Valmas Associates

GREEK LAW FIRM

OFFICE BROCHURE · ATHENS

Greek law for clients *abroad*

An Athens law office advising overseas clients on buying property in Greece, the Golden Visa and looking after a Greek home from abroad, in English and Greek.

Real Estate | Golden Visa | Property Management

VALMAS ASSOCIATES
Ippokratous 10-12, Athens 10679

WWW.ATHENSLAWOFFICE.COM
Tel. +30 210 339 2081

01 ABOUT THE OFFICE

An Athens law office for *overseas clients*

Valmas Associates is a law office in Athens that represents overseas clients under Greek law. We focus on three practice areas: Real Estate, Golden Visa and Property Management.

> *Greek law, explained clearly in English, from the first question to the registered title.*

Buying or owning property in another country raises questions of title, tax and residence that are best answered before anything is signed. We aim to make each step clear, explain the documents in plain English and keep you updated as matters progress.

Much of the work can usually be done under a power of attorney, so clients often do not need to travel to Greece for every step. Tax questions are handled together with an accountant.

AT A GLANCE

Office	Ippokratous 10-12, 1st Floor, Athens 10679
Meetings	By appointment only
Languages	English and Greek
Practices	Real Estate · Golden Visa · Property Management
Tax	Handled with an accountant

HEAD OF OFFICE

Ioannis Valmas

Lawyer, Athens Bar

ATHENS BAR	Member since 2004 Athens Bar No. 30492
LICENCE	Licensed to practise throughout Greece since 2008
EDUCATION	LLB (1999) and LLM (2004) University of Wales, Aberystwyth
LANGUAGES	English and Greek

2004
Member of the Athens Bar

2008
Licensed throughout Greece

EN · GR
Working in English and Greek

02 PRACTICE AREAS

Three practices, *one focus*

Everything we do relates to property in Greece and the people who own it from abroad.

I

PRACTICES · REAL ESTATE

Real Estate

Independent legal support for international buyers and sellers, from the first viewing to the registered title. We act only for you, not for the seller or the agent.

- Review of shortlisted properties and negotiation
- Title checks at the Land Registry or Cadastre
- Transfer tax or VAT confirmed and registration
- Greek tax number (AFM) and bank account
- Contracts and signing before the notary
- Utilities and handover after completion

athenslawoffice.com/real-estate.html

II

PRACTICES · GOLDEN VISA

Golden Visa

Guidance for investors and their families on the Greek residence permit through real estate investment, from choosing a qualifying property to a five-year, renewable permit, under the rules in force at the time.

- Check of which investment threshold may apply
- Filing of the permit application
- Collection of residence cards
- Independent due diligence and purchase
- Family members on the application
- Renewal every five years

athenslawoffice.com/golden-visa.html

III

PRACTICES · PROPERTY MANAGEMENT

Property Management

One trusted contact in Greece for owners who live abroad: tenants, utilities, maintenance and the authorities, with regular updates.

- Main contact and representative in Greece
- Building administrators and utility companies
- Tenants found through independent agencies
- Keys and original deeds kept safe
- Inspections, technicians and repairs
- Leases prepared and registered

athenslawoffice.com/property_management.html

03 HOW WE WORK

Clear steps, *from first message to completion*

Every matter is different, but most follow a similar path. A typical purchase or Golden Visa case may run like this.

1 **First contact**
Tell us about your plans through the contact form. We reply with the next steps and the documents to have ready.

2 **Scope agreed**
We confirm what we will handle for you, and a fee quote, in writing before work begins.

3 **Power of attorney**
Where useful, a power of attorney lets us obtain your AFM and arrange a bank account, usually without a visit.

4 **Checks and contracts**
We check the title at the Land Registry or Cadastre, review the seller's documents and the draft contracts.

5 **Signing and filing**
We attend the signing before the notary with you, or sign for you under the power of attorney, and file applications.

6 **After completion**
Registration, utilities, residence cards and, if you wish, ongoing management of the property.

On your side

We act only for our client, never for the seller or the agent, and check each property independently.

From abroad

Many steps can be handled under a power of attorney, so you do not have to travel for each one.

English and Greek

We explain Greek documents in plain English. Tax questions are handled together with an accountant.

Lawyer's fees

Not included in any official costs or state fees. Ask us for a fee quote for your matter.

Ask for a fee quote →

NATIONWIDE SERVICE

Athens, the islands and mainland Greece

We act on purchases in Athens, Mykonos, Santorini, the other Greek islands and mainland Greece. On some islands a purchase also needs a border-area permit, which we can apply for as part of the transaction.

04 FREE ONLINE TOOLS

Plan ahead with *our free tools*

Interactive tools on our website, free to use and based on the rules in force in 2026. Results are indicative only and are not legal advice.

TOOL · GOLDEN VISA

Golden Visa calculator

See which 2026 route may apply, including the €500,000 bank-deposit route, with official state fees and an indicative timeline.

Open the calculator →

TOOL · GOLDEN VISA

2-minute Golden Visa quick check

Five short questions, about two minutes. See which of the 2026 investment thresholds applies to your plans.

Start the check →

TOOL · GOLDEN VISA

Golden Visa map: €800k or €400k areas

An interactive map of the €800,000 and €400,000 thresholds by area and island, and of border-area permits. Indicative only.

Open the map →

TOOL · GOLDEN VISA

Golden Visa renewal: dates, fees & documents

Enter a permit issue date and your family to see renewal windows, state fees and a document list.

Open the planner →

CALCULATOR · REAL ESTATE

Property buying costs calculator

Enter the price to see the taxes and official costs a buyer usually pays on top.

Open →

CHECKER · RESIDENCE

Retirement income checker (FIP)

Could your income qualify for a Greek residence permit? See the figure that applies.

Open →

CHECKER · RESIDENCE

Digital nomad income checker

Could your remote income qualify for the digital nomad visa? See what to prepare.

Open →

*All tools: **athenslawoffice.com/tools.html**. Nothing you enter in the checkers is stored or sent.*

NEXT STEP

Have a result? Ask us about your case

The tools give an indicative picture. For advice on your own plans, send us a short message.

CONTACT US

05 GUIDES & PDF GUIDES

Plain-English guides, *free to read*

Practical guides to buying, residence and ownership in Greece, each with links to official sources. Many can be downloaded as a PDF.

BUYING PROPERTY

Buying property in Greece: a step-by-step guide
From first viewing to registered title: what your lawyer checks and what you sign.
Read online → PDF

The costs of buying property in Greece
The taxes and official charges a buyer pays in 2026, with a worked example.
Read online → PDF

Property due diligence checklist for Greece
Title, burdens, permits, tax and use: what to check before a deposit.
Read online → PDF

Greek tax number (AFM) and bank account
The two practical first steps of any purchase or Golden Visa.
Read online → PDF

Buying through a power of attorney
How to buy, and apply for a Golden Visa, without travelling for every step.
Read online → PDF

Buying property in Greece as a UK citizen
Brexit, the 90/180-day rule, EES and ETIAS, explained for UK buyers.
Read online →

Buying property in Greece: FAQ
Answers on buying, owning and letting property in Greece.
Read online → PDF

GOLDEN VISA & RESIDENCE

Greece Golden Visa 2026: the complete guide
Thresholds, property rules, family, process, letting and renewal.
Read online → PDF

Greece Golden Visa: FAQ
The questions investors ask most, under the rules in force in 2026.
Read online → PDF

Golden Visa by bank deposit
The route based on a term deposit with a Greek bank instead of property.
Read online →

The FIP residence permit
Living in Greece on your own income: income, documents, steps and fees.
Read online →

Digital nomad visa
Living in Greece while working remotely, with an income checker built in.
Read online →

OWNING & LETTING

Short-term rental (Airbnb) rules in Greece
What owners must do before listing in 2026, and where new listings are frozen.
Read online → PDF

Greek Property Law Alerts
Short notes when official rules change, each linked to the official source.
Read the alerts →

*All guides: **athenslawoffice.com/guides.html***

Valmas Associates

GREEK LAW FIRM

CONTACT

Let’s talk about *your plans* in Greece

Send us a short message about your property or Golden Visa plans and we will reply with the next steps.

SEND US A MESSAGE

TELEPHONE

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WEBSITE

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CONTACT FORM

athenslawoffice.com/contact

English and Greek

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