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# Invest in Greece with **DKG Development**



Investment Development &  
Real Estate Management



## OUR MISSION AND STANDARDS

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DKG Development is an investment, design, development, and property management company who implements from A-to-Z investment projects in the wider area of Greek mainland & islands.

We serve the domestic & international consumer community, be it investors or end users, approaching the market with innovative solutions in the field of commercial estates, touristic and others.

Over the last few years, DKG has reset the coordinates of contemporary living in Athens, by developing distinctive properties that offer enhanced quality of life, superior design, and incomparable value. With its remarkable properties, DKG has achieved an enviable portfolio of success stories, which are the foundations of its reputation for delivering quality that is based on the high specifications built into every property.

Since its establishment in 2019, the company's goal has been unequivocal: to build long-term relationships for Greece to be a safe investment destination, that offers low risk and high benefits, by designing and creating properties that deserve their presence by offering something unique and distinctive, for the benefit of society at large.

## DEVELOPMENT PROJECTS

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Our company's presence in the real estate market during the last year has become stronger, while our portfolio has rapidly grown including the most top in the market investment opportunities.



## INVEST IN GREECE – INVEST IN YOUR FUTURE

Greece is undoubtedly a modern, well developed western power with the great advantage of a strategical geographical position, which serves as a bridge connecting 3 continents: Europe, Asia and Africa

A combination of high quality of life, year-round sunshine and natural beauty, offers investors an attractive experience in terms of both living and doing business.

Our country has a stable economy in a western-type democracy and excellent banking facilities with worldwide networks. People in Greece enjoy a high level of professional services with a readily available and highly trained local staff. Additionally, in Greece there is a relatively low cost of living and a low crime level.

Famous for its luxurious lifestyle with sandy beaches, shopping avenues, famous restaurants, exciting nightlife and stunning 5-star hotels, Athens has become one of the most important tourism and trade centers. The city which can be proud of its sunny weather, cultural heritage and local hospitality, attracts millions of visitors every year.

Athens is Greece's capital, where half of the population lives.

Within the 10 years old period of a strong crisis (2009 – 2019), the real estate market has encountered huge losses, which actually resulted to creating a big potential of future recovery and respectively profitable opportunities.

For instance, the average price of a real estate property at the present time is 2-5 times lower than in other European countries.

At the same time, the yield on a long term basis is over 4% and the capital appreciation starts from 10%

Greece is a business center of strategic importance, that offers a wide range of financial and business services.

During the last two and a half years and under the current government, the country has experienced for the first time after several years something that worked as a game-changer: a strong, stable government. A government with a plan and a clear popular mandate that has allowed continuity at a political level and serves as a basic ingredient of the recipe for attracting foreigners' direct investment. Indeed, worldwide statistics show that Greece has not experienced such a strong foreign direct investment in the last decade as it does now.

The investment activity in the country also extends to the country's infrastructure (acquisition of several airports by Fraport, investment in TRAIN OSE by Italians), and it mainly comes from companies of important markets such as:

**Cyprus, Germany, Switzerland, Luxembourg, France, China, Hong Kong, Canada, USA**



Total non-performing exposures on banks' balance sheets fell from a total of more than €100bn in 2015 to around €21bn on 30 September 2021, with large funds buying most of the balance. These large NPL transactions attracted several large US funds to the Greek market, such as Bain, Davidson Kempner, Fortress and Apollo, which have successfully completed NPL transactions in Greece.

Undoubtedly, the above very interesting indicators will be real for a certain amount of time, and the more the economic situation improves in the country, the less such opportunities will be available.

It is understood that 2023 and 2026 will be the most dynamic years in terms of investment activity and as a result, Greek real estate attracts particular attention of worldwide investors.

- > Athens named Europe's most affordable housing capital, as revealed by a global survey of CIA Landlords Insurance
- > As the Ernst & Young survey, Greece is ranked among the 10 most attractive European investment destinations, while 75% of companies estimate that Greece's attractiveness will improve even more within the next three years.
- > The Greek capital offers the strongest growth outlook in all of Europe, according to the annual survey of the Urban Land Institute (ULI) and PWC
- > Greece has support from several world-class institutions, such as the IMF, the European Commission, and the European Central Bank, which further ensures stability even in case of future economic deterioration.
- > Greek economy after the successful implementation of the bailout program and its terms, as well as the signature over 400 reforms has once again started growth.
- > Possibility to receive Golden visa in Greece that allows to have free entrance to Europe, by investing 250.000€, which is the minimum threshold comparing other European destinations.
- > Reduction of income taxes, suspension of the vat 24% on newly built properties, that is replaced at a rate 3.09% by the end of 2024.

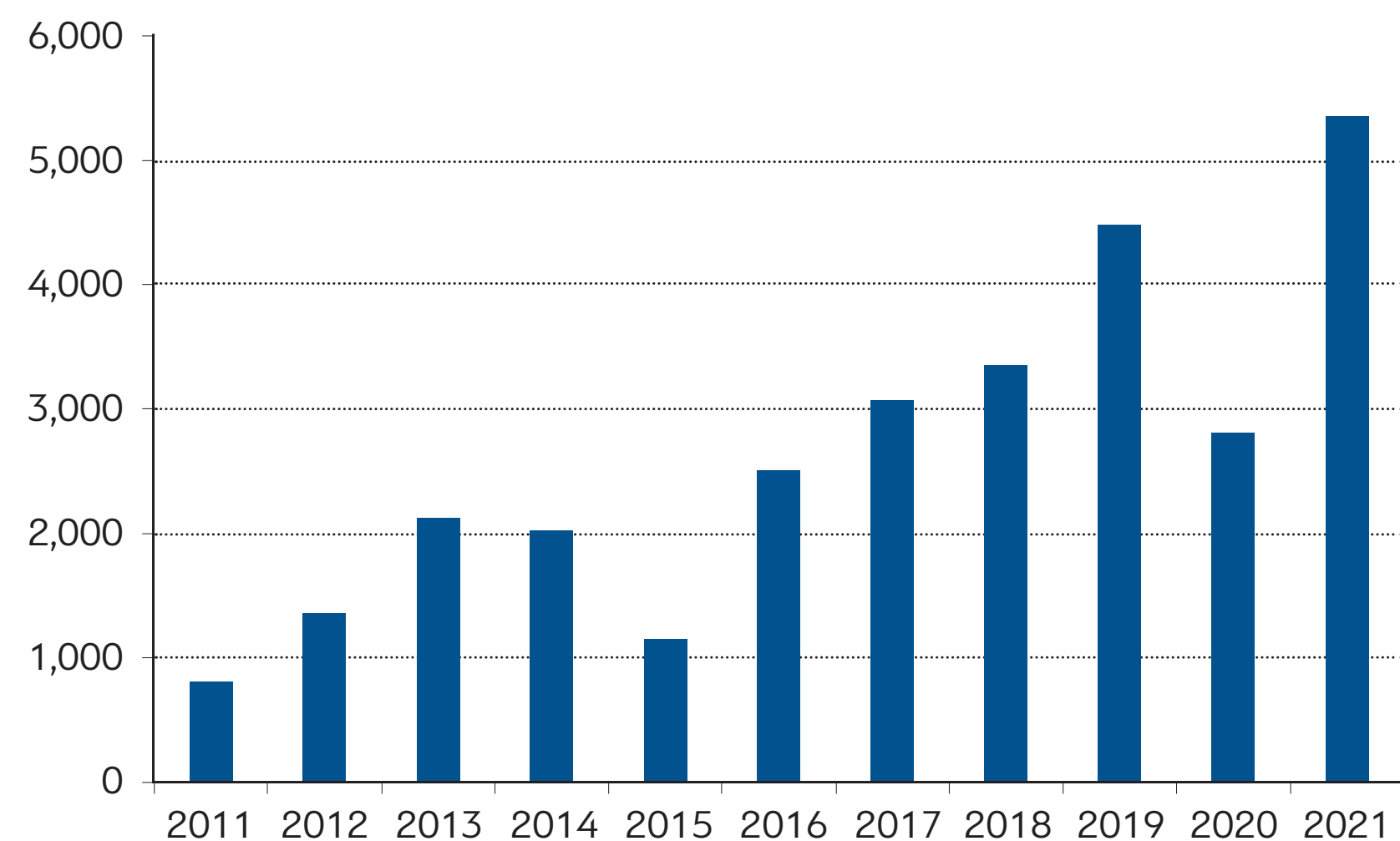
# FOREIGN DIRECT INVESTMENTS

## An impressive increase of 90.2%

According to the latest figures from the Bank of Greece, the (net) inflows of Foreign Direct Investments in Greece for the whole of 2021 exceeded 5.3 billion euros (5,350 million euros), against 2.8 billion (2,813 million euros) in the same period of 2020.

These are record levels (the largest net FDI inflows since 2002), which confirm the upward trajectory of the Greek economy and the rapid efforts made in recent years to attract foreign investment to Greece. It is noted that the increase reaches 19.3% and in relation to the pre-COVID year 2019, which was also a record year with over 4 billion euros (4.484 million euros).

### Net FDI inflows to Greece over the period 2011-2021 (in millions of euros)



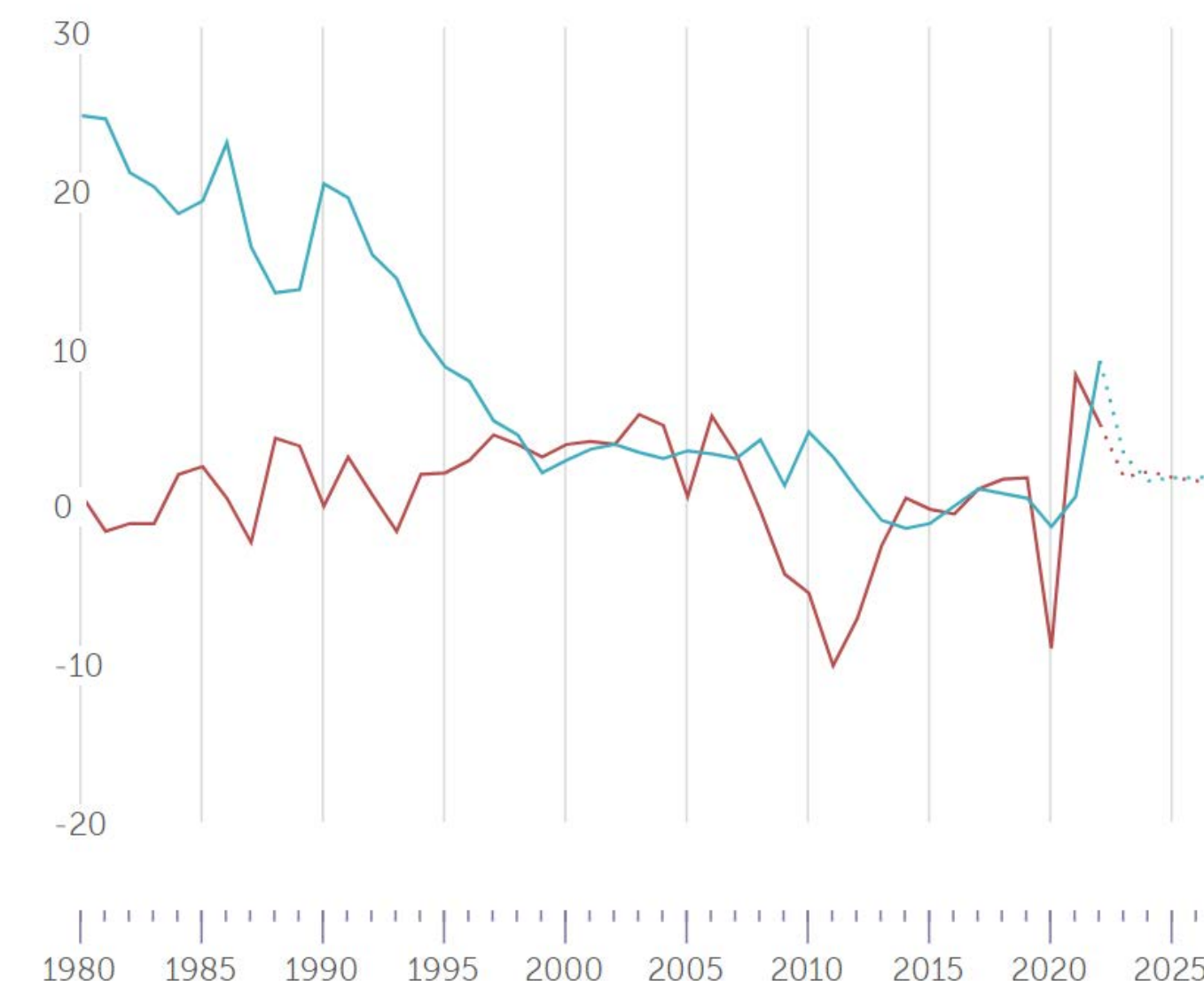
## Unemployment rate in Greece

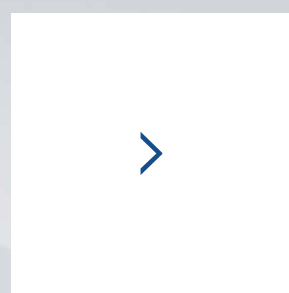
The unemployment rate in Greece slightly fell to 11.4 percent in November of 2022, the lowest jobless rate since January of 2010.

## Greek success story – economic recovery

Greece has weathered the pandemic well, with a considerably stronger-than-expected recovery. Reforms progressed in several areas, including digitalization, privatization, improving the fiscal policy mix, and bank balance sheet repair. Greece finalized its early repayment to the IMF on April 4 and is expected to graduate from the quarterly European Institutions' Enhanced Surveillance framework by August 2022. Despite the adverse impact of the war in Ukraine, growth is projected to remain robust at 3.5 percent this year. High energy prices are expected to push up average inflation to 6.1 percent. Public debt is on a downward trajectory and rollover risks appear manageable. The external position last year was moderately weaker than that consistent with fundamentals and desirable policies.

— Real GDP growth (Annual percent change) — 1.8  
 — Inflation rate, average consumer prices (Annual percent change) — 3.2





# RESIDENCE PERMIT OF GREECE

On real estate  
investments

program

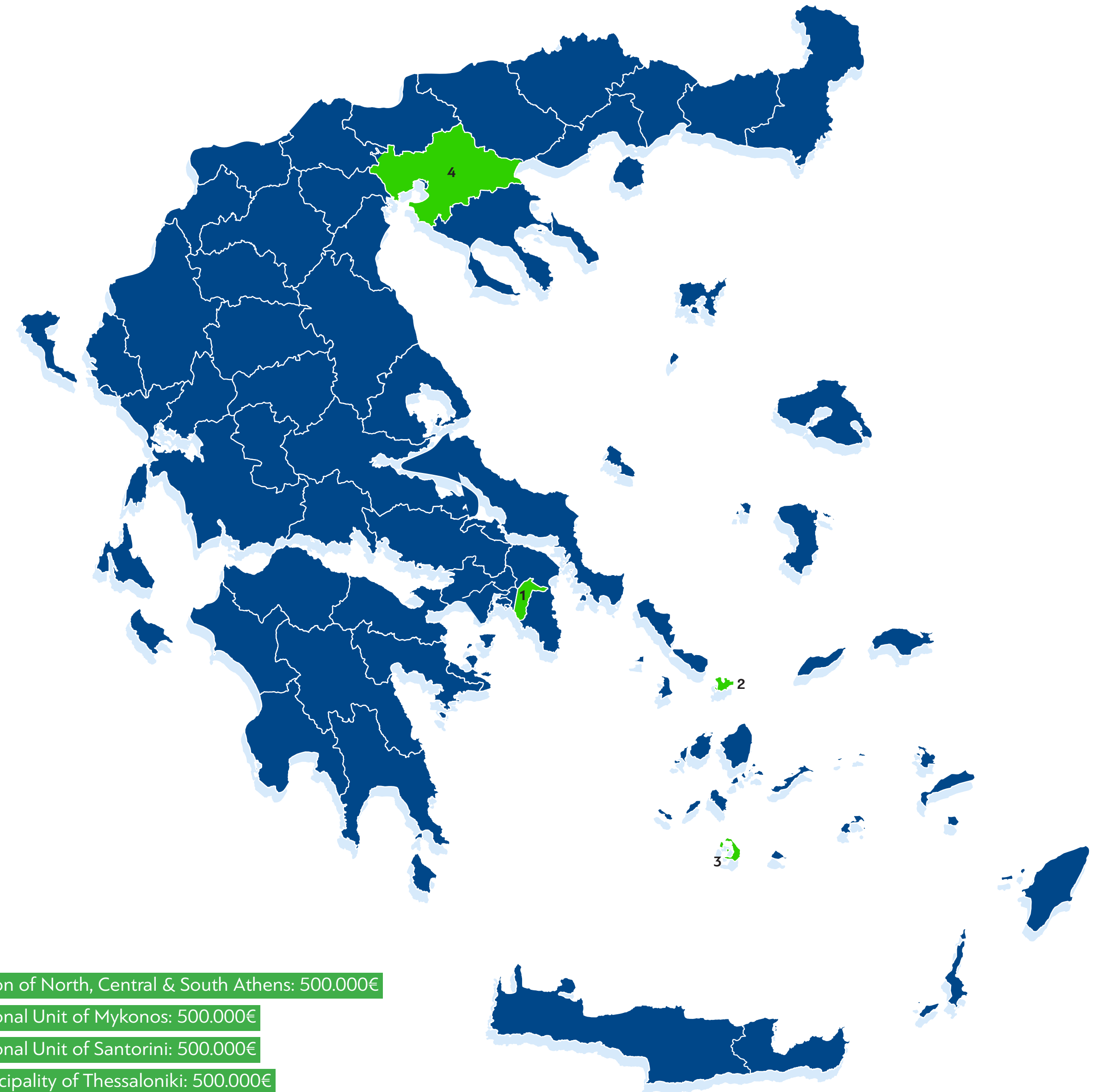
GOLDEN  
VISA  
GR

## Legislation Change

In 2023 a change to the “Golden Visa” was implemented. The new law states that in the regions of North, Central and South Sector of Athens and the Municipality of Varis - Voula - Vouliagmeni of the Region of Attica, the Municipality of Thessaloniki of the Region of Central Macedonia and the Regional Units of Mykonos and Santorini of the Region of South Aegean the minimum value of real estate is set at 500,000 euro. In all other regions of Greece the minimum threshold will remain 250,000 euros as it was previously.

Also the law states that, in the case of investment through the purchase of real estate in the previously referred areas, it shall be carried out in a single property. In the rest of the country the law is not applied and the minimum threshold of 250,000 can be carried out in multiple properties.

The new law will be implemented in the 1st of May, up until that point everybody could still apply for the “Golden Visa” program in the previously referred areas with the amount of 250,000 euros. The only needed factor is to pay the 10% of the total amount prior to this date, then the investor has until the end of the year to finalize the deal and apply for the “Golden Visa”.



1. Region of North, Central & South Athens: 500.000€

2. Regional Unit of Mykonos: 500.000€

3. Regional Unit of Santorini: 500.000€

4. Municipality of Thessaloniki: 500.000€

5. Rest of Greece: 250.000€



**Only in Greece for 250.000 euros** a potential investor can purchase a large enough house with a beautiful view in any region of the country, ranging from the ma inland to the beautiful Greek islands.

Whereas in other countries an investor may purchase a single property, in Greece he/she may purchase several properties with a total value from 250.000 euros.

## The Golden Visa Program

The “Golden Visa” program was developed by the Greek government in 2013 in order to attract foreign investment. At the moment, it is the Greek program that remains the most affordable in the European Union, as the entry threshold for investment is quite low.

**By investing 250,000 euros or more in real estate, a third country citizen and his family can become permanent residents of Greece.**

For comparison, in Malta the minimum investment amount is 270.000 Euros, and in Portugal it reaches 500.000 Euros.

An attractive option for those who are looking for not only profitable investment opportunities, but also the freedom of choice and mobility.

Greece is a modern country with a developed infrastructure and well-functioning public institutions.

As a member of the European Union and a Schengen member, Greece offers its citizens the opportunity to travel without a visa to any of the 27 Schengen countries. Thus, the investor and his family have the opportunity to either reside in Greece, or freely travel for work or leisure to any other Schengen country. In addition, the acquired real estate, both residential and commercial, can be rented, thus creating an additional source of income for the investor. Finally, given the fact that the Greek housing market is currently picking up again, the property can be resold at a higher price in the future.

Although the residence permit is permanent, it must be renewed every five years. It is also worth emphasizing that this residence permit does not provide access to the labor market.

## Residence permit for real estate investments allows:

- ✓ Travel to member countries of the Schengen Agreement, without a visa and stay in these countries 90 days, every six months.
- ✓ To enter and leave Greece, even if the borders are closed.
- ✓ Open accounts in Greek banks.
- ✓ Receive medical services in European clinics.
- ✓ Vacation in European resorts at any time.
- ✓ Optional stay in the country for 183 days.
- ✓ Ability to include in the application: a spouse, parents and unmarried children under 21 years.
- ✓ Submission of an application for a residence permit through a lawyer, without personal participation. However, in this case, within six months you should visit Greece and submit the biometric data.
- ✓ Buying a profitable property and then obtaining
- ✓ INCOME from rents.
- ✓ Investor may become a tax resident of Greece and for 15 years he/she pays income tax at a flat preferential rate of 100.000 euros per year.



1

Specialists of the company, will choose the best property for you, based on your preferences.

2

Power of attorney is executed on your territory in the presence of a notary.

## STAGES OF RESIDENCE PERMIT REGISTRATION

3

Registration of title From 7 to 10 days. Your authorized lawyer will sign the sales contract based on the power of attorney.

4

Preparation of necessary documentation and submitting it to immigration service by your attorney.

5

Visit of the country for biometric data submission and residence permit issuance. At this stage your presence in Greece is required.

## Greece in 2022 was in the top 3 most popular countries in Europe for investment

Reduction of property purchase tax from 24% down to 3,09% of the value of the object. Affordable real estate prices from 2600 euros per square meter in the capital.

The possibility of a stable and high income in foreign currency of 4%. Real estate is registered along with the plot of land without time limit with the right to sell, inherit, donate, etc.



## Beneficiaries: Family members

- Spouse.
- Another spouse or partner with whom the third country citizen has entered into a cohabitation agreement in Greece.
- Unmarried common children of spouses or partners under the age of 21.
- Unmarried children of the breadwinner or other spouse or partner, if the custody of the children of the breadwinner or other spouse or partner under the age of 21 has been legally granted to him/her.
- The spouse's direct ascending relatives.

**Family members do not have to apply for a residence permit at the same time as the investor.**

**They may apply at any time after entering the country.**

**As with investors, family members do not have access to the labor market.**









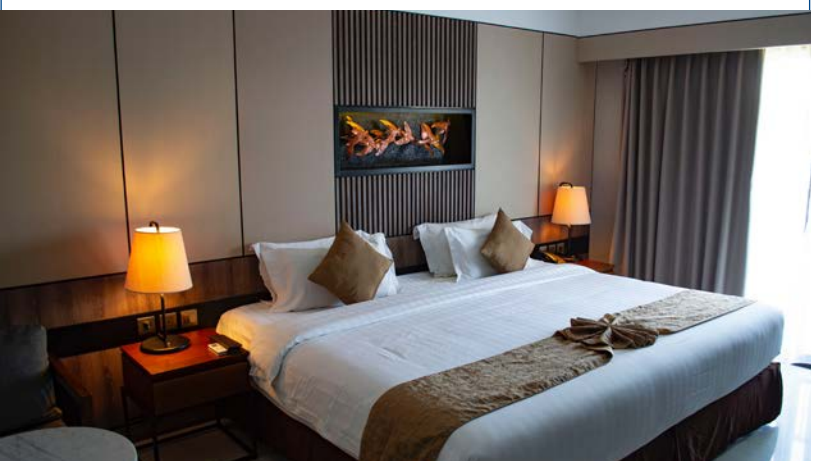

**YOU MUST APPLY FOR AN EXTENSION OF YOUR RESIDENCE PERMIT  
AT LEAST TWO MONTHS BEFORE YOUR CURRENT PERMIT EXPIRES**

**Necessary documents:**

1. Application form.
2. Four (4) recent color photographs in hard copy and electronically on CD.
3. An exact photocopy of a valid passport or
4. Travel document recognized by the Hellenic Republic.
5. A certified copy of the previous residence permit only in case the residence permit is not a sticker in the passport provided.
6. A certificate from an insurance organization, covering hospital treatment and other medical and pharmaceutical expenses.

*\*Additional documents may be required*

# SUITABLE PROPERTIES FOR THE GOLDEN VISA PROGRAM

<h2>ALLURE BUSSINES CONDOS</h2> <p>ATTICA region</p>  <p><b>G.L.A. 1.700 sq.m.</b> Ownership: 38 <a href="#">Learn more</a></p>	<h2>LAUREL STUDENT APARTMENTS</h2> <p>ATTICA region</p>  <p><b>G.L.A. 2.500 sq.m.</b> Ownership: 44 <a href="#">Learn more</a></p>	<h2>THE MEDITERRANEAN</h2> <p>PIRAEUS region</p>  <p><b>G.L.A. 4.500 sq.m.</b> Ownership: 19 <a href="#">Learn more</a></p>	<h2>THE GREEN</h2> <p>PIRAEUS region</p>  <p><b>G.L.A. 1.200 sq.m.</b> Ownership: 28 <a href="#">Learn more</a></p>	<h2>STUDENTS &amp; STAFF ACCOMMODATION</h2> <p>PIRAEUS region</p>  <p><b>G.L.A. 600 sq.m.</b> Ownership: 19 <a href="#">Learn more</a></p>
<h2>IRIS STUDENT APARTMENTS</h2> <p>PIRAEUS region</p>  <p><b>G.L.A. 1.260 sq.m.</b> Ownership: 37 <a href="#">Learn more</a></p>	<h2>OLIVE STUDENT APARTMENTS</h2> <p>PIRAEUS region</p>  <p><b>G.L.A. 1.354 sq.m.</b> Ownership: 30 <a href="#">Learn more</a></p>	<h2>GREATER PIRAEUS EXECUTIVE</h2> <p>PIRAEUS region</p>  <p><b>G.L.A. 1.000 sq.m.</b> Ownership: 18 <a href="#">Learn more</a></p>	<h2>ATHENS CORPORATE HOUSING</h2> <p>ATTICA region</p>  <p><b>G.L.A. 650 sq.m.</b> Ownership: 16 <a href="#">Learn more</a></p>	<h2>REAL IDEAL</h2> <p>PIRAEUS region</p>  <p><b>G.L.A. 1.200 sq.m.</b> Ownership: 22 <a href="#">Learn more</a></p>



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DEVELOPMENT



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APARTMENTS



HIGH LEVEL REAL ESTATE  
DEVELOPER IN GREECE

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