

● Real transaction · one visit, one week · client anonymized at their request

CASE STUDY 03 · RESIDENCY THROUGH PROPERTY · TBILISI

Landed on Monday. Owner and Resident by the Weekend.

A foreign buyer arrived in Tbilisi, chose an apartment above the qualifying value, bought it, registered it, and had a Georgian residence permit granted on the basis of that ownership, all inside one week. Nothing about the process was unusual. What was unusual was that every piece was ready before the plane landed.

7 days From landing to a granted residence permit, in a single visit	1 Apartment bought and registered in the buyer's own name	\$150,000+ Qualifying property value for applications from 1 March 2026; \$100,000 before	1 year The property-based permit, renewable while the property is owned	Family Spouse and children can apply alongside the owner
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Permit rules as published on our residency page, reflecting Georgian legislation as of August 2026. The buyer's identity, nationality, the property's address and the price are withheld at the client's request.

AT A GLANCE

One visit, one purchase, one permit

Most buyers who want residency through property do it in two trips: one to buy, one to apply. This buyer did it in one, because the buying and the applying were planned as a single sequence.

THE BUYER A foreign private buyer who wanted two things from one purchase: an apartment in Tbilisi, and the legal right to stay in Georgia beyond a visitor's year. Anonymized at their request.	THE PROPERTY An apartment in Tbilisi bought above the qualifying value for the property-based residence permit, registered in the buyer's own name at the Public Registry. Address and price withheld.	THE RULE USED Ownership of real estate valued above the threshold gives the owner a renewable one-year residence permit. The value is proven by a certified valuation, not by the purchase price alone.
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WHAT WE DID

Shortlisted only qualifying properties before arrival, booked the appraiser and the notary in advance, ran the registration, and coordinated the permit application with a licensed immigration professional.

THE WEEK

Viewings, choice, valuation, notary, registration, application and decision, all inside seven days of the buyer landing. The exact day of each step is not published.

OUR FEE

Our commission on the purchase was at our standard rate. The valuation, notary, registration and permit fees, and the immigration professional's fee, were the buyer's, and are small next to the price of the apartment.

THE SEQUENCE

Seven steps, one week

The steps below happened in this order, inside one calendar week. Each one is a normal step in a Georgian property purchase and residence application. The speed came from the order and the preparation, not from any shortcut.

STEP 1

Shortlist before landing

Only apartments above the qualifying value, with clean title and a seller ready to sign that week. Three to see, not thirty.

STEP 2

View and choose

Viewings in one morning. The buyer chose the same day. The offer was agreed with the seller that afternoon.

STEP 3

Certified valuation

A licensed appraiser, booked before arrival, inspected the apartment and issued the valuation the permit application needs.

STEP 4

Notary and payment

Sale agreement signed at the notary with a certified translator present. The buyer paid the seller directly from their own bank account.

STEP 5

Registration

Title registered at the Public Registry in the buyer's name using the fastest registration option. The extract is the second document the application needs.

STEP 6

Permit application

A licensed immigration professional filed the application with the fastest processing option, with the valuation and the extract attached.

STEP 7

Decision

The residence permit was granted before the buyer's return flight. Owner and resident, one visit.

Steps 3 and 6 are the ones that decide the timetable. Without a valuation booked in advance and a professional ready to file, the same purchase takes two trips.

THE PAPER

Three documents did the work

The application is not complicated. It is exact. Every document has to say the same name, the same way, as the passport.

VALUATION REPORT	PUBLIC REGISTRY EXTRACT	APPLICATION FILE
Issued by a licensed appraiser after inspection	Shows the buyer as registered owner	Passport and photograph
States a market value above the threshold	Name spelled exactly as in the passport	Proof of the legal basis: ownership above the threshold
Dated within the application window	No mortgage, lien or restriction	Filed by a licensed immigration professional
Names the property by cadastral code	Issued after registration, the same day	Fastest processing option selected and paid

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WHY IT WORKED

What makes one week possible, and what usually breaks it

1 · FUNDS READY The money was in place before the flight The buyer arrived with cleared funds and a bank that could send a large international transfer the same day. Most delays in Georgian purchases are bank delays, on the buyer's side, not notary delays.	2 · ONLY QUALIFYING PROPERTIES No viewing of anything below the line Every apartment shortlisted was above the qualifying value with a seller who could sign that week and a title with nothing on it. The buyer chose between good options, not between problems.	3 · APPOINTMENTS BEFORE ARRIVAL Appraiser, notary, registry, professional Each one was booked before the buyer landed, in the order the documents depend on each other. The valuation cannot wait for the registration. The application cannot wait for either.
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- ✓ Buyer with cleared funds and a cooperative bank
- ✓ Licensed appraiser booked for the day after the choice
- ✓ Fastest registration option at the Public Registry
- ✓ Shortlist limited to qualifying, clean-title, ready-to-sign apartments
- ✓ Notary slot with certified translator held in advance
- ✓ Licensed immigration professional ready to file with fastest processing

What breaks the week. A property just under the threshold. A seller abroad without a power of attorney. A name spelled differently on two documents. A bank that holds the transfer for compliance. Any one of these turns one trip into two. We check all of them before we book the flight, not after.

HONEST ACCOUNTING

What this permit is, and what it is not

What it is

- **A residence permit based on ownership.** It lets the owner live in Georgia beyond the visa-free year, and it is renewable while the property is owned.
- **Extendable to family.** A spouse and children can apply alongside the owner.
- **Optional.** Ownership never depends on it. A foreigner owns an apartment outright, permit or no permit.

What it is not

- **Not citizenship, and not a passport.** It is the right to reside.
- **Not automatic.** The application is decided by the Georgian authorities. Preparation makes a fast decision likely, not guaranteed.
- **Not fixed.** The threshold moved from \$100,000 to \$150,000 for applications from 1 March 2026. It can move again. Every figure on this page is dated for that reason.

THE PART MOST CASE STUDIES SKIP

What this page does not claim

The client is anonymous

Nationality, the property's address, the price and the dates are withheld. What remains is the sequence and the rule, which are the useful parts.

One week is not the norm

It is what happens when funds, shortlist and appointments are all ready. A buyer who starts the search on arrival should plan for two visits or a power of attorney.

Valuation, not price

The permit rests on a certified valuation. Paying above the threshold for an apartment the appraiser values below it does not qualify. We check this before the offer.

Licensed professionals decide

Tbilisi Home is not a law firm. We coordinate. The application is prepared and filed by a licensed immigration professional, who bills their own work.

Rules dated August 2026

Figures reflect the Law on the Legal Status of Aliens as amended June 2025, as published on our residency page. Check the date on every number you rely on.

Not advice

Nothing here is legal, tax or immigration advice. Eligibility is confirmed by licensed professionals before any client commits capital. That is part of the process, not an afterthought.

About this page

This case study describes a real purchase and residence application completed by a Tbilisi Home client within one week of arriving in Georgia. The client's identity, nationality, the property's address, the price and the exact dates are withheld at the client's request. Permit rules and thresholds are as published on our residency page and reflect Georgian legislation as of August 2026.

Disclaimer

Past transactions do not guarantee future results. Residence applications are decided by the Georgian authorities. Not legal, tax or immigration advice.

Read this case study online at tbilisihome.ge/investors/case-studies/residency-in-one-week/

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