



C O M P A N Y P R O F I L E

KCH

KCH Law firm and Chalari Notarial practice

We are a dynamic law firm that provides comprehensive and professional legal advice. Our team of highly-trained professionals have expertise in a number of areas, allowing you to obtain comprehensive specialist advice under one roof. Since our inception in 1978, we have dedicated our self to providing impeccable legal and notarial services that fully meet the needs of our clients.

Our close ties with our industry partners, such as accountants, bankers, architects, engineers and surveyors means that we operate in a multi-disciplinary team, over a range of subject matters.

KCH Law firm and Chalari Notarial practice form a unique legal entity undertaking all tasks relating to civil and notarial cases, under one roof.

The firm combines the legal practice and litigation with the notarial tasks providing in that way complete legal services in one office.



Our services

- Real estate transactions according to Greek Civil Public and Tax Law.
- Property law
- Contract law Real Estate Law and Construction Law in Greece
- Corporate and commercial law
- Officially authorized to conduct online legal Greek Company establishment (L. 3853/2011, L.3419/2005)
- One-stop shop services for the establishment of companies of any legal form
- Inheritance law and European Inheritance Law
- Construction and development law
- Family law
- Intellectual Property law
- Domestic litigation

International Orientation

- We have already completed more than 2000 real estate transactions with foreign parties
- Through our presence in China we can offer a wide range of services to companies and individuals wishing to enter the Chinese market
- We specialize in Real Estate transactions for the acquisition of Residence Permit L.4146/2013 for third countries citizens

Particularly for the **'Golden visa'** Residence Permits for real-estate owners in Greece program we offer:

- Legal representation in China and Greece
- Public notary's services
- Taxation consulting
- Residence Permit and visa issuance
- Legal consulting in China and Greece
- Company establishment
- Negotiations, meetings

* services offered in both English and Mandarin

Residence Permit in Greece by real estate acquisition Law 4146/2013 General Characteristics:

- The law concerns citizens of countries which are not European Union members
- The minimum value of the property is 250,000 euros. This sum concerns one or more properties that their total value must be at least 250,000 euros. The value is proved by the value mentioned on the purchase contract
- The property can belong to a legal entity as long as the company shares or the shareholdings belong in whole to the person that will request the residence permit
- The value of 250,000 euros concerns:
 - the purchase of a real estate property
 - timesharing agreement with a duration of at least 10 years, or
 - lease with a duration of at least 10 years of hotel facilities or furnished homes in combined tourist facilities (according to Law 4002/2011 article 8 §2).

Brief procedure of real estate purchase

- 1 Visa C issuance to travel to Greece
- 2 Power of Attorney signature at our law firm in Athens
- 3 Lawyer issues a VAT Reg. No in the Greek tax office
- 4 Bank account opening in Greece
- 5 Find the desired property
- 6 Legal check performed by the Lawyer. The lawyer of the buyer must obtain the contract deed (title) held by the vendor and search the title deed at the registry of mortgages.

This search is carried out in order to secure that:

- The vendor holds the absolute deed of the property
- The property is unencumbered
- All property taxes burdening the vendor have been paid
- The construction was completed in accordance to all planning and building permissions. Only if the title deed is secure should the buyer proceed to the final contract.

- 7 Buyer transfers amount to his/her Greek bank account, including tax and expenses
- 8 Public Notary calculates transfer tax, prepares tax sheet and Lawyer pays the transfer tax at the Tax Office
- 9 Contract signed and total amount is paid to the seller
- 10 Registration of new owner at the Land registry and certificate issuance
- 11 Medical insurance certificate in Greece
- 12 Residence Permit application





Legal - Notarial - Services

42 Themistokleous str.,

Athens, Greece 10678

Tel.: 0030.210.3806659

0030.210.3803473

www.kchlaw.gr