

My Home II, GREECE



Description of the action:

The program concerns a mortgage loan scheme for the purchase of a first home.

Key features includes:

- Beneficiaries are granted low-interest mortgage loans based on income criteria.
- 50% of the loan is interest-free, funded by the Recovery & Resilience Fund.
- The remaining 50% is provided by banks with preferential interest rates, especially for large families and households residing in the regional unit of Evros.

Period of the action:

My Home II – Greece

From 31/12/2025 to 30/06/2026 (first-come, first-served basis).

Volume/budget (€):

Total budget: 2 billion €

Expected reach: approximately 20,000 beneficiaries

Pros

- 0% interest on 50% of the loan amount.
- Preferential rates on the remaining 50%.
- High loan-to-value coverage (up to 90% of the property's contractual value).
- Flexible repayment terms (3–30 years).

Expected or measured impacts

- Encourages property renovations (indirectly), particularly energy efficiency upgrades.
- Contributes indirectly to reducing energy poverty.

Aim of the action:

- To facilitate access to homeownership for first-time buyers through affordable financing.

Type of the action:

Financial instrument in the field of housing policy

Target group(s):

- Beneficiaries aged 25–50 years.
- For couples, it is sufficient if one partner meets the age requirement.

The program targets:

- Vulnerable households
- Worst-performing buildings
- Or both.

Cons

- Eligible properties limited to those built before 31/12/2007.
- Strong demand is driving up property prices by 10%–25%.
- Potentially higher maintenance costs due to older building stock (e.g. poor or no insulation issues).

Further information

- **My Home II** – Ministry of Social Cohesion and Family Affairs
- <https://stegasi.gov.gr/programs/spiti-mou-ii/>
- Email: secgensocial@minscfa.gov.gr
- Email: gsdh@minscfa.gov.gr
- Email: gramggiad@minscfa.gov.gr