

## **"How to Obtain Residence Permit as a Property Owner in Northern Cyprus?"**

Compared to similar countries, Northern Cyprus offers a high degree of flexibility in terms of residence permit requirements. The application conditions can be easily met.

If you own property in Northern Cyprus, you can apply for a 1-year residence permit. At the end of the initial period, you can renew your residence permit as long as you still own the property. You are allowed to apply for the duration you intend to stay within the country borders.

There is no minimum value requirement for the purchase of property for a residence permit. Although Northern Cyprus does not demand a minimum investment amount to obtain residency through property purchase, the property in question is expected to have a minimum area of 17 square meters. Additionally, the owned property should be suitable for living and used exclusively as a residence.

If there are multiple property owners on the same title deed, only one person can obtain a residence permit with that deed. However, if a property owner obtains a residence permit with a single title deed, their family members, including minor children and spouses, can also benefit from this residence permit.

If the property has been purchased through an agreement with ongoing monthly payments, the property owner is required to declare that they have the financial means to make the payments. In addition to the monthly payment amount, there is a requirement for them to have assets worth three times the minimum wage.

In Northern Cyprus, residence permits obtained through real estate investment are initially valid for a maximum of one year for the first three years. The residence permit, renewed annually during the three years, is then extended for two years if the full purchase amount has been paid. Renewal is required at the end of each two-year period.

**To apply for a residence permit as a property owner, the necessary documents are as follows:**

- Municipality-issued residence certificate
- Bank account statement showing savings and monthly income
- Medical records and health report
- Real estate sales agreement and title deed containing the buyer's identity information
- Valid health insurance policy
- Original and photocopies of a passport valid for at least 6 months for non-EU citizens or at least 2 months for citizens of EU countries or the Turkish Republic of Northern Cyprus (TRNC).
- Criminal record obtained from the applicant's country of citizenship.
- Two biometric photos.

- Marriage certificate or children's birth certificates for applications involving family members.
- Receipts for fees paid to relevant public institutions.

Getting a residence permit in Northern Cyprus takes varying amounts of time, depending on several factors. The decision-making stage can be extended due to factors such as the type of residence permit, the presence or absence of missing documents, and the accuracy of the information. The average application period generally ranges from 30 to 90 days.

In the case of permit renewal, the new permit is considered valid from the expiration date of the previous permit.