



GREECE RESIDENCY PERMIT PROGRAM.

Our company provides complete services for property purchase and Greece Permanent Residency. Our extensive experience, personal service and proven-track record, together with our new Iliso project, in the heart of Athens, make us the perfect partner.

Our company's global coverage enables us to offer excellent support to our partners whatever their needs and wherever they may be, while our unparalleled knowledge of the program and sector allow us to offer invaluable advice and solutions. Our experienced professionals are on-hand to manage the needs of your clients with confidence and care, while our transparent and professional approach combined with our highly secure process assures peace of mind to both and client and partner.

- Leading luxury property developer
- Over 46 years' experience
- Comprehensive property portfolio including Greece and Cyprus
- Comprehensive sales, property management and resale services
- Award-winning developments
- Global presence
- Outstanding quality standards
- Personalised service and attention to detail
- In-house immigration lawyer

Greece offers the most competitive Permanent Residency scheme in Europe with many lifestyle benefits.

The Greece Permanent Residence program enables an entire non-EU family, including dependent children up to age 21 and the parents of both spouses, to obtain Permanent Residency status in Greece. Within just 2 months and with a real estate investment you can secure your future.

The process is extremely straightforward and can even begin remotely.

KEY FEATURES AND BENEFITS:



Visa-free travel within Schengen zone



2 month processing time and simple process



No minimum stay required



Includes dependent children up to age 24



Includes the parents of both spouses



Gives the right to apply for EU citizenship



Eligible to own a business in the EU



Access to EU education and healthcare



Residence permit is valid for 5 years and will be renewed every 5 years.

Furthermore, you can proceed remotely from the comfort of your own home.

INVESTMENT CRITERIA

Permanent residency may be obtained through a secure property investment, the financial criterion is as follows:

- **THE MINIMUM INVESTMENT VALUE IS €250,000 IN RURAL AREAS.**
- **FOR URBAN AND PREMIUM AREAS SUCH AT THE CAPITAL CITY OF ATHENS THE INVESTMENT VALUE IS €500,000.**

SIMPLE AND EFFICIENT PROCESS

- Choose your property
- Reserve property with €50,000 and sign preliminary contract
- Provide POA to chosen Greek lawyer
- Client prepares application documents including private health care for each applicant
- Complete sale and payment, lawyer to sign contract on behalf of the client with public notary in Greece. Public notary to register property in clients name at land registry
- Visit Greece for minimum 2 days to provide biometrics (not later than one month after application is submitted)
- Receive residency permit in two months

A STYLISH HOME IN ATHENS, GREECE

A VAT-free investment with excellent appreciation potential and Permanent Residence in an EU country for your entire family. Giving you visa-free travel access to the Schengen Zone.

From €403,000

LOCATION : ATHENS | MOSCHATO

Urban living for the Mediterranean lifestyle.

A contemporary development of 56 two-bedroom apartments on the Athens Riviera, just 16 kilometres from the city center. Iliso has been designed for contemporary living, intuitive design and robust forms create a distinctive environment that awakens the senses. The architecture has an indoor/outdoor concept, with spacious terraces and beautiful courtyards extending the living areas. The sleek geometry is softened with an earthy palette of materials including wood and marble, selected to provide elegant simplicity.

Iliso Suites are VAT-FREE enabling a saving of 24%.

Moschato is situated at the start of the 70-kilometer Athens Riviera which is currently undergoing a €10Bln upgrade to includes marinas, parks, hotels, casinos and much more, making the area more attractive than ever and ripe for investment. In fact, tourism figures are anticipated to double once the new projects are complete.

Basic Information for Iliso

- Number of units: 56
- Available units: 20
- No. of beds: 2
- No. of bathroom: 2
- Plot size: 2.191 sqm
- Parking: 1 per apartment, covered, gated
- Total number of Parking's: 58
- Energy efficiency of the building: A
- Sqm: From 74 to 106 (total Covered Area)
- Prices: €403.000 - €525.000
- Estimate Return: Short-term gross 4,5% - long-term 3,8%
- Estimated Monthly rental income: 780 € – 1.500 €
- Estimated Daily Rental Income: 75€ – 95€

Construction schedule



- The project has started on June 2023
- Completion of the project July 2025



Greece

Greece is strategically located at the crossroads of Europe, Asia and Africa. The Aegean Sea lies to the east of the mainland, the Ionian Sea to the west, and the Mediterranean Sea to the south. Greece has the longest coastline on the Mediterranean Basin and the 11th longest coastline in the world at 13,676 km (8,498 mi) in length, featuring a vast number of islands (approximately 1,400, of which 227 are inhabited). Eighty percent of Greece consists of mountains, of which Mount Olympus is the highest, at 2,917 m.

Athens

A vibrant capital city and the largest city in Greece. Athens dominates the Attica region of Greece and is one of the oldest cities in Europe with a wealth of history to experience and explore. Each neighbourhood in Athens has its own unique attractions and character. Explore the cafes and bars in Exarchia, the history of Plaka, the buzzing nightlife in Gazi and the coolest shopping in Koukaki.

