

**Question for written answer E-003788/2026
to the Commission**
Rule 144
Nikolaos Anadiotis (NI)

Subject: Golden visas and the Oliville Halkidiki complex

Oliville Halkidiki, a residential complex being built in the village of Yerakini in Chalkidiki, comprises 175 villas that are being marketed partly as an investment that qualifies for a golden visa¹. A circular issued by the Ministry of Migration sets a minimum investment threshold of EUR 400 000 and stipulates that the investment must be limited to one property and, for built properties or properties with a building permit, the habitable floor area must be at least 120 sq m².

According to published data, there are instances of homes being split into two separate apartments with separate deeds, raising the question of whether every property used to obtain a residence permit fulfils all the legal requirements. The Commission has recognised that residence-by-investment schemes pose risks to security, money laundering and the Schengen area³. Directive (EU) 2024/1640 lays down a special risk management framework⁴.

In view of the above, can the Commission answer the following:

1. Does it intend to ask the Greek authorities for evidence that the golden visa permits granted under the Oliville Halkidiki project are issued exclusively for individual properties that meet national requirements?
2. Does it not think that systematically granting residence permits for split properties may affect the credibility of the control system and the Schengen area?
3. Will it address this issue in the context of the implementation of Directive (EU) 2024/1640 and the supervision of residence-by-investment schemes?

Submitted: 22.9.2026

¹ <https://www.emakedonia.gr/chalkidiki-sarka-kai-osta-pairnei-to-project-me-tis-175-viles-sti-gerakini-dite-fotoghrafies>.

² <https://migration.gov.gr/wp-content/uploads/2024/10/9%CE%95%CE%B3%CE%BA%CF%8D%CE%BA%CE%BB%CE%B9%CE%BF%CF%82-Golden-24.9.2024-FINAL.pdf>.

³ https://enlargement.ec.europa.eu/news/commission-urges-member-states-act-golden-passports-and-golden-residence-permits-schemes-and-take-2022-03-28_en.

⁴ https://eur-lex.europa.eu/legal-content/en/ALL/?uri=oj:L_202401640.