

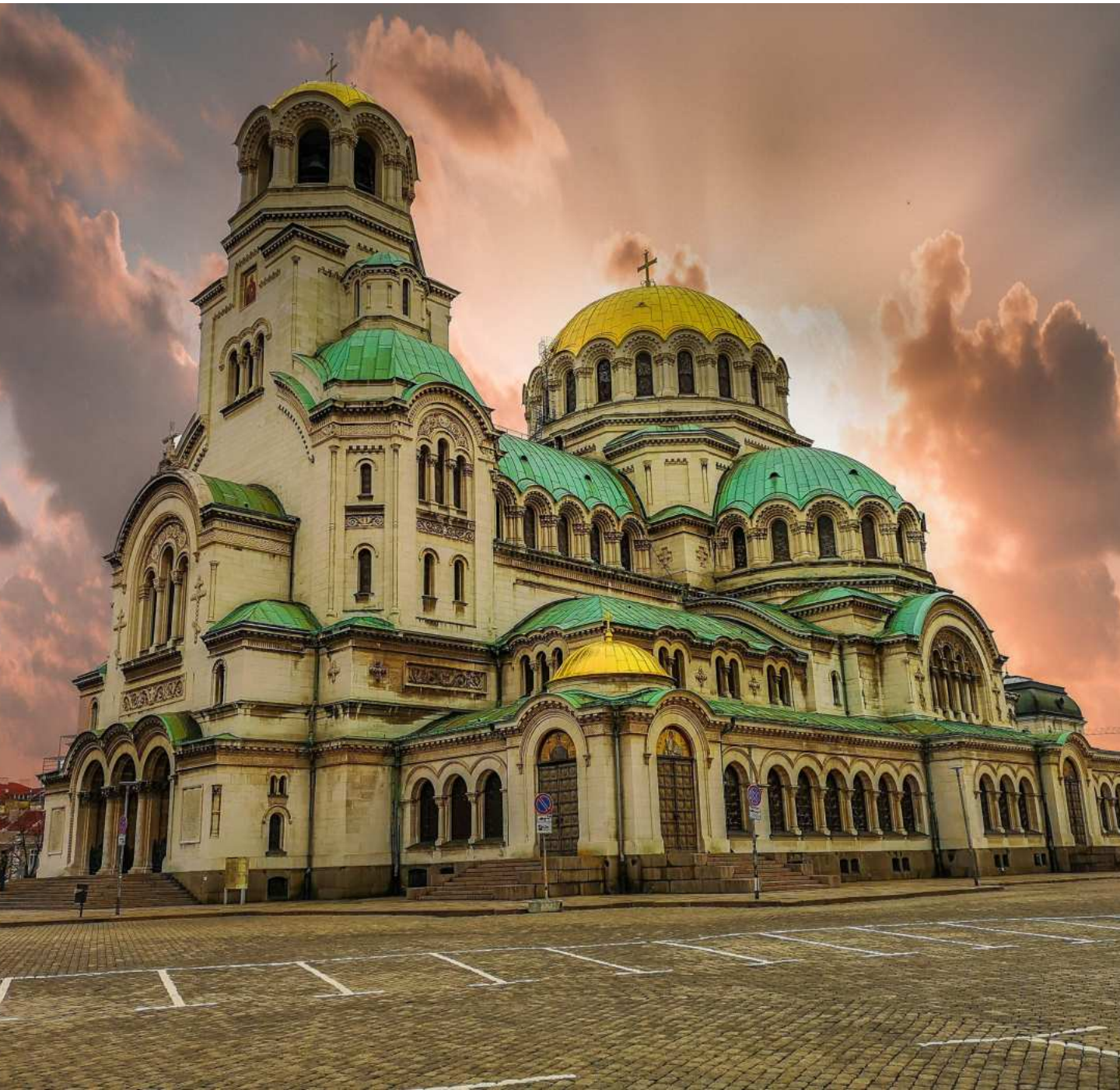


GoldenArk

YOUR RELOCATION PARTNER

BULGARIAN PERMANENT RESIDENCY BY INVESTMENT

Official Government Program



About Bulgaria and its immigration programs

Bulgaria is a full member of the European Union and the Schengen Agreement, strategically located at the crossroads of Europe and Asia. Known for its rich history, diverse culture, and favorable climate, Bulgaria offers an attractive blend of lifestyle and opportunity. As one of Europe's most business-friendly destinations, Bulgaria has transitioned from a resource-based economy to a hub for technology, manufacturing, and innovation. Its well-developed infrastructure, competitive labor force, and EU-aligned legal system make it an ideal entry point into the European market.

Bulgaria's Citizenship by Investment program attracted over 1000 applicants — contributing over €400 million in investments before the program's termination in 2022.

At the end of 2024, the Bulgarian Parliament introduced a renewed program granting permanent residency through investment, reinforcing the country's role as a strategic gateway to Europe. This program not only provides investors and their families with immediate permanent residency but also a clear pathway to EU citizenship — offering long-term security, mobility, business and access to world-class healthcare, education, and lifestyle benefits within the European Union.



Population:
7,144,000



Corporate tax:
10%



Affordable
Housing



Business
Environment

The status of a Permanent residency provides



Lifetime residency status



Financial security



Freedom to stay and travel within Schengen Agreement countries for you and your family



Enhanced stability, social comfort, and personal security

Economic and political stability

Holders of Bulgarian permanent residency obtained through investment are entitled to a full range of state guarantees and social rights, including the right to work and conduct business activities.

Ensuring personal and financial security, along with access to top-tier education and European health insurance services.

Ensure EU-level protections, legal rights, and a secure framework for family and financial assets.

Free education for children in public preschools, schools, and universities across nearly all of Europe.

The right to engage in business activities, tax advantages, and financial support not only in Bulgaria but throughout the EU, with opportunities to secure public funding for various activities.



Key benefits of the permanent residency in Bulgaria by investment



European program that offers lifetime Residency and can be passed down to generations



Full member of the Schengen Area and the European Union, allowing visa-free travel



Potential inclusion in the U.S Visa Waiver Program (VWP) by 2026



One of the only residency programs globally that allows the purchase of Real Estate



The average price of residential properties in Sofia is 1,800 EUR per square meter



A family program where the entire family receives permanent residency status for the same period



One investment package covers a spouse, 3 minor children and dependent parents and grandparents.



Holders of permanent residency become eligible to apply for Bulgarian citizenship after five years

Additional benefits of the Bulgarian permanent residency program



Low cost of living compared to other European countries



Favorable tax regime with a flat corporate tax rate of 10%, one of the lowest in the EU, and a 5% dividend tax



No physical residency requirement in Bulgaria



No Bulgarian language requirements for obtaining or maintaining permanent residency.



Obtain permanent residency in only 6 to 9 months



No requirement for family members to visit Bulgaria to obtain residency permits and cards



Residency cards delivered by special courier to a location specified by the investor



A simplified list of required documents for obtaining residency



The safety of the investor are safeguarded through investments and administrative payments via a licensed legal entity.

Conditions for obtaining permanent residency in Bulgaria by investment

The Governing Law from the Foreigners in the Republic of Bulgaria Act by Article 25, Paragraph 1, item 6. and 16.

€255,600

register a company and
purchase real estate

OR

€512,000

invest in licensed and
regulated investment fund

Real estate investment is most recommended in the capital city or
on the coast of the Black Sea

€60,000

administrative & legal fee in
case of immediate family

€10,000 / person fee

in case of additional family members
grandparents

By meeting the due diligence requirements, fulfilling the investment criteria, and paying the associated fees, you and your family can receive a decision on your permanent residency application within just 6-9 months.

Conditions for obtaining permanent residency in Bulgaria by investment

The Governing Law from the Foreigners in the Republic of Bulgaria Act by Article 25, Paragraph 1, item 6. and 16.

1; Investment in a Bulgarian Company – BGN 500,000 Route (Art. 25, Point 16)

- Register a company either solely or with at least 50% ownership by the investor
- Transfer a minimum of BGN 500,000 (≈ EUR 255,650) from the investor's personal account to the company's Bulgarian bank account
- Purchase tangible or intangible assets, which are registered as company property Eligible assets: real estate, vehicles, brand new equipment
- Once the investment is completed, the Ministry of Economy issues an Investor Certificate
- With the Investor Certificate, the investor applies for a D-type visa
- Upon D visa approval, the investor travels to Bulgaria and applies for Permanent Residency
- The Permanent Residency Card(PR) is granted for 5 years

2; Invest in a Licensed Bulgarian Fund – BGN 1,000,000 Route (Art. 25, Point 6)

- Invest EUR 512,000 in units of a mutual fund licensed by the Bulgarian Financial Supervision Commission.
- The investment must be held for a minimum of 5 years from the date permanent residency is granted—no additional payments are required.
- The selected fund must be compliant with the Foreigners in the Republic of Bulgaria Act, ensuring legal security for the applicant.
- Investors are not required to reside in Bulgaria to maintain their residency status.

Qualifications & Eligibility

To qualify, applicants must fulfill the investment requirement in addition to meeting the following criteria:

- Be a non-EU citizen;
- Possess a valid passport or another substitute foreign travel document;
- Have a personal net worth greater than €520,000;
- Provide documents supporting the source and origin of the declared and invested funds;
- Hold no criminal record;
- Pay application fees;
- Make the minimum statutory trips to Bulgaria.
- Applicants must not be subject to an entry ban under the Schengen Agreement

REQUIRED DOCUMENTS

- Filled and signed Data sheet-Booking form
- Passport copy data page and outer cover;
- Original Police Clearance Certificate;
- Bank savings certificate;
- Proof of the legal origin of funds;
- International medical insurance;
- Notarized copy of the Marriage certificate;
- Notarized copy of the Birth certificate;
- Signed and Dated Curriculum Vitae;

IMPORTANT: All documents (except the medical insurance and the bank statement) which are not issued by the Russian federation or Ukraine have to be certified with Apostille.

Acquisition process

Applicants with visa free entry (passports) to Bulgaria

-
- 1 Preparing the required documents up to 3 weeks
 - 2 Initial visit to Bulgaria:
Company registration & Bank account opening
Select real estate or other tangible assets approximately 1-2 weeks
 - 3 Transfer of Funds & Fulfill the chosen Investment between 1-2 weeks
 - 4 Obtain Investor Certificate from the Ministry of Economy 1 month
 - 5 Second visit to Bulgaria:
Apply for Permanent Residency at the Migration Directorate approval within 3 months

In case of a positive decision

- 6 Receive a renewable 5-year Permanent Residence Card 30 days maximum
- 7 Apply for family reunification 21 days for approval
- 8 Citizenship Eligibility after 5 years 5 years

Acquisition process

Applicants with NO visa free entry (passports) to Bulgaria
(regardless of the country of their residency)

-
- 1 **Preparing the required documents** up to 3 weeks
 - 2 **Acquire a C-Type Tourist Visa** 2 weeks
 - 3 **Initial visit to Bulgaria:**
Company registration & Bank account opening
Select real estate or other tangible assets approximately 1-2 weeks
 - 4 **Transfer of Funds & Fulfill the chosen Investment** between 1-2 weeks
 - 5 **Obtaining Investor Certificate from the Ministry of Economy** 1 month
 - 6 **Apply for a Long-Stay Visa (Type D)** Approval in few weeks

In case of a positive decision

-
- 7 **Second visit to Bulgaria:**
Apply for Permanent Residency at the Migration Directorate Approval within 3 months
 - 8 **Permanent Residency Card Issuance** 30 days maximum
 - 9 **Family Reunification** 21 days for approval
 - 10 **Citizenshp Eligibility after 5 years** 5 years



GoldenArk
YOUR RELOCATION PARTNER



Almássy Máté
Co-Founder
+36 30 317 30 40
almassy@goldenark.ae



Gézci Viktor
Managing Director
+36 30 317 30 40
viktorg@goldenark.ae

Hungary, 1023 Budapest, Bécsi út 3-5. 4. lház. 1. em.
email: info@goldenark.ae
website: <https://goldenark.ae/>