XIPHIAS Immigration

PROGRAMME BROCHURE



CITIZENSHIP BY INVESTMENT | GRENADA

Approved Real Estate – Investment Route

Approved Grenadian real estate from USD 220,000, plus a USD 50,000 government fee. Grenada is the only Eastern Caribbean CBI country with a US E-2 treaty.

INVESTMENT FROM

USD 220,000

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At a glance

COUNTRY **Grenada**	ROUTE **Citizenship by Investment - Real Estate**
MINIMUM INVESTMENT **USD 220,000**	LAST UPDATED **1 October 2026**

Overview

Approved real estate in Grenada qualifies at **USD 220,000** for projects approved under that price option, or **USD 350,000** for projects that are not, plus a **USD 50,000 government fee**.

Government fees

From the Citizenship by Investment Committee's schedule of fees:

- Government fee: **USD 50,000** for a single applicant, a couple or a family of up to four, plus **USD 25,000** for each additional dependant.
- Application fee: **USD 1,500** per person.
- Due diligence: **USD 5,000** per person aged 17 and over; nil for children aged 0 to 16.
- Processing fee: **USD 1,500** per person aged 17 and over; **USD 500** under 17.

The holding period, processing time and dependant age limits are confirmed in writing with the Committee for each file before submission.

Travel access today

Here is where **Grenada** stands today:

United Kingdom: visa-free, but you need an ETA. Since 8 January 2025 an electronic travel authorisation is required before travel. “Visa-free” without that qualifier is no longer accurate.

United States: a visa is required, as it is for every Caribbean CBI passport. Grenada is, however, the only one of the five Eastern Caribbean programme countries with a **US E-2 treaty** (in force 3 March 1989), and it is not listed in Presidential Proclamation 10998. Whether an individual qualifies for an E-2 visa is decided by US consular officers.

Canada: a visitor visa is required. None of the five Caribbean citizenship-by-investment countries has visa-free access to Canada.

On Schengen and the EU: access is currently in place, but the EU's revised visa suspension mechanism, adopted on 31 December 2025, makes operating a citizenship-by-investment scheme a self-standing ground for suspending visa-free travel. The European Commission wrote to Antigua & Barbuda in June 2026 seeking a phase-out, and an EU report is due in December 2026. Schengen access should not be treated as permanent.

What this does to an Indian passport

India does not allow dual citizenship. Section 9(1) of the Citizenship Act 1955 provides that a citizen of India who voluntarily acquires the citizenship of another country **ceases to be a citizen of India**. Acquiring any Caribbean citizenship is voluntary, so your Indian citizenship ends **automatically on the day it is granted** — no Indian decision, no discretion, no deferral. The Indian passport must be surrendered and a Surrender Certificate obtained.

You can then apply for **Overseas Citizen of India** status. The Ministry of External Affairs states plainly that OCI is not dual citizenship: no vote, no constitutional posts, no equality in public employment, and **no acquisition of agricultural land, farmhouses or plantation property in India**.

This is a **replacement** for your Indian citizenship, not an addition. Plan around that.

Key benefits

- Grenada is the only one of the five Eastern Caribbean CBI countries with a US E-2 treaty (in force 3 March 1989); individual E-2 eligibility is decided by US consular officers.
- Not listed in US Presidential Proclamation 10998, and visa-free to the United Kingdom with an ETA.
- A spouse, dependent children and dependent parents can be included in one application.
- Asset-backed route: the qualifying investment is held in a government-approved project.

Requirements

- Invest at or above the statutory minimum in a government-approved project: USD 220,000 where the project is approved under that price option, otherwise USD 350,000.
- Pay the USD 50,000 government fee (single applicant, couple or family of up to four).
- Hold the property for the period set by the Citizenship by Investment Committee, confirmed in writing for each file.
- Pass due diligence for every applicant aged 17 and over.

When this route may not fit

- Non-approved or decertified projects.
- Financing structures that mask true ownership/funds.
- Background red flags or KYC gaps.

How the process works

1. **Agent engagement & KYC**
   Choose an authorised agent; KYC pre-checks and a shortlist of approved projects.
2. **File submission**
   Application lodged with the Citizenship by Investment Committee; due diligence checks follow.
3. **Approval in principle**
   Complete the purchase in a government-approved project and pay the USD 50,000 government fee.

4 **Citizenship & passports**
Citizenship granted and passport applications filed.

Document checklist

Identity & Civil

- Passport copies (validity >= 12 months)
- Birth and marriage certificates (apostilled)
- Address proof (utility/bank statement)

Financial & SOF

- Bank statements (6–12 months)
- Sale proceeds / business income evidence
- Banker’s reference letter

Real-estate

- Reservation form and escrow letter
- Executed purchase agreement
- Source-of-funds references for purchase monies

Compliance

- Police clearance certificates
- Medical form & basic labs
- CVs for adult applicants

Questions clients ask

Are fees flat for families?

Partly. The USD 50,000 government fee covers a single applicant, a couple or a family of up to four, with USD 25,000 for each additional dependant. The USD 1,500 application fee applies to every person; due diligence (USD 5,000) and the USD 1,500 processing fee apply to each person aged 17 and over, and the processing fee is USD 500 under 17.

Is an interview mandatory?

Grenada's published guidance is not consistent on this point. XIPHIAS confirms the current requirement with the Citizenship by Investment Committee before filing.

Important notes

- Grenada's published guidance is not consistent on whether applicants are interviewed. XIPHIAS confirms the current position with the Citizenship by Investment Committee for every file before submission.
- Grenada publishes a single-applicant fund minimum of USD 150,000, below the USD 200,000 floor the Eastern Caribbean states agreed from 1 July 2024. Treat the lower figure as capable of changing at short notice.

- The real estate holding period, processing time and dependant age limits are confirmed in writing with the Citizenship by Investment Committee for each file before submission.
- Grenada's Citizenship by Investment Committee states there is no requirement to reside in Grenada before or after citizenship is granted (as at September 2026). XIPHIAS confirms the position before filing.
- Indian citizenship ends automatically on acquiring Grenadian citizenship.

Compliance

- National Transformation Fund: USD 150,000 single applicant, USD 200,000 for a couple or a family of four, plus USD 25,000 for each dependant after the third.
- Approved real estate: a statutory minimum of USD 220,000 for projects approved under that price option, or USD 350,000 for projects not approved under it, plus a USD 50,000 government fee.
- Due diligence is nil for children aged 0 to 16 and USD 5,000 for applicants aged 17 and over.
- Family members such as a spouse, dependent children and dependent parents may be included; age limits are confirmed with the Citizenship by Investment Committee per file.
- Grenada is a United States E-2 treaty country, in force 3 March 1989 — the only one of the five Eastern Caribbean citizenship-by-investment countries that is.
- Grenada is not listed in US Presidential Proclamation 10998 and is not subject to its entry suspension.

Official sources: Grenada Citizenship by Investment Committee; US Department of State — treaty countries (Grenada E-2, in force 3 March 1989); UK Government — check if you need a UK visa; UK Government — electronic travel authorisation (ETA); Government of Canada — find out if you need a visa; Citizenship Act 1955, Section 9(1) — Government of India; Government of India — passport surrender certificate; Ministry of External Affairs — Overseas Citizenship of India scheme; OECS — regional CBI standards.



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NEXT STEP

Plan your Grenada application with our Dubai team

Tell us about your profile, family and timeline. We will confirm whether **Approved Real Estate – Investment Route** fits, set out the full cost in writing and manage the application with you from start to finish.

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