

Golden Keys Global™

Your Gateway to Global Investment Opportunities

Investment Guide

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Investment Guide: Greece Golden Visa

The Greek Golden Visa program offers a renewable five-year residency permit in exchange for a qualifying investment, with real estate being a popular route.

Minimum Investment: The standard minimum real estate investment is €250,000. However, a higher threshold of €500,000 applies in designated "prime zones" and high-demand areas (including central Athens, Mykonos, and Santorini). Specific thresholds also exist for converting commercial properties to residential (€250,000) and for larger properties in less dense areas (€400,000 for 120+ sqm). Investment can be in one or multiple properties.

Eligible Investment: Residential or commercial real estate, long-term leases in tourist accommodations, or shares in real estate investment companies.

Key Benefits: EU residency, Schengen travel (90/180 days), family inclusion, no minimum stay requirement to maintain the visa.

Family Inclusion: Spouse, children up to 21 (or potentially older if students), and parents of any age.

Residency/Presence Req.: No minimum stay required to maintain the visa.

Path to Citizenship: Possible after 7 years of residency, subject to fulfilling additional requirements.

Estimated Additional Costs: Approximately 7-10% of the property value for taxes, fees, and legal costs, plus ongoing property expenses.

2025 Market Snapshot: Growing real estate market with rising prices, particularly in popular locations, driven by foreign investment and tourism.

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Investment Guide: Italy Investor Visa

The Italian Investor Visa program offers investors the opportunity to secure residency through a range of strategic investment options.

Investment Options:

- €500,000 in Italian company shares
- €250,000 in innovative Italian startups
- €2 million in Italian government bonds
- €1 million in philanthropic donations

Key Benefits:

- Fast processing (3-6 months)
- No residency requirement
- Family inclusion
- Path to citizenship after 10 years
- Optional flat tax on foreign income

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Investment Guide: Cyprus Permanent Residency

Cyprus offers a Permanent Residency program allowing non-EU nationals to reside in an EU country through investment, with a real estate option.

Minimum Investment: €300,000 in qualifying investments.

Eligible Investment: Investment in new residential property purchased from a developer, commercial property (new or resale), share capital in a Cypriot company, or units in a Cyprus Collective Investment Organization.

Key Benefits: Permanent Residency in an EU country, potential future Schengen travel (upon accession), right to reside in Cyprus.

Family Inclusion: Spouse and dependent children up to the age of 25 (if students and unmarried).

Residency/Presence Req: Must visit Cyprus at least once every 2 years to maintain residency.

Path to Citizenship: Possible after 7 years of legal residency within a 10-year period, subject to fulfilling additional requirements.

Estimated Additional Costs: Government fees (€70 ARC, €500 application), legal/due diligence fees (€3k-€3.5k+), plus applicable VAT (5% or 19% on real estate) and property-related taxes/fees.

2025 Market Snapshot: Active real estate market with consistent demand and rising prices, particularly in major cities.

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Investment Guide: UAE Golden Visa

The UAE Golden Visa offers long-term residency (5 or 10 years) to investors and skilled individuals, with a significant real estate investment route.

Minimum Investment: AED 2,000,000 (approximately \$545,000) in real estate for a 10-year visa. Other investment categories (public investment fund, company formation) also have an AED 2,000,000 minimum.

Eligible Investment: Residential or commercial property in UAE freehold areas (ready or off-plan). Mortgaged properties may qualify if the investor's equity is at least AED 2,000,000.

Key Benefits: 10-year renewable residency, no sponsor required, no strict limitation on time spent outside the UAE, ability to work or own a business.

Family Inclusion: Spouse, sons up to 25 (unmarried), daughters of any age (unmarried), parents, and domestic helpers.

Residency/Presence Req.: No strict limitation on the duration of stay outside the UAE.

Path to Citizenship: Not a direct pathway to UAE citizenship through this visa alone.

Estimated Additional Costs: Application fees, medical test fees, Emirates ID fees, and potential legal/administrative costs.

2025 Market Snapshot: Very strong real estate market with high transaction volumes and values, especially in Dubai, driven by investor confidence and development.

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Investment Guide: USA EB-5 Immigrant Investor Program

The EB-5 program provides a pathway to a U.S. Green Card (Permanent Residency) for foreign investors who make a significant investment in a U.S. commercial enterprise and create jobs.

Minimum Investment: \$800,000 for investments in Targeted Employment Areas (TEAs - rural areas or areas with high unemployment) or \$1,050,000 for investments in areas outside TEAs.

Eligible Investment: Investment in a new commercial enterprise that creates or preserves at least 10 full-time jobs for qualifying U.S. workers. Investments are often made through USCIS-approved Regional Centers, which pool investor funds into larger development projects, including real estate. Direct investment options are also available.

Key Benefits: Conditional Green Card (2 years), followed by Permanent Green Card, ability to live, work, and study anywhere in the U.S.

Family Inclusion: Spouse and unmarried children under the age of 21.

Residency/Presence Req.: No specific residency requirement for the EB-5 petition itself, but continuous residency in the U.S. is required after obtaining the Green Card.

Path to Citizenship: Possible after typically 5 years as a Permanent Resident, subject to fulfilling additional requirements.

Estimated Additional Costs: USCIS filing fees (\$11,160 I-526E, \$1,440 I-485/DS-260, \$9,525 I-829), Regional Center administrative fees (can be \$80,000+), legal fees (\$25k-\$35k+), and other related expenses.

2025 Market Snapshot: The program is active, with a focus on investments in TEA projects. Real estate development is a common sector for EB-5 investments, often through Regional Centers.

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Investment Guide: St Kitts and Nevis Citizenship by Investment

St Kitts and Nevis offers the oldest Citizenship by Investment program, providing direct citizenship and passport in exchange for an economic contribution.

Minimum Investment: \$250,000 (Sustainable Island State Contribution - SISC), \$325,000 (Approved Real Estate), \$600,000 (Private Home Sale), or \$250,000 (Public Benefit Option).

Eligible Investment: Non-refundable contribution to the SISC fund, investment in government-approved real estate development properties (must be held for a specified period, typically 7 years for Approved Real Estate, 7 years for Private Home Sale), or contribution to an approved public benefit project.

Key Benefits: Direct citizenship and passport, visa-free or visa-on-arrival travel to over 150 countries (including Schengen Area and UK), no residency requirement.

Family Inclusion: Spouse, dependent children (with age limits), dependent parents (with age limits), dependent siblings (with age limits).

Residency/Presence Req.: No residency requirement before or after obtaining citizenship.

Path to Citizenship: Direct citizenship upon successful application and investment.

Estimated Additional Costs: Due Diligence fees (\$10,000+ for main applicant), processing fees, passport fees, and other administrative costs.

2025 Market Snapshot: Established CBI program with multiple investment options. The real estate option typically involves approved tourism or development projects.

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Investment Guide: Antigua & Barbuda Citizenship by Investment

Antigua & Barbuda's CBI program grants citizenship and a passport in exchange for a qualifying investment in the country's economy.

Minimum Investment: \$100,000 (National Development Fund - NDF), \$150,000 (University of the West Indies Fund - UWI Fund - for families of 6+), \$200,000 (Approved Real Estate), or \$1,500,000 (Business - solo) / \$400,000 each (Business - joint, total \$5M).

Eligible Investment: Non-refundable contribution to the NDF or UWI Fund, investment in government-approved real estate development properties (must be held for a specified period, typically 5 years), or investment in an approved business project.

Key Benefits: Direct citizenship and passport, visa-free or visa-on-arrival travel to over 150 countries (including Schengen Area and UK), dual citizenship allowed.

Family Inclusion: Spouse, dependent children (with age limits), dependent parents/grandparents (with age limits), dependent siblings (with age limits).

Residency/Presence Req.: Requires 5 days of physical presence in Antigua & Barbuda within the first 5 years of obtaining citizenship.

Path to Citizenship: Direct citizenship upon successful application and investment.

Estimated Additional Costs: Due Diligence fees (\$8,500+ for main applicant), processing fees, passport fees, and an interview fee.

2025 Market Snapshot: Established CBI program with varied investment options. The real estate option involves approved development projects.

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Investment Guide: Dominica Citizenship by Investment

Dominica's CBI program offers a straightforward route to obtaining citizenship and a second passport through investment.

Minimum Investment: \$100,000 (Economic Diversification Fund - EDF) or \$200,000 (Approved Real Estate).

Eligible Investment: Non-refundable contribution to the EDF or investment in government-approved real estate development properties (must be held for a specified period, typically 3-5 years).

Key Benefits: Direct citizenship and passport, visa-free or visa-on-arrival travel to over 140 countries (including Schengen Area and UK), no residency requirement.

Family Inclusion: Spouse, dependent children (with age limits), dependent parents/grandparents (with age limits), unmarried siblings under 25.

Residency/Presence Req.: No residency requirement before or after obtaining citizenship.

Path to Citizenship: Direct citizenship upon successful application and investment.

Estimated Additional Costs: Due Diligence fees (\$7,500+ for main applicant), processing fees, Certificate of Naturalisation fee, passport fees, and an interview fee.

2025 Market Snapshot: Established CBI program known for competitive pricing. The real estate option involves approved tourism or development projects.

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Investment Guide: Grenada Citizenship by Investment

Grenada's CBI program offers citizenship and a passport, notably providing eligibility for the USA E-2 investor visa.

Minimum Investment: \$150,000 (National Transformation Fund - NTF) or \$270,000 (Approved Real Estate shares) / \$350,000 (Approved Real Estate full ownership).

Eligible Investment: Non-refundable contribution to the NTF or investment in government-approved real estate development properties (can be shares or full ownership, must be held for a specified period, typically 5 years).

Key Benefits: Direct citizenship and passport, visa-free or visa-on-arrival travel to over 140 countries (including Schengen Area and UK), E-2 Visa eligibility with the USA, no residency requirement.

Family Inclusion: Spouse, dependent children (with age limits), dependent parents (with age limits), dependent siblings (with age limits).

Residency/Presence Req.: No residency requirement before or after obtaining citizenship.

Path to Citizenship: Direct citizenship upon successful application and investment.

Estimated Additional Costs: Due Diligence fees (\$5,000+ for main applicant), processing fees, application fees, and an interview fee.

2025 Market Snapshot: Established CBI program with two main investment routes. The real estate option involves approved development projects.

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Investment Guide: St Lucia Citizenship by Investment

St Lucia's CBI program provides a route to citizenship and a passport through several investment options, including real estate and government bonds.

Minimum Investment: \$100,000 (National Economic Fund - NEF), \$300,000 (Approved Real Estate), \$300,000 (Government Bonds), or \$250,000+ (Business).

Eligible Investment: Non-refundable contribution to the NEF, investment in government-approved real estate development properties (must be held for a specified period, typically 5 years), purchase of government bonds (must be held for 5 years), or investment in an approved enterprise project.

Key Benefits: Direct citizenship and passport, visa-free or visa-on-arrival travel to over 140 countries (including Schengen Area and UK), no residency requirement.

Family Inclusion: Spouse, dependent children (with age limits), dependent parents (with age limits).

Residency/Presence Req.: No residency requirement before or after obtaining citizenship.

Path to Citizenship: Direct citizenship upon successful application and investment.

Estimated Additional Costs: Due Diligence fees (\$7,500+ for main applicant), administrative fees, processing fees, and an interview fee.

2025 Market Snapshot: Established CBI program with multiple investment options, including real estate in approved developments.

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Summary Table: Investment Migration Program

Country	Program Type	Minimum Real Estate Investment	Key Benefits	Path to Citizenship	Residency/Presence Requirement
Greece	Golden Visa	€250,000 / €500,000 (Prime)	EU Residency, Schengen Travel, Family Inclusion, No Minimum Stay	Possible after 7 years	None
Italy	Investor Visa	€500,000 (company shares)	Fast processing, No residency requirement, Family inclusion	Possible after 10 years	None
Cyprus	Permanent Residency	€300,000	EU Permanent Residency, Potential Schengen, Right to Reside in Cyprus	Possible after 7 years within 10-year period	Visit once every 2 years
UAE	Golden Visa	AED 2,000,000 (approx. \$545k)	10-Year Renewable Residency, No Sponsor, No Strict Stay Limit, Work/Business	Not a direct pathway	No strict limitation
USA	EB-5	\$800,000 (TEA) / \$1,050,000	US Green Card, Live/Work/Study Anywhere in US	Typically 5 years as Permanent Resident	Continuous residency after GC
St Kitts and Nevis	Citizenship by Investment	\$325,000 (Approved Real Estate)	Direct Citizenship & Passport, Visa-Free Travel (>150 countries)	Direct	None
Antigua & Barbuda	Citizenship by Investment	\$200,000 (Approved Real Estate)	Direct Citizenship & Passport, Visa-Free Travel (>150 countries)	Direct	5 days within 5 years
Dominica	Citizenship by Investment	\$200,000 (Approved Real Estate)	Direct Citizenship & Passport, Visa-Free Travel (>140 countries)	Direct	None
Grenada	Citizenship by Investment	\$270,000-\$350,000 (Real Estate)	Direct Citizenship, US E-2 Visa Eligibility	Direct	None
St Lucia	Citizenship by Investment	\$300,000 (Approved Real Estate)	Direct Citizenship & Passport, Visa-Free Travel (>140 countries)	Direct	None

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Would you like to discuss your investment options further? Our expert team is ready to provide personalized guidance tailored to your specific needs and goals.

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Golden Keys Global: Your trusted partner in navigating the complex world of residency and citizenship by investment, empowering investors to achieve their global ambitions.

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