GOLDENVISAS.FYI — GUIDE

Programme Cost Comparison 2026

Official minimum investments and government fees for residence and citizenship by investment programmes. Each figure cites its government source and date.

Updated November 1, 2026

All amounts are **government-set minimums and mandatory fees only**. Professional fees (agents, lawyers, due-diligence providers) are additional. Figures are from official government sources accessed 2026-11-01. Only routes open to new applicants are listed.

Citizenship by investment (donation and real estate routes)

Programme	Minimum investment	What it covers	Mandatory fees	Official source (accessed 2026-11-01)
St Kitts and Nevis — SISC donation	US$250,000	Main applicant plus up to three dependants; +US$25,000 per extra dependant under 18, +US$50,000 aged 18 or over	Due diligence US$10,000 (main) + US$7,500 per dependant 16+; real estate alternative US$325,000+	ciu.gov.kn/sustainable-island-state-contribution/
Dominica — Economic Diversification Fund	US$200,000	Single applicant; US$250,000 for main + up to three dependants; +US$25,000 / US$40,000 per further dependant	Due diligence and processing fees per person; real estate route US$200,000 plus government fee from US$75,000	cbiu.gov.dm/investment-options/economic-diversification-fund/
Grenada — National Transformation Fund	US$235,000	Main applicant plus up to three dependants	Due diligence, application and processing fees per person; approved-project route US$270,000 plus US$50,000 government contribution	imagrenada.gd
Antigua and Barbuda — National Development Fund	US$230,000	Contribution covers the whole family	Processing US$10,000 single / US$20,000 family of four; due diligence US$8,500 (main), US$5,000 (spouse), US$2,000 (dep 12-17), US$4,000 (dep 18+); real estate route US$300,000	cip.gov.ag/investment-options/ndf/
Saint Lucia — National Economic Fund	US$240,000	Main applicant plus up to three dependants; +US$10,000 (under 18) / +US$20,000 (18+) per extra dependant	Due diligence and administration fees apply; real estate route US$300,000 plus admin fees	cipsaintlucia.com/citizenship-by-investment
Türkiye — real estate	US$400,000	Property held with a 3-year no-sale annotation	Title-deed, valuation and application fees; alternatives from US$500,000 (deposit, bonds, funds, fixed capital) or 50 jobs	invest.gov.tr
Vanuatu — Development Support Program	US$130,000	Single applicant; US$150,000 couple, US$165,000 couple + 1 child, US$180,000 couple + 2 children	Due diligence fee applies; agents may not sell below the government minimum selling price	vancitizenship.gov.vu (DSP Regulation Order 33 of 2019)

Not listed: Malta's MEIN citizenship scheme was repealed in July 2025 after the EU Court of Justice judgment (Case C-181/23). There is no EU citizenship-by-investment programme left.

Residence by investment (golden visa)

| Programme | Minimum investment | What it covers | Mandatory fees | Official source

(accessed 2026-11-01) |
|----------|------------------|----------------|---------------|--------------------------------------| | **Greece** — high-demand zone | EUR 800,000 | One property of at least 120 sq m in Attica, Thessaloniki, Mykonos, Santorini or islands over 3,100 residents | EUR 2,000 electronic fee under art. 132 of Law 4251/2014 plus EUR 16 card fee per permit | migration.gov.gr/en/golden-visa/ | | **Greece** — other areas | EUR 400,000 | One property of at least 120 sq m elsewhere in Greece | Same as above | Same | | **Greece** — conversion or listed building | EUR 250,000 | A commercial-to-residential conversion or a listed building, any location | Same as above | Same | | **Portugal ARI** — fund | EUR 500,000 | Units in a qualifying non-real-estate fund, held at least 5 years | AIMA application and card fees per person | aima.gov.pt | | **Portugal ARI** — culture | EUR 250,000 | Donation to approved arts or heritage project (EUR 200,000 in low-density areas) | Same as above | Same | | **Italy** — investor visa | EUR 250,000 | Investment in an innovative startup; other routes EUR 500,000 (company), EUR 1,000,000 (donation), EUR 2,000,000 (bonds) | Consular visa and permit fees | mimit.gov.it | | **Malta MPRP** | EUR 375,000 purchase, or EUR 14,000/year rent | Qualifying residential property held five years | Plus EUR 60,000 admin fee, EUR 37,000 government contribution, EUR 2,000 NGO donation, EUR 7,500 per adult dependant (spouse exempt), EUR 500 residence card fee per person covering five years; capital assets of EUR 500,000 (EUR 150,000 financial) or EUR 650,000 (EUR 75,000 financial) required | residencymalta.gov.mt/legal-framework-mprp-2/ | | **Cyprus** — permanent residence Reg. 6(2) | EUR 300,000 | New-build home, other real estate, Cyprus company shares or fund units | Application and registration fees; a secure annual income from abroad is also required | gov.cy Migration Department | | **Hungary** — guest investor | EUR 250,000 | Units in a real estate fund registered with the Hungarian National Bank; the EUR 1,000,000 donation route also qualifies | Fund subscription plus OIF application and card fees | oif.gov.hu | | **UAE** — golden visa | AED 2,000,000 | One or more properties in full ownership (mortgaged property can count with a bank letter) | Medical test, Emirates ID and permit fees (a few thousand AED) | u.ae golden visa | | **USA EB-5** | US$800,000 (TEA or infrastructure) / US$1,050,000 (standard) | Investment in a new commercial enterprise creating 10 full-time jobs | USCIS filing fees for Form I-526E and later I-829 apply; see the USCIS fee schedule | uscis.gov policy manual |

Not listed: Spain's investor residence ended on 3 April 2025 (Organic Law 1/2025); Ireland's IIP closed in February 2023; Cyprus and Bulgaria citizenship schemes are closed.

Notes

- **Family of four is the Caribbean base price**: the donation minimums for St Kitts, Grenada, Antigua and Saint Lucia already cover a main applicant plus up to three dependants; extra dependants cost the per-person amount shown.
- **Portugal** has no real estate or plain capital-transfer route since October 2023; fund units may not touch real estate even indirectly.
- **USD conversions**: use your bank's rate. For rough comparison, EUR 250,000 is about US$270,000 and AED 2,000,000 is about US$545,000 at November 2026 rates.
- **Due diligence fees** are per person and non-refundable, whether or not the application succeeds.

Using the comparator tool

See the **Programme Minimum Investment Comparator** tool on this site for the same figures with an approximate USD conversion per programme.

Frequently asked questions

Do these costs include legal and agent fees?

No. The figures below are government minimums and mandatory fees only. Professional fees for authorised agents, lawyers and due-diligence providers are extra and vary by firm.

Are real estate prices fixed?

Minimum qualifying property values are set by the government. Actual purchase prices depend on the market and the specific property.

Do fees change?

Yes. Governments can change investment thresholds and fees at any time. Always check the official programme page before you commit.