



BULGARIA

Investment & Business Residency

Pursue Bulgarian residence through qualifying regulated investments, business projects or real estate.

XIPHIAS Immigration | Residency - Citizenship & Corporate Services



About Bulgaria Investment Residency

Bulgaria offers residence pathways for non-EU investors through regulated funds, business capital, real estate and qualifying investment projects. Depending on the selected route, an applicant may pursue prolonged or permanent residence after the investment is verified by the relevant Bulgarian authority.

Each pathway has its own investment amount, holding period and documentation requirements. Applicants must demonstrate the lawful source of funds, maintain the qualifying investment and satisfy Bulgaria’s visa and residence conditions.

Eligibility

- Non-EU applicant with a valid passport
- Lawfully acquired and documented investment funds
- Meet the minimum amount for the selected pathway
- Provide the required investment verification documents
- Maintain the investment for the required period
- Meet visa, insurance and residence requirements

Program Overview



Program Type
Investment Residency



Minimum investment
From BGN 250,000



Processing Time
Varies by pathway



Physical Presence Required
Varies by permit

*BGN 250,000 applies to a qualifying business investment in an economically disadvantaged region, together with job-creation requirements.

Key Benefits

- Regulated fund, business and real-estate options
- Direct permanent residence under qualifying routes
- Five-year route through real estate or regional business
- Live in Bulgaria under an approved residence permit
- Short-stay travel within the Schengen Area
- Access Bulgaria’s competitive business environment



Investment Pathways in Bulgaria

Bulgaria provides several regulated routes for investors seeking prolonged or permanent residence. The suitable option depends on the investment amount, asset type, business objectives and preferred residence status.

- Regulated Funds: At least BGN 1,000,000 in a qualifying Bulgarian collective investment scheme or alternative investment fund.
- Listed Securities: At least BGN 2,000,000 in shares or bonds of Bulgarian companies traded on an approved market.
- Concession Rights: At least BGN 1,000,000 in qualifying Bulgarian concession rights.
- Company Capital: At least BGN 6,000,000 in a Bulgarian company whose shares are not traded on a regulated market.
- Real Estate or Regional Business: BGN 600,000 in real estate, or BGN 250,000 in a qualifying regional business with at least five jobs.
- The real-estate and regional-business routes may lead to permanent residence after the investment has been maintained for five years.

Process

- 1 Profile Assessment**
XIPHIAS reviews your investment capacity, objectives, preferred route and residence requirements.
- 2 Pathway Selection**
We identify the investment or business pathway that best matches your profile.
- 3 Document Preparation**
Passport, source-of-funds evidence, criminal record and supporting documents are prepared.
- 4 Investment Planning**
The qualifying fund, asset, property or business investment is selected and structured.
- 5 Government Verification**
The relevant Bulgarian authority verifies the investment and issues the required document.
- 6 Visa and Residence Application**
Apply for the appropriate long-stay visa and residence permit with the supporting evidence.
- 7 Investment Maintenance**
Maintain the qualifying investment and complete the required reporting and compliance obligations.

Step beyond boundaries
and own your place in the world.
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