Compare the exact apartment

Greece property purchase · comparison and budget worksheet

Use one reference per legal unit. Record what is known, what is missing and who will check it. An asking price or a brochure does not establish Golden Visa eligibility.

Question	Apartment A	Apartment B
Unit reference / address / floor		
Intended use / residency requirement		
Quoted price / quotation date		
Seller / adviser contact		
Legal use / plans supplied		
Works remaining / handover date		
Included furniture, parking, storage		
Occupancy / letting restrictions to check		
Missing record / person responsible / due date		

If the proposed route is a €250,000 conversion

Ask for the previous legal use, the supporting change-of-use act, completion timing and the exact unit covered. Flag industrial history where relevant and whether the property has already supported a Golden Visa. Independent legal and technical review is still needed.

Before paying a reservation amount

Record the recipient, the unit reserved, refund conditions, unresolved checks and what happens if a deadline is missed. Have the proposed terms reviewed before committing.

Separate quoted costs from unknowns

Currency: EUR · Budget as of: _____ · Available funds: _____

Use written quotations. Mark each line Q (quoted), E (estimated), U (unknown) or N/A (confirmed not applicable). A blank or unknown amount is not zero. Record included items to avoid counting the same cost twice.

Budget line	Amount / status	Quote, exclusions / due date
Exact-unit purchase price		
Applicable purchase taxes		
Legal and technical review		
Notary and registration		
Agent / other service fees		
Remaining works / conversion		
Furniture / utilities / setup		
Ownership and vacancy reserve		
Residence / family application costs		
Known-cost subtotal (not final total)		
Unquoted items still outstanding		

Questions for your notary or tax adviser

Which tax regime and taxable value apply? Are quoted fees inclusive of tax and expenses? Which payments fall due before the funds are available? Which costs qualify for the residence investment calculation, if relevant?

Discuss my property brief with mamaXO →

Include your budget, area, intended use, timeframe and any exact unit already selected. Keep completed worksheets and sensitive documents with your advisers.

This is a planning worksheet, not a quotation, valuation, contract or eligibility decision. Source guidance: en.mitos.gov.gr (Golden Visa change of use); aade.gr (Before buying a property).