TURKISH CITIZENSHIP BY INVESTMENT

YOUR STEP by STEP

GUIDE

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TURKISH CITIZENSHIP BY INVESTMENT

OVERVIEW:

Türkiye offers international investors the opportunity to obtain Turkish citizenship through qualified real estate investment.

Applicants must purchase property with a total value of at least USD 400,000 and keep the property for a minimum period of three years.

Eligible applicants may include their spouse and dependent children in the application.

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1. Investment Conditions

To qualify through the real estate route:

- The total investment must be at least USD 400,000.
- A three-year restriction on resale must be registered on the title deed.
- The investment may include one property, multiple properties, or an eligible off-plan property.

2. Application Process

A. Property Purchase and Legal Review

1. Property Selection

The investor selects a suitable property based on their goals, budget, and preferred location.

The property is reviewed to confirm its title deed status, legal eligibility, valuation, and suitability for citizenship.

2. Payment

For completed properties, payment is made before the title deed transfer.

For off-plan properties, the required amount must be paid according to the notarized sales agreement and program conditions.

All payments must be completed through official banking channels and properly documented.

3. Title Deed Registration
A restriction is officially added to the title deed, confirming that the property cannot be sold or transferred for at least three years.
This restriction is one of the main legal requirements of the Turkish Citizenship by Investment Program.

4. Letter of Conformity
After the title deed process is completed, the Land Registry Office forwards the investment file to the relevant authority for review.
Once the investment is confirmed to meet the required conditions, a Letter of Conformity is issued.
The review and issuance process may take approximately one month.

Note: Up to this stage, the process can generally be managed remotely through a properly authorized Power of Attorney (POA) granted to the legal team or an approved representative.

B. Residence Permit Application

1. Initial Step
After receiving the Letter of Conformity, the next stage is applying for a short-term residence permit for the main investor if required the spouse.
This residence permit is part of the citizenship application process.

2. Biometric Appointment in Türkiye
The investor and spouse must travel to Türkiye to attend the biometric appointment and provide their fingerprints at the immigration office.
Their physical attendance is required for the biometric stage only. The legal team can prepare and submit the application documents on their behalf.

3. Residence Permit Approval
After the biometric appointment and final review, the residence permit is generally issued within approximately one to three weeks.

Important: The investor and spouse must be physically present in Türkiye during this stage. They must attend the immigration office with the legal team, appear before the relevant officer or commission, and present their original passports.

C. Citizenship Application

1. Document Preparation
While the investor prepares the required supporting documents from their home country, the legal team in Türkiye completes the local paperwork and organizes the application file.
Supporting documents may include:

- Birth certificates
- Marriage certificates
- Family or civil status records
- Passport copies
- Photographs
- Criminal record documents, where required

All foreign documents may need to be translated, notarized, apostilled, or legalized depending on the issuing country.

2. Citizenship Appointment in Türkiye
Once the residence permit is approved and the full application file is ready, the investor and spouse must return to Türkiye to attend the citizenship application appointment in person.
During the appointment, the original documents and passports are presented, and the citizenship application is formally submitted.

3. Submission and Official Review

Once the citizenship file is complete, the application is submitted to the relevant authorities in Ankara.
The authorities review the documents, verify the investment, and conduct the required security and background checks before making a final decision.

4. Citizenship Approval Timeline

Turkish citizenship is generally approved within approximately 8 to 12 months after the complete application is submitted.
Processing times may be shorter or longer depending on the applicant's case, document review, and official procedures.
Please note: The investor and spouse may be required to provide fingerprints again during this stage.
Travel Options
The investor and spouse may choose one of the following options:

- Remain in Türkiye for approximately two to three weeks between the residence permit and citizenship appointments.
- Leave Türkiye after completing the residence permit application and return once the residence permit has been approved and the citizenship appointment is ready.

3. Who Can Be Included?

The main citizenship application may include:

- The main investor
- The investor's spouse
- Children under the age of 18

Important: Children aged 18 or above are generally not included in the main family application and must submit a separate application if they wish to qualify.

4. Estimated Process Timeline

Stage	Main Details	Estimated Duration
Property Selection and Purchase	Property selection, legal review and payment	Flexible
Title Deed Registration	Title deed transfer and registration of the three-year sale restriction	Approximately 1–2 weeks
Letter of Conformity	Official confirmation that the investment meets citizenship requirements	Approximately 1 month
Residence Permit	Application, biometric appointment and approval	Approximately 2–3 weeks
Citizenship Application	Submission, government review and final approval	Approximately 8–12 months

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5. Important Notes

- Our legal team in Türkiye manages the property, legal, and application procedures on behalf of the investor.
- Only a limited number of visits to Türkiye are generally required:
  - One visit for the residence permit biometric appointment
  - One visit for the citizenship application appointment
- The property must remain under the investor’s ownership for at least three years.
- The three-year no-sale restriction must be officially registered on the title deed.
- All official procedures are completed in accordance with Turkish laws and the requirements of the relevant authorities.
- Processing times may vary depending on document readiness and government review.

6. Our Role

At Luxury Turkey, we support the investor throughout the entire journey, from property selection to the final citizenship decision.
Our services include:

- Identifying suitable properties based on the investor’s goals and budget
- Conducting property due diligence and legal checks
- Confirming the property’s eligibility for the citizenship program
- Assisting with payment, valuation, and title deed procedures
- Coordinating with the Land Registry Office and other authorities
- Preparing the residence permit application
- Organizing biometric and citizenship appointments
- Preparing, translating, and reviewing the required documents
- Submitting and following up on the citizenship application
- Providing regular updates until the process is completed

Our goal is to make the process clear, secure, and well-organized while protecting the investor’s interests at every stage.

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