



**ΣUROMIAMI**  
Real Estate Investments



# GLOBAL LEADER IN FAST CITIZENSHIP AND RESIDENCY PROGRAMS

## *YOUR FUTURE FIRST*

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## ABOUT US

### ETHICAL EXPERIENCED

Due to a strong track record with Governments and the experience acquired through the high volume of cases processed over the years, Citizenship invest can ensure the highest success rates. The company successfully helps every year hundreds of individuals and families around the globe to acquire a second citizenship by investment. Citizenship Invest has a long-term view of this valuable client-advisor relationship and commits to its clients for life.

### BESPOKE FOR LIFE

Post acquiring citizenship, the company supports its clients throughout their lives with different additional services related to their citizenship and passport. These services, exclusive for our clients, are lost passport replacement passport renewal. new born baby and spouses citizenship applications, driving license and national ID card amongst others.

# HUNGARY

## RESIDENCY BY INVESTMENT

The Hungarian Residency by Investment Program, introduced by the Government of Hungary in 2017, offers non-EU nationals the opportunity to obtain temporary residence through investing in built real estate projects. Under this program, successful applicants are granted a residency permit that is valid for 5 years for the primary applicant, and 3 years for their dependents. The residency permit can be indefinitely renewed as long as you still own the qualifying residential property.

Hungary became a member of the European Union in 2004 and subsequently joined the Schengen Area in 2007.

### PROCESSING TIME

3 months approx.

### VISA FREE TRAVEL

Visa-Free to 27 European countries in the Schengen Area

### INVESTMENT TYPE

Real Estate

### INVESTMENT COST

Minimum investment EUR 500,000 (in local currency).

### FAMILY DEPENDENTS

Spouse and children 18 years and below. Parents and children over 18 must be dependent on the main applicant



# COUNTRY INFO

## HUNGARY

Hungary, situated in Central Europe, is a landlocked country characterized by its geography defined by two major rivers, the Danube and Tisza. This nation boasts remarkable natural features, including Lake Balaton, Central Europe's largest lake, and Lake Heviz, the world's largest thermal lake. In the vibrant capital city of Budapest, which ranks among the Top 100 GDP performing cities globally, remains a standout destination for foreign direct investment (FDI) in Central and Eastern Europe, further solidifying Hungary its position as an attractive and dynamic economic hub. Hungary joined the European Union in May 2004 and has been part of the Schengen Area since 2007.

CAPITAL BUDAPEST

POPULATION 9.71 MILLION

LANGUAGE HUNGARIAN

GOVERNMENT TYPE UNITARY MULTIPARTY

REPUBLIC, WITH A PARLIAMENT ARY GOVERNMENT

EXCHANGE RATE 1 USD = 357.43 HUF

CURRENCY FORINT (HUF)



# HUNGARY RESIDENCY LAW

The New Hungary Residency Law came into effect on March 1st, 2024, welcoming applications from all nationalities without restrictions, and as part of the new regulations, the following Investment Categories are available to obtain a residency permit in Hungary under The Guest Investor Residency Permit program:

## PROGRAM BENEFITS

### SIMPLE PROCESS

Most Cost-Effective EU Residency Program

Approval issued before you make the property investment or pay majority of Gov. fees

Fast process. Residency Card issued within 3 months

No need to visit Hungary at all to obtain the Hungarian Residency, Residency cards can be issued remotely

### EASY PROCESS

No language test required

Residency Card renewable indefinitely whilst you maintain the minimum property investment amount

Biometrics taken at the Hungarian Embassy

### FAMILY BENEFITS

### FREE MOBILITY

The Hungarian residency enables visa-free travel to 27 countries in Europe which comprises the Schengen states.

No physical stay or visit to Hungary required throughout the residency, although is recommended that you visit Hungary to prove ties with the country.

### STRONG INVESTMENT

Budapest lower prices than other EU capitals

30% capital appreciation in the past 2 years

### TAX ADVANTAGES

No tax on dividends and capital gains and Corporate income tax is 9%, and personal income tax is 15%, making them some of the lowest in Europe

### QUALITY OF LIFE

Hungary is one of the most affordable countries in Europe, with a low cost of living

Access to a good healthcare system



## INVESTMENT TYPE AND COSTS

Investors can obtain Hungary Residency by purchasing residential property that must be free of any liens, burdens, or other encumbrances. Investors must prove that they have sufficient funds in a deposit account to cover the real estate purchase price and the minimum amount required to sustain a living by the investor and their family members.

### 1. BUYING A RESIDENTIAL PROPERTY IN HUNGARY

A 10% down payment on the property is sometimes required. If a new property is purchased then only a 20-30% deposit (depending on the developer) needs to be paid to submit the document to immigration, the remaining amount can be paid on completion. You will only need to purchase a qualifying property once your residency permits are approved, and your ID cards are in your possession. Then, you will have 3 months in which to complete the acquisition (else your residency will be automatically cancelled).

### INVESTMENT AMOUNT / REAL ESTATE INVESTMENT

#### GOVERNMENT FEES

In addition to the purchase of real estate, a government processing fee is payable when your application is approved.

#### INVESTMENT TYPE AND COSTS

The following Investment Categories are available to obtain a residency permit in Hungary under The Guest Investor Residency Permit program.

- 1) **250,000 EUR** – Acquisition of an approved investment fund share issued by a real estate fund registered by the Hungarian National Bank. Can be sold after 5 years.
- 2) **500,000 EUR** – Acquisition of a residential real estate property. Can be rented out and the property can be sold after 5 years. Although the law's wording is not exactly clear on the matter, the professionals all agree that refers to a single valuable property, and not multiple real-estates, with a total price of 500.000, EUR.
- 3) **1M EUR** – Donation to a higher education institution maintained by a public interest trust foundation to support educational, scientific research or artistic creation.

In addition to the above investment, there is €70,000 Government Fees payable as follows:  
€5,000 upon submission and the balance upon approval.

## PLEASE NOTE THE FOLLOWING IMPORTANT DETAILS

- All nationalities are welcome to apply, there are no banned countries.
- Clients are not required to open a bank account in Hungary (optional).
- Funds or property can be paid for from a third-party account, not necessarily from a bank account in their name.
- Clients do not need to travel to Hungary to obtain their residency permit.\*\*\*
- Clients will be issued approval and their residency cards first before they are required to invest. They will have 90 days from the date of residency issuance to make their investment.
- The Guest Investor Residency Permit (Residency Permit Visa) is valid for 10 years and renewable.
- Clients can live, study, and start their own business in Hungary. If they wish to work they will need to secure an employment visa.
- Spouse and dependent children are included in one application. Financially dependent children over 18 years & parents & parents-in-law also qualify.

\*\*\* **Important:** Although the law doesn't demand that applicants needs to travel to Hungary to obtain their residency permit, other legal procedures might require personal presence. With more than 2 decades of experience in real estate and immigration law we are in possession to assure you locally the comfort that you need regarding the signature of contracts using long-distance signatures, avoiding therefore unnecessary risks, and assuring that you are legally represented by trusted lawyers and other third-party professionals.

# REQUIRED DOCUMENTS

Citizenship Invest has a designated Document Collection Specialist for every case. Our firm provides a customised service streamlining the application process by only requesting essential client information. Our primary goal is simplifying the document collection procedure and minimising client involvement. When necessary, we take the responsibility of obtaining the required documents on behalf of the client. Please be aware that the following list serves as a general guideline, as Citizenship Invest prepares a personalised checklist based on a thorough assessment of each individual case.

## PERSONAL IDENTIFICATION AND FAMILY DOCUMENTATION

Certified copy of all passports held.  
Proof of family relationship (Birth Certificate for all applicants)  
Marriage certificate

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## FINANCIAL DOCUMENTATION

*Bank statement with sufficient funds to support the application. Bank Balance must show enough funds to buy the property and cover the costs of living for all the applicants.*

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## APPLICANT INFORMATION

CV for Client and all the family members (CI provide templates)  
POA (Power of Attorney) for each applicant. It must be dated and signed by the respective applicant, where one of the parents can sign for children under the age of 18. Data Sheet needs to be filled out for Client and all the family members (CI will provide the template)  
In case Client does not live in the country of his/her citizenship, then resident permit or proof of stay  
Adult children 18yrs+:  
Proof of Address from Hungary (CI provide)  
Proof of economic dependency, single status and school enrolment; School Certificate for Adult children  
Proof of economic dependency for parents below 65 years

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## PHOTOGRAPHS AND CRIMINAL RECORD

For each participant, two (2) original passport-size photos: dimensions 45 mm x 35 mm  
Evidence of no criminal convictions.



# APPLICATION PROCESS AND TIMELINE

## WEEK 1-2

### RETAINER, INITIAL FEES AND RESIDENCY APPROVAL

The bank balance certificate needs to show sufficient funds to cover property and cost of living in Hungary, whether the client will move there or not.

Cl submits applicant details to the Hungarian Government for Residency Pre- Approval (normally issued in 5 working days).

## WEEK 2-3

### PAYMENT OF GOVERNMENT FEES AND CL PROFESSIONAL FEES

Once Residency is pre-approved, Cl will prepare the Government forms and documents for client's signature. At this stage the client transfers Government fee to Cl and Cl proceeds to pay these funds to the Government (If for any reason Residency is rejected, then Government Fees are fully refundable). Cl second Professional Fees are payable at this stage.

## WEEK 4-6

### EMBASSY VISIT FOR BIOMETRICS AND SUBMISSION OF DOCUMENTS

At the Embassy the applicant must sign and submit a declaration undertaking to buy property in Hungary.

Once the appointment at the Hungarian Embassy is carried out the client is expected to pay Government Fees within 5 days. Client transfers these funds to Cl and Cl proceeds to pay the Government.

Client will have 90 days from the date of residency issuance to make their investment.

# APPLICATION PROCESS AND TIMELINE

## MONTH 3

### RESIDENCY CARDS ISSUANCE

Approval is granted 30 days after submission; the Residency card is issued 10 days later. Cl will courier the cards to client. Cl final Professional Fees due

## MONTH 3-6

### PROPERTY PURCHASE COMPLETION

Client must purchase residential property within 3 months from card issuance date, Cl submits the purchase agreement within this period of time to the immigration office. Failing to do so will result in the revocation of the residency for Client and all the family members.

Hungarian Taxpayer Number is issued once property purchase is completed.





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## COUNTRIES

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### HUNGARY RESIDENCY VISA-FREE ACCESS

#### EUROPE

- |                                 |                                 |
|---------------------------------|---------------------------------|
| Albania                         | Germany                         |
| Andorra                         | Greece                          |
| Austria                         | Holy See (Vatican City) Iceland |
| Belarus                         | Ireland                         |
| Belgium                         | Italy                           |
| Bosnia and Herzegovina Bulgaria | Kosovo                          |
| Croatia                         | Latvia                          |
| Cyprus                          | Liechtenstein                   |
| Czech Republic Denmark          | Lithuania                       |
| Estonia                         | Luxembourg                      |
| Finland                         | Malta                           |
| France                          |                                 |

*\*The list of countries is subject to variations depending on each government's policy and so is access to these countries.*

