XIPHIAS Immigration

COUNTRY BROCHURE



RESIDENCY BY INVESTMENT | COUNTRY GUIDE

Hungary Residency by Investment

Hungary's Guest Investor Programme: €250,000 into a registered real estate fund or a €1,000,000 university donation, for a 10-year permit extendable by another 10. Direct property purchase does not qualify.

PROGRAMMES	CAPITAL	CURRENCY	LANGUAGE
2	Budapest	Hungarian forint (HUF)	Hungarian

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Hungary at a glance

CAPITAL **Budapest**	POPULATION **9,540,000**
LANGUAGE **Hungarian**	CURRENCY **Hungarian forint (HUF)**
TIME ZONE **Central European Time (CET/CEST)**	CLIMATE **Continental**
PROGRAMMES WE ADVISE ON **2**	LAST UPDATED **1 October 2026**

Overview

The Hungary Guest Investor Program, commonly referred to as the Hungary Golden Visa, opened on 1 July 2024. It offers investors a residence permit of up to 10 years, extendable once by another 10, with easy access to the Schengen Area; family members can join on family reunification permits. There are exactly two qualifying investments: €250,000 in units of a real estate fund registered with the Hungarian National Bank, or a €1,000,000 donation to a Hungarian higher education institution maintained by a public trust. Direct property purchase does not qualify. Naturalisation is possible after eight years of continuous residence. Hungary combines a growing EU economy, vibrant culture, comparatively low taxes, and a high quality of life, making it an attractive destination for global investors seeking EU residency.

Key points

- EU and Schengen membership supports mobility and economic opportunity.
- Lower cost of living than many EU countries and the U.S.
- Competitive personal and corporate income tax rates.
- Access to well-regarded universities and healthcare.
- Exactly two qualifying investments: €250,000 in an MNB-registered real estate fund, or a €1,000,000 donation to a higher education institution maintained by a public trust. Direct property purchase does not qualify.

Programmes in Hungary



Hungary Residency by Investment – Donation to Public Trust Route

Donate €1,000,000 to a Hungarian higher education institution maintained by a public trust and obtain a residence permit of up to 10 years, extendable once by another 10

From EUR 1,000,000



Hungary Residency by Investment – Real Estate Fund Route

Secure a Hungarian residence permit of up to 10 years, extendable once by another 10, by investing €250,000 in an MNB-registered real estate fund

From EUR 250,000

Two qualifying investments — direct property purchase is not one of them

Hungary's **Guest Investor Programme** opened on **1 July 2024**. There are exactly two qualifying investments:

Option	Amount
Units in a real estate investment fund registered with the Hungarian National Bank	**€250,000**
Donation to a Hungarian higher education institution maintained by a public trust	**€1,000,000**

Buying a house or flat directly does not qualify. It is not on the official list of qualifying investments.

The fund must hold at least **40% of its net asset value in Hungarian residential property**, and the units must be held for **five years**.

The permit itself is unusually long: **10 years, extendable once by another 10**. At extension the fund investor must still hold the units; the donor needs no further investment. Family members can join on family reunification permits. Naturalisation is a separate process that requires **eight years** of continuous residence in Hungary.

One thing to settle before you start

These are **residency** programmes, not citizenship. That distinction matters more for an Indian passport holder than for most, because **India does not permit dual citizenship**: under Section 9(1) of the Citizenship Act 1955, voluntarily acquiring another citizenship ends your Indian citizenship automatically.

Holding European **residency** does not affect your Indian citizenship at all. Only naturalising would. So the residence permit is the safe part; the decision point comes years later, if and when you choose to naturalise.

{/ restored from the 2019–2026 site /}

Hungary's original residency bond programme ended in 2017. A new Guest Investor Residence Permit opened on 1

July 2024 (real-estate fund units from EUR 250,000, or a EUR 1,000,000 donation to a higher-education trust). The notes below describe the earlier scheme.

Hungary Golden Visa Program

Hungary is a country in Central Europe. Its land locked from all sides. This country is studded with architectural landmarks from Buda's medieval Castle Hill and grand neoclassical buildings along Pest's Andrassy Avenue. Its capital city is Budapest. There is a huge influence of Turkey and Rome in Hungarian culture. Hungary provides access to Europe's Schengen Area both through the Hungary Golden Investor Visa program. It invites both the spouses to its country. You are eligible for citizenship in Hungary after a few years.

Benefits

- It's a fully guaranteed investment
- You and your family will get a Schengen Residency Card
- This PR is for the whole dependent immediate family

Who can Apply?

- You should be physically fit
- You should have no criminal record
- You should declare your source of income and your physical worth

How the application works

1. **Select an approved investment option: Real Estate Fund units or a donation to a higher education institution maintained by a public trust.**
2. **Apply for a Type D long-term visa and provide proof of funds.**
3. **Travel to Hungary and verify identity with the designated fund/authority.**
4. **Complete the chosen investment and obtain confirmation from the fund or institution.**
5. **Submit the residence application for a permit of up to 10 years.**
6. **Receive the decision and the residence card.**
7. **Maintain the investment to keep and extend the permit (fund units must be held for at least five years); naturalisation is possible after 8 years of continuous residence.**

General requirements

- Minimum investment of €250,000 in an MNB-registered real estate fund or a €1,000,000 donation to a higher education institution maintained by a public trust.
- Clean criminal record and no alerts in the Schengen Information System.

- Proof of sufficient financial means to support self and dependents.
- Provide biometric data and demonstrate intent to reside in Hungary.

Questions clients ask

What is the minimum investment required for the Hungary Guest Investor Program?

At least €250,000 in units of a real estate fund registered with the Hungarian National Bank, or €1,000,000 as a donation to a Hungarian higher education institution maintained by a public trust.

Can my family be included in the application?

Yes. Family members can join on family reunification permits.

How long is the residence permit valid?

Up to 10 years, extendable once by up to another 10 years for the same purpose. At extension the fund investor must still hold the units; the donor needs no further investment.

When can I apply for Hungarian citizenship?

After 8 years of continuous residence, subject to integration and language requirements. Hungary permits dual citizenship; India does not.

Are there any physical presence requirements?

No minimum stay to keep residency, but ongoing physical residence is needed for citizenship eligibility.

What types of investments qualify?

Units in an MNB-registered real estate fund that holds at least 40% of its net asset value in Hungarian residential property (held for five years), or a donation to a higher education institution maintained by a public trust. Direct property purchase does not qualify.

Official sources: Hungarian National Directorate-General for Aliens Policing — guest investor residence permit; Magyar Közlöny — Hungarian official gazette.



XIPHIAS Immigration

NEXT STEP

Discuss your Hungary options with our Dubai team

Tell us about your profile, family and timeline. We will compare the Hungary routes that fit you, set out the full cost in writing and manage the application with you from start to finish.

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