# Turkish Citizenship by Investment

Buyer guide · Meis Property · Reviewed 6 November 2026

**Turkish citizenship by investment** lets a foreign buyer and their family obtain Turkish citizenship by purchasing real estate worth at least **USD 400,000** and keeping it for **three years**. Meis Property guides you from choosing an eligible property to receiving your Turkish passport, in English, Turkish, Persian and Russian.

*Last reviewed: 6 November 2026. Rules change; every file is checked with a licensed Turkish lawyer before purchase. This page is general information, not legal advice.*

## Key requirements at a glance

- **Minimum value:** USD 400,000 (in force since 13 June 2022). One or more properties can be combined to reach the amount.
- **Official valuation:** the value must be confirmed by a valuation report from a valuation firm licensed by the Capital Markets Board of Türkiye (SPK). The declared title deed price and the valuation must both meet the minimum.
- **Foreign currency sold to a Turkish bank:** the purchase money is brought in as foreign currency and sold to a bank in Türkiye; the bank issues a foreign exchange purchase certificate (Döviz Alım Belgesi).
- **Three-year no-sale annotation:** a commitment not to sell the property for three years is registered on the title deed.
- **Eligible property:** a unit with condominium title (kat mülkiyeti) or construction servitude (kat irtifakı), or land with a licensed building. Shares of a property and empty land do not qualify.
- **Seller:** the seller must be a Turkish citizen or a Turkish company. Purchases from foreigners, from close relatives or from companies you or your relatives own are not accepted.
- **Off-plan projects:** a notarised promise-to-sell contract can qualify when at least USD 400,000 is paid in advance and a three-year commitment is annotated on the land registry.
- **Family:** your spouse and children under 18 apply with you at no extra investment.

## Step-by-step process

1. **Consultation and shortlist.** We understand your budget, family and goals, then shortlist properties that meet the citizenship rules.
2. **Viewing.** Visit in person or join a live video tour with our team.
3. **Tax number and bank account.** Obtained in Türkiye, in person or through a power of attorney.
4. **Valuation and reservation.** The licensed valuation report is ordered and the sales contract is prepared.
5. **Payment and currency conversion.** Funds are transferred through the bank and the foreign exchange purchase certificate is issued.

6. **Title deed.** The transfer is completed at the Land Registry Office and the three-year annotation is registered.
7. **Certificate of conformity.** Issued by the Ministry of Environment, Urbanisation and Climate Change.
8. **Residence permit.** The applicant attends the Migration Management office; fingerprints are taken.
9. **Citizenship application.** Filed with the General Directorate of Civil Registration and Citizenship.
10. **Turkish ID card and passport.** After approval, ID cards and passports are issued for the whole family.

## How long does it take?

The purchase, valuation, title deed and residence permit stages usually take a few weeks. The citizenship decision itself depends on the authorities; in recent years many files have taken from several months to over a year. We keep you updated at every stage.

## Typical costs to plan for

- **Title deed fee:** 4% of the declared price, usually shared 2% buyer / 2% seller (as agreed in the contract).
- **Valuation report** from a licensed firm.
- **Sworn translations and notary** for passports, birth and marriage certificates.
- **Residence permit card and health insurance** fees.
- **Compulsory earthquake insurance (DASK)** and annual property tax.
- **Legal fees** for the lawyer who prepares and follows your file.

Ask us for a written cost estimate for your selected property.

## Why Meis Property

- A team that speaks **English, Turkish, Persian and Russian**.
- Projects from established Turkish developers, selected for citizenship eligibility.
- Coordination with licensed lawyers, valuation firms and sworn translators.
- After-sales support: tax number, bank account, residence permit, furnishing and rental.

## Frequently asked questions

**What is the minimum investment for Turkish citizenship?**

USD 400,000 in real estate, confirmed by a licensed valuation report and kept for three years.

**Can I buy more than one property?**

Yes. Several properties can be combined, as long as their total meets the minimum and each purchase meets the rules.

**Can I buy an off-plan apartment?**

Yes, with a notarised promise-to-sell contract, at least USD 400,000 paid in advance and a three-year annotation on the land registry.

**Does my family get citizenship too?**

Your spouse and children under 18 are included in the same application.

**Do I need to live in Türkiye?**

No residence period is required. You need to be present for the residence permit and citizenship application steps.

**Can I sell the property later?**

Yes, after the three-year period ends and the annotation is lifted.

## Talk to our citizenship team

Send us your budget and preferred area, and we will share a shortlist of eligible properties with their price lists.

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