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Land registers in EU countries

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Greece



Greece

Greece has an electronic land register known as the Cadastre (κτηματολόγιο) in areas where land registration has been completed. Local mortgage registries (υποθηκοφυλακεία) are also operating provisionally as land registries (κτηματολογικά γραφεία).

In the areas of the country where the Greek land registrar has been operating since 2003, replacing the pre-existing system of registration of property transfers and mortgages, land registrar data must be kept and updated only electronically under Law 2664/1998 on the national land registrar. The land registrar database is kept centrally for all of Greece by ΚΤΙΜΑΤΟΛΟΓΙΟ ΑΕ. (the national land registry or Cadastre) and updated locally by the local land registries based on their transactions.

Law 4512/2018 established a legal entity governed by public law called the Hellenic Cadastre, the universal successor to ΚΤΙΜΑΤΟΛΟΓΙΟ ΑΕ.

What does the Greek property data and document storage system offer?

One or more registries operate within the jurisdiction of each district civil court (*ειρηνοδικείο*) and offer the following services by law:

1. registration, prenotation of mortgage or seizure of immovable property within their jurisdiction;
2. transfer of acts that must be transferred by law; and
3. registration of lawsuits and any other act or note relating to immovable property.

There are 15 stipendiary and 258 gratis mortgage registries. The number is changing as the process of phasing out and including the abolished mortgage registries in the Hellenic Cadastre is ongoing.

Stipendiary mortgage registries are offices of the Ministry of Justice.

In Rhodes and Kos, the Rhodes and Kos-Leros local land registries are offices of the Ministry of Justice, where the registration system is centralised.

Gratis mortgage registries (*άμισθα υποθηκοφυλακεία*) are either:

1. specialised non-stipendiary registries managed by registrars appointed by the Minister for Justice after passing a competitive examination; or
2. non-specialised non-stipendiary registries managed by notaries appointed to the head office of the mortgage registry.

You can find the contact details of mortgage registries on the website of the [Ministry of Justice](#).

The Hellenic Cadastre is a unified system that records the legal, technical and other additional information on immovable property and property rights, guaranteed by the State and under its responsibility.

In particular, the Hellenic Cadastre:

- records all acts creating, transferring, altering or removing rights on property. Each act is recorded only after being thoroughly checked, so that no act is recorded if a person transferring a property is not the person listed in the land register as owner of the property;
- records a geographical description (form, location and size) of the property;
- systematically records public property; and
- records rights of usufruct.

Legal database

Basic information about the [Hellenic Cadastre](#) may be found on its website.

Is access to Greek immovable property data services free of charge?

In areas where land registries are operating provisionally, computers available free of charge at the relevant offices may be used to search for data electronically.

History of the Greek property data and document storage system

A system of land registration was first provided for in Law 41/1836. The authorities referred to above have kept land records ever since land registration began.

In areas where land registration is being completed, local mortgage registries have been operating as provisional land registries ever since the Mapping and Cadastral Organisation of Greece (*Οργανισμός Κτηματολογίου και Χαρτογραφίσεων Ελλάδος - ΟΚΧΕ*) decided to create the Cadastre. Since that time, transactions in land register records have been recorded solely by electronic means.

How to search for data

The electronic land registration system allows searches by: (a) personal data, (b) the Hellenic Cadastre code, and/or (c) property address.

Related links

[Hellenic Cadastre](#)

■ Last update: 19/02/2026

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