

YC INSIGHTS

Investing in Greek Real Estate

Executive Guide for International Investors

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Executive Summary

Greece has become one of Europe's most attractive real estate investment destinations, combining strong tourism fundamentals, increasing international demand and a transparent legal framework within the European Union.

The country offers investment opportunities across hospitality, luxury residential developments, commercial real estate, logistics and mixed-use projects, while continuing to benefit from infrastructure improvements, sustained tourism growth and increasing foreign direct investment.

Whether acquiring a single property or developing a diversified real estate portfolio, successful

investments require careful planning, appropriate ownership structuring and comprehensive legal, tax and technical due diligence.

This publication provides an executive overview of the principal legal, tax and commercial considerations for international investors investing in Greek real estate.



Why Invest in Greek Real Estate?

Greece offers an attractive combination of lifestyle, investment potential and long-term growth prospects.

International investors continue to be attracted by:

- Employment income
- One of the world's leading tourism destinations
- Strong demand for hospitality and luxury residential developments
- Growing logistics and commercial property market
- Competitive acquisition costs compared to many European jurisdictions
- Stable legal framework within the European Union
- Attractive opportunities for long-term capital appreciation

Investment activity remains particularly strong across hospitality, branded residences, premium residential developments, logistics, mixed-use projects and selected commercial assets.

Choosing the Right Ownership Structure

Selecting the appropriate ownership structure is one of the first strategic decisions an investor should make.

The optimal structure depends on the size of the investment, financing requirements, succession planning and long-term exit objectives.

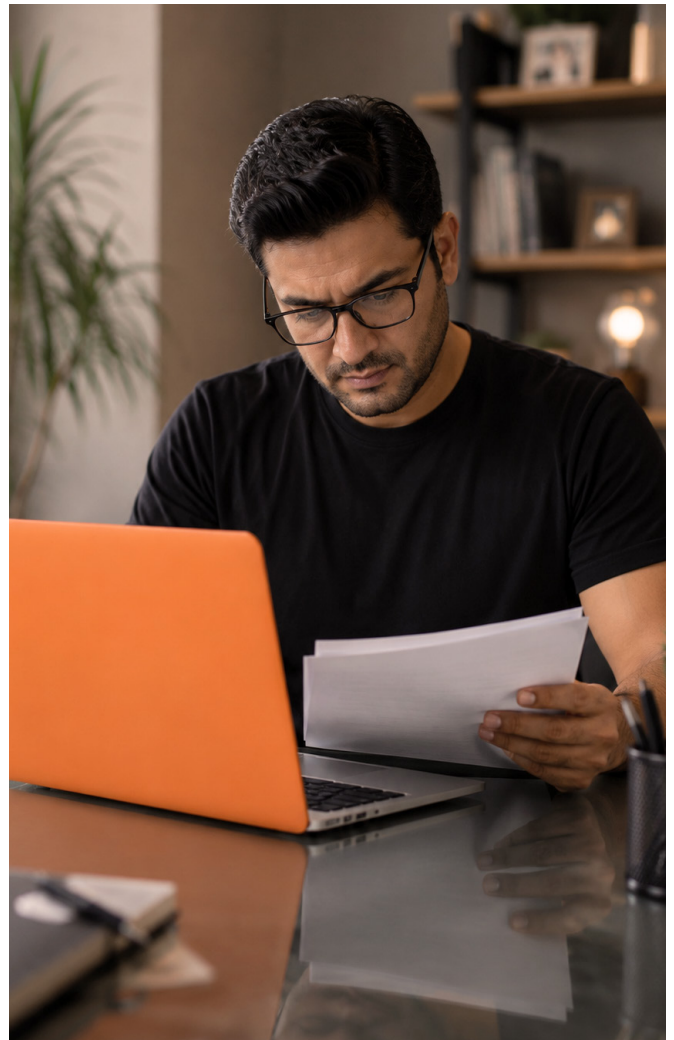
INDIVIDUAL OWNERSHIP

Individual ownership is generally appropriate for private use or relatively straightforward investments where simplicity and direct ownership are the primary objectives.

CORPORATE OWNERSHIP

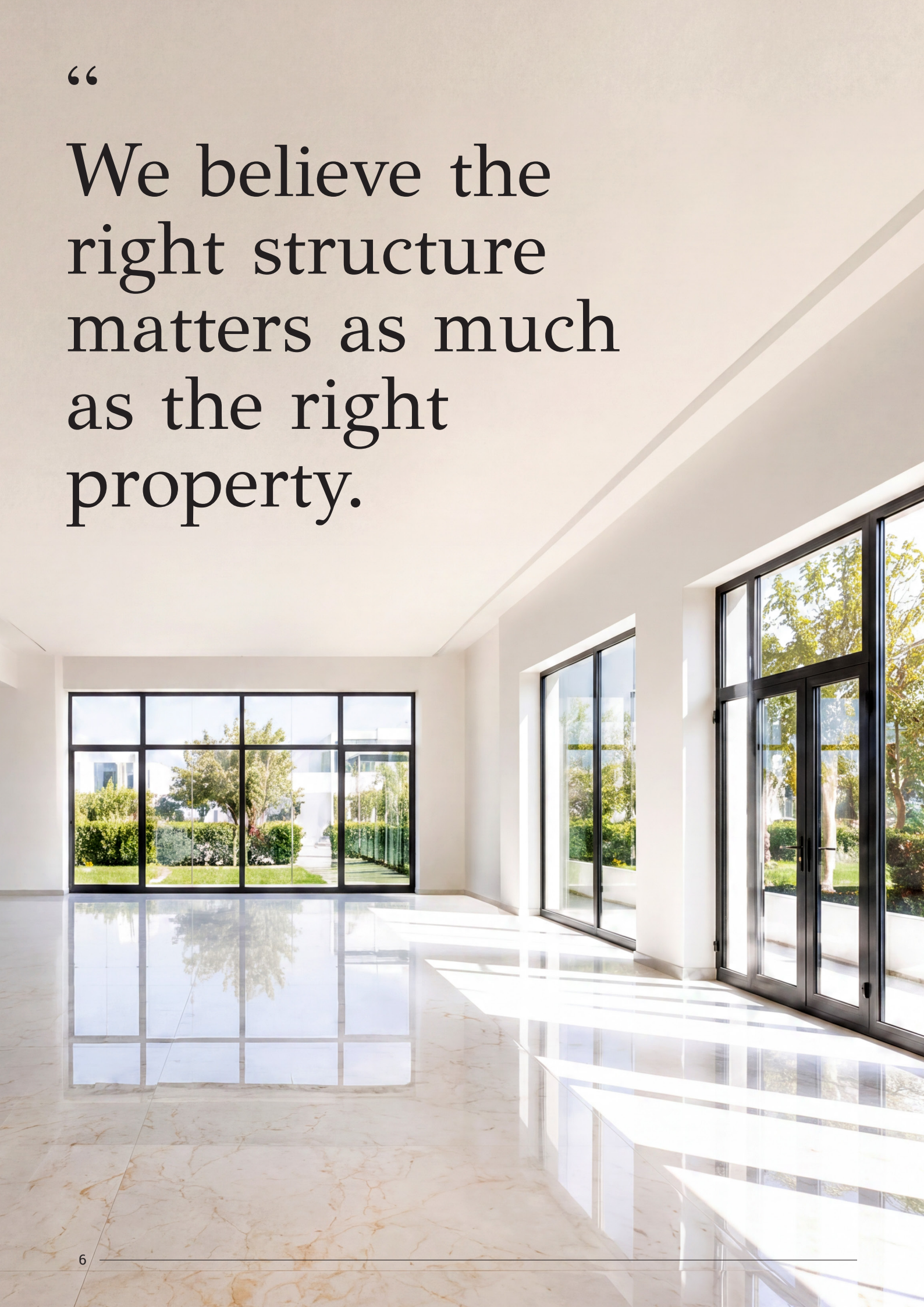
Corporate ownership is often preferred for larger investments, hospitality assets, commercial developments and investment portfolios. It may offer greater operational flexibility, facilitate financing and support future restructuring or succession planning, depending on the investor's objectives and the applicable legal and tax framework.

Professional advice should always be obtained before deciding on the ownership structure.



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We believe the
right structure
matters as much
as the right
property.



The Acquisition Process

Although every investment is different, a typical acquisition generally includes the following stages:

INVESTMENT PLANNING

Defining the investment objectives, ownership structure and financing strategy.

TAX PLANNING

Assessing acquisition taxes, ownership structure, ongoing tax obligations and future exit considerations.

LEGAL & TECHNICAL DUE DILIGENCE

Reviewing title, planning regulations, building permits, existing leases and any legal or technical restrictions affecting the property.

COMPLETION

Execution of the purchase agreement before a Greek Notary Public and registration with the Hellenic Cadastre.



Key Tax Considerations

Investors should evaluate the tax implications before proceeding with an acquisition.

TOPIC	EXECUTIVE OVERVIEW
Transfer Tax	Generally applies to transfers not subject to VAT
VAT	Applicable to specific qualifying transactions
ENFIA	Annual property ownership tax
Rental Income	Taxation depends on the ownership structure and investor profile
Capital Gains	Different rules may apply depending on the applicable legislation and the investor's circumstances

Practical Insight

For many international investors, purchasing the right property is only part of the investment decision.

Ownership structure, financing, succession planning and future exit strategy often have a greater long-term impact on investment performance than the acquisition itself.

Early planning can significantly improve operational flexibility while reducing unnecessary legal and tax complexity.

Before You Invest

Before proceeding with a real estate investment in Greece, consider:

- Legal due diligence
- Technical due diligence
- Ownership structure
- Tax implications
- Financing arrangements
- Asset protection
- Exit strategy
- Ongoing compliance obligations



Frequently Asked Questions

Can foreign individuals acquire real estate in Greece?

Yes. Subject to limited restrictions in specific border areas, foreign investors may acquire real estate in Greece.

Should I invest personally or through a company?

The appropriate ownership structure depends on the size of the investment, financing strategy, succession planning and long-term objectives.

What taxes should I expect?

The principal taxes generally include Transfer Tax (or VAT where applicable), ENFIA and taxation of rental income. Capital gains should also be considered depending on the circumstances.

How We Can Help

Every real estate investment is different.

YC provides integrated advisory services covering acquisition structuring, tax planning, accounting, financial reporting, corporate services and ongoing compliance, supporting international investors throughout the entire investment lifecycle.



YOUR CONFIDENCE S.A.

61 Aggelou Sikelianou Str Kifisia Athens, 145 64, Greece
T: +30 211 22 13 679 • **F:** +30 210 61 04 960 • **E:** info@yc.gr
www.yc.gr