

# RESTRICTIONS ON THE ACQUISITION OF REAL ESTATE PROPERTY IN GREECE



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## RESTRICTIONS ON THE ACQUISITION OF REAL ESTATE PROPERTY IN GREECE

The acquisition of a property is in principle free to anyone with legal capacity but is subject to various conditions and restrictions to protect supreme goods. In particular:

- **Conditions and restrictions for the protection of the environment.** Environmental impact assessment, special terms and restrictions for the protection of the environment are imposed under Law 4014/2011, as amended and currently in force, on projects or activities and Law 4685/2020 on the modernization of environmental legislation.
- **Building conditions - urban planning restrictions.** Conditions on the construction of a property exist under Law 4030/2011, as amended and in force and under the latest Law 4759/2020 on the modernization of urban planning legislation.

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- **Properties with arbitrary constructions or arbitrary changes of use.** Prohibition of deed in rem on properties with arbitrary constructions or arbitrary changes of use under the provisions of Law 4014/2011 & Law 4495/2017 as amended and in force.
- **Public forest land.** Prohibition to purchase real estate that is public forest land for the protection of the natural environment. (Law 998/1979 as amended and in force).
- **Border areas.** Any legal transaction that creates, in favour of persons with citizenship or domicile outside the European Union, a right in rem or a lien relating to real estate located in border areas, (as these areas defined in Law 1892/1990 as amended by Law 3978/2011), is prohibited. A procedure is provided for the lifting of prohibitions at the request of the interested parties, provided that the purpose of use of the property is indicated and under specific conditions. In restricted areas close to military installations there are more specific restrictions and prohibitions, and special cases are provided in which prior permission from the competent regional authority is required for the acquisition of real estate.
- **Seashore - coastal zone - biotope - public property - archaeological site.** According to the provisions of Law 2242/1994, as currently in force, the property for sale should not be located in seashore, coastal zone, biotope, public property or archaeological site.
- **Distance from a lighthouse.** In accordance with the provisions of Law 1629/1951, a distance of at least 200 meters from the lighthouse in question is required as a safety zone for the transfer of the property to be permitted.

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