MAKAAN PARTNERS

SERVICE GUIDE

INVEST IN TÜRKIYE

Real Estate *Investment*

Requirements, process and what you receive, in writing.



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01 / AT A GLANCE

Real Estate Investment with *Makran Partners*

Property is one of the more accessible routes to residency and, above a threshold, citizenship. We buy with independent legal oversight, not a sales pitch.

0
commission taken from any developer

100%
of properties legally reviewed before purchase

1:1
case manager per investor

6
steps from purchase to citizenship

Who this is for

Investors seeking rental income, families wanting a second home, and applicants pursuing residency or citizenship by investment.

What we check

Title deed history, outstanding liens, developer completion record, and zoning status before you sign anything.

02 / REQUIREMENTS

What you *will need*

What you will need to buy property in Türkiye as a foreign national. We tell you which items apply to your purchase in your written brief, and obtain several of them on your behalf.

For every purchase

#	DOCUMENT	DETAILS	PROVIDED BY
01	**Valid passport**	A copy for the shortlist stage; the original, with a notarised Turkish translation, for the title deed transfer.	**You**
02	**Turkish tax number**	Issued by the tax office in a single visit, needed before any purchase is registered.	**We arrange**
03	**Turkish bank account**	Payment moves through a Turkish bank so a clear record of the transfer exists.	**We arrange**
04	**Passport-size photographs**	Used on the title deed application and any later residence filing.	**You**
05	**Official valuation report**	A report from a licensed valuer, required for purchases by foreign buyers.	**We commission**
06	**Compulsory earthquake insurance (DASK)**	Must be in place before the title deed (tapu) is transferred.	**We arrange**

#	DOCUMENT	DETAILS	PROVIDED BY
07	**Power of attorney (optional)**	Only if you will not attend in person; signed at a notary or a Turkish consulate.	**You, if needed**

Additionally for residency or citizenship

#	DOCUMENT	DETAILS	PROVIDED BY
01	**Marriage and birth certificates**	For a spouse and children under 18 included in the file; apostilled and translated.	**You**
02	**Bank transfer records**	Proof that the purchase funds were transferred through the bank.	**We compile**
03	**Health insurance**	Required for the residence permit application.	**We arrange**
04	**Certificate of Conformity**	Confirms the purchase qualifies; issued by the ministry after the deed transfer.	**We obtain**

Please note. Investment thresholds, holding periods and required documents are set by the government and have changed before. We confirm the rules in force, in writing, before you commit to a property.

03 / THE PROCESS

How *it works*

Four stages, one case manager. Here is what you hold at the end of each.

1

Investment goals call

You receive: A written brief covering budget, purpose and target districts.

2

Vetted property shortlist

You receive: A shortlist with title deed history, developer record and realistic yield estimates.

3

Site visit

You receive: In-person or live-video tours, scheduled with the developer or seller for you.

4

Purchase, legal & permits

You receive: Title deed (tapu) transferred, and where eligible, a residency or citizenship filing.

04 / BEFORE YOU SIGN

The checks that happen off *the brochure.*

1. **The deed, not the pitch**
   Ownership chain, outstanding liens and zoning status are pulled from the registry before a deposit moves.

2. **The developer's record**
   Previous projects, delivery dates actually met, and the financial standing behind the next one.

3. **The number you will really pay**
   Taxes, title fees, legal costs and currency exposure, set out before you compare properties.

BUY WITH EVIDENCE

What we review before you commit

The property
Location, build quality, amenities, resale potential, rental demand, and the difference between the brochure and the finished home.

The paperwork
Title deed status, liens, permits, ownership details, payment schedule, and independent legal review before signing.

The numbers
Total acquisition costs, taxes, fees, realistic rental yield, currency exposure, and the conditions behind any residency route.

05 / WHAT'S INCLUDED

What you receive, *in writing*

- A written brief covering budget, purpose, target districts and expected yield.
- A vetted shortlist with title deed history and developer track record for each property.
- Realistic rental yield estimates, with no inflated broker figures.
- A full acquisition cost breakdown: taxes, title fees, legal costs and currency exposure.
- Independent legal review of the contract and payment schedule before you sign.
- Title deed (tapu) transfer, and residency or citizenship filing where you are eligible.

06 / PROPERTY TO PASSPORT

Your route to Turkish citizenship, step *by step.*

Six stages, in order. Each produces the document the next one needs.

1 **Find the right property and seller**
We shortlist only properties that qualify, and check the title before you commit.

2 **Commission an independent valuation**
A licensed valuer issues the report. The file is judged on that, not the asking price.

3 **Pay through the bank, take the TAPU**
Funds move so the paper trail exists, and the deed is registered in your name.

4 **Obtain the Certificate of Conformity**
The ministry confirms the purchase qualifies and records the resale restriction.

5 **File for your residence permit**
Filed on the property you now own. Covers your spouse and children under 18.

6 **Submit the citizenship application**
The full family file goes in, and we track it through to the decision.

Thresholds, holding periods and required documents are set by the government and have changed before. We confirm the rules in force, in writing, before you commit.

07 / QUESTIONS

Questions we *get often*

1 **Can you help if I am not in Turkey?**
Yes. We arrange live-video viewings, gather documents, coordinate independent legal review, and keep you informed before any commitment is made.

2 **Do you guarantee rental returns or citizenship?**
No. We provide evidence-based estimates and explain eligibility requirements, but returns and government decisions cannot responsibly be guaranteed.

3 **What costs should I budget beyond the purchase price?**
Plan for taxes, title deed fees, legal review, translation, insurance, furnishing, and ongoing management. We map these costs before you compare properties.

4 **Can foreigners buy property in Turkiye?**
Yes, with some restrictions: military and certain strategic zones are closed to foreign buyers, and there are limits on total area. These are checked against the specific parcel, not the city, which is why a blanket answer is not much use.

5 **How long does a purchase take?**
A straightforward resale with clean title can complete in a few weeks. Off-plan, an unresolved title issue or a buyer who is not in the country will all extend that. We give you a realistic timeline for the specific property rather than a best case.

6

What do you check before I commit?

The ownership chain, any mortgage or lien on the title, zoning and occupancy permits, the developer's delivery record on previous projects, and the full cost picture including taxes and fees. If any of it does not hold up, we say so before a deposit moves.

7

Do I need to be in Turkiye to complete?

Not necessarily. A properly drafted power of attorney lets us complete on your behalf, though it has to be prepared correctly and its scope kept narrow. We would still rather you saw the property, in person or on a live video walkthrough.

8

What is the tapu, and how do I know it is clean?

The tapu is the title deed, and it is the only document that proves ownership. A clean one means no outstanding mortgage, lien, or inheritance dispute attached to the parcel, which is confirmed at the land registry rather than taken from a brochure.

9

Can I get a mortgage as a foreign buyer?

Some Turkish banks lend to non-residents, typically at a lower loan-to-value and a higher rate than a resident would get. Whether it is worth it depends on your currency and timeline, and we will tell you when paying outright is simply cheaper.

10

What are the ongoing costs of owning?

Annual property tax, building maintenance charges, compulsory earthquake insurance, utilities, and management fees if you let it out. These are modest individually and add up, so they belong in the budget from the start.

11

Can I rent the property out?

Yes, long term or short term, though short-term letting is regulated and in some buildings prohibited by the management rules. We check what the specific building actually permits before you buy on a rental assumption.

12

Off-plan or resale — which carries more risk?

Off-plan can be cheaper and carries delivery risk, which is why the developer's completion record matters more than the render. Resale is what you see, with title and building condition as the things to verify. Neither is safer in the abstract.

13

How does buying relate to residence or citizenship?

Property ownership can support a residence permit, and investment above a government-set threshold can open a citizenship route. That threshold has changed more than once, so we confirm the current rule at the time you buy rather than quoting a number here.

MAKRAN PARTNERS

NEXT STEP

Start with a *free consultation*

Tell us your budget and goal, and we'll send a realistic shortlist.

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SCAN TO BOOK A CALL

This guide is general information, not legal, medical or financial advice. Requirements, fees and official rules change; your case is confirmed in writing. Edition November 2026. Cover photograph: Moonik, CC BY-SA 3.0, via Wikimedia Commons.

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