

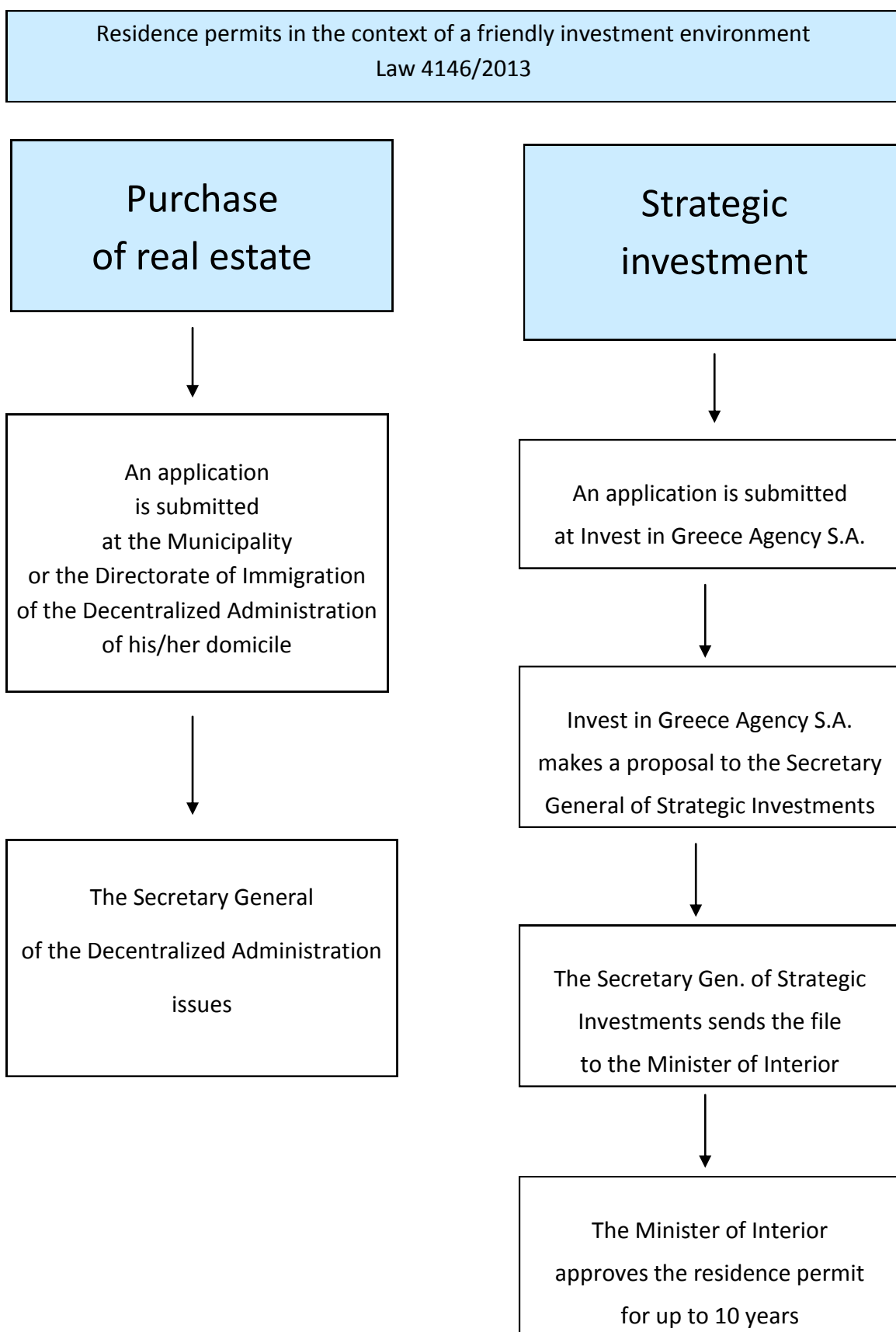


MINISTRY OF FOREIGN AFFAIRS

Residence Permit in Greece by real estate acquisition or strategic investment

Law 4146/2013

JULY 2013



Disclaimer:

this Guide contains information known in July 2013. It does not contain a full list of all issues pertaining to its contents and does not legally bind its author. Any interested party should consult with the competent Greek Consulate for all issues concerning entry visas in Greece or with the competent administrative unit of the Ministry of Interior for all issues concerning residence permits.



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Acquisition of real estate property

- *Whom does it concern;*
Citizens of countries, which are not European Union members
- *What is the minimum value of the real estate property;*
250.000 Euros
- *This sum concern one or more properties;*
It does not matter. Whether one or more properties, their total value must be at least 250.000 Euros.
- *How is the value of the property/ies proved;*
From the value mentioned on the purchase or the rent contract.
- *What happens if the property belongs to a legal entity;*
It does not matter as long as the company shares or the shareholdings belong in whole to the person that will request the residence permit .
- *Does the value of 250.000 Euros concern only the purchase of a real estate property;*
No, several alternative options exist:
 - ♦ Purchase of real estate property, or
 - ♦ Timesharing agreement with a duration of at least 10 years, or
 - ♦ Lease with a duration of at least 10 years of hotel facilities or furnished homes in combined tourist facilities (according to Law 4002/2011—article 8§2).

Entry visa due to real estate acquisition

- *What type of entry visa is needed in order to purchase real property and request a residence permit in Greece;*

Either a type C Schengen visa ,
or a type D national visa.

- *What is the difference;*

Type C—Schengen visa ([for online info click here](#)) :

its holder may stay in Greece and the other Schengen countries for up to 90 days per six-month period. This period start on the day of the first entry in the Schengen area. If the visa is valid for one entry and the citizen of a third country wishes to enter Greece again, he/she should request a new visa.

Type D—national visa ([for online info click here](#)) :

there is a special provision for real estate property owners or perspective buyers. Its duration is up to 365 days. Its holder may stay in Greece during the whole period and travel to or from Greece as often as desired. He/she may travel to other Schengen countries for a up to 90 days per six-month period.

- *What are the conditions for these two types of visa?;*

The conditions are different.

Schengen visa (type C) :

the general conditions for a type C visa are applied ([click here](#)).

National visa for real estate owners or perspective buyers (type D) :

there is distinction between those who request a national visa in order to come to Greece and

either purchase real estate property,
or have already purchased such property and intend to request a residence permit .

The supporting documents that the visa applicant should submit to the Greek Consulate are different in each case (see Appendix, pages 17-18).

- *Which type of entry visa should be used?;*

The applicant should take into consideration the following:

- no specific type of visa is required for the real estate property purchase or acquisition.
- If the foreign citizen needs a long period for research or after the acquisition wishes to stay in Greece for an extended period of time, a type D national visa is appropriate.
- If 90 days per six month period is long enough, and wishes to request anew an entry visa for the next trip to Greece, then a type C Schengen visa suffices.
- In both cases, the application for a residence permit must have been submitted before the expiration of the visa. The applicant can also choose to submit the application through a proxy person.



Supporting documents for issuing a type D national visa
(see Appendix, pages 17-18)

1. Application and photo
2. Valid passport or other travel document that is recognized by Greece
3. Copy of penal status
4. Medical certificate proving that the applicant has no contagious disease, which may endanger public health
5. Travel insurance

In addition, depending on the specific case, the following supporting documents are required:

Φυσικά πρόσωπα

6. Copy of the notarial act proving the property acquisition. The value represented must be at least 250.000€
7. Notarial certificate that the act fulfills the requirements of article 36A of Law 3386/2005
8. Proof of registration to the competent land registry.

In case the property acquisition has not been completed, the following supporting documents are also required:

9. Proof that the applicant has assets whose value exceeds 250.000€ (i.e. certificate by a recognised first class bank or official financial organisation or other recognised securities depository, attesting the existence of bank accounts or other securities, especially bonds or shares).
10. Copy of brokerage assignment to a law firm or real estate agency.

Acquisition through a legal entity

6. Copy of the notarial act proving the property acquisition. The value represented must be at least 250.000€
1. Copy of the the articles of incorporation of the legal entity, proving that the third country national owns all corporate dividends or shares.

In case the property acquisition has not been completed, the above mentioned #9 and #10 supporting documents are also required.



Residence permit by real estate acquisition

- *What is the duration of the residence permit ;*
5 years
- *Can the residence permit be renewed?*
Yes, for another 5 years each time, provided that the applicant still owns the property
- *May the members of the investor's family request a residence permit?*
Yes. They may request individual residence permits . They must though submit separate applications. Their own permit expires at the same date that the investor's permit expires.
- *Do persons holding a residence permit have the right to work in Greece?*
No
- *If I get a residence permit, can I add the period of its duration to the total duration needed in order to request the Greek nationality;*
No
- *I would like to request a residence permit. Should I get an entry visa for Greece before I submit my application for the residence permit?*
Only if you come from a country, whose citizens are required to get an entry visa in order to come to Greece.
- *Where should I submit the application for a residence permit;*
At the Directorate of Foreign Citizens and Immigration of the Decentralized Administration, at the location of his residence. In some areas though, the application should be submitted to the Municipality of his/her residence. In the latter case, the file must be transferred to the Decentralized Administration within 15 days.



- *Who decides on the application for a residence permit ;*
The Secretary General of the Decentralized Administration.
- *What advantages provides to its holder a residence permit in Greece?*
 - He/she may stay continuously in Greece for its whole duration
 - He/she may travel to other Schengen countries without a visa, but his/her stay in those countries cannot exceed 90 days in each 6-month period.
 - He/she has access to health or education services, just like any Greek citizen.
- *How long can it take until the residence permit is issued?*
It must be issued within 2 months from the day on which the application was submitted or reached the Decentralized Administration.
- *Is the applicant covered from the moment he/she submitted the application until the day the residence permit is issued?;*
Yes.
 - If all the supporting documents are submitted, a proof of submission is issued.
 - If an application for a residence permit is submitted for the first time, this proof of submission is issued, even if the supporting documents with regard to the insurance coverage or the medical certificate of the applicant will be submitted at a later date.
- *What is the duration of the proof of submission regarding an application for a residence permit?*
One year.
- *I submitted an application for a residence permit and I was given a document proving its submission. What can I do with it?*
You may travel freely as often as you wish to/from Greece.
Attention: you are not allowed to travel to any other Schengen country. This means that any flight schedule that requires a flight transfer at the airport of an other Schengen country should be avoided.

Supporting documents in order to submit an application for a residence permit

- Three (3) recent colour photos
- Copy of a valid passport or other travel document recognized in Greece bearing an entry visa, whenever an entry visa is required
- Health certificate from a Greek state hospital or other medical facility or from a medical doctor proving that its bearer is free from any contagious disease that may endanger public health.

Furthermore, the following supporting documents are required:

1. In case it concerns an individual, who has ownership and possession of a real estate property:

- Copy of the purchase title of the property/ies worth of at least 250.000 Euros.
- A notarian certificate that the property deed fulfills all the requirements set by Law 4146/2013 art. 6 par.2
- Proof that the property title was properly registered at the local Land Registry.
- Certificate proving that medical or health expenses of the applicant will be covered.

2. In case an individual acquires ownership and possession of a real estate property through a legal entity:

- Copy of the purchase title of the property/ies worth of at least 250.000 Euros.
- A notarian certificate that the property deed fulfills all the requirements set by Law 4146/2013 art. 6 par.2
- Proof that the property title was properly registered at the local Land Registry.
- Copy of the charter of the legal entity proving that the applicant is its sole owner.
- Certificate proving that medical or health expenses of the applicant will be covered.

3. In case that hotel accommodation or furnished tourist residences in a combined tourist facility are leased for a period of at least ten years

- Copy of a notarian act concerning the lease of hotel accommodation or furnished tourist residences in a combined tourist facility are leased for a period of at least ten years. The above facility must be registered at the Greek National Tourism Organization (GNTO)
- Proof that the lease contract was properly registered at the local Land Registry.
- Certificate proving that medical or health expenses of the applicant will be covered.



4. In case the application concerns the members of the family of the person who is requesting or has requested a residence permit

- Certificate proving that medical or health expenses of the applicant/s will be covered.
- A recent certificate of family status from a foreign authority proving the relationship between the main applicant and the members of his/her family.

Decision of the Minister of Interiors nr. 23195 (Gov't Gazette B' 1279/28-5-2013)



Strategic Investment

- *Whom does it concern?;*
Citizens of countries, which are not members of the European Union
- *Which investments are considered to be strategic?*
An investment is considered to be strategic when is a relevant Decision of the Interministerial Committee of Strategic Investments has been issued (Law 3894/2010—Gov't Gazette A' 204)
- *Who can request a residence permit;*
 - The legal representative of the entity, which implements the investment
 - up to 10 persons, for which a residence permit is considered to be necessary in order to implement the investment
- *May the members of their family also apply for a residence permit ?;*
Yes.
The members of their family may apply.
The same applies to persons assisting those family members provided that the latter are disabled or have special needs.
The duration of those permits ends when the residence permit of the person on whom they base their right expires
- A national visa (type D) from the competent Greek Consulate may be requested (see Appendix, pages 19-20).

RESIDENCE PERMIT BY STRATEGIC INVESTMENT

- *What is the duration of a residence permit by strategic investment?*
Up to 10 years.
- *I have a residence permit. Can I count its duration in the time-period I need in order apply for Greek citizenship?*
No.
- *Where must the application be submitted;*
At “Invest in Greece Agency”.
- *What is the procedure?*
Invest in Greece Agency within 5 days makes a proposal to the Secretary General of Strategic Investments regarding to the relation between the applicants and the entity implementing the strategic investment and conveys to him/her the file.
Within 5 days the Secretary General of Strategic Investments conveys the file to the Minister of Interiors, attaching the relevant decision of the Interministerial Committee for Strategic Investments and the proposal of Invest in Greece Agency SA.
- *Who decides on the residence permit?*
The Minister of Interiors issues a decision.
- *What are the advantages of a residence permit in Greece for its holder?*
 - He/she can stay continuously in Greece as long as the residence permit is valid.
 - He/she can travel to other Schengen countries for up to 90 days for every six-month period.
 - He/she has access to health or education services in Greece just like any Greek citizen.

Supporting documents for a residence permit by strategic investment

1. **In case it concerns the legal representative of the entity implementing the investment or persons considered to be important for the implementation of the investment**
 - Certificate proving that medical or health expenses of the applicant will be covered.
2. **In case it concerns the family members of the above persons**
 - Certificate proving that medical or health expenses of the applicant will be covered.
 - A recent certificate of family status from a foreign authority proving the relationship between the main applicant and the members of his/her family.
3. **In case it concerns personnel assisting the above persons**
 - Certificate proving that medical or health expenses of the applicant will be covered.
 - An official document of the country of origin certifying that the applicant's job is to assist the person who has special needs or disabilities.





1227

ΕΦΗΜΕΡΙΣ ΤΗΣ ΚΥΒΕΡΝΗΣΕΩΣ

ΤΗΣ ΕΛΛΗΝΙΚΗΣ ΔΗΜΟΚΡΑΤΙΑΣ

ΤΕΥΧΟΣ ΠΡΩΤΟ

Αρ. Φύλλου 90

18 Απριλίου 2013

ΝΟΜΟΣ ΥΠ' ΑΡΙΘ. 4146

Διαμόρφωση Φιλικού Αναπτυξιακού Περιβάλλοντος για τις Στρατηγικές και Ιδιωτικές Επενδύσεις και άλλες διατάξεις.

Άρθρο 6 Άδειες διαμονής

1. Στο άρθρο 26 του ν. 3386/2005 «Είσοδος, διαμονή και κοινωνική ένταξη υπηκόων τρίτων χωρών στην Ελληνική Επικράτεια» (Α'212) προστίθεται παράγραφος 8 ως εξής:

«8. Για τις περιπτώσεις επενδύσεων, οι οποίες έχουν χαρακτηριστεί ως «στρατηγικές επενδύσεις» μετά από απόφαση της Διευρυγικής Επιτροπής Στρατηγικών Επενδύσεων περί υπαγωγής στο ν. 3894/2010 (Α'204) μπορεί να χορηγούνται άδειες διαμονής στο νόμιμο εκπρόσωπο του φορέα της στρατηγικής επένδυσης, και έως και σε δέκα (10) πρόσωπα των οποίων η έκδοση άδειας διαμονής θεωρείται ως απαραίτητη προϋπόθεση για την εύρυθμη πραγματοποίηση του εν λόγω επενδυτικού σχεδίου, και τα οποία πρόσωπα μπορούν να συνοδεύονται και από τα, κατά την παρ. 1 του άρθρου 54 του ν. 3386/2005, μέλη των οικογενειών τους, καθώς και από βοηθητικό προσωπικό, εφόσον πρόκειται για άτομα με ειδικές ανάγκες, στα οποία χορηγείται, ύστερα από αίτησή τους, ατομική άδεια διαμονής που λήγει ταυτόχρονα με την άδεια διαμονής των συντηρούντων. Η αίτηση για την έκδοση των ανωτέρω αδειών διαμονής, καθώς και τα λοιπά απαραίτητα δικαιολογητικά, υποβάλλονται στην «Επενδύστε στην Ελλάδα Α.Ε.». Η «Επενδύστε στην Ελλάδα Α.Ε.» εισηγείται εντός προθεσμίας 5 ημερών, όσον αφορά τη σχέση των υπέρ των η αίτηση με τον φορέα της στρατηγικής επένδυσης, στον Γενικό Γραμματέα Στρατηγικών και Ιδιωτικών Επενδύσεων, διαβιβάζοντας σε αυτόν το σύνολο των υποβληθέντων δικαιολογητικών. Εντός προθεσμίας 5 ημερών, το αργότερο, από την περιέλευση του φακέλου στον Γενικό Γραμματέα Στρατηγικών και Ιδιωτικών Επενδύσεων, ο τελευταίος διαβιβάζει στον Υπουργό Εσωτερικών, πρόταση, στην οποία επισυνάπτεται η σχετική απόφαση της Διευρυγικής Επιτροπής Στρατηγικών Επενδύσεων και η σχετική εισήγηση της «Επενδύστε στην Ελλάδα Α.Ε.». Ο Υπουργός Εσωτερικών αποφασίζει για την έγκριση της άδειας διαμονής, η οποία μπορεί να έχει διάρκεια έως και δέκα έτη. Αιτήματα τα οποία αφορούν σε επενδύσεις οι οποίες έχουν ενταχθεί στις διατάξεις του ν. 3894/2010, εξετάζονται από όλες τις αρμόδιες υπηρεσίες κατά απόλυτη προτεραιότητα. Για τυχόν λοιπές άδειες διαμονής, ισχύουν οι διατάξεις του παρόντος νόμου.»

2. Μετά το άρθρο 36 του ν. 3386/2005 «Είσοδος, διαμονή και κοινωνική ένταξη υπηκόων τρίτων χωρών στην Ελληνική Επικράτεια» προστίθεται άρθρο 36Α ως ακολούθως:

«Άρθρο 36Α

Χορήγηση αδειών διαμονής σε ιδιοκτήτες ακινήτων στην Ελλάδα

1. Με απόφαση του Γενικού Γραμματέα Αποκεντρωμένης Διοίκησης, χορηγείται άδεια διαμονής για πέντε έτη σε υπήκοο τρίτης χώρας, εφόσον έχει λάβει θεώρηση εισόδου όταν απαιτείται και διαθέτει, είτε προσωπικά είτε μέσω νομικού προσώπου του οποίου οι μετοχές ή τα εταιρικά μερίδιά του ανήκουν εξ ολοκλήρου, κατά κυριότητα, νομή και κατοχή ακίνητη περιουσία στην Ελλάδα ή έχει συνάψει τουλάχιστον δεκαετούς διάρκειας χρονομεριστική μίσθωση του ν. 1652/1986 «Σύμβαση Χρονομεριστικής Μίσθωσης και Ρύθμιση Συναφών Θεμάτων» (Α'167) όπως ισχύει, ή δεκαετούς διάρκειας μίσθωση ξενοδοχειακών καταλυμάτων ή τουριστικών επιπλωμένων κατοικιών σε σύνθετα τουριστικά καταλύματα του άρθρου 8 παρ. 2 του ν. 4002/2011 (Α'180). Η ως άνω άδεια μπορεί να ανανεώνεται για ισόχρονη διάρκεια, εφόσον η ακίνητη περιουσία παραμένει κατά τους παραπάνω τρόπους στην κυριότητα, νομή και κατοχή του ή παραμένουν σε ισχύ οι συμβάσεις του προηγούμενου εδαφίου και πληρούνται οι λοιπές, προβλεπόμενες από το νόμο, προϋποθέσεις. Το ελάχιστο ύψος της ακίνητης περιουσίας, καθώς και το συμβατικό τίμημα των χρονομεριστικών μισθώσεων και των μισθώσεων ξενοδοχειακών καταλυμάτων ή τουριστικών επιπλωμένων κατοικιών σε σύνθετα τουριστικά καταλύματα του παρόντος άρθρου καθορίζεται σε διακόσιες πενήντα χιλιάδες (250.000) ευρώ. Με κοινή απόφαση των Υπουργών Εσωτερικών και Οικονομικών το ύψος της ως άνω ακίνητης περιουσίας μπορεί να αναπροσαρμόζεται, και θα προκύπτει σύμφωνα με τις αναγραφόμενες επί των συμβολαίων αξίες των ακινήτων ή των συμβάσεων μίσθωσης.

2. Ο παραπάνω υπήκοος τρίτης χώρας μπορεί να συνοδεύεται και από τα, κατά την παρ. 1 του άρθρου 54 του ν. 3386/2005, μέλη της οικογένειάς του, στα οποία χορηγείται, ύστερα από αίτησή τους, ατομική άδεια διαμονής που ανανεώνεται ή /και λήγει ταυτόχρονα με την άδεια διαμονής του συντηρούντος.

3. Οι κατά τις παραγράφους 3 και 4 του παρόντος άρθρου χορηγούμενες άδειες διαμονής δεν καθιερώνουν δικαίωμα πρόσβασης σε οποιαδήποτε μορφή εργασίας.

4. Το κατά τις διατάξεις του παρόντος άρθρου χρονικό διάστημα διαμονής δεν συνηπολογίζεται για τη χορήγηση ιθαγένειας στους διαμένοντες.»





20149

ΕΦΗΜΕΡΙΣ ΤΗΣ ΚΥΒΕΡΝΗΣΕΩΣ

ΤΗΣ ΕΛΛΗΝΙΚΗΣ ΔΗΜΟΚΡΑΤΙΑΣ

ΤΕΥΧΟΣ ΔΕΥΤΕΡΟ

Αρ. Φύλλου 1279

28 Μαΐου 2013

ΑΠΟΦΑΣΕΙΣ

Αριθ. Πρωτ.: 23195

(2)

Τροποποίηση της υπ' αριθμ. 933/16.01.2009 απόφασης του Υπουργού Εσωτερικών περί «Καθορισμού απαιτούμενων δικαιολογητικών για τη χορήγηση και ανανέωση της άδειας διαμονής σύμφωνα με τις διατάξεις του Ν. 3386/2005 όπως ισχύει».

Ο ΑΝΑΠΛΗΡΩΤΗΣ ΥΠΟΥΡΓΟΣ ΕΣΩΤΕΡΙΚΩΝ

Έχοντας υπόψη:
Τις διατάξεις:

1. Του άρθρου 11 παρ. 2 του άρθρου και του άρθρου 96 του Ν. 3386/2005 «Είσοδος διαμονή και κοινωνική ένταξη υπηκόων τρίτων χωρών στην Ελληνική Επικράτεια» (ΦΕΚ Α' 212).

2. Του άρθρου 6 του Ν. 4146/18.04.2013 (ΦΕΚ Α' 90) «Διαμόρφωση Φιλικού Αναπτυξιακού Περιβάλλοντος για τις Στρατηγικές και Ιδιωτικές Επενδύσεις και άλλες διατάξεις».

3. Του άρθρου 90 του Προεδρικού Διατάγματος υπ' αριθμ. 63/2005 «Κωδικοποίηση της νομοθεσίας για την Κυβέρνηση και τα Κυβερνητικά όργανα» (Α' 98).

4. Την υπ' αριθμ. 933/16.01.2009 (ΦΕΚ Β' 53) απόφαση του Υπουργού Εσωτερικών «Καθορισμός απαιτούμενων δικαιολογητικών για τη χορήγηση και ανανέωση της άδειας διαμονής σύμφωνα με τις διατάξεις του Ν. 3386/2005 όπως ισχύει».

5. Την υπ' αριθμ. Υ 39/4.7.2012 απόφαση του Πρωθυπουργού «Ανάθεση αρμοδιοτήτων στον αναπληρωτή Υπουργό Εσωτερικών Χαράλαμπο Αθανασίου» (ΦΕΚ Β' 2091).

6. Το γεγονός ότι από τις διατάξεις της παρούσας δεν προκαλείται δαπάνη σε βάρος του Κρατικού Προϋπολογισμού, αποφασίζουμε:

Τροποποιούμε την υπ' αριθμ. 933/16.1.2009 (ΦΕΚ Β' 53) απόφαση ως εξής:

1. Στο Κεφάλαιο Β της ανωτέρω απόφασης προστίθεται υποκεφάλαιο Β)3, ως εξής:

Β) 3 Ανάπτυξη «στρατηγικών επενδύσεων»

1. Χορήγηση άδειας διαμονής σε πολίτη τρίτης χώρας νόμιμο εκπρόσωπο του φορέα της στρατηγικής επένδυσης.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

2. Χορήγηση άδειας διαμονής σε πολίτες τρίτων χωρών, που έχουν κριθεί απαραίτητα για την εύρυθμη λειτουργία της στρατηγικής επένδυσης.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

3. Χορήγηση άδειας διαμονής στα κατά την παρ. 1 του άρθρου 54 του Ν. 3386/2005 μέλη οικογένειας του νόμιμου εκπροσώπου και των στελεχών που έχουν κριθεί απαραίτητα για την εύρυθμη λειτουργία της στρατηγικής επένδυσης.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

• Πρόσφατο πιστοποιητικό οικογενειακής κατάστασης αλλοδαπών αρχών, από το οποίο να προκύπτει ο συγγενικός δεσμός.

4. Χορήγηση άδειας διαμονής σε πολίτες τρίτων χωρών βοηθητικό προσωπικό.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

• Έγγραφο της χώρας προέλευσης που πιστοποιεί την ιδιότητα του πολίτη τρίτης χώρας, ως βοηθητικό προσωπικό ατόμου με ειδικές ανάγκες.

5. Ανανέωση άδειας διαμονής πολίτη τρίτης χώρας νόμιμου εκπροσώπου του φορέα της στρατηγικής επένδυσης.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

• Βεβαίωση της «Επενδύστε στην Ελλάδα» για την πορεία υλοποίησης της επένδυσης και τη διατήρηση της ιδιότητας του νομίμου εκπροσώπου.

• Αποδεικτικό εκπλήρωσης φορολογικών υποχρεώσεων.

6. Ανανέωση άδειας διαμονής πολιτών τρίτων χωρών, που έχουν κριθεί απαραίτητα για την εύρυθμη λειτουργία της στρατηγικής επένδυσης.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

• Βεβαίωση της «Επενδύστε στην Ελλάδα» για την πορεία υλοποίησης της επένδυσης και την αναγκαιότητα συνέχισης της διαμονής των συγκεκριμένων προσώπων στην Ελλάδα.

• Αποδεικτικό εκπλήρωσης φορολογικών υποχρεώσεων.

7. Ανανέωση άδειας διαμονής στα κατά την παρ. 1 του άρθρου 54 του Ν. 3386/2005 μέλη οικογένειας του νόμιμου εκπροσώπου και των στελεχών που έχουν κριθεί απαραίτητα για την εύρυθμη λειτουργία της στρατηγικής επένδυσης.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

• Υπεύθυνη δήλωση του συντηρούντος ότι δεν έχει μεταβληθεί η οικογενειακή του κατάσταση.

• Αντίγραφο ληξιαρχικής πράξης τέκνου που έχει γεννηθεί στην Ελλάδα.

8. Ανανέωση άδειας διαμονής πολιτών τρίτων χωρών σε βοηθητικό προσωπικό.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

• Υπεύθυνη δήλωση του πολίτη τρίτης χώρας, ατόμου με ειδικές ανάγκες ότι εξακολουθεί να απασχολείται ως βοηθητικό προσωπικό.

2. Στην ανωτέρω απόφαση προστίθεται Κεφάλαιο ΙΒ ως εξής:

Κεφάλαιο ΙΒ. Χορήγηση και ανανέωση άδειας διαμονής σε πολίτες τρίτων χωρών ιδιοκτήτες ακινήτων στην Ελλάδα.

1. Χορήγηση άδειας διαμονής σε πολίτες τρίτων χωρών, ιδιοκτήτες κατά κυριότητα, νομή και κατοχή, εξ' ολοκλήρου ή εξ' αδιαφέτου, ακινήτων στην Ελλάδα.

• Αντίγραφο συμβολαίου αγοράς ακινήτου ή ακινήτων αξίας 250.000 ευρώ τουλάχιστον.

• Βεβαίωση του συμβολαιογράφου ότι το συμβόλαιο αγοράς καλύπτει τις προϋποθέσεις του άρθρου 6 παρ. 2 του Ν. 4146/2013.

• Αποδεικτικό μεταγραφής από το αρμόδιο υποθηκοφυλακείο.

• Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

2. Χορήγηση άδειας διαμονής σε πολίτες τρίτων χωρών, που διαθέτουν, ακίνητη περιουσία στην Ελλάδα μέσω νομικού προσώπου, του οποίου οι μετοχές ή τα εταιρικά μερίδια, τους ανήκουν εξ' ολοκλήρου.

• Αντίγραφο συμβολαίου αγοράς ακινήτου ή ακινήτων αξίας 250.000 ευρώ τουλάχιστον.

• Βεβαίωση του συμβολαιογράφου ότι το συμβόλαιο αγοράς καλύπτει τις προϋποθέσεις του άρθρου 6 παρ. 2 του Ν. 4146/2013.

• Αποδεικτικό μεταγραφής από το αρμόδιο υποθηκοφυλακείο.

• Αντίγραφο του καταστατικού του νομικού προσώπου όπου θα εμφανίζεται ότι ο πολίτης τρίτης χώρας είναι κάτοχος όλων των εταιρικών μεριδίων ή των μετοχών.

• Βεβαίωση ότι ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.



3. Χορήγηση άδειας διαμονής σε πολίτες τρίτων χωρών που έχουν συνάψει τουλάχιστον δεκαετούς διάρκειας μίσθωση ξενοδοχειακών καταλυμάτων ή τουριστικών επιπλωμένων κατοικιών σε σύνθετα τουριστικά καταλύματα του άρθρου 8 παρ. 2 του Ν. 4002/2011.

- Αντίγραφο συμβολαιογραφικού εγγράφου μίσθωσης ξενοδοχειακών καταλυμάτων ή τουριστικών επιπλωμένων κατοικιών σε σύνθετα τουριστικά καταλύματα, από το οποίο να αποδεικνύεται η εφάπαξ καταβολή του ποσού των 250.000 ευρώ και στο οποίο να υφίσταται μνεία για χορήγηση σχετικού σήματος λειτουργίας από τον ΕΟΤ.

- Αποδεικτικό μεταγραφής του αρμόδιου υποθηκοφυλακείου στο οποίο έχει μεταγραφεί το σχετικό μεθωτήριο συμβόλαιο.

- Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

4. Χορήγηση άδειας διαμονής στα κατά την παρ. 1 του άρθρου 54 του Ν. 3386/2005 μέλη οικογένειας του πολίτη τρίτης χώρας.

- Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

- Πρόσφατο πιστοποιητικό οικογενειακής κατάστασης αλλοδαπών αρχών, από το οποίο να προκύπτει ο συγγενικός δεσμός.

5. Ανανέωση άδειας διαμονής σε πολίτες τρίτων χωρών, ιδιοκτήτες, κατά κυριότητα, νομή και κατοχή, εξ' ολοκλήρου ή εξ' αδιαφρέτου, ακινήτων στην Ελλάδα.

- Αποδεικτικό μεταγραφής από το αρμόδιο υποθηκοφυλακείο.

- Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

6. Ανανέωση άδειας διαμονής σε πολίτες τρίτων χωρών, που διαθέτουν, ακίνητη περιουσία στην Ελλάδα

μέσω νομικού προσώπου, του οποίου οι μετοχές ή τα εταιρικά μερίδια, τους ανήκουν εξ' ολοκλήρου.

- Αποδεικτικό μεταγραφής από το αρμόδιο υποθηκοφυλακείο.

- Βεβαίωση του Γ.Ε.ΜΗ ή του Διακηνητικού Πρωτοδικείου ότι δεν έχει τροποποιηθεί το καταστατικό του νομικού προσώπου.

- Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

7. Ανανέωση άδειας διαμονής σε πολίτες τρίτων χωρών που έχουν συνάψει τουλάχιστον δεκαετούς διάρκειας μίσθωση ξενοδοχειακών καταλυμάτων ή τουριστικών επιπλωμένων κατοικιών σε σύνθετα τουριστικά καταλύματα του άρθρου 8 παρ. 2 του Ν. 4002/2011.

- Αποδεικτικό μεταγραφής από το αρμόδιο υποθηκοφυλακείο.

- Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

8. Ανανέωση άδειας διαμονής στα κατά την παρ. 1 του άρθρου 54 του Ν. 3386/2005 μέλη οικογένειας του πολίτη τρίτης χώρας.

- Βεβαίωση ασφαλιστικού φορέα για την κάλυψη εξόδων νοσηλείας και ιατροφαρμακευτικής περίθαλψης.

- Υπεύθυνη δήλωση του συντηρούντος ότι δεν έχει μεταβληθεί η οικογενειακή του κατάσταση.

- Αντίγραφο ληξιαρχικής πράξης τέκνου που έχει γεννηθεί στην Ελλάδα.

Η απόφαση αυτή να δημοσιευθεί στην Εφημερίδα της Κυβερνήσεως.

Αθήνα 20 Μαΐου 2013

Ο ΑΝΑΠΛΗΡΩΤΗΣ ΥΠΟΥΡΓΟΣ
ΧΑΡΑΛΑΜΠΟΣ ΑΘΑΝΑΣΙΟΥ

Procedure regarding a type D national visa
Source: Ministry of Foreign Affairs, G4 Directorate

OWNERS OF AND INVESTORS IN REAL ESTATE PROPERTY Source: Ministry of Foreign Affairs, G4 Directorate
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In accordance to Article 6§2 of Law 4146/2013, which added article 36A after article 36 of Law 3386/2005, third country nationals who intend to invest in real estate property in Greece or own and possess real estate property(ies), either personally or through a legal entity whose shares or dividends belong to them in their entirety or have leased, for a period of at least ten years of hotel accommodation or furnished tourist residences in combined tourist accommodation as defined to article 8§2 of Law 4002/2011, can be provided with a national visa (type D), upon their personal appearance and interview, with the national note "**LAW 3386/05 – ARTICLE 36A**" in the national data zone "**COMMENTS**" section of the visa sticker. More specific:

A. Third country nationals wishing to enter Greece as holders of ownership, possession and occupation fully or ab indiviso, of real estate property in Greece shall submit to the competent Consular Authority:

Evidence of purchase of the property (copy of the notarian act for the purchase of real estate property(ies) of at least €250,000 commercial value, notarial certificate that the purchase contract meets the requirements of article 36A of Law 3386/2005, evidence of registration to the competent land registry).

In case where the purchase procedure has not begun or has not been completed yet, third country nationals must justify their intention to make the purchase by:

a) documents proving their financial status, i.e. certificate by a recognised first class bank or official financial organisation or other recognised securities depository, attesting the existence of bank accounts or other securities, especially bonds or shares, to cover the investment capital, amounting to at least €250,000;

b) a copy of brokerage assignment to a law firm or real estate agency.

B. Third country nationals owning property in Greece through a legal person whose shares or dividends belong to them in their entirety, wishing to enter Greece, shall submit to the competent Consular Authority:

- Evidence of purchase of the property (copy of the notarian act for the purchase of real estate property(ies) of at least €250,000 commercial value, notarial certificate that the purchase contract meets the requirements of article 36A of Law 3386/2005, evidence of registration to the competent land registry).
- A copy of the articles of incorporation of the legal entity, proving that the third country national owns all corporate dividends or shares;

In case when the purchase procedure has not begun or has not been completed yet, third country national must justify their intention to make the purchase by:

a) documents proving their financial status, i.e. certificate by a recognised first class bank or official financial organisation or other recognised securities depository, attesting the existence of bank accounts or other securities, especially bonds or shares, to cover the investment capital, amounting to at least €250,000;

b) a copy of brokerage assignment to a law firm or real estate agency.

C. Third country nationals wishing to enter Greece and have leased, for a period of at least ten years, hotel accommodation or furnished tourist residences in the combined tourist accommodation referred to in article 36A of Law 3386/2005, must submit to the Consular Authority:

- Evidence of property lease (copy of notarial act for the lease of hotel accommodation or furnished tourist residences in combined tourist accommodation, proving the
- lump sum payment of the rent corresponding to the ten-year lease of the accommodation or furnished tourist residences amounting to €250,000 and mentioning that the relevant GNTO authorisation has been granted, evidence of registration of the relevant lease contract with the competent land registry.

In case where the relevant procedure has not begun or has not been completed yet, third country nationals must document their intention to make the lease:

a) by documents proving their financial status, i.e. certificate by a recognised first class bank or official financial organisation or other recognised securities depository, attesting the existence of bank accounts or other securities, especially bonds or shares, to cover the investment capital, amounting to at least €250,000;

b) by a copy of brokerage assignment to a law firm or real estate agency.

The abovementioned national visa (type D) may be issued for persons referred in points **A**, **B** and **C**, provided that, in addition to the documents above, they submit to the competent Consular Authority:

- A fully completed and signed application form for a long-stay visa, accompanied by a recent photograph in color of the applicant, which must meet the relevant specifications laid down by ICAO, as these are detailed in «Appendix 2» to this Circular.
- A passport or other travel document recognized by our country, according to the list of travel documents which permit their holders to cross our external borders and on which a visa may be affixed, with a validity which must exceed by three months the ending date of the visa length, with at least two blank pages, and issued within the previous ten years (Article 12 para.1 of the Visa Code).
- A copy of the applicant's criminal record issued by the foreign Authorities, certifying the applicant's criminal status. In cases where there is a final court decision, regardless of the extent of the penalty carried, and in order to ascertain the relevance of the offence with possible grounds that pose a risk to public order and security, specific parameters shall be taken into account such as the severity of the offence, relapse and a generally unlawful conduct of the third-country national.
- A medical fitness certificate by a recognized state or private organization, certifying that the applicant is free of any disease capable of putting public health at risk, according to the international situation and the World Health Organization, as well as of other contagious, infectious or parasitic diseases which would require the adoption of public health protection measures.
- Travel medical insurance valid for a period of no less than the length of the visa, covering any expenses which might arise in connection with repatriation for medical reasons, urgent medical attention and/or emergency hospital treatment.

Finally, the third country nationals referred in points **A**, **B** and **C** above, according to the provisions of Article 36A§2 of Law 3386/2005, may be accompanied by members of their family as it is defined by article 54§1 of Law 3386/2005 provided that the cost of their living and medical-pharmaceutical care are not incurred by our national welfare system. These persons may be provided with national visas (type D), with the national note **"LAW 3386/05 – ARTICLE 36A FAMILY"** in the national data zone **"COMMENTS"** section of the visa sticker, provided they submit:

- A family status certificate issued by local competent authorities, proving the family relationship.
- A fully completed and signed application form for a long-stay visa, accompanied by a recent photograph in color of the applicant, which must meet the relevant specifications laid down by ICAO, as these are detailed in «Appendix 2» to this Circular.
- A passport or other travel document recognized by our country, according to the list of travel documents which permit their holders to cross our external borders and on which a visa may be affixed, with a validity which must exceed by three months the ending date of the visa length, with at least two blank pages, and issued within the previous ten years (Article 12 para.1 of the Visa Code).
- A copy of the applicant's criminal record issued by the foreign Authorities, certifying the applicant's criminal status. In cases where there is a final court decision, regardless of the extent of the penalty carried, and in order to ascertain the relevance of the offence with possible grounds that pose a risk to public order and security, specific parameters shall be taken into account such as the severity of the offence, relapse and a generally unlawful conduct of the third-country national.
- A medical fitness certificate by a recognized state or private organization, certifying that the applicant is free of any disease capable of putting public health at risk, according to the international situation and the World Health Organization, as well as of other contagious, infectious or parasitic diseases which would require the adoption of public health protection measures.
- Travel medical insurance valid for a period of no less than the length of the visa, covering any expenses which might arise in connection with repatriation for medical reasons, urgent medical attention and/or emergency hospital treatment.

Procedure regarding a type D national visa
Source: Ministry of Foreign Affairs, G4 Directorate

STRATEGIC INVESTORS

Source: Ministry of Foreign Affairs, G4 Directorate

According to Article 6§1 of Law 4146/2013, which added paragraph 8 to article 26 of Law 3386/2005, for investments defined as "Strategic" by decision of the Interministerial Strategic Investment Committee for inclusion in Law 3894/2010, the legal representative of the strategic investment entity and up to ten (10) persons whose presence in Greece is considered as a necessary condition for the proper implementation of the strategic business plan may be provided with a national visa (type D), upon their personal appearance and interview, with the national note "LAW 3386/05 – ARTICLE 26§8" in the national data zone "COMMENTS" section of the visa sticker. This type of national visa may be issued after a copy of the relevant residence permit approval decision of the Minister of Interior is received by the Consulate via the Ministry of Foreign Affairs.

In addition, third country nationals wishing to enter Greece for the abovementioned purpose shall submit to the competent Consular Authority:

- A fully completed and signed application form for a long-stay visa, accompanied by a recent photograph in color of the applicant, which must meet the relevant specifications laid down by ICAO, as these are detailed in «Appendix 2» to this Circular.
- A passport or other travel document recognized by our country, according to the list of travel documents which permit their holders to cross our external borders and on which a visa may be affixed, with a validity which must exceed by three months the ending date of the visa length, with at least two blank pages, and issued within the previous ten years (Article 12 para.1 of the Visa Code).
- A copy of the applicant's criminal record issued by the foreign Authorities, certifying the applicant's criminal status. In cases where there is a final court decision, regardless of the extent of the penalty carried, and in order to ascertain the relevance of the offence with possible grounds that pose a risk to public order and security, specific parameters shall be taken into account such as the severity of the offence, relapse and a generally unlawful conduct of the third-country national.
- A medical fitness certificate by a recognized state or private organization, certifying that the applicant is free of any disease capable of putting public health at risk, according to the international situation and the World Health Organization, as well as of other contagious, infectious or parasitic diseases which would require the adoption of public health protection measures.
- Travel medical insurance valid for a period of no less than the length of the visa, covering any expenses which might arise in connection with repatriation for medical reasons, urgent medical attention and/or emergency hospital treatment.

According to Article 6§1 of Law 4146/2013, which added paragraph 8 to article 26 of Law 3386/2005, the aforesaid third country nationals, i.e. the legal representative of the strategic investment entity or and up to ten (10) persons whose presence in Greece is considered as a necessary condition for the proper implementation of the strategic business plan, may be accompanied or followed by members of their family as it is defined by article 54§1 of Law 3386/2005. Provided that the cost of their living and medical-pharmaceutical care are not incurred by our national welfare system, these persons may be provided with national visa (type D), with the national note "**LAW 3386/05 – ARTICLE 26§8 FAMILY**" in the national data zone "**COMMENTS**" section of the visa sticker, provided they submit:

- A family status certificate issued by local competent authorities, proving the family relationship.
- A fully completed and signed application form for a long-stay visa, accompanied by a recent photograph in color of the applicant, which must meet the relevant specifications laid down by ICAO, as these are detailed in «Appendix 2» to this Circular.
- A passport or other travel document recognized by our country, according to the list of travel documents which permit their holders to cross our external borders and on which a visa may be affixed, with a validity which must exceed by three months the ending date of the visa length, with at least two blank pages, and issued within the previous ten years (Article 12 para.1 of the Visa Code).
- A copy of the applicant's criminal record issued by the foreign Authorities, certifying the applicant's criminal status. In cases where there is a final court decision, regardless of the extent of the penalty carried, and in order to ascertain the relevance of the offence with possible grounds that pose a risk to public order and security, specific parameters shall be taken into account such as the severity of the offence, relapse and a generally unlawful conduct of the third-country national.
- A medical fitness certificate by a recognized state or private organization, certifying that the applicant is free of any disease capable of putting public health at risk, according to the international situation and the World Health Or-

ganization, as well as of other contagious, infectious or parasitic diseases which would require the adoption of public health protection measures.

- Travel medical insurance valid for a period of no less than the length of the visa, covering any expenses which might arise in connection with repatriation for medical reasons, urgent medical attention and/or emergency hospital treatment.

According to Article 6§1 of Law 4146/2013, which added paragraph 8 to article 26 of Law 3386/2005, the aforesaid third country nationals may be accompanied or followed, upon their personal appearance and interview, third-country nationals as auxiliary staff, provided that the representatives of the strategic investment are persons with special needs.

Provided that the cost of their living and medical-pharmaceutical care are not incurred by our national welfare system, such persons may be granted national visas, with the national note "**LAW 3386/05 – ARTICLE 26§8**" in the national data zone "**COMMENTS**" section of the visa sticker, provided they submit:

- A document of the country of origin, certifying that the third-country national is qualified to be auxiliary staff for a person with special needs.
- A fully completed and signed application form for a long-stay visa, accompanied by a recent photograph in color of the applicant, which must meet the relevant specifications laid down by ICAO, as these are detailed in «Appendix 2» to this Circular.
- A passport or other travel document recognized by our country, according to the list of travel documents which permit their holders to cross our external borders and on which a visa may be affixed, with a validity which must exceed by three months the ending date of the visa length, with at least two blank pages, and issued within the previous ten years (Article 12 para.1 of the Visa Code).
- A copy of the applicant's criminal record issued by the foreign Authorities, certifying the applicant's criminal status. In cases where there is a final court decision, regardless of the extent of the penalty carried, and in order to ascertain the relevance of the offence with possible grounds that pose a risk to public order and security, specific parameters shall be taken into account such as the severity of the offence, relapse and a generally unlawful conduct of the third-country national.
- A medical fitness certificate by a recognized state or private organization, certifying that the applicant is free of any disease capable of putting public health at risk, according to the international situation and the World Health Organization, as well as of other contagious, infectious or parasitic diseases which would require the adoption of public health protection measures.
- Travel medical insurance valid for a period of no less than the length of the visa, covering any expenses which might arise in connection with repatriation for medical reasons, urgent medical attention and/or emergency hospital treatment.