

# GREEK GOLDEN VISA



BECOME A  
EUROPEAN CITIZEN  
INVESTING ONLY €250.000

RESIDENCY  
BY INVESTMENT



**GREEN**  
Properties

DESIGN & CONSTRUCTION

# INVEST IN GREECE



**300+** 

DAYS OF  
SUNSHINE

**33** 

MILLIONS INTERNATIONAL  
TOURISTS/YEAR

**21** 

INTERNATIONAL  
AIRPORTS

**3** 

CONTINENTS  
CROSSROADS

**0.1%** 

LOW ANNUAL  
PROPERTY TAX

**FRIENDLY AND  
SAFE ENVIRONMENT**

ONE OF THE WORLD'S  
**MOST POPULAR DESTINATION**

**LOW COST** OF LIVING

**FREE PUBLIC HEALTHCARE**

**INTERNATIONAL SCHOOLS  
AND UNIVERSITIES**

**51%** OF THE POPULATION  
**SPEAKS ENGLISH AND  
OTHER LANGUAGES**

**15.147** km  
OF **COASTLINE** THAT RANKS  
**GREECE 9TH IN THE WORLD**

THE **DIGITAL TRANSFORMATION**  
OF GREEK PUBLIC SECTOR HAS  
SIGNIFICANTLY **SIMPLIFIED**  
**TRANSACTIONS AND**  
**REDUCED BUREAUCRACY**

A member of the SCHENGEN and EUROZONE AREA



## PREDICTIONS FOR A NEW RECORD IN GREEK TOURISM IN 2023

RND QUOTES TOURISM MINISTER VASSILIS KIKILIAS,  
WHO EXPECTS TOURISM TO GROW BY 20% THIS YEAR:

### **RUN TO GREECE:**

*The country expects a  
new travel record in 2023*

*If this turns out to be true,  
in 2023 Greece will clearly  
surpass the travel record  
set in 2019 before the  
coronavirus*

### **RND points out that**

*In 2022, tourism revenues amounted to 18 billion  
euros, slightly less than in 2019, the last year before  
the pandemic. For 2023, the industry expects a new  
record. The beginning of the year is promising: in  
January there was a 5% increase in the number of  
travelers arriving at Eleftherios Venizelos Airport,  
compared to 2019*

Source: <https://www.rnd.de/>



# FACTS & FIGURES



## INBOUND TOURISM 2023



### AIR ARRIVALS

compared to same period 2022

**+81.1%**

MARCH

**+87.5%**

YEAR TODAY



### ROAD ARRIVALS

compared to same period 2022

**+59.2%**

MARCH

**+89.7%**

YEAR TODAY



### ARRIVALS

**+80.6%**

FEBRUARY

**+83.5%**

YEAR TODAY



### TOURISM RECEIPTS

**+81.1%**

FEBRUARY

**+87.5%**

YEAR TODAY

In the period **January - February 2023** inbound travel traffic (air and road arrivals) **increased by 83.5%** and amounted to **1,208,100** travelers, compared to 658,400 travelers in the corresponding period of 2022.

In addition, the first two months of 2023 showed a **76.4%** increase in tourism receipts compared to the same period in 2022.

Source: [https://insete.gr/wp-content/uploads/2023/04/Bulletin\\_2304.pdf](https://insete.gr/wp-content/uploads/2023/04/Bulletin_2304.pdf)



# THE GREEK GOLDEN VISA

MINIMUM INVESTMENT

**€250.000**

**2 MONTHS**

ONE OF THE FASTEST  
APPLICATION PROCESSING

**RESIDENCY**

FOR THE **WHOLE FAMILY**  
**FROM DAY ONE**

(MARRIED SPOUSE CHILDREN UNDER 21 YEARS OLD,  
PARENTS OF THE MAIN APPLICANT AND SPOUSE)

**NO MINIMUM**

**STAY IN GREECE**  
REQUIREMENTS

**CITIZENSHIP**

OPTION IN **7 YEARS**

**VISA-FREE**  
RESTRICTIONS OR VISA ON ARRIVAL

ACCESS TO **171** COUNTRIES  
& TERRITORIES, RANKING THE  
GREEK PASSPORT THE 7TH IN  
THE WORLD

**UNLIMITED  
EXPIRY**

OF THE **RESIDENCE PERMIT**

(CAPABILITY OF RENEWAL EVERY 5 YEARS, PROVIDED THAT  
THE APPLICANT STILL OWNS THE PROPERTY)

**GREAT  
INVESTMENT**

**OPPORTUNITIES IN THE  
LOCAL REAL ESTATE MARKET  
WITH BIG UPSIDE POTENTIAL**

(SINCE 2017 PROPERTY VALUE  
IN GREECE HAS INCREASED BY 230%)





## ABOUT US

**GREEN Properties** is the leading design & construction company in Greece. It specializes in design and construction of eco-friendly, green & smart home solutions with **A+ energy efficiency**, minimal design & high quality at exceptional prices.

**GREEN Properties** consistently delivers on its promises ensuring timely results for its clients through every step of the process, thanks to a 278 in-house team of experienced Executives, Civil Engineers, Architects, Mechanical Engineers, Decorators, and Lawyers.

The customer support extends from the early purchasing procedures to the on-time delivery of the property and even after sales services offering investment opportunities with guaranteed yield.

GREEN properties' team is dedicated to guiding and assisting its valued customers through every step of the process.

## KEY FIGURES

STRONG IN - HOUSE TEAM OF

278

EXECUTIVES, LAWYERS,  
CIVIL ENGINEERS,  
ARCHITECTS, MECHANICAL  
ENGINEERS, DECORATORS

49

PROJECTS  
CURRENTLY  
UNDER DEVELOPMENT

39

NEW  
PROJECTS  
UNDER LICENSING

140,000 m<sup>2</sup>

OF BUILDABLE SPACE  
UNDER DEVELOPMENT



# INVEST WITH **GREEN** Properties



## GREEN Properties is your ONE-STOP SHOP:

**1** It provides you with an experienced **in-house after sales management team** that is ready to take care of your investment and offer an attractive **guaranteed 6% annual yield**, should you choose to.

**2** It is the biggest developer of residential properties with **A+ energy efficiency in Greece**.

**3** It guarantees you the **most competitive prices** on the market.

**4** It has a fully specialized **in-house legal and taxation team** that can get you through the entire legal process.

**5** It has an interdisciplinary **in-house architectural and engineering team of 278 executives**, ready to deliver innovative solutions that are both **energy and cost efficient**.

**6** It provides you with an **opportunity to rent out the investment property** with **big upside potential**.



# AWARDS & CERTIFICATIONS

## AA CREDIT RATING

On 19/10/2022 ICAP A.E. (Credit Rating Agency) proceeded to the award of credit rating **AA** to NOVA CONSTRUCTIONS A.E., classifying it at a low credit risk category.



## Grant Thornton - GREEN BOND

According to the report of an independent auditor of Grant Thornton, the Green Bond Framework of NOVA Constructions, from 21/10/2021, implements best practices and procedures, in harmonization with the principles of issuing Green Bond published by the International Capital Market Association (ICMA) in June 2021.



GREEN Properties balance sheets are audited by PWC chartered accountants.

## ESG

At NOVA Constructions, as part of our broader policy to support sustainability and responsible business, we faithfully adopt the ESG (Environmental, Social, Governance) philosophy, operating in full compliance with applicable national and European environmental legislation and demonstrating responsibility us towards the environment, society and corporate governance.

## THE AWARDS

### SUPERBRANDS



GREEN Properties was awarded the Superbrands 2021, in the "Construction - Real Estate Development" field. Superbrands Greece is part of a global institution represented in 91 countries, which evaluates and recognizes the top brands worldwide.

The elements that were evaluated and singled out the participation of GREEN Properties are all those that have "built" a relationship of trust and reliability with the people who have already chosen it for their new home: minimal aesthetics, certified energy efficiency A+, non-negotiable "green" identity and competitive prices.



### TUV AUSTRIA EN ISO 9001:2015

The Company implements a Quality Management System in accordance with the standard EN ISO 9001: 2015 for the Scope "Development and Management of Green Properties".

**ISO 9001 (Quality Management System)**



### TUV AUSTRIA EN ISO 45001: 2018

The Company implements a Quality Management System in accordance with the standard EN ISO 45001: 2018 for the Scope "Real Estate and Development of Green Properties".

**ISO 45001 (Occupational Health and Safety)**



### TUV AUSTRIA EN ISO 14001: 2015

The Company implements a Quality Management System in accordance with the EN ISO 14001: 2015 standard for the Scope of Application "Development and Management of Green Properties".

**ISO 14001 (Environmental Management System)**



# 49

## Residential buildings throughout Greece





**EVOSMOS** | NIKITARA & KARIATIDON ST.



**EGALEO** | 56 ELVETIAS ST.



## **GOLDEN VISA OPPORTUNITIES OF €250.000**



**CHANIA CRETE** | PYRGOS CHALEPA



**EGALEO** | 14 ETHNARXOU MAKARIOU ST.







**AEGINA** | SANTA MARINA RESIDENCES



**PIRAEUS MANIATIKA** | 36 MAKEDONIAS ST.



**PIRAEUS KERATSINI** | 82 RIGA FEREOU ST.



**PETROUPOLI** | 132 CHRISOSTOMOU SMIRNIS ST.

# WE BUILD YOUR DREAMS!



## ATHENS OFFICE

33 ALEXANDROU PANTOU ST., 17671 KALLITHEA  
+30 213 099 70 60 | [gr@greenpropertiesdc.com](mailto:gr@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)

## THESSALONIKI OFFICE

33 KIFISIAS & EGEOU ST., 54248 KALAMARIA  
+30 213 099 70 60 | [gr@greenpropertiesdc.com](mailto:gr@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)

## CYPRUS OFFICE

48 AKROPOLEOS AVE., 2012 STOVOLOS, NICOSIA  
(3RD-4TH-5TH FLOOR)  
+35722336004 | [cy@greenpropertiesdc.com](mailto:cy@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)

## CRETE OFFICE

22 DIMOKRATIAS AVE., HERAKLION, 71306  
+30 28130 21400

3 IR. POLITECHNIU ST., CHANIA, 73132  
+30 28210 57040 | [info@greenpropertiesmelakis.gr](mailto:info@greenpropertiesmelakis.gr)  
[green-melakis.gr](http://green-melakis.gr)

## CALIFORNIA OFFICE

600 S. GRAND AVE., SUITE 103  
SANTA ANA, CA 92705  
714 970 3070 | C:949 310 0307 | [ca@greenpropertiesdc.com](mailto:ca@greenpropertiesdc.com)  
[greenpropertiesdc.com](http://greenpropertiesdc.com)