



TURKEY

Residency by Investment



ABOUT COUNTRY

The Turkish Citizenship by Investment Program was introduced in 2018 and is primarily focused on real estate investments. The program features a straightforward application process. Investors can benefit from rental income and may re-sell their property after the required holding period.

To apply, you must:

- Be at least 18 years of age
- Be in good health
- Have no criminal record
- Maintain your real estate investment for a minimum holding period of 3 years

BENEFITS

- Lifetime citizenship extended to future generations
- Visa-free access to 110+ countries
- No need to renounce your current citizenship(s)
- No residency requirement
- No interview, education, or management experience required
- Protected by Turkish citizenship law
- Renewable 10-year passport plus Turkish Identity Card

CAPITAL	Ankara
TOTAL AREA	783,562 km ²
POPULATION	79.81 million
LANGUAGES	Turkish
CURRENCY	Turkish Lira (TRY)
EXCHANGE RATE	1 USD = 8.5 TRY
GDP – PER CAPITA:	\$18,000
GDP – TOTAL :	\$1.57 trillion



PROCESS

The Citizenship by Investment scheme requires applicants to provide detailed documentation as follows:

- 1.** PRWALE will pre-screen your passport copy for government pre-approval. A down payment of professional fees is required to open your application.
Response time: 24–48 hours
- 2.** PRWALE professional team will assist and advise you with collecting the required documents according to the Government checklist.
- 3.** PRWALE will guide you to top-quality properties from reliable developers that match your criteria. Once selected, the purchase and transfer process begins.
- 4.** PRWALE will help you choose a valuation expert licensed by the Capital Markets Board of Turkey.
The property must be:
 - Registered in the applicant's name
 - Annotated with a commitment not to sell for at least 3 years
- 5.** After safe purchase and valuation, the Ministry of Environment and Urban Affairs confirms that the investment exceeds USD 400,000 (current threshold). A residence permit must then be obtained from the Directorate General of Immigration Authority (specific to investors).
- 6.** PRWALE will complete and check your application file and send it to Istanbul for official review. After file completion, evaluation begins at the Directorate of Civil Registry in the city where the residence permit was issued.
- 7.** The Directorate forwards the file to the National Intelligence Agency for security background checks. If cleared, the Ministry of Interior validates the application and forwards it to the Presidency of Turkey.
- 8.** The Presidency of Turkey officially grants citizenship. The decision is published in the Official Gazette and becomes effective.

INVESTMENT OPTIONS

Turkish Citizenship by Investment is obtained through real estate investment and consists of three stages:

- Purchase of real estate
- Obtaining a residence permit
- Receiving passports

INVESTMENT - PURCHASE OF REAL ESTATE

Every foreign individual that fulfils the conditions set forth in the law can apply for the Turkish Citizenship by investing a minimum required sum in one or more properties in Turkey. In addition, there are other costs that need to be covered.

MINIMUM REQUIRED INVESTMENT

USD 400,000

LAND REGISTRY FEE 4 % OF THE PURCHASE PRICE

OFFICIAL TRANSFER FEE (PAID TO LAND REGISTRY)

USD 200

PROPERTY VALUE REPORT

USD 500 (APPROX.)



ACQUIRING A RESIDENCE PERMIT

Once the real estate transaction is completed the investor will obtain the title deed. The Land Registry Office will then prepare a “Certificate of Conformity” that proves that the investment was made in accordance with the law. You can apply for a residence permit and have the right to renew it until the completion of the citizenship process.

VISA FEE PER PERSON

USD 100 (APPROX.)

RESIDENCE PERMIT FEE PER PERSON

USD 20 (APPROX.)

INSURANCE PER PERSON (FOR ADULTS ONLY)

USD 100 (APPROX.)

RECEIVING PASSPORTS

After acquiring the residence permit, the investor and his family have the right to apply for a citizenship to the Civil Registration and Nationality office.

APPLICATION FEE USD 100