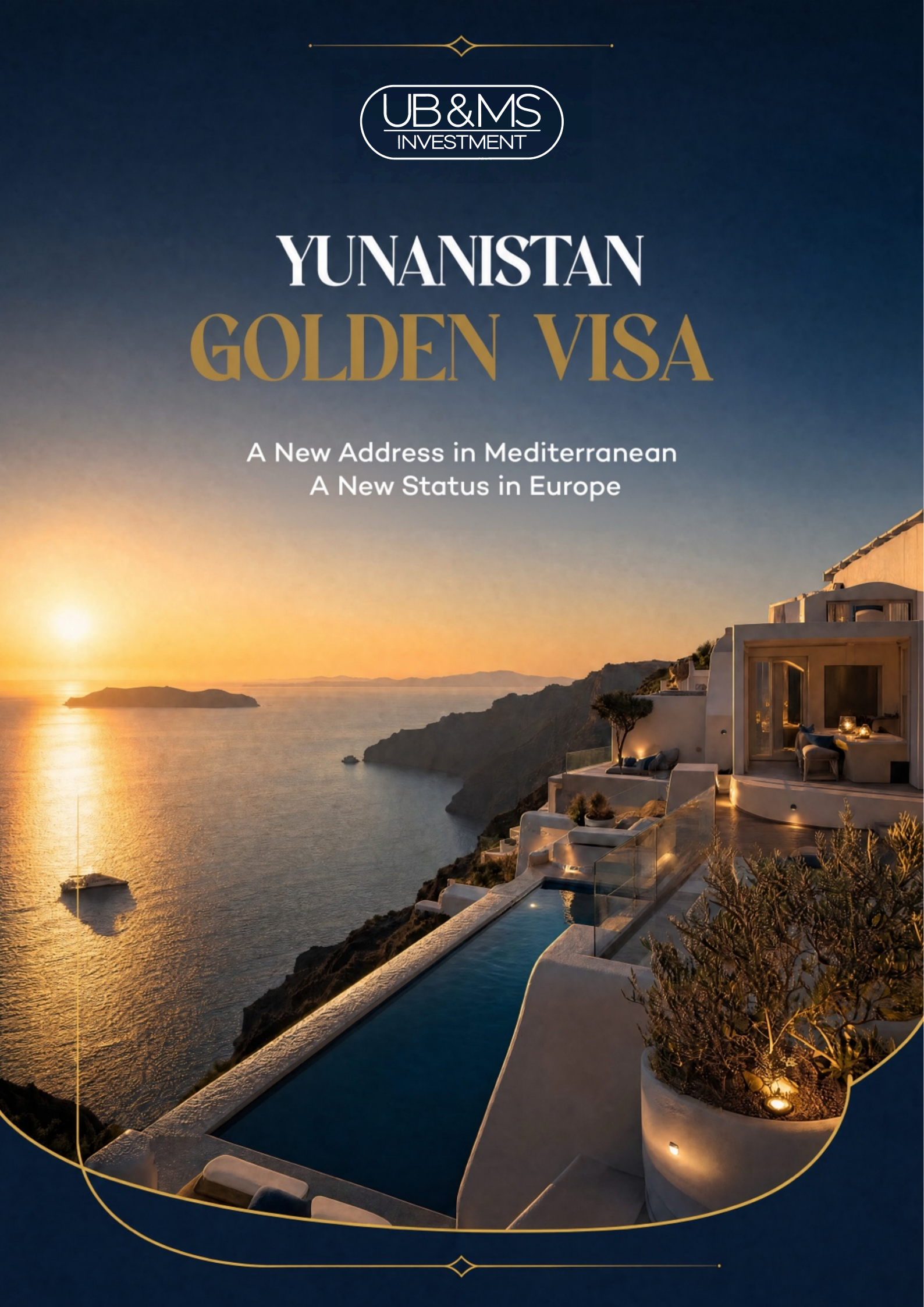
UB&MS
INVESTMENT

YUNANISTAN
GOLDEN VISA

A New Address in Mediterranean
A New Status in Europe





UB&MS INVESTMENT

A New Address in Mediterranean, A New Statue in Europe.

In the dynamic atmosphere of Mediterranean
we transform carefully selected projects
that add value to your life
into a new future in Europe.

With high quality of life, strong investment potential
and international advantages,
we shape your life into
a lifestyle standard worth passing
on to future generations.

Real Estate Investment

Secure investment opportunities with high-return projects.

European Residency

Increase your right to residence and quality of life in Europe.

Schengen Access

Enjoy freedom of travel in the Schengen area with ease.

Family Coverage

Grant residence rights to your spouse and children under 18.

Euro-Based Income

Earn and manage rental income in euro currency.

WHY GREECE?

THE HEART OF EUROPE, THE GEM OF THE AEGEAN.



QUALITY OF LIFE

- Mediterranean climate
- Safe living
- European standards

INVESTMENT POTENTIAL

- Euro-based rental income
- Strong tourism demand
- Value appreciation

FREEDOM OF MOVEMENT

- Schengen access
- EU connectivity
- Easy travel



STRONG TODAY, VALUABLE TOMORROW

STRATEGIC VISION.
SUSTAINABLE FUTURE.

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YOUR BRIDGE TO EUROPE FROM TÜRKIYE



On the opposite coast of the Aegean, a new life awaits you – just a few hours away.

HISTORY, CULTURE & LIFESTYLE
Discover a centuries-old heritage blended with a modern lifestyle. A unique destination.

CLIMATE & NATURE
Over 300 days of sunshine, a mild climate, and the serene beauty of the Aegean.

ACCESS TO EUROPE
Gain strategic access to Europe through a valuable gateway at the heart of the Aegean.

SECURE YOUR FUTURE
A Golden Visa for you and your family, ensuring a safe, high-quality, and sustainable life.

FLIGHT TIME
ANKARA - ATHENS
~1 HOUR 25 MINUTES

FLIGHT TIME
ISTANBUL - ATHENS
~1 HOUR 10 MINUTES

CLOSE, ACCESSIBLE, AN EFFECTIVE NEIGHBOR

GOLDEN VISA



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GOLDEN VISA

WHAT DOES IT OFFER YOU?

01



Permanent Residence in Greece

02



Visa-Free Access to the Schengen Area

03



Covers All Family Members

04



Euro-Based Rental Income

05



No Minimum Stay Requirement



A New Future in Europe for Your Entire Family

Application Owner

Spouse's Parents

Spouse



Father

Children Under 21 Years Old

Mother

With only a Golden Visa in Greece,
not an investment,
we help your entire family take
a confident, free, and high-quality
step towards living in Europe.

- Visa-Free Travel in the Schengen Area
- High-Quality Healthcare Services
- World-Class Education Opportunities
- Strong Investment Opportunities for the Future
- A Secure and Stable Way of Life
- A Bright Future for Your Entire Family

UB&MS INVESTMENT

5 Steps to European Residency

We manage your entire process with legal security and reliability.

STEP 01



Real Estate Selection

We identify suitable real estate options for you based on your investment budget and present them to you exclusively.

STEP 02



Legal Preparation and Due Diligence

We prepare all necessary documents, conduct due diligence, and carry out all legal procedures in accordance with standards.

STEP 03



Tax Number and Deed Transfer

We obtain your tax number, complete the deed transfer transactions, and secure everything under your name.

STEP 04



Golden Visa Application

We prepare your Golden Visa application file flawlessly and submit it to the relevant authorities.

STEP 05



Residence Permit Delivery

After your application is approved, your residence permit is delivered. Welcome to your new life.

LEGAL SECURITY

We conduct all processes in full compliance with applicable laws and regulations.

PRIVACY AND CONFIDENTIALITY

We protect the confidentiality of your information at every step.

TIME MANAGEMENT

We manage every step of your process professionally and efficiently.

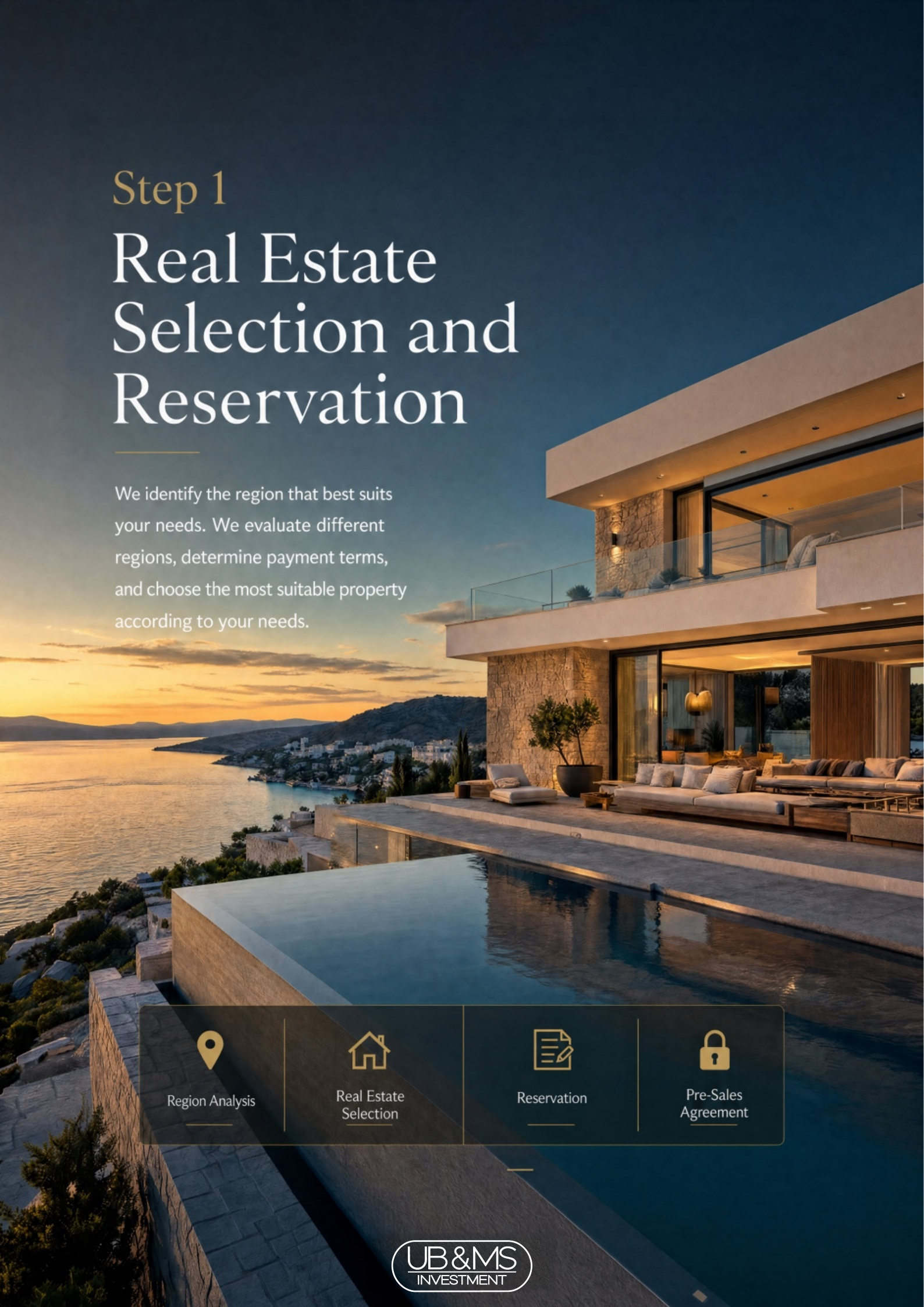
INTERNATIONAL EXPERIENCE

We deliver services in line with international standards and expertise.

EXPERTISE AND CONSULTANCY

With our extensive investment expertise, we shape the future together.

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Step 1

Real Estate Selection and Reservation

We identify the region that best suits your needs. We evaluate different regions, determine payment terms, and choose the most suitable property according to your needs.

Region Analysis

Real Estate Selection

Reservation

Pre-Sales Agreement

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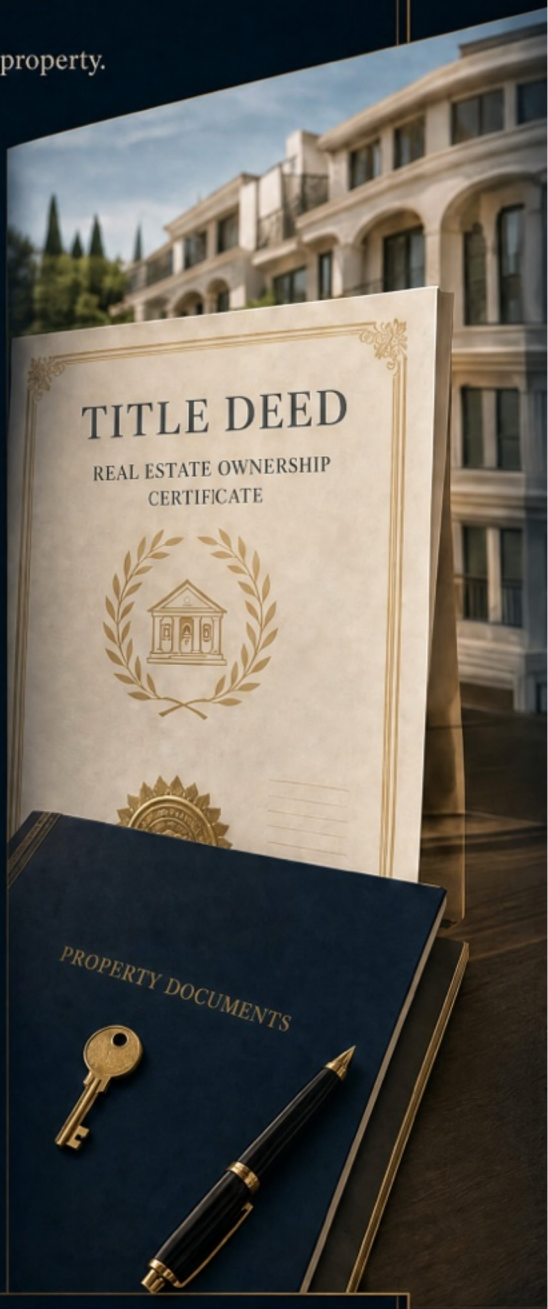
Steps 2 and 3

Legal Preparation and Title Deed Process

The secure and legal completion process of your property.



- Notarization
- Apostille
- Sworn Translation
- Lawyer Review
- Tax Identification Number (AFM)
- Bank Account in Yunanistan
- Title Deed



LEGAL SECURITY

All transactions are carried out in accordance with Greek law and under legal protection.

EXPERT TEAM

Our experienced lawyers and consultants manage your process in a professional manner.

CONFIDENTIALITY

All your information is kept completely confidential at every stage.

COMPLETION

Your title deed is officially registered in your name with all legal rights.

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Steps 4 and 5
Golden Visa Application and Residence Permit



1. PROPERTY TRANSFER
Property Transfer

2. APPLICATION (FILING)
Application Submission

3. BIOMETRIC DATA
Biometric Data

4. TEMPORARY RESIDENCE PERMIT
Temporary Residence Permit

5. PERMANENT RESIDENCE CARD
Permanent Residence Card



Upon completion of the application process, the biometric data is recorded and the necessary evaluations are carried out. Then, a temporary residence permit is issued. After the legal periods are completed, a permanent residence card is issued, granting you the right of permanent residence. Your right of residence is secured under legal protection.

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Earn at the Heart of Your Investment

Join us where financial returns, global access, and quality of life come together.



4–5%
Annual Rental Income

Euro-based rental income and potential value appreciation.

Schengen Access
29+ Countries

Freedom of travel and investment across the Schengen Area and beyond.

5-Year
Renewable Stay Permit

A 5-year residence permit you and your family can renew continuously.

Includes Your Entire Family

Your spouse, children under 21, and dependent parents are included in the program.

POLITICAL AND ECONOMIC STABILITY
A robust legal system and a secure investment environment.

STRATEGIC LOCATION
A bridge between Europe, Asia, and Africa.

HIGH INVESTMENT POTENTIAL
Strong tourism and consistent value appreciation.

QUALITY OF LIFE
A modern lifestyle with high standards and exceptional living conditions.

> *This Program is not just for today, but for the secure future of your family.*

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FREQUENTLY ASKED QUESTIONS

About the Greece Golden Visa Program

01

Can I get a work permit?

The Golden Visa program does not grant a work permit. However, if you are employed by a company in Greece, you can obtain a work permit.

02

Can I establish a company?

Yes. In Greece, you can establish a company and conduct commercial activities. The company must be managed by an authorized executive who needs to be a resident of the European Union.

03

Can I become a citizen?

After seven years of living in Greece and meeting the required language proficiency, you may be eligible to apply for Greek citizenship.

04

Can my child be included?

Yes. Your dependent child can be included in the purchase and can benefit from the rights of the Golden Visa as a family member.

05

How much tax will I pay?

In Greece, the income tax rate is up to €12,000, which is 15%. This rate can go up to 35% depending on your income.

06

Is it required to deliver the property?

No. It is not mandatory to deliver the property for the Golden Visa, as long as the ownership is registered in your name. The project being under construction is sufficient.

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Life in Greece

The sun, history and hospitality come together in Greece. It is a unique paradise for those who want to live a life full of peace, surrounded by nature and the blue sea.







MILD CLIMATE AND NATURAL BEAUTY

Greece is blessed with a mild climate, crystal-clear seas and breathtaking landscapes throughout the year. Mountains, beaches, olive groves, vineyards and pristine air enhance the quality of life in every season.

RELAXED LIFESTYLE

Life in Greece is all about slowing down and enjoying the moment. The siesta culture, warm hospitality and vibrant social life make everyday life feel like a never-ending holiday.

RICH FOOD CULTURE

Mediterranean cuisine is at the heart of life in Greece. Fresh olive oil, fruits, vegetables, local herbs and seafood make Greek cuisine both healthy and incredibly delicious.









Investment Regions of Choice

Strategically located, with strong infrastructure and high growth potential, these standout regions offer unmatched opportunities for investors.

THESSALONIKI

The Cultural and Economic Center of the Balkans



- Strong university and talent pool
- Efficient logistics and transportation network
- High connectivity and trade investment potential

CHALKIDIKI

Natural Beauty, Tourism and High Growth

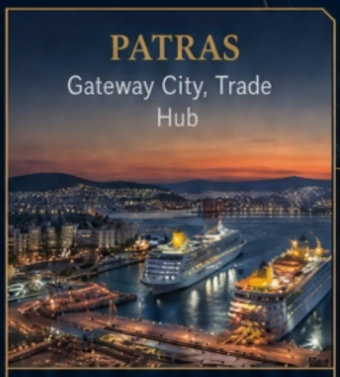


- Sustained growth in international tourism
- High holiday home demand
- High rental yields in short-term rentals



PATRAS

Gateway City, Trade Hub



- One of the largest ports in the Mediterranean
- Strong trade and logistics ecosystem with global reach
- High value driven by transformation and growth

ATHENS

Historic Capital, Investment Center



- Strong economy and steady growth
- Government incentives for investors
- High demand in residential, commercial and mixed-use projects

WHY INVEST IN GREECE?

- European Union member with a strong economy
- Strategic location and developed infrastructure
- Investor-friendly policies and incentives
- High growth potential and quality of life

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Information Required For Your Application

The following information is required to evaluate your application quickly and accurately.



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+90 850 440 01 05

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FSM Boulevard
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Daire No:13
Yenimahalle
Ankara - Turkey

Dubai Office
Palm Jumeirah Island,
Atlantis Hotel Yanı,
Balois Residence Villa 03,
Dubai - Birleşik Arap Emirlikleri