

ELEGANT TRAVEL GREECE

优雅 旅行
希腊

ATHENS/MYKONOS SUMMER/AUTUMN 2014 - PRICE: €9

CULTURE FOOD SHOPPING PREMIUM PRODUCTS PEOPLE FASHION BARS INVEST IN GREECE
文化 饮食 购物 优质产品 人物 时尚 酒吧 投资希腊

DREAM HOUSE MADE EASY

梦想之家 唾手可得

IT TAKES JUST A FLIGHT UNTIL THE BREATHTAKING SANTORINI OR MYKONOS TO FEEL CONNECTED TO OUTMOST BEAUTY. NOW THERE IS NOW AN OPPORTUNITY TO OWN PROPERTY IN A BLESSED LAND WITH NO RESTRAINS OR EXTRA OBLIGATIONS AND THE ADVANTAGE OF ACQUIRING THE PERMIT TO MOVE AROUND THE EUROPEAN COUNTRIES WITH NO VISA.

只需一趟飞行就可到达圣托里尼岛和米科诺斯岛，去欣赏那里宏伟壮丽的景观，亲身体验世界最远处的美。但是如果现在就有这样的机会在这片幸福的土地上拥有一处居所，无拘无束，毫无负担，并且还可以获得居住证，不需要签证即可畅游欧洲各国呢？

Dafni Korobeli is a Greek lawyer, born in Athens, fluent in Mandarin, holder of an LLM in Chinese law from Shanghai Jiaotong University and an MBA on intercultural training and business practices in China from Beijing UIBE. She has lived in Beijing and Shanghai since 2009 and is an expert on real estate transactions in Greece. Through her law firm "KCH Law" she has been offering legal and consulting services to Chinese citizens who invest in Greece, has successfully completed real estate property transactions for her clients and has issued the first residence permits for them and their families. With her partners of "My Odyssey travel", a company established by Greek experts in tourism and specialized in customized high-end travel, she organizes trips to Greece to introduce the legal procedure and the properties her clients have pre-selected. Dafni is the only Greek lawyer based in China that has successfully completed the real estate transaction process for Chinese investors under Greece's new investment law 4146/2013 that facilitates the residence of investors in Greece through the granting of residence permits.

What is the most common comment your clients make?
A typical comment is, "In China's major cities you cannot buy a decent home worth 250,000 euros".

What are the steps to buying property in Greece?
Visa issuance to travel to Greece, opening of a bank account in Greece, signature of power of Attorney to our law firm, issuance of medical certificate, payment of deposit to

Dafni Korobeli 是一位希腊律师，出生在雅典。她汉语流利，在上海交通大学获得了中国法的法学硕士，并在北京的对外经济贸易大学取得了跨文化培训和商务实践的MBA学位。她从2009年起就住在北京和上海，是希腊房地产交易行业的专家。通过她的律师事务所"KCH Law"，她一直为有意在希腊投资的中国公民提供法律和咨询服务，她成功地帮客户完成了房地产交易并且为客户及其家人申请到了第一个居住证。她深谙中国商业文化，商业惯例和心态，具有同相关各方周旋的人际沟通能力，这些都是为客户提供一套完整的，一站式服务的保障。Dafni 是唯一一位立足中国，并依据希腊2013年第4146号新投资法，为中国投资者成功完成房地产交易的希腊律师，赋予了投资者在希腊的居住权。

最常见的客户点评有哪些？
最典型的评价是“在中国的大城市，花25万欧元买不到一座体面的房子。”

在希腊买房的步骤有哪些？
获得希腊签证，在希腊开立银行账户，与我们的律师事务所签订委托书，出具健康证明，付给卖方押金并签订认购协议，然后回到中国将房款存入在希腊开立的买方账户。律所将获取持有税款号，然后由律所的公证人起草一份最终版的合同并整理一切所需文件，合同终版一旦签字确认，产权就将转移到新主人名下。然后律所将着手申请和获取居住证，在合同签字后2周内就可获得居住证。



Photo by George Economias

seller and signature of pre-purchase agreement, return to China and transfer funds to the buyer's Greek bank account. Our law firm will acquire unique tax number, our in house notary public will draft the final contract and gather all the documents and the title will be transferred to the new owner upon signature of the final contract. Our law firm will then apply and acquire the residence permit, which will be issued within maximum 2 weeks of the signature of the contract.

Why Greece and not Spain or Portugal?

The Greek law is much more advantageous, straightforward and fast in its implementation. Non-EU citizens who buy property the value of which exceeds €250,000, may obtain a 5 year residence permit for their family members. Thus they may travel to other Schengen countries without a visa and have access to health or education services, just like any Greek citizen.

What should a potential buyer be cautious about?

Chinese investors are usually confused due to lack of understanding of the Greek tax regime. They may also be guided to purchase expensive properties in underdeveloped locations by some Chinese immigration companies that charge outrageous consulting fees and profit from high commissions (up to 30%), while they promote certain properties.

为什么选择希腊而不是西班牙或葡萄牙？

与西班牙和葡萄牙的类似项目相比，希腊投资法更加有利，更加简洁，操作起来更加高效。完成房地产交易后，就可立即获得一份有效期为5年的居住证，并且可再续期5年（条件是申请人在申请续期时仍旧拥有该房产的所有权）。非欧盟成员国的居民及其家庭成员，只要在希腊购买价值超过25万欧元的房产，就有可能取得居住证。因此，在居住证有效期内，投资者可以在希腊任意停留，也可到其他申根国家旅行而不需要办理这些国家的签证（每6个月内，在申根国家停留的时间不得超过90天），并且可以像希腊公民一样，享受医疗和教育服务。

潜在购房者应注意些什么？

经济危机为投资者创造了机会。他们可以从当前较低的房价获益，这些房产在将来价值可能更高。因此，最好是选择对的咨询对象以免掉不必要的花费。以我的经验来看，中国投资者由于缺乏对希腊税收制度的了解，经常感到困惑。他们也可能被一些中国移民企业诱导，高价购买那些不发达地区的房产。这些做移民的企业在做一些房产的促销活动时，收取高额的咨询费，并通过收取高额的佣金（高达30%）牟利。

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