XIPHIAS Immigration

PROGRAMME BROCHURE



RESIDENCY BY INVESTMENT | MONACO

Monaco Residency by Investment - Property Investment Route

Obtain Monaco residency through real estate investment and enjoy tax-free living

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At a glance

COUNTRY	ROUTE
Monaco	**Residency by Investment - Real Estate**

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No fixed sum is prescribed

Monaco law prescribes no minimum deposit or investment for residence. The Government states the financial condition simply as *sufficient financial resources*, evidenced by an attestation from a Monaco bank confirming that you have the means to reside in Monaco. **The sum regarded as sufficient is set by the Monaco bank that provides the attestation.** Figures of around €500,000 reflect typical private-banking practice rather than a legal threshold, and they vary from bank to bank.

The Government also accepts *any other evidence* of sufficient resources, subject to approval by the Section des Résidents.

What is required

- **Accommodation** in Monaco, large enough for the people living in it — owned, held through a company, rented, or shared with a relative, spouse or partner
- **A bank attestation** from a Monaco establishment, less than one month old
- **A criminal record extract** less than three months old, from every country you have lived in over the past five years

Applies to everyone **16 and over** staying more than three months a year.

Card	Duration	When	Fee (first issue / renewal)
Temporaire	1 year	First application	€80 / €40
Ordinaire	3 years	After 3 years' residence	€100 / €50
Privilégiée	10 years	After 10 years	€160 / €80

On Monegasque citizenship

Ten years of residence, granted by **individual Sovereign Ordinance at the Prince's discretion**, and **renunciation of your existing nationality is required**. In practice Monaco is a residency, not a route to a second passport, and it should be chosen on that basis.

Your Indian passport is safe on a residency

Section 9(1) of India's Citizenship Act 1955 ends Indian citizenship only on the **voluntary acquisition of another country's citizenship**. Holding a residence permit, permanent residence or a long-term visa does none of that.

So every route on this page is safe to hold. What differs between countries is the **endpoint** — and we will tell you plainly where a route can never become a citizenship, where it can, and what taking that step would cost you.

Key benefits

- Obtain full Monaco residency, including family members.
- Residents pay no personal income tax.
- Full access to healthcare, education, and social services.
- Visa-free travel across the Schengen Area.
- Opportunity to invest in high-value real estate within Monaco.

Requirements

- Aged 16 or over — every resident aged 16+ staying more than three months a year needs a residence card.
- Criminal record extract, less than three months old, from every country of residence in the past five years.
- Attestation from a Monaco bank, less than one month old, confirming sufficient means to reside in Monaco — the bank sets the amount.
- Accommodation in Monaco large enough for those living in it (owned, through a company, rented, or with a relative, spouse or partner).
- Intention to reside in Monaco for more than three months a year.

When this route may not fit

- Criminal convictions.
- No attestation of sufficient means from a Monaco bank.
- No suitable accommodation in Monaco.
- False or misleading documentation.
- Failure to maintain residence in Monaco.

Costs and government fees

Government fees

Fee	Amount	Notes
Carte de séjour temporaire (1 year) — first issue	EUR 80	
Carte de séjour temporaire — renewal	EUR 40	
Carte de séjour ordinaire (3 years) — first issue	EUR 100	

Fee	Amount	Notes
Carte de séjour privilégiée (10 years) — first issue	EUR 160	

How the process works

1. **Open Account & Obtain Attestation**
   Open an account with a Monaco bank and meet that bank's requirements for issuing the attestation of sufficient means.
2. **Secure Accommodation**
   Purchase or rent property in Monaco large enough for your household.
3. **File Application**
   Submit the residency application with personal and financial documents to the Section des Résidents.
4. **Interview (if requested)**
   Attend an interview with authorities and show proof of means and accommodation.
5. **Receive Permit & Register**
   Receive the carte de séjour temporaire, valid one year, and complete local registration.
6. **Maintain Compliance**
   Renew annually while maintaining the property or lease; after three years' residence you may apply for the three-year carte ordinaire.

Document checklist

Identity

- Passport
- Birth Certificate

Financial

- Attestation from a Monaco bank, less than one month old
- Any other evidence of sufficient resources relied on

Accommodation

- Proof of accommodation in Monaco — title, company ownership, lease, or residence with a relative, spouse or partner

Compliance

- Criminal record extract, less than three months old, from each country of residence in the past five years

Questions clients ask

Can I include my spouse and children?

Yes. Family members can live with you in Monaco; each family member aged 16 or over applies for their own residence card, and the accommodation must be large enough for everyone living in it.

Do I need to reside full-time in Monaco?

Not full-time. A residence card is required for anyone aged 16 or over who stays in Monaco for more than three months a year or makes it their permanent residence.

Is rental property sufficient for residency?

Yes. Accommodation can be owned, held through a company, rented, or shared with a relative, spouse or partner, provided it is large enough for those living in it.

Are there tax benefits for residents?

Residents do not pay personal income tax.

Can I work in Monaco while holding a residency permit?

Yes, employment or self-employment is allowed with proper documentation.

Important notes

- Monaco law prescribes no minimum deposit or investment for residence. The sum regarded as sufficient is set by the Monaco bank that issues the attestation; figures around €500,000 reflect typical private-banking practice and vary between banks.
- Applicants may also submit any other evidence of sufficient resources, subject to approval by the Section des Résidents.
- Naturalisation takes ten years, is entirely at the discretion of the Sovereign Prince, and requires renunciation of your existing nationality. Treat Monaco as a residency, not a route to a passport.

Compliance

- The stated financial condition is simply sufficient financial resources. The required document is a compliant bank attestation from a Monaco establishment, less than one month old, confirming you have the means to reside in Monaco.
- Other requirements: accommodation in Monaco large enough for its occupants, and a criminal record extract less than three months old from every country of residence in the past five years.
- Applies to everyone aged 16 and over residing in Monaco for more than three months a year. Authority: Police Department, Section des Résidents.
- Cards: carte de séjour temporaire, one year, for a first application; ordinaire, three years, after three years' residence; privilégiée, ten years, after ten years.
- Naturalisation under Loi n° 1.155 of 18 December 1992: ten years of ordinary residence after the age of 18, granted by individual Sovereign Ordinance at the Prince's discretion, with renunciation of the previous nationality required.

Official sources: Monaco Government — applying for a residence card; Monaco Government portal.



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NEXT STEP

Plan your Monaco application with our Dubai team

Tell us about your profile, family and timeline. We will confirm whether **Monaco Residency by Investment - Property Investment Route** fits, set out the full cost in writing and manage the application with you from start to finish.

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CREDENTIALS

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- Named Best Immigration Consultant by The Times of India in 2022.
- Canada files handled by a CICC-licensed Regulated Canadian Immigration Consultant, licence R516194.
- Australia files handled by a registered migration agent, MARA 1680615.

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