

An aerial photograph of a speedboat moving across a vast expanse of turquoise water, leaving a white wake. The boat is positioned in the center-left of the frame, moving towards the right. The water's surface is textured with small waves and reflects the sunlight.

# UNLOCK A WORLD OF *OPPORTUNITIES*

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GOLDEN VISA INVESTMENT PROPERTIES







IN TODAY'S  
INTERCONNECTED  
WORLD, A SECOND  
RESIDENCY OFFERS  
UNMATCHED  
BENEFITS.

Greater mobility,  
financial diversification,  
and new lifestyle  
opportunities. With  
a Golden Visa, invest  
in prime European  
properties to access  
vibrant communities and  
long-term growth for  
you and your family.



A Golden Visa is a residency-by-investment programme that allows individuals and their families to obtain residency or citizenship in a foreign country by investing in its economy. Applicants typically must meet a minimum investment requirement in real estate, government bonds, or other approved assets.



# WHAT IS A *GOLDEN VISA?*



## RESIDENCY OR CITIZENSHIP

A Golden Visa allows you and your family to live and work in the country, with some investments offering a path to citizenship.

## TRAVEL

Residency grants the right to travel freely within the offering country and, in most cases, across the European Union, eliminating the need for additional visas.

## HEALTHCARE

Golden Visa holders may be eligible for local healthcare benefits.

## WHAT ARE THE *BENEFITS?*



## EDUCATION

Many Golden Visa programmes grant access to local education systems, including public schools and universities.

## REAL ESTATE INVESTMENT

Most Golden Visas require investing in foreign real estate, offering potential for capital appreciation and rental income, though some countries have stricter ownership rules.

## TAX INCENTIVES

Some Golden Visa programmes offer tax incentives, such as lower personal income tax rates or exemptions on foreign income.



## EXPLORE OUR *FEATURED DESTINATIONS*

### MALTA

Mediterranean elegance, fully furnished options, and sea views from €315k.

[READ MORE](#)

### CYPRUS

Spacious homes with stunning coastal vistas from €380k.

[READ MORE](#)

### GREECE

Timeless beauty and affordable opportunities starting at €250k.

[READ MORE](#)



## MALTA

|                                             |                                                                                                                                                                                                                                        |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Investment                         | € 350 000                                                                                                                                                                                                                              |
| Other investments / qualifying requirements | <ul style="list-style-type: none"><li>• Maltese economy contribution - € 28 000</li><li>• Non-governmental donation - € 2 000</li><li>• A non-refundable admin fee - € 40 000</li></ul>                                                |
| Restrictions                                | Outside special designated area (SDA), purchased property cannot be rented out. Property for residency cannot be rented out until citizenship is obtained                                                                              |
| Additional expenses                         | <ul style="list-style-type: none"><li>• Stamp duty at 5% of the sale price</li><li>• Notary fees at approximately 1.5% of the sale price</li><li>• Architect's fee of approximately € 1 000</li><li>• 5% ieProp handling fee</li></ul> |



## CYPRUS

|                                             |                                                                                                                                                                                                                                                                         |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Investment                         | € 300 000                                                                                                                                                                                                                                                               |
| Other investments / qualifying requirements | Secured annual income of at least € 50 000 deriving from abroad (an additional € 15 000 is required for each dependent spouse and € 10 000 for each minor child)                                                                                                        |
| Restrictions                                | No restrictions                                                                                                                                                                                                                                                         |
| Additional expenses                         | <ul style="list-style-type: none"><li>• Transfer fees: 1,5% to 4% (applies only to resales)</li><li>• Stamp Duty: 0,15% to 0,2% (capped at € 20 000)</li><li>• VAT on property: 5% to 19% (applies only to new construction)</li><li>• 5% ieProp handling fee</li></ul> |



## GREECE

|                                             |                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Investment                         | <ul style="list-style-type: none"> <li>• € 250 000: Specialised real estate investment (conversion of commercial properties into residential use or the restoration of listed buildings)</li> <li>• € 400 000: Minimum size of 120 sqm</li> <li>• € 800 000: Properties in Athens, Thessaloniki, and islands with more than 3,100 inhabitants</li> </ul>             |
| Other investments / qualifying requirements | Other options available aside from real estate                                                                                                                                                                                                                                                                                                                       |
| Restrictions                                | Some restrictions apply to non-EU nationals seeking to acquire real estate in border areas such as the eastern Aegean, the Dodecanese, Thrace, and other regions of northern Greece                                                                                                                                                                                  |
| Additional expenses                         | <ul style="list-style-type: none"> <li>• Notary fees: 1.2–1.5% of the property value</li> <li>• Land registry fees: 0.5–0.7% of the property value</li> <li>• Transfer tax: 3.09% of the property value, payable to the revenue service</li> <li>• Real estate agency fees (where applicable): 2% of the purchase price</li> <li>• 5% ieProp handling fee</li> </ul> |

A 10-year lease agreement for hotel accommodation or furnished tourist residences worth at least € 400 000 or € 800 000, depending on the region of investment

€ 500 000 or more of Greek government bonds with a maturity of at least three years, purchased through a Greek credit institution

€ 800 000 or more for the purchase of shares, corporate bonds or Greek government bonds traded on the Greek markets

€ 350 000 or more, purchase of shares in an investment fund that invests in Greek equities, corporate bonds or government bonds





## TYPICAL PROPERTIES

120 – 130 sqm  
2-3 bed / 1-2 bath  
€ 315k - € 475k

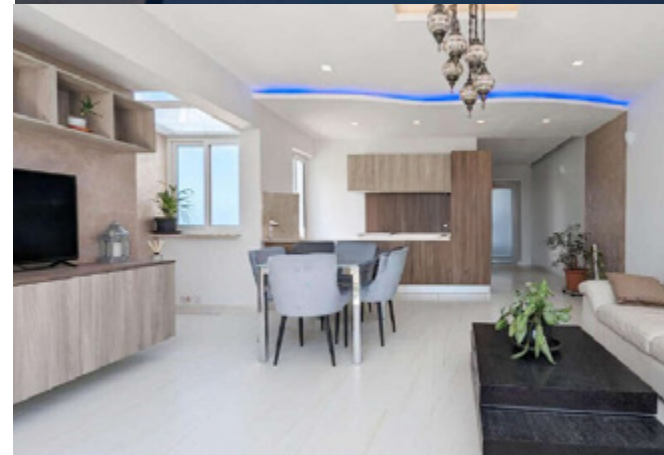
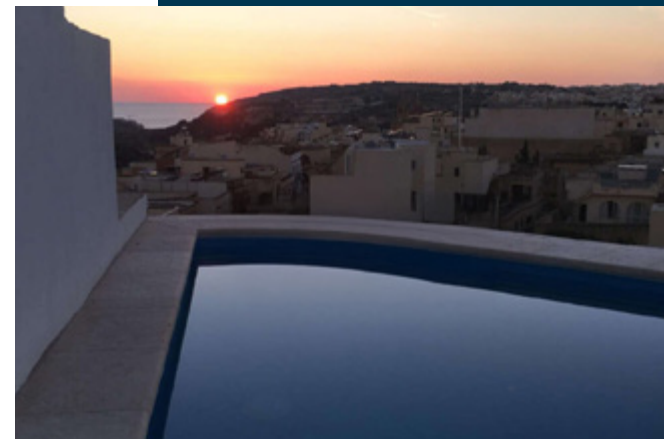
Sea views

| Qawra (St. Paul's Bay) | Bugibba (St. Paul's Bay)   | Mellieha                     | Gozo (North Island)          |
|------------------------|----------------------------|------------------------------|------------------------------|
| +/- 125 sqm            | +/- 120 sqm                | +/- 125 sqm                  | +/- 130 sqm                  |
| 3 Bed- / 2 Bathroom    | 2 Bed- / 1-2 Bath-<br>room | 2-3 Bed- / 1-2 Bath-<br>room | 2-3 Bed- / 1-2 Bath-<br>room |
| Sea view               | Sea view (distant)         | Sea view                     | Sea / country view           |
| € 340k – 413k          | € 315k – 445k              | € 320k – 335k                | € 345k – 475k                |



Fejn l-investiment jiltaqa' mal-opportunità.

*Where investment meets opportunity.*







## TYPICAL PROPERTIES

80 – 150 sqm  
2-3 bed / 1-2 bath  
€ 250k\* - € 800k

Some sea views  
\*Will require restoration

| Restoration       | Buying                          | Athens, Thessaloniki, and islands with more than 3,100 inhabitants |
|-------------------|---------------------------------|--------------------------------------------------------------------|
| € 250k (min.)     | € 400k (min.)                   | € 800k (min.)                                                      |
| 80 sqm – 200+ sqm | 120 sqm (min. requirement)      | + - 150 sqm, 3 bed- / 2 bathroom                                   |
|                   | New build available. Sells fast | Sea view                                                           |



Η ποιότητα της ζωής είναι πιο σημαντική από την ίδια τη ζωή.  
*The quality of life is more important than life itself.*





## TYPICAL PROPERTIES

180 – 200 sqm  
3 bed/ 2 bath  
€ 380k - € 430k

Sea views



### Paphos / Limassol

+ - 180 - 200 sqm

3 Bed- / 2 Bathroom

Sea view

€ 380k – 430k



Sonsuz deniz manzaralarının tadını çıkarın..

*Enjoy endless sea views.*



# START YOUR JOURNEY TODAY

Let us guide you in  
finding the perfect  
property that aligns with  
your dreams and goals.  
Contact us to explore  
exclusive investment  
opportunities.



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