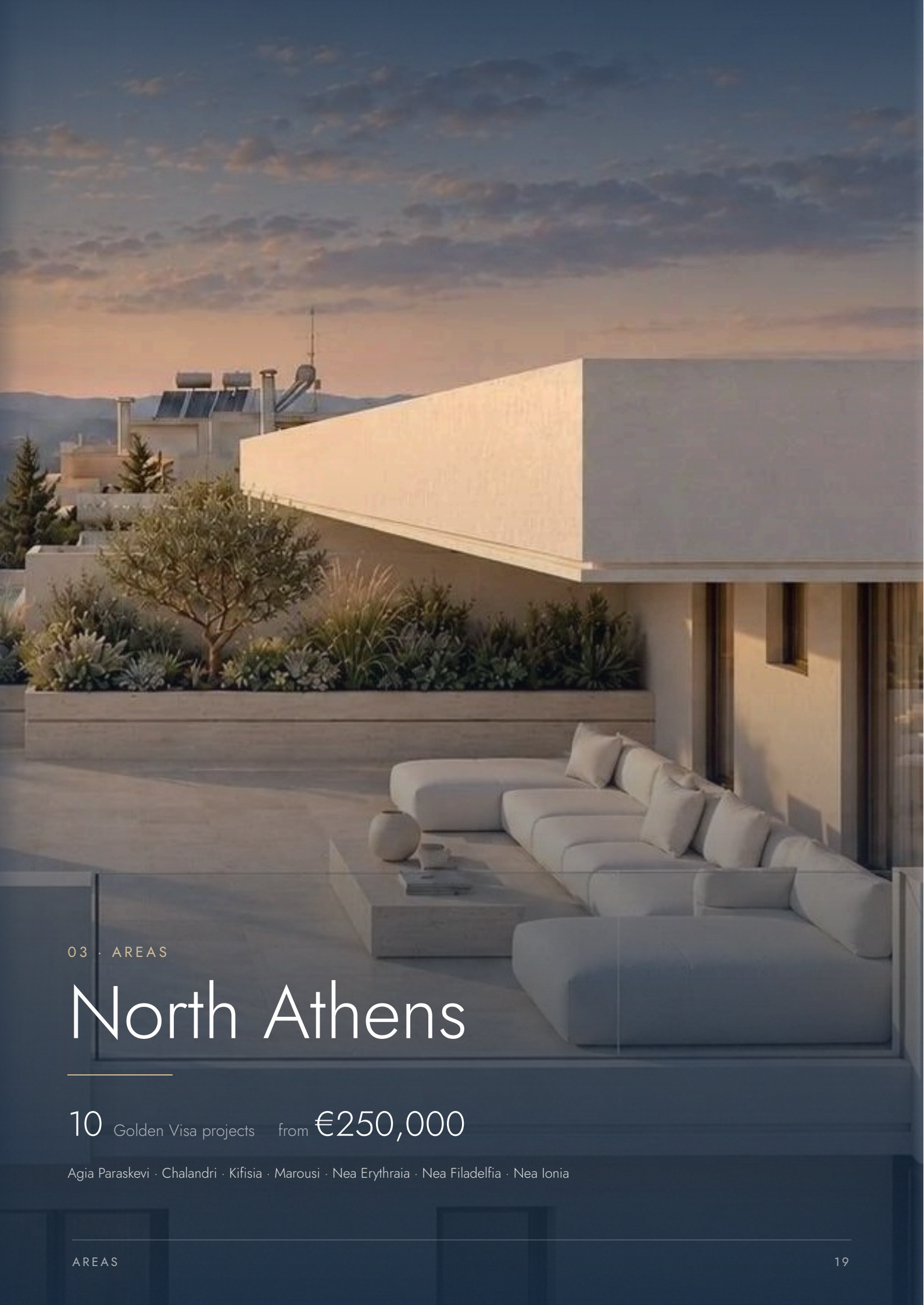
[AREA PAGE >](#) [AREA REPORT >](#)



Lykovrysi Kifisia Residences

Kifisia · from €278,000

[PROJECT PAGE >](#)



North Athens

10 Golden Visa projects from €250,000

Agia Paraskevi · Chalandri · Kifisia · Marousi · Nea Erythraia · Nea Filadelfia · Nea Ionia

03 · AREAS

Central Athens

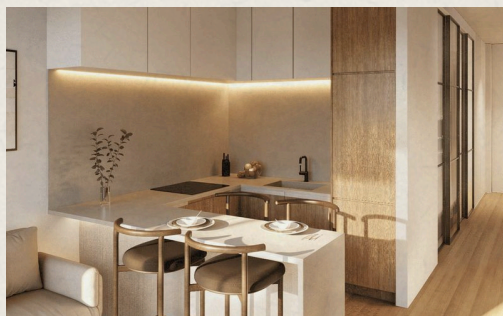
16 Golden Visa projects from €250,000

Athens' historic core is a dense, walkable city where the Acropolis, Syntagma and the Ermou shopping axis sit minutes apart on foot.

- **Where three metro lines meet.** Line 3 runs from Syntagma to the airport without a change; Line 1 reaches the port of Piraeus and Line 2 the western and southern districts.
- **Universities.** The National and Kapodistrian University, the Athens University of Economics and the Polytechnic are all in or beside the centre.
- **Walkable historic fabric.** In districts such as Plaka, Koukaki, Pangrati and Psyri, the National Garden, the Acropolis and the Ermou shopping street are all within walking distance.

[AREA PAGE >](#) [AREA REPORT >](#)

OUR HIGHLIGHTED PROJECTS IN THIS AREA



Exarcheia Museum Residences

Exarcheia · from €250,000

[FACT SHEET >](#) [PROJECT PAGE >](#)

03 · AREAS

Piraeus

14 Golden Visa projects from €250,000

Piraeus is Athens' gateway to the sea and the largest port in Greece. The port economy runs year-round on passenger, cruise and container traffic.

- **Metro Line 3.** Piraeus station is the terminus of Line 3, putting the city centre and the airport a single ride away.
- **Marina and seafront.** Pasalimani (Zea Marina), the fishing harbour of Mikrolimano and the Kastella hillside offer life with sea views; the Neo Faliro seafront opens onto the Riviera.
- **University and port population.** The University of Piraeus and the maritime sector form the backbone of long-term rental demand; ferry traffic to the islands adds short-stay demand.

[AREA PAGE >](#) [AREA REPORT >](#)

OUR HIGHLIGHTED PROJECTS IN THIS AREA



Piraeus Harbour Residences

Piraeus · from €267,000

[FACT SHEET >](#) [PROJECT PAGE >](#)

Other areas



South Athens

14 Golden Visa projects · from €250,000

South Athens is the dense residential belt between the centre and the coast: Kallithea, Nea Smyrni, Moschato, Neos Kosmos, Agios Dimitrios and Ilioupoli.

[AREA PAGE](#) > [AREA REPORT](#) >



West Athens

5 Golden Visa projects · from €250,000

Peristeri is the heart of West Athens: more than 130,000 people with their own commercial centre and full set of services, a city in its own right.

[AREA PAGE](#) > [AREA REPORT](#) >



East Attica

1 Golden Visa project · from €260,000

East Attica is the Mesogeia plain that stretches behind Mount Hymettus towards the airport.

[AREA PAGE](#) > [AREA REPORT](#) >

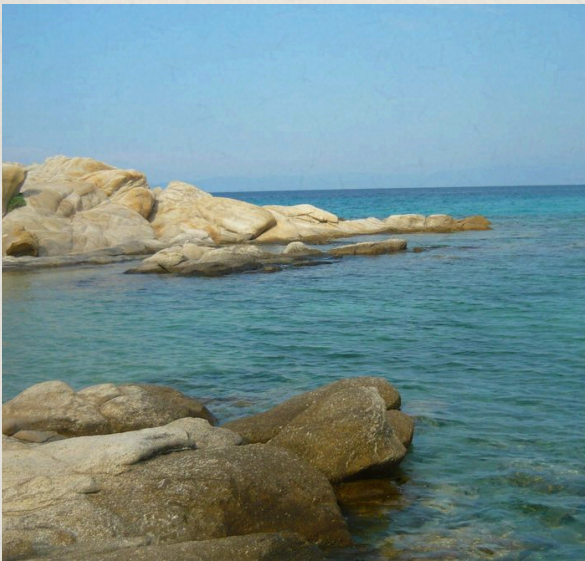


Islands

4 Golden Visa projects · from €250,000

Our island selection focuses on three islands with easy links to Athens and the mainland.

[AREA PAGE](#) > [AREA REPORT](#) >



Thessaloniki & Halkidiki

2 Golden Visa projects · from €250,000

Thessaloniki is Greece's second city and the university, port and trading hub of the north.

[AREA PAGE](#) > [AREA REPORT](#) >

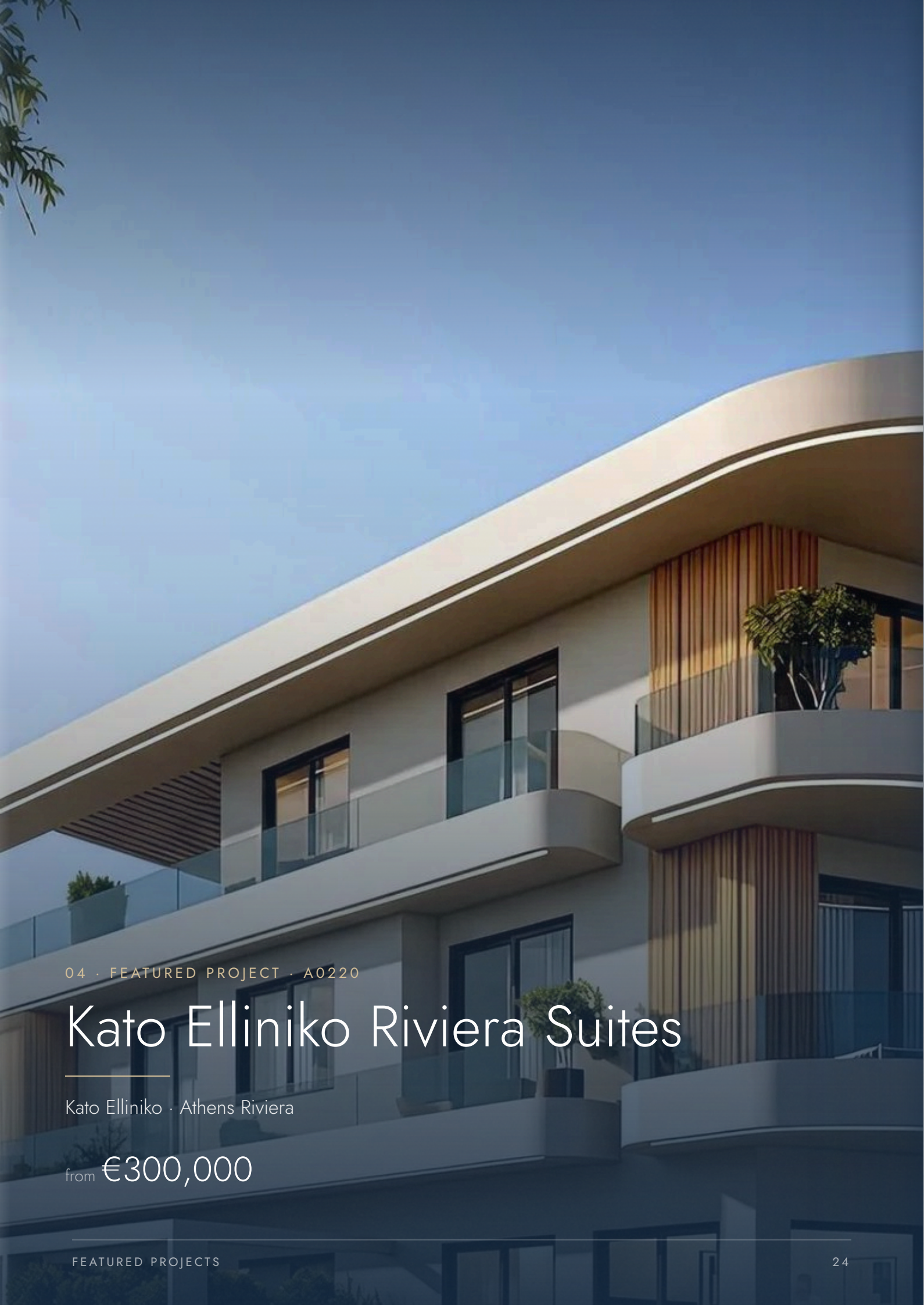


Peloponnese

1 Golden Visa project · from €314,000

The Peloponnese is the peninsula joined to Athens across the Corinth Canal, rich in coastline and history.

[AREA PAGE](#) >



04 · FEATURED PROJECT · A0220

Kato Elliniko Riviera Suites

Kato Elliniko · Athens Riviera

from €300,000

A0220 · KATO ELLINIKO RIVIERA SUITES

Adjacent to Ellinikon, 23 furnished residences with pool and roof lounge.



LOCATION	Kato Elliniko · Athens Riviera
PRICE RANGE	€300,000 – €380,000
SIZE	1+1 and 2+1 · net 40–64 m ²
DELIVERY	Q2 2028
BUILDING TYPE	Conversion (rebuild)
GOLDEN VISA	Suitable · threshold confirmed by legal review
RENTAL	Optional 3-year property management programme
AVAILABLE UNITS	15 units

Building permit in process; delivery period starts once permit is issued.

WHY THIS PROJECT?

- Beaches approx 3 minutes, Glyfada centre approx 5 minutes by car.
- Pool, roof lounge and landscaped roof garden; ground-floor residences with private garden.
- Fully furnished and equipped delivery; open-plan living area, natural wood and stone finishes.
- Argyroupoli metro station (Line 2) approx 450 m.



Open the project presentation on your phone

PROJECT PAGE

WRITE VIA WHATSAPP > FEASIBILITY REPORT > AREA REPORT >

ATHENS RIVIERA >

Prices are based on the developer's current list as of 30 October 2026; availability and prices may change. Most images are computer-generated renderings; actual units may differ.

Two-building residence surrounding a landscaped courtyard, within walking distance to the metro.



LOCATION	Chalandri · North Athens
PRICE RANGE	€276,000 – €400,000
SIZE	1+1, 2+1 and duplex · gross 48–106 m²
DELIVERY	Q2 2028
BUILDING TYPE	Conversion (change of use)
GOLDEN VISA	Suitable · threshold confirmed by legal review
RENTAL	3 years, 3% annual rental guarantee
AVAILABLE UNITS	17 units

WHY THIS PROJECT?

- 45 residences: 34 1+1, 2 2+1 and 9 duplex; new project of two blocks.
- Energy class A, heat pump, Grohe; most apartments include a parking space.
- Approx 12-minute walk to the metro; hospitals ~900 m, Golden Hall mall ~1.5 km.
- Athens Airport approx 25 minutes by car.



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PROJECT PAGE

WRITE VIA WHATSAPP > FEASIBILITY REPORT > NORTH ATHENS >

Prices are based on the developer's current list as of 30 October 2026; availability and prices may change. Most images are computer-generated renderings; actual units may differ.

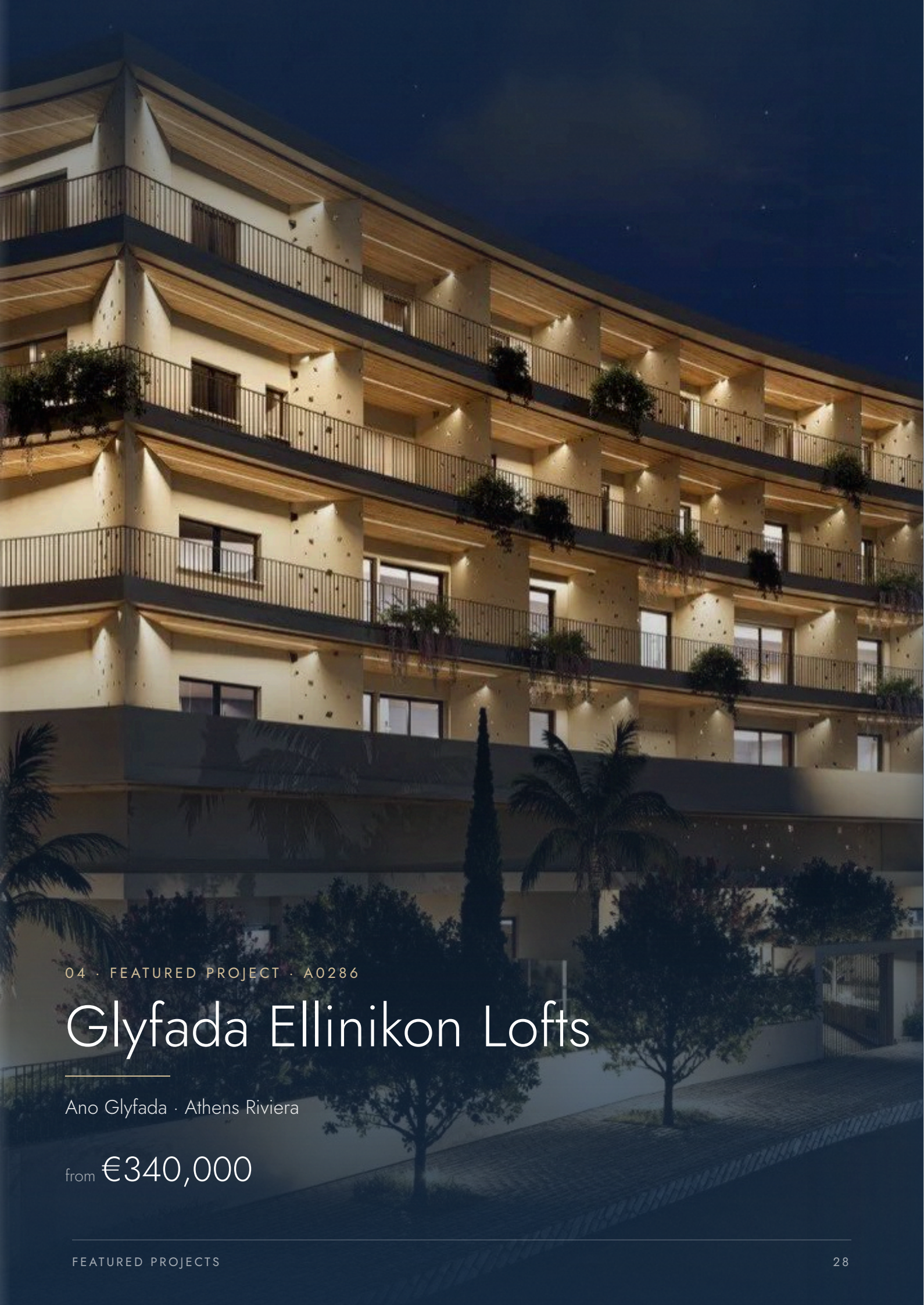


04 · FEATURED PROJECT · A0223

Chalandri Court Residences

Chalandri · North Athens

from €276,000



04 · FEATURED PROJECT · A0286

Glyfada Ellinikon Lofts

Ano Glyfada · Athens Riviera

from €340,000

A0286 · GLYFADA ELLINIKON LOFTS

Curved-façade building with 31 residential units; two-storey sea-view loft duplexes on the roof.



LOCATION	Ano Glyfada · Athens Riviera
PRICE RANGE	€340,000 – €520,000
SIZE	1+1, garden ground floor and loft duplex · gross 40–127 m²
DELIVERY	Q1 2028
BUILDING TYPE	Conversion (change of use)
GOLDEN VISA	Suitable · threshold confirmed by legal review
RENTAL	No rent guarantee
AVAILABLE UNITS	24 units

The delivery date depends on the developer's confirmation.

WHY THIS PROJECT?

- Ellinikon park, marina and business district are a short distance by car.
- Glyfada centre, tram and beaches are a few minutes by car; airport ~25 minutes.
- Two-storey sea-view loft duplexes on the penthouse level; garden apartments on the ground floor.
- Parking and storage facilities; landscaped ground level and elevator.



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PROJECT PAGE

WRITE VIA WHATSAPP > ATHENS RIVIERA >

Prices are based on the developer's current list as of 30 October 2026; availability and prices may change. Most images are computer-generated renderings; actual units may differ.

Next to Kifisia, the last two apartments in the 44-unit conversion building.



LOCATION	Lykovrysi · Kifisia border · North Athens
PRICE RANGE	€278,000 – €380,000
SIZE	Terraced 1+1 (46 m ² interior + 34 m ² terrace) and garden 2+1 (80.55 m ² interior + 21 m ² garden)
DELIVERY	December 2027
BUILDING TYPE	Conversion
GOLDEN VISA	Suitable · threshold confirmed by legal review
RENTAL	3 years, 4% annual rental guarantee
AVAILABLE UNITS	2 units

Last two apartments: call us for availability.

WHY THIS PROJECT?

- Air-conditioning, oven, stove and extractor are free in all rooms; full furniture package optional.
- St Catherine’s British School a few minutes away, KAT hospital nearby.
- Kifisia centre and The Mall Athens 2.6 km; quick access to Attiki Odos from the main road.
- Ground-level apartments with private gardens, large balconies on upper floors.



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PROJECT PAGE

WRITE VIA WHATSAPP > NORTH ATHENS >

Prices are based on the developer’s current list as of 30 October 2026; availability and prices may change. Most images are computer-generated renderings; actual units may differ.



04 · FEATURED PROJECT · A0321

Lykovrysi Kifisia Residences

Lykovrysi · Kifisia border · North Athens

from €278,000



04 · FEATURED PROJECT · A0125

Piraeus Harbour Residences

Piraeus · waterfront

from €267,000

A0125 · PIRAEUS HARBOUR RESIDENCES

1 minute walk to Piraeus Port, waterfront 76-unit conversion project.



LOCATION	Piraeus · waterfront
PRICE RANGE	€267,000 – €510,000
SIZE	Studio, 1+1 and 2+1 · net 25–72 m ²
DELIVERY	Q4 2028
BUILDING TYPE	Conversion (change of use)
GOLDEN VISA	Suitable · threshold confirmed by legal review
RENTAL	No rent guarantee
AVAILABLE UNITS	27 units

Some images may have been produced digitally.

WHY THIS PROJECT?

- Approximately 1 minute walk to Piraeus Port; Metro Piraeus 250 m, tram 500 m.
- Pool, gym and co-working space on the roof level.
- Fully furnished apartments with large balconies; building with elevator.
- Marina Zeas 4 minutes, Mikrolimano 5 minutes, central Athens 20 minutes (by car).



Open the project presentation on your phone

PROJECT PAGE

WRITE VIA WHATSAPP > PIRAEUS >

Prices are based on the developer's current list as of 30 October 2026; availability and prices may change. Most images are computer-generated renderings; actual units may differ.

Within walking distance of the Archaeology Museum, furnished 1+1 apartments in the building converted from office to residential.



LOCATION	Exarcheia · central Athens
PRICE RANGE	From €250,000 · confirmed per unit in the offer
SIZE	1+1 · net 31–42 m²
DELIVERY	August 2027
BUILDING TYPE	Conversion (change of use)
GOLDEN VISA	Suitable · threshold confirmed by legal review
RENTAL	No rent guarantee
AVAILABLE UNITS	11 units

Price is confirmed in the offer per apartment.

WHY THIS PROJECT?

- National Archaeological Museum and park approximately 250 m; Line 1 metro a 5-minute walk.
- Ground + 4-storey building converted from office to residential; 36 furnished 1+1 apartments.
- Delivered fully furnished, appliances included; energy class A.
- Conversion permit obtained in May 2026.



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PROJECT PAGE

WRITE VIA WHATSAPP > CENTRAL ATHENS >

Prices are based on the developer's current list as of 30 October 2026; availability and prices may change. Most images are computer-generated renderings; actual units may differ.

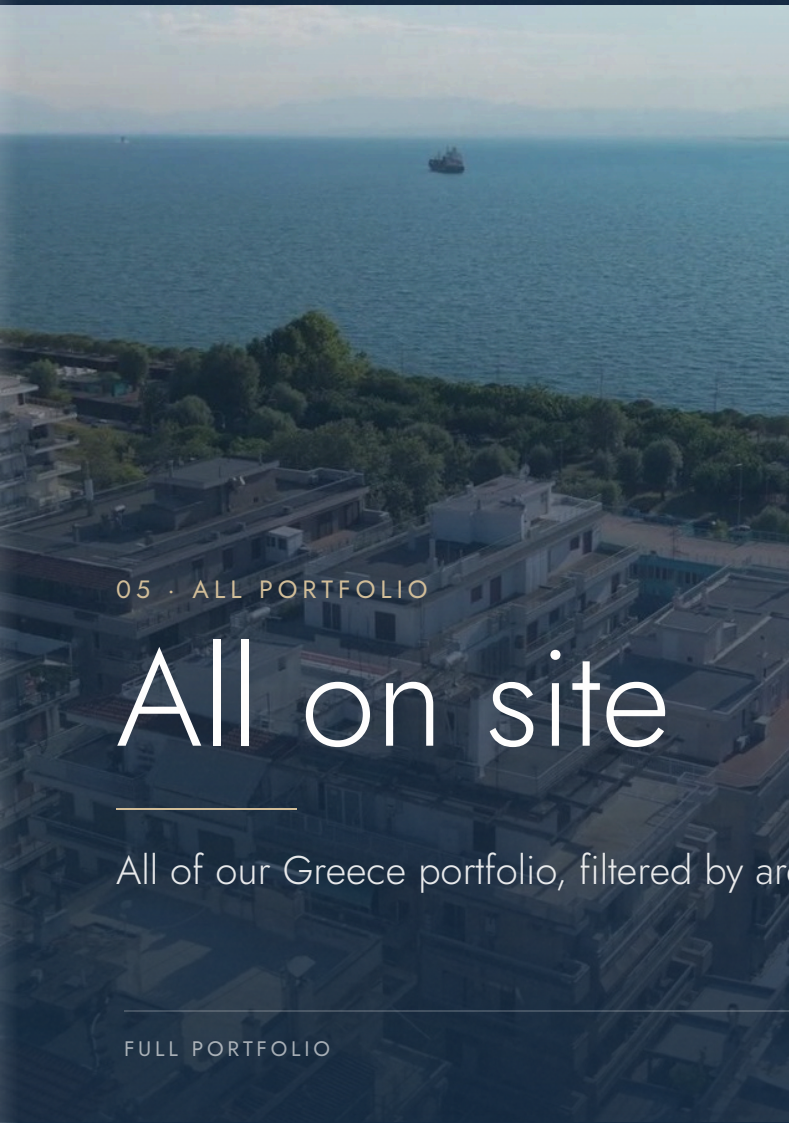
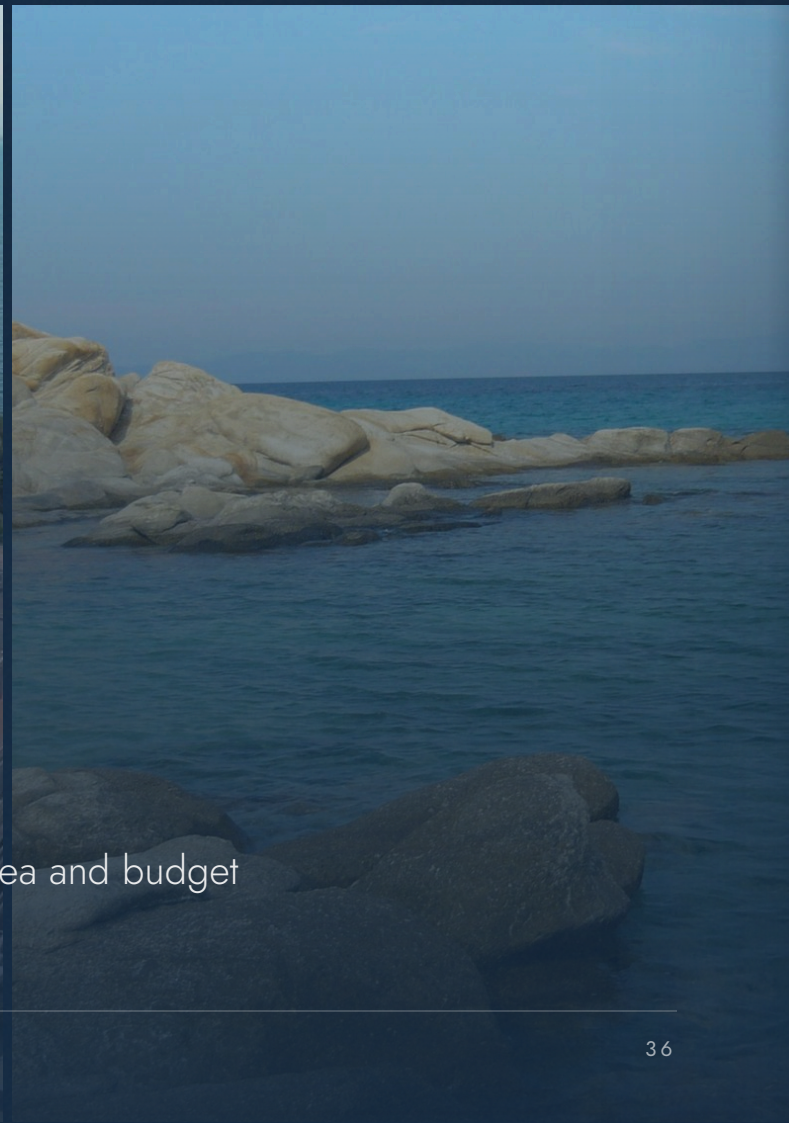


04 · FEATURED PROJECT · A0225

Exarcheia Museum Residences

Exarcheia · central Athens

from €250,000



05 · ALL PORTFOLIO

All on site

All of our Greece portfolio, filtered by area and budget

05 · ALL PORTFOLIO

Our entire portfolio is on the website.

In this catalogue you have seen our six flagship projects. You can filter and compare the remainder of our Greece portfolio, together with current prices and availability, on our website.



[VIEW ALL PROJECTS](#)

Filter by Golden Visa threshold, area, budget, number of rooms and delivery date; add your favourites to your curated shortlist.

[SHOW ON MAP](#) >

GOLDEN VISA PROJECTS BY AREA

Athens Riviera	17 projects	North Athens	10 projects
Central Athens	16 projects	Piraeus	14 projects
South Athens	14 projects	West Athens	5 projects
East Attica	1 project	Islands	4 projects
Thessaloniki · Halkidiki	2 projects	Peloponnese	1 project



Prices are based on the developer's current list as of 30 October 2026; availability and prices may change. Golden Visa eligibility and the applicable threshold are confirmed in writing through an independent legal review (due diligence); reservation procedures are carried out after this review is completed. This catalogue is for informational purposes only and does not constitute legal or tax advice.

Golden Visa

A five-year renewable residence permit through real-estate investment

AT A GLANCE

Six key features

The Greek Golden Visa is a five-year residence permit granted to non-EU investors, and their families, who buy property in Greece above a threshold set by law. The permit renews every five years for as long as you hold the property.

5 years

Five years, renewable

The permit is valid for five years. It renews every five years for as long as you keep the property, with no requirement to increase the investment.

1 file

The whole family on one file

One investment covers your spouse, children under 21 and the parents of both spouses. At 21, children move to an independent three-year permit.

90 / 180

Travel across Schengen

The permit allows visa-free travel within the Schengen area. The short-stay limit is 90 days in any 180-day period, the general Schengen rule.

0 days

No minimum stay

You are not required to live in Greece or to spend a minimum number of days there. You hold the permit without moving your life.

Separate route

Citizenship is a separate path

The Golden Visa is a residence permit, not citizenship. Greek citizenship requires seven years of actual residence with more than 183 days a year, plus language and integration tests.

Yours

The property stays yours

You may let the property long-term and sell it whenever you choose. Selling ends the permit, and the price shown on the deed must not fall below the threshold.

[DETAILS](#) > [GOLDEN VISA 2026 GUIDE](#) >

Which property falls under which threshold?

There is no single figure: the threshold is €250,000, €400,000 or €800,000 depending on the area of the property and the selected route.

CONVERSION AND RESTORATION

€250,000

■ No area requirement · short-term rentals prohibited for 5 years

■ Conversion must be completed after 5 April 2024 and prior to the application

Conversion of a non-residential building into a residence (change of use) or restoration of a registered building. It is not an area threshold.

OTHER AREAS

€400,000

■ Single residence

■ At least 120 m²

Attica, Thessaloniki, Mykonos, Santorini and all regions outside islands with a population exceeding 3,100; for example Halkidiki, Evia, Peloponnese.

ATTICA AND THE MAJOR ISLANDS

€800,000

■ Single residence · at least 120 m²

■ Highest tier of the standard route

All of Attica (Athens, Piraeus, Riviera and suburbs), Thessaloniki, Mykonos, Santorini and islands with a population exceeding 3,100.

Which threshold applies?

- 1

Is the property a conversion from a non-residential building (change of use) or a registered building?

Yes, and if conditions are met: the €250,000 route.
- 2

If not, is the property in Attica, Thessaloniki, Mykonos, Santorini or an island with a population exceeding 3,100?

Yes: €800,000. No: €400,000.
- 3

Is the property a single residence of at least 120 m²?

This condition applies to the €400,000 and €800,000 routes.
- 4

Who verifies which threshold is applicable?

For each property you select, an independent lawyer provides a written confirmation in the legal review. Reservation is made after this confirmation.

Two common mistakes. €250,000 is not an area threshold; no city or neighbourhood is a €250,000 area. There is also no €400,000 threshold in any neighbourhood of Athens.

€250,000 ROUTE · RULES

- Conversion must have been carried out after 5 April 2024 and completed before the application.
- At the time of transfer, the property is registered as residential in the title deed.
- A property acquired through this route cannot be let on short-term rental for five years.



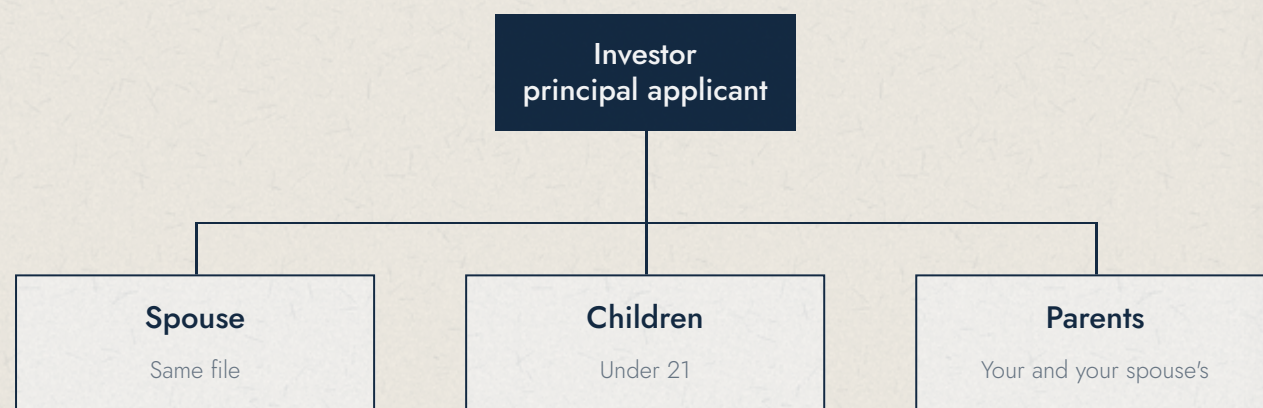
REGIONAL THRESHOLD MAP > 250K GUIDE >



WHO MAY APPLY

Single investment, single file, entire family.

The Golden Visa is granted to a non-EU investor and their family. Your spouse, children under 21, and your and your spouse's parents apply in the same file.



WHO	STATUS	PERMIT FEE
Investor	Principal applicant	€2,000
Spouse and parents	Family permit; adult family member (your and your spouse's parents)	€150
Child, under 18	Family permit	€0
Child, upon turning 21	Transitions to a three-year independent permit	€450

A separate form, biometric photo and health insurance are required for each family member; the card is €16 per person. An unmarried child under 21 from your spouse's previous marriage is counted as a family member if custody lies with the spouse.

For a child under 18. Through legal representatives, a child can be the owner of the property and the principal applicant; a court order and full payment in advance by bank transfer are required. Written confirmation is obtained on a file basis.

[FAMILY REUNIFICATION](#) > [IN THE NAME OF A CHILD](#) > [STEPCHILD](#) >

DOCUMENTS

Pre-application checklist

WHAT TO PREPARE

- 1 Valid passport; separate form and biometric photos for each family member.
- 2 Source of funds documents: account statement, sale, salary or dividend documents.
- 3 Power of attorney for the lawyer: executed at a notary in Turkey and apostilled.
- 4 Sworn Greek translation and apostille of documents originating from Turkey.
- 5 Separate health insurance of at least one year for each family member; must explicitly cover Greece, travel policies are not accepted.

ASK ABOUT THE PROPERTY

- 1 Which threshold does this property fall under? Has the lawyer provided written confirmation in the legal review?
- 2 For €400,000 and €800,000: single residence, at least 120 m²?
- 3 For €250,000: is the conversion after 5 April 2024, will it be completed before the application, and will the title deed at transfer be classified as residential?
- 4 Has the title deed record, debts and mortgage, and the developer's permit been examined?
- 5 Is the reservation fee, payment schedule, refund condition and delivery date clearly stated in the contract?

Payment rule: via bank, from your own account. The full amount must be paid from the investor's, spouse's or up to second-degree relative's own account. Cash payments and hidden refunds are prohibited; payments from a company account are not accepted. Using credit for the threshold amount is not possible in practice.



The two factors that most extend the timeline are an incomplete source of funds file and a property with an unclear title deed. The definitive list will be clarified with our lawyer based on your file.

[DOCUMENTS AND CONDITIONS](#) > [CASH-BACK BAN](#) > [MORTGAGE](#) >

From your investment plan to your residence card.

You work with the same team from start to finish; each step is documented in writing and linked to the previous one.

1

We map your roadmap together.

Budget, objectives, family and calendar are clarified; the suitable path is determined at the first meeting. At our office, by phone or via Zoom.

1–2 WEEKS

2

Personalised curated shortlist

Price list, floor plan and area report; the threshold for each project is written in the selection.

UP TO 2 DAYS

3

On-site in Athens

City tour and project visits; if you cannot attend, a virtual inspection.

AT LEAST 2 DAYS

4

Legal due diligence

Title deed record, debts and mortgage, developer’s permit; the applicable threshold is confirmed in writing.

2 DAYS

5

Reservation and tax number

Reservation fee (typically ~10% in practice); AFM with power of attorney in about 1 day. The amount, payment schedule and refund condition are stated in the text.

UP TO 1 WEEK

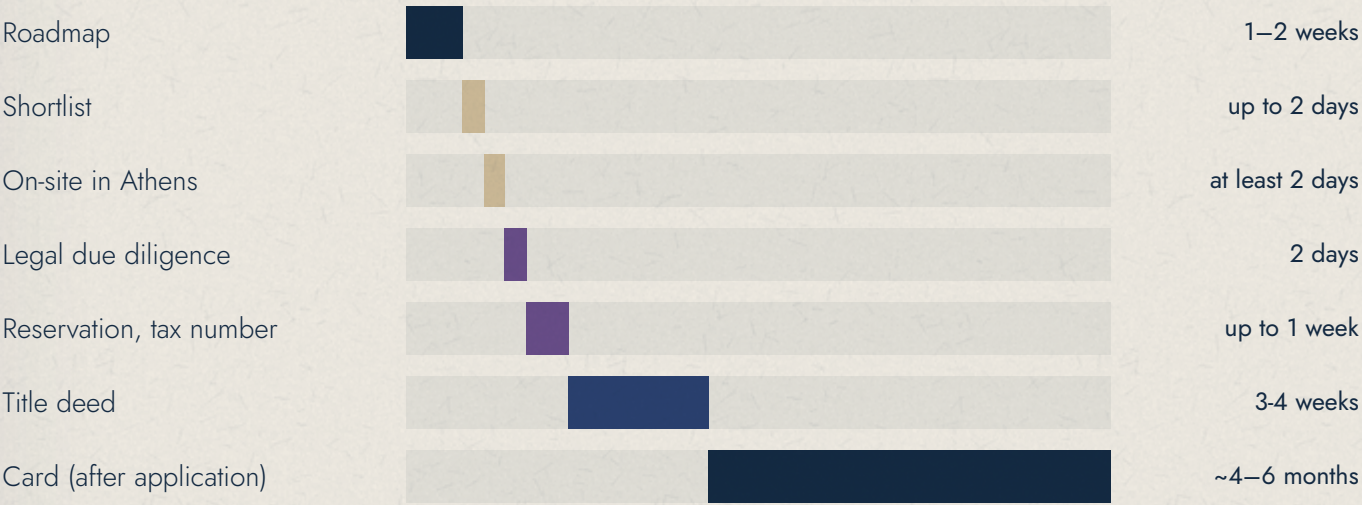
6

Title deed and residence permit

Contract at notary, registration, Golden Visa application and biometrics. The application receipt serves as your legal stay document until the card is issued.

TITLE DEED 3–4 WEEKS · CARD 4–6 MONTHS

How long does it take?



Durations are based on our experience; the appointment and card schedule are in the authority's hands, we do not provide a guaranteed timeline; we communicate the actual schedule in writing at each step.

Remotely, with power of attorney

Tax number (AFM) · bank account · reservation · title deed · virtual property inspection. Power of attorney is executed at a notary in Turkey and apostilled.

In Greece, in person

For biometrics you travel to Greece once. Viewing the property on site is recommended but not required.



CONSULTATION: AT OUR OFFICE, BY PHONE OR VIA ZOOM

MONEY TRANSFER FROM TURKEY

The price is transferred via SWIFT from your own account in Turkey to your own account in Greece. There is no legal upper limit in Turkey; a foreign exchange tax of 0.2% and bank costs are payable on currency purchase. Source of funds documents are part of the application file. The bank transfer must be identical to the notarial deed fee.

Costs other than the property price for three budgets

For a single-investor file; the exact amount is provided in writing at the proposal stage based on the property price and family file.

ITEM	BASIS	€250,000	€400,000	€800,000
Title deed transfer tax	3.09%	€7,725	€12,360	€24,720
Notary	1% + 24% VAT	€3,100	€4,960	€9,920
Cadastral registration	0.5% + €23	€1,273	€2,023	€4,023
Lawyer: purchase and title deed process	1% + 24% VAT	€3,100	€4,960	€9,920
Lawyer: Golden Visa application	€3,000 + 24% VAT	€3,720	€3,720	€3,720
Residence permit fee and card	€2,000 + €16	€2,016	€2,016	€2,016
Health insurance, translation, apostille	mid-range	€460	€460	€460
Total, approximate (excluding property price)		€21,400	€30,500	€54,800

RATIO TO PROPERTY PRICE, APPROXIMATE

€250,000 budget	<div></div>	8.6%
€400,000 budget	<div></div>	7.6%
€800,000 budget	<div></div>	6.9%



ακινήτου έως ότι είναι τετραπλάσιο του των κερδηφόροαυτοχρηματοχρητιστη της ναυπηγικής ακινήτου. Εάν τα γραφεία αναδοχών από αρμόδια της δημόσιας υπηρεσίας, η πρόσβαση για ταξ ημερήσια στο κέντρο ασφάλιστά του συμπίπτει για τη διεκδίκησή του, ο οικογενής, των ορ- τοα, αρεσμεύει, ακατάστατο ακινήτου.

Αρτίκο 1.
Το δωράκι μετέπειτα κινά ανήκει στη γραμμή αγοράς ακινήτου μετρίεται το γραμμή αγοράς ακινήτου και στοταυχρητιστη.

Αρτίκο 2.
Το γραμμή αγοράς ακινήτου οντήρη που στον για την στήριξη ακινήτου, σε έσοδο όταν ακινήτου. Επικυρωστικό δωράκι στήριξης στη τοίχιστη ακινήτου, την αγοράς ακινήτου μετρίεται για στα την έσοδο της αγοράς του έσοδο, και τεταυχρητιστη-η και κινήτου το επόμενα το επόμενα, σε έσοδο την ακινήτου, φοιτήματα στο, επόμενα επόμενα, νακού ακινήτου την αγοράς την ακινήτου.

Αρτίκο 3.



Health insurance (adult approx. €70–105 per year) plus translation and apostille (one person approx. €150–600) comes to €220–705; the table uses the mid-range value. Cadastral registration is a separate item from the notary. Totals are rounded.

While holding: taxes and expenses

RENTAL INCOME TAX · ANNUAL, PROGRESSIVE



5% flat-rate expense deduction. Management: 5–10%; accountant: approx. 100–€150/year.

ITEM	RATE AND DESCRIPTION
Property tax (ENFIA)	Based on tax value; roughly half a month's rent. Typically 300–€400/year for a 100 m² mid-segment residential property; 20% discount for insured properties.
Double taxation	A double taxation avoidance agreement is in effect between Turkey and Greece; rental income is first taxed in Greece. Declaration and offsetting in Turkey should be clarified with your financial advisor.

2027: Transfer tax announcement. In September 2026, the government announced that the transfer tax on residential property purchases by individuals from outside the EU and EEA will increase from 3.09% to 15.45% effective from 1 July 2027. The legal text is not yet available; no exception for the Golden Visa has been announced. The decisive date is the property deed transfer. Arithmetic: for €250,000 the difference is approximately €30,900; for €800,000 approximately €98,880. We explain this with arithmetic; we do not rush you.

VAT suspension on new builds. A home sale in Greece is subject either to 24% VAT or to transfer tax, never both. The VAT suspension on new builds runs until 31 December 2026; a 2027 extension has been announced but not enacted.

The portfolio Golden Visa proposal. The National Housing Strategy 2026–2035 includes a proposal to qualify with a portfolio of several properties let exclusively long-term, instead of a single property. The threshold, number of properties and minimum lease term have not been defined.

Long-term is free; short-term is prohibited.

TYPE OF RENTAL	STATUS
Long-term	Permitted and does not affect the permit.
Short-term	A Golden Visa property cannot be rented out on a daily or weekly basis, nor can it be sublet. The penalty for violation is €50,000, and there is a risk of permit revocation.
€250,000 route	The short-term rental ban is explicitly stated for five years.
Central Athens	New short-term rental registrations in central municipal areas have been suspended throughout 2026.

0 days

No residency requirement

You do not have to live in Greece or stay for a specific duration; there is no minimum stay requirement.

90 / 180

Travel within Schengen

The permit allows visa-free travel within the Schengen area; the short-stay limit is 90 days in every 180-day period.

Sale

If you sell the property

If the property is sold, the permit terminates; to maintain the permit, you must either retain the property or acquire another property that meets the threshold at the same time.

Your property

You can let it long term

You can rent the property out long-term and sell it whenever you wish. The value shown on the title deed must not fall below the threshold.

Capital gains tax on sales by individuals is suspended until 31.12.2026; an extension for 2027 is on the agenda.

RENT AND THE 60-DAY RULE > RENTAL YIELD > FAQ >

The card is issued in approximately 4–6 months; it is renewed as long as the investment is maintained.

RENEWAL SCHEDULE

- 1

6 months before

Avla will contact you; we will review your passport, insurance, and family members' status together.
- 2

3 months before

Documents are collected, and necessary translations and certifications are completed.
- 3

2 months before

The application is submitted via the independent legal counsel with whom we collaborate.
- 4

After the application

Biometric appointment and issuance of the new card; your application receipt serves as proof of your legal stay.

RENEWAL REQUIREMENTS

- The property must be retained: current title deed and property tax declaration (E9).
 - Valid health insurance in Greece.
 - Passport covering the validity period of the new card.
 - No impediments regarding public order.
 - There is no requirement to have lived in Greece.
- Late application: According to 2026 sources, this is possible within a maximum of three months after expiry, with a penalty of €100 for each month of delay; amounts are confirmed at the time of application.



7 years

CITIZENSHIP IS A SEPARATE PATH

The Golden Visa is a residence permit, not citizenship. Greek citizenship is a separate application requiring seven years of actual physical residency of more than 183 days per year, as well as language and integration requirements. Unless you reside physically in Greece, the residency period required for citizenship does not accrue. If your goal is a passport, we plan this route from the beginning with a Greek lawyer.

CARD RENEWAL GUIDE > HEALTHCARE SYSTEM > EDUCATION >

Golden Visa eligibility and the applicable threshold are confirmed in writing through an independent legal review (due diligence); reservation procedures are carried out after this review is completed. This catalogue is for informational purposes only and does not constitute legal or tax advice.

Most frequently asked questions

Is €250,000 still possible?

Yes, but only in two cases: a non-residential building converted to housing, or the restoration of a listed building. It is not a regional threshold; no city or district is a €250,000 zone. The conversion must have been carried out after 5 April 2024 and completed before the application. [FULL ANSWER](#)

Where is the threshold €800,000?

Across the entire Attica region (Athens, Piraeus, the Riviera and the northern and southern suburbs), in Thessaloniki, on Mykonos and Santorini, and on every island with more than 3,100 residents. In these areas the standard route requires a single home of at least 120 m². [FULL ANSWER](#)

Where does the €400,000 threshold apply?

In every region outside Attica, Thessaloniki, Mykonos, Santorini and islands with more than 3,100 residents. The condition is the same: a single property of at least 120 m². A home in Halkidiki, Evia or the Peloponnese, for example, falls into this tier. [FULL ANSWER](#)

Which family members are covered?

Your spouse, your children under 21, and the parents of both you and your spouse. Your spouse’s unmarried child under 21 from a previous marriage qualifies where custody rests with your spouse. All apply on one file, under one investment. [FULL ANSWER](#)

What is the age limit for children?

Children are included in the family permit until they turn 21. At 21 they move to an independent three-year permit, which carries a €450 fee. There is no fee for children under 18. [FULL ANSWER](#)

Do I have to live in Greece?

No. There is no minimum-stay requirement. The permit renews every five years for as long as you hold the property. One consequence: unless you actually live in Greece, the residence period required for citizenship does not accrue. [FULL ANSWER](#)

How long does it take?

Shortlist, review, reservation and tax number take a few weeks; the title deed is completed in 3–4 weeks. After the Golden Visa application, the card is issued in about 4–6 months depending on where the application is filed; the appointment and card calendar is set by the authorities. [FULL ANSWER](#)

Can I rent the property out?

Long-term letting is free and does not affect the permit. Short-term (daily or weekly) letting of a Golden Visa property is prohibited; the fine is €50,000 and the permit can be revoked. On the €250,000 conversion route the ban is expressly five years. [FULL ANSWER](#)

Can it be done by power of attorney? Do I need to travel?

Most steps are completed remotely under a power of attorney granted to your lawyer: tax number, bank account, reservation, title deed. Visiting the property is recommended but not required; we provide live video viewings. One trip to Greece is needed for biometrics. [FULL ANSWER](#)

How do I transfer the money from Türkiye?

The price is sent by SWIFT from your own bank account in Türkiye to your own account in Greece. Türkiye sets no legal ceiling; a 0.2% foreign-exchange levy and bank charges apply when buying the currency. [FULL ANSWER](#)

Will I be taxed twice?

A double-taxation treaty between Türkiye and Greece is in force. Rental income is taxed first in the country where the property is, that is Greece; how it is declared and credited in Türkiye depends on your personal position and is settled with your accountant. This page is not tax advice. [FULL ANSWER](#)

Does the Golden Visa lead to citizenship?

Not directly. The Golden Visa is a residence permit. Greek citizenship is a separate application: seven years of actual residence with more than 183 days a year, plus language and integration requirements. Most Golden Visa holders never take that route; the permit itself is the goal. [FULL ANSWER](#)

Will the 15% transfer tax in 2027 affect me?

According to the announcement, from 1 July 2027 non-EU individuals buying residential property will pay 15.45%. There is no law text yet and no Golden Visa exemption has been announced. The decisive date is the transfer of title, not the agreement or payment date. [FULL ANSWER](#)

Can I use a loan or mortgage?

The full threshold amount must be paid by bank transfer from the own account of the investor, the spouse or a relative up to the second degree. In practice this rules out financing the threshold amount with a loan. [FULL ANSWER](#)

What happens if I sell the property?

Selling the property ends the permit. To keep it, you must hold the property or acquire another qualifying property at the same time. For individuals, capital gains tax on a sale is suspended until 31 December 2026; an extension into 2027 is under discussion. [FULL ANSWER](#)

Can I buy in my minor child’s name?

Yes. A child under 18 can own the property and be the main applicant, acting through legal representatives. Court authorisation is required and the full price must be paid up front by bank transfer; the child cannot take on debt. [FULL ANSWER](#)

Is health insurance required?

Yes. Each family member needs a separate policy of at least one year, from a Greek insurer or a foreign insurer that expressly covers Greece; travel insurance is not accepted. 2026 premiums are roughly €70–105 a year for an adult and €60–85 for a child. [FULL ANSWER](#)

How will I know which threshold a property falls under?

The threshold boxes on this page show starting-price bands. The legal threshold is set by the property’s location and legal status. For every property you choose, an independent lawyer confirms it in writing during legal review; the reservation follows that confirmation. [FULL ANSWER](#)

Read before you decide.

Our market reports are published weekly; our area and feasibility reports are prepared on a project-by-project basis. All available on our website, in one place.

ALL REPORTS

MARKET REPORTS



Market report · 28 October 2026



Market report · 21 October 2026



Market report · October 2026

GOLDEN VISA GUIDES



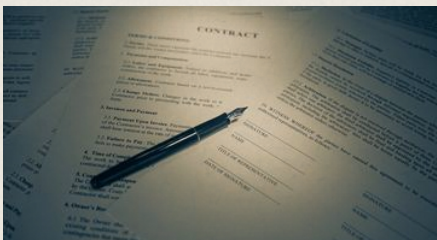
Golden Visa 2026 guide



Threshold structure: €800K / €400K / €250K



Total cost 2026



Required documents and requirements

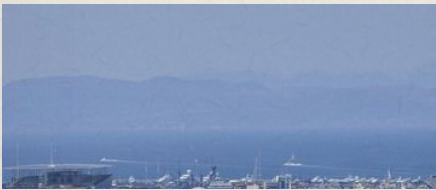


How to acquire it step-by-step?



Family reunification

AREA REPORTS



Athens Riviera



Central Athens



Piraeus



Marousi and Halandri



Kallithea and SNFCC



Peristeri, West Athens



Markopoulo Mesogaia



Aegina Island



Halkidiki

PROJECT REPORTS

A0219	Elliniko Garden Duplexes · Area report
A0219	Elliniko Garden Duplexes · Feasibility report
A0220	Kato Elliniko Riviera Suites · Area report
A0220	Kato Elliniko Riviera Suites · Feasibility report
A0223	Chalandri Court Residences · Feasibility report
A0224	Ilioupoli Boutique Residences · Area report
A0224	Ilioupoli Boutique Residences · Feasibility report
A0233	Monastiraki Residences · Area report
A0233	Monastiraki Residences · Feasibility report
A0234	Neos Kosmos Tram Residences · Area report
A0234	Neos Kosmos Tram Residences · Feasibility report

ALL REPORTS >

Which step are you on?

Write or call; let's plan the next step together. We respond in Turkish and English; the first consultation is free and does not bind you to anything.

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WRITE VIA WHATSAPP

Contact office: Athens, Greece

Golden Visa eligibility and the applicable threshold are confirmed in writing through an independent legal review (due diligence); reservation procedures are carried out after this review is completed. This catalogue is for informational purposes only and does not constitute legal or tax advice. Information as of 30 October 2026; in official transactions, applicable legislation and the practices of the authorities shall prevail.

Avla Gayrimenkul A.Ş. · İstanbul · Avla International Properties FZ-LLC · Ras Al Khaimah

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