ASTONS

Premium overseas property,residency
and citizenship by investment programmes

TURKISH CITIZENSHIP

by Investment

CITIZENSHIP PROCESSING TIME:

from 8 months

RESIDENCE REQUIREMENT:

none

KEY REQUIREMENT:

real estate purchase from $400,000

RETURN ON INVESTMENT:

The property can be sold after 3 years

Benefits of the Turkish Citizenship Programme

Fast-track citizenship

On average, it takes 8 months from the initial application to receiving your passport.

No donations required

The only condition is the purchase of real estate — no government contributions or grants.

For the entire family

Passports are issued to the principal applicant's spouse and dependent minor children.

One trip to Türkiye

Only one visit is required to submit biometric data.

Favourable tax regime

Türkiye offers some of the lowest property tax rates on the European continent.

No residency obligation

You are not required to reside in Türkiye after obtaining your passport — remote processing is possible.

Growing real estate market

Turkish property prices have shown steady growth. In 2024, the average property value increased by nearly 25% year-on-year.

Dual citizenship permitted

Türkiye allows dual citizenship, so you do not need to renounce your passport.

Returnable investment

You may sell the property three years after receiving citizenship while retaining your Turkish passport.

Wide selection of properties

You may purchase residential or commercial properties — a single unit or multiple — in any region of Türkiye.

Global mobility

The Turkish passport provides visa-free access to 118 countries, including South Korea, Singapore, and Japan. Turkish citizens may also apply for a five-year Schengen C2 visa.

Travel to the USA

With a Turkish passport, you may obtain a 10-year B-1/B-2 tourist visa to the United States and qualify for relocation under the E-2 investor visa programme.

Access to global banking

With Russian banks disconnected from SWIFT, having a foreign bank account helps reduce fees and conversion costs while providing access to high-interest savings and low-cost credit, simplifying international business.

Business opportunities

Türkiye's strategic location and openness to foreign investment attract entrepreneurs from Russia and beyond. Citizenship streamlines the company formation process. The country boasts 18 free zones without income, corporate, property, or stamp taxes.

Coastal living by four seas

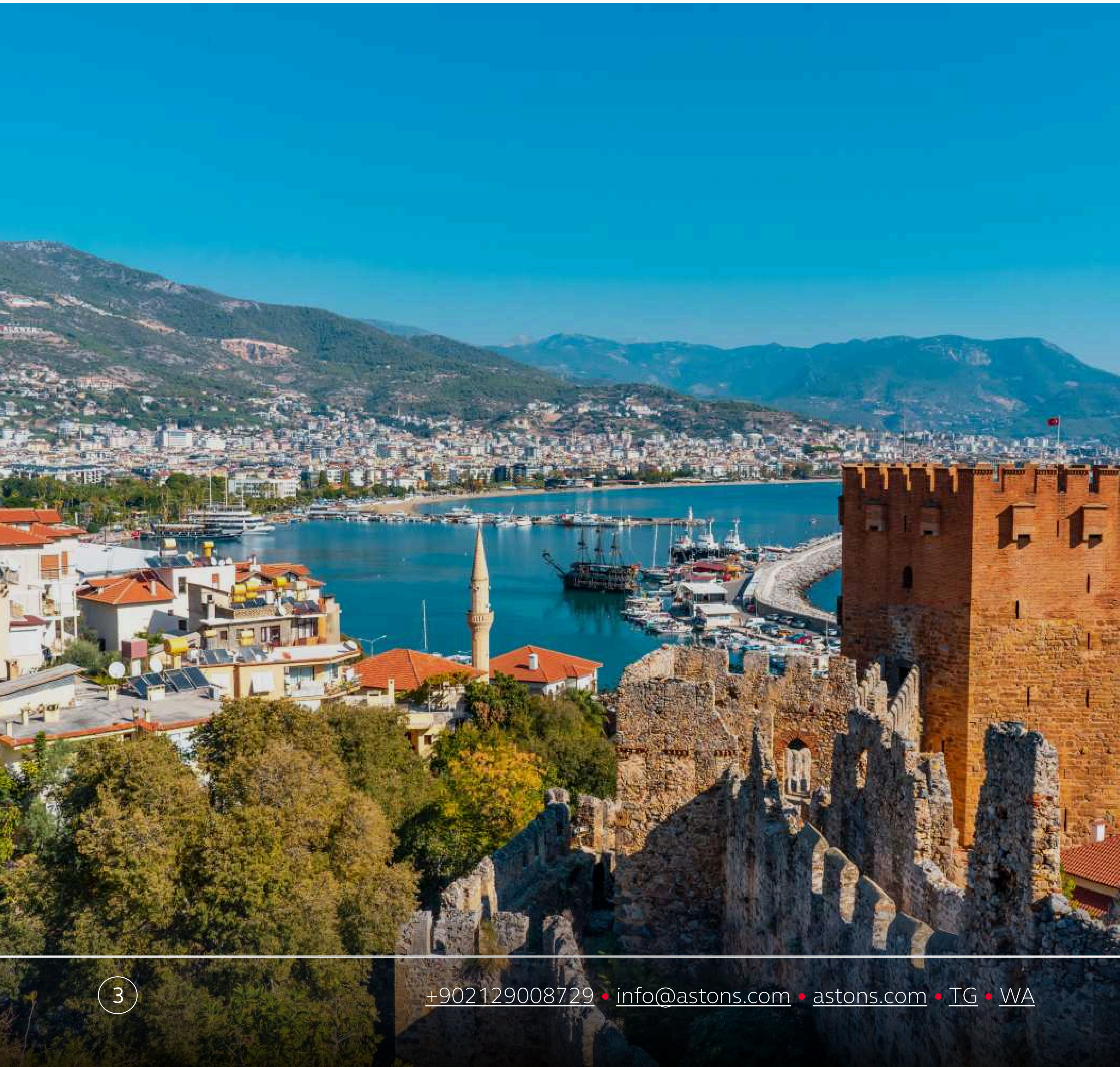
From Istanbul to Antalya, Bodrum to Marmaris — Türkiye offers a wide choice of coastal regions with ideal climates and excellent infrastructure for living or leisure.

About Türkiye

Türkiye is one of the most attractive markets for foreign investors seeking property ownership.

Its unique geographical location—at the crossroads of Europe, Asia, and the Middle East—combined with its status as a major tourist destination, strategic transport hub, stunning natural landscapes, and diverse terrain with a mild climate attract millions of visitors anually.

Thanks to two decades of infrastructure development, **Türkiye offers outstanding investment opportunities** for global businesses and a high quality of life for residents.

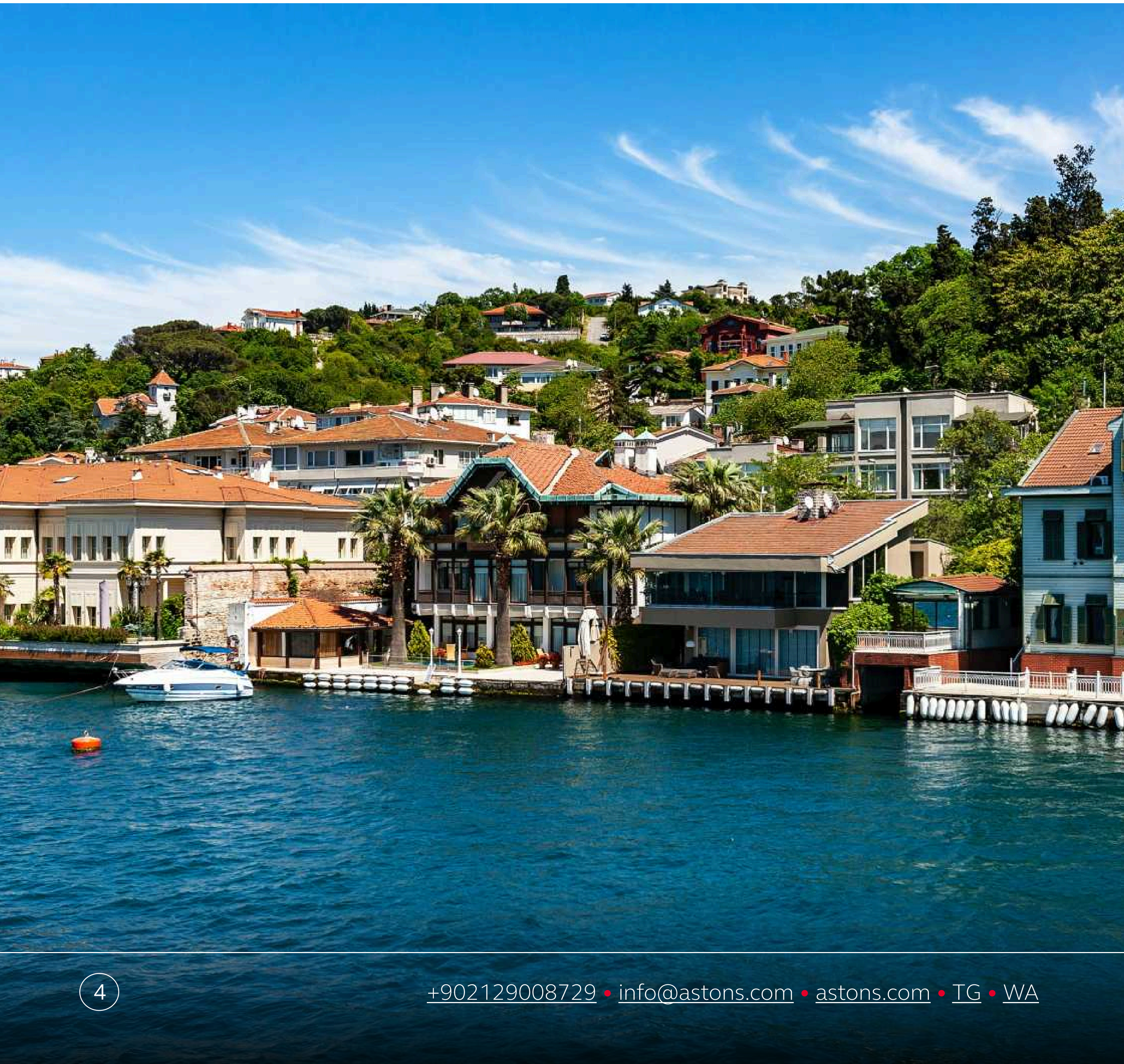


Nature and Culture

Türkiye is a country of four seas — the Mediterranean, Black, Aegean and Marmara — each renowned for its unique climate, stunning beaches, resort towns and picturesque bays.

> Türkiye is an extraordinary blend of natural beauty, ancient history, and rich cultural traditions. The defining events of two continents — Europe and Asia — have left their mark here.

Living amidst iconic monuments, ancient cities, and tangible connections to global heritage is invaluable. Türkiye is a meeting point for people, cultures and customs. Its exquisite cuisine, infused with aromatic Eastern spices, is considered a national treasure in its own right.



High Quality of Life

Over the past decade, Türkiye has undergone a remarkable transformation. The country has embraced modernisation, and Istanbul has emerged as a global aviation hub. International corporations are establishing regional offices here, while the country boasts many prestigious educational institutions and advanced medical centres. Major IT companies are relocating to Türkiye, and Turkish healthcare is increasingly popular among international patients from Israel and Germany. Turkish universities are now ranked among the world's finest.

> Today, many private schools offer curricula in English, German, Arabic, Russian, Ukrainian, and other languages, making it easy for expat families with children to settle comfortably. The construction sector is booming, with modern residential complexes featuring five-star amenities emerging in major cities. **Luxury golf clubs, yacht marinas, and world-class restaurants have become emblems of contemporary Türkiye.**

Visa-Free Travel and Global Mobility

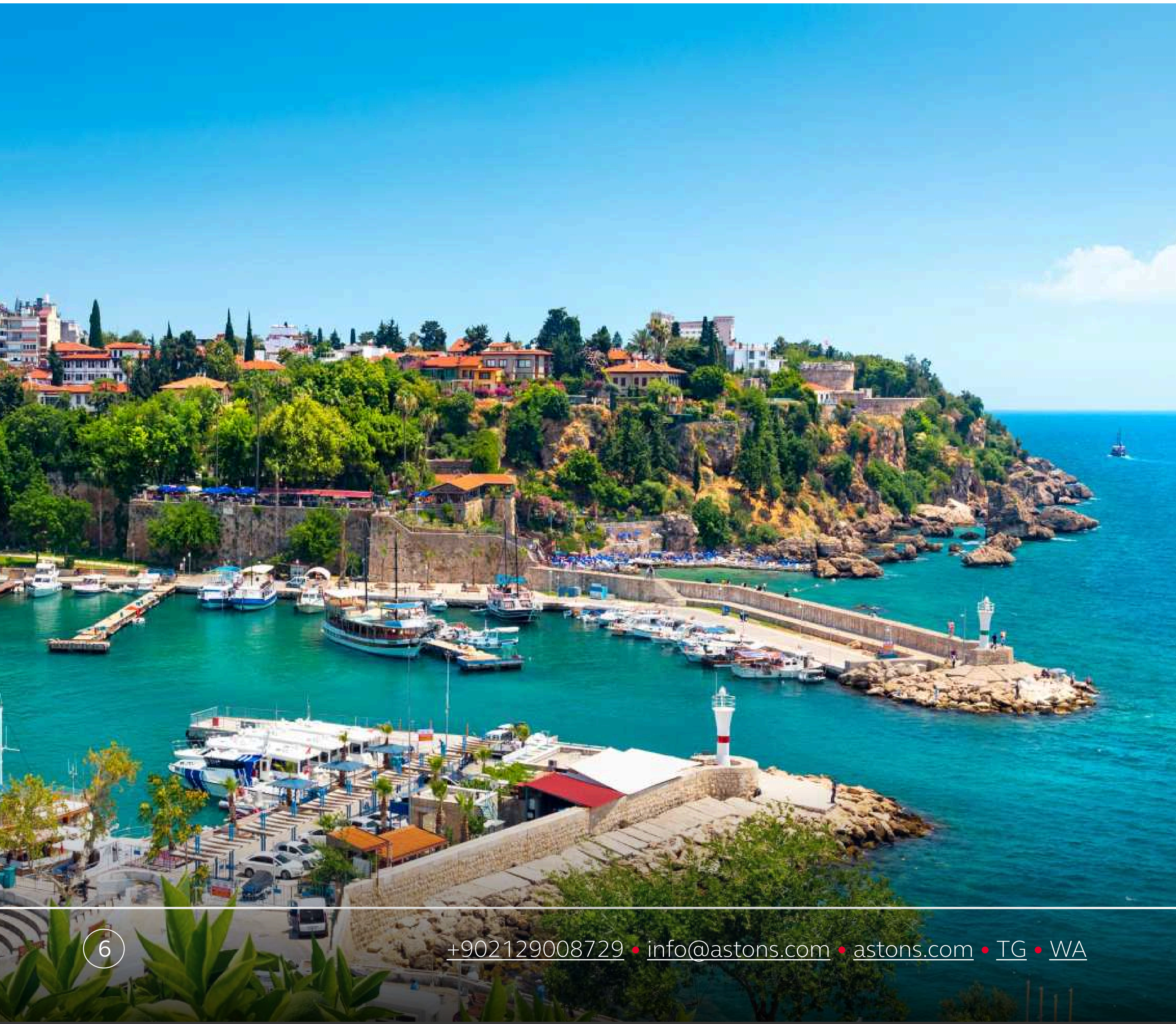
Türkiye offers visa-free entry to tourists from many countries across the CIS. Its strategic geographic position and excellent transport links make it a key global hub — ideal for commuting between home and work in different countries, building efficient logistics chains, and managing international business operations.

Easy Integration

The presence of a large expatriate population and diverse communities makes settling in Türkiye more accessible. Many institutions and businesses offer services in multiple languages, facilitating communication and business interactions—major cities across Türkiye host consulates and embassies from nearly every country.

Growing Potential

Amid global geopolitical tensions, Türkiye has emerged as a strategic destination for relocation and the preservation and transfer of capital from other jurisdictions. Istanbul has firmly established itself as one of the world's leading aviation hubs. Investors are also drawn to Türkiye's **large-scale development of premium real estate**, modern urban infrastructure, and exceptional quality of life.



Requirements for Turkish Citizenship through Real Estate Investment

from $400,000

The main requirement to qualify for the Turkish Citizenship by Investment Programme is the **purchase of real estate worth $400,000 or more.**

- Residential or commercial property is eligible.
- The property may be sold after 3 years without affecting the investor's citizenship status.
- Purchasing multiple properties to meet the minimum investment threshold is also possible.

Other investment options available under the Turkish Citizenship Programme:

Equity investment in a Turkish company with confirmation from the Ministry of Industry and Technology — from $500,000.

Fixed deposit in a Turkish bank — minimum $500,000 for at least three years.

Business creation in Türkiye — with at least 50 employees and confirmation from the Ministry of Labour and Social Security.

Purchase of government bonds — eligible for dividends, with a minimum holding period of three years.

Required Documents for Turkish Citizenship Application

STEP 1 — OPENING A BANK ACCOUNT	Main Applicant	Spouse	Children under 18
Copy of international passport (notarised translation)	●		
Power of attorney for a legal representative	REQUIRED IF DOCUMENTS ARE SUBMITTED IN THE CLIENT'S ABSENCE		
Copy of national passport	●		
Proof of residence (utility bill) — required if applying from a temporary residence	IF SUBMITTED FROM A COUNTRY OF TEMPORARY RESIDENCE		
Proof of source of funds	IF REQUIRED		
Turkish tax identification number	●		
Active Turkish SIM card	●		

STEP 2 — SUBMITTING THE CITIZENSHIP APPLICATION	Main Applicant	Spouse	Children under 18
Copy of international passport (notarised translation)	●	●	●
Birth certificate (copy with apostille and translation into Turkish)*	●	●	●
Marriage/divorce certificate (copy with apostille and translation into Turkish)**	●	●	
Police clearance certificate	●		

Please remember to bring the required documents with you during your trip to Türkiye.

* As an exception, **children over the age of 18 who are legally incapacitated** may be included in the application.

** The required translation into Turkish can be arranged directly in Türkiye with the assistance of the Astons team.

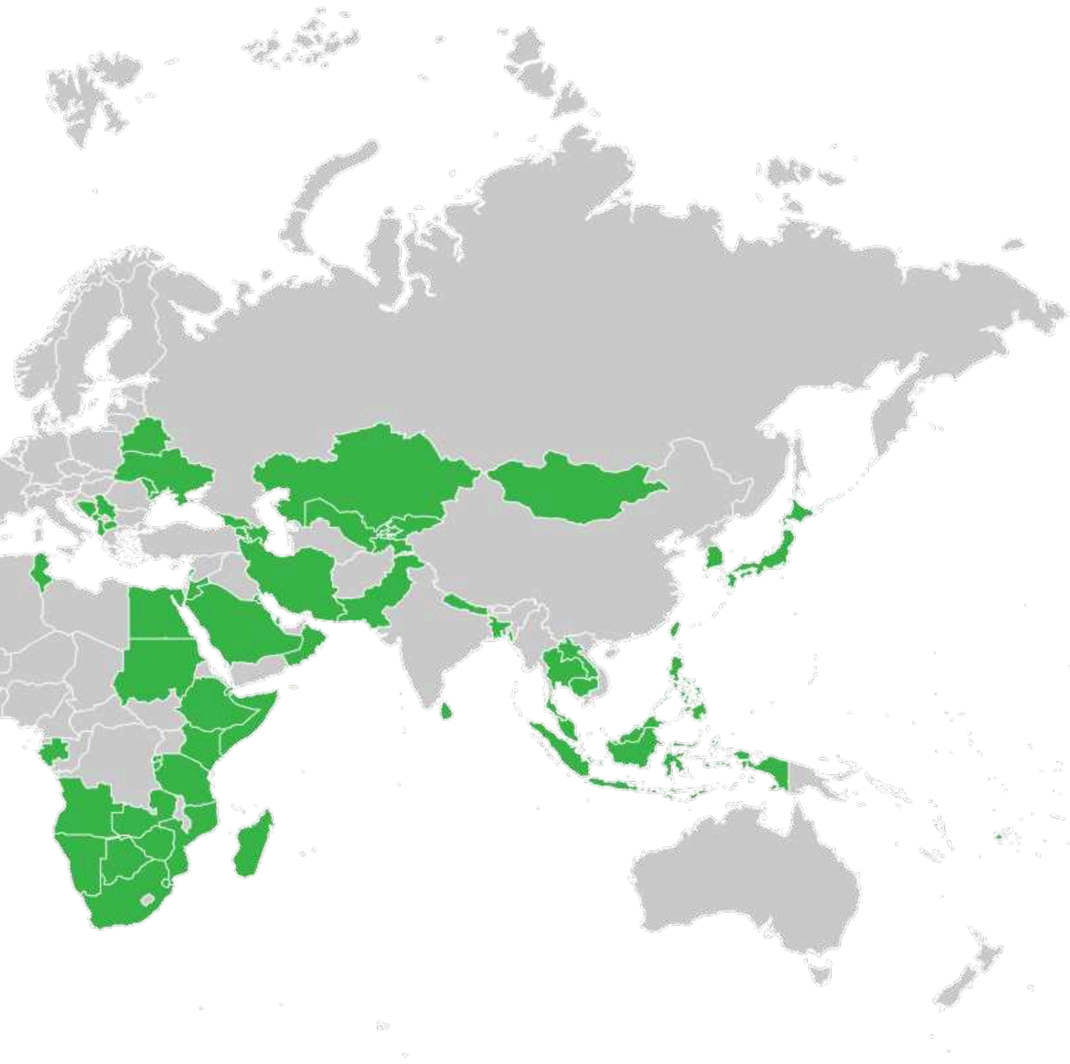
We strongly advise against collecting documents before the processing stage has begun with your immigration lawyer. Each case is unique, and the required documents will be tailored to your situation. Please note that many certificates are only valid for three months. Submitted documents will not be returned.

Visa-Free Access to 118 Countries

Travel the world with a Turkish passport. You can enjoy visa-free entry to 118 countries and territories, including Singapore, Japan, Qatar, and South Korea. Turkish citizenship offers enhanced global mobility, as many countries readily grant visas to Turkish nationals.

Albania
Angola
Antigua and Barbuda
Argentina
Armenia
Azerbaijan
Bahamas
Bahrain
Bangladesh
Barbados
Belarus
Belize
Bolivia
Bosnia and Herzegovina
Botswana
Brazil
British Virgin Islands
Brunei
Burundi
Cambodia
Cape Verde Islands
Chile
Colombia
Comoro Islands
Cook Islands
Costa Rica
Djibouti
Dominica
Dominican Republic
Ecuador
Egypt
El Salvador
Eswatini
Ethiopia
Fiji
Gabon
Georgia
Guatemala
Guinea-Bissau
Haiti
Honduras
Hong Kong (SAR China)
Indonesia
Iran
Jamaica
Japan
Jordan
Kazakhstan
Kenya
Kosovo
Kuwait
Kyrgyzstan
Laos

Lebanon
Macao (SAR China)
Madagascar
Malaysia
Maldives
Marshall Islands
Mauritania
Mauritius
Mexico
Micronesia
Moldova
Mongolia
Montenegro
Morocco
Mozambique
Namibia
Nepal
Nicaragua
Niue
North Macedonia
Oman
Pakistan
Palau Islands
Panama
Paraguay
Peru
Philippines
Qatar
Rwanda
Samoa
Sao Tome and Principe
Saudi Arabia
Senegal
Serbia
Seychelles
Sierra Leone
Singapore
Somalia
South Africa
South Korea
Sri Lanka
St. Kitts and Nevis

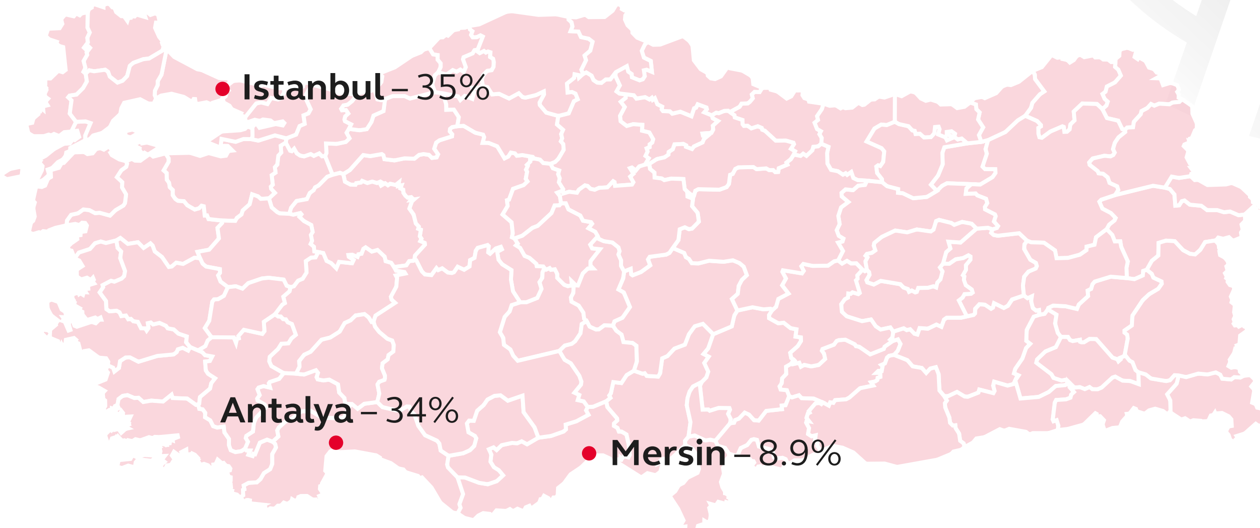


St. Lucia
St. Vincent and the Grenadines
Sudan
Suriname
Taiwan (Chinese Taipei)
Tajikistan
Tanzania
Thailand
The Gambia
Timor-Leste
Togo
Tonga
Trinidad and Tobago
Tunisia
Turks and Caicos Islands
Tuvalu
Ukraine
Uruguay
Uzbekistan
Vanuatu
Venezuela
Zambia
Zimbabwe

Which Regions Are Most Popular Among Foreign Investors in Türkiye?

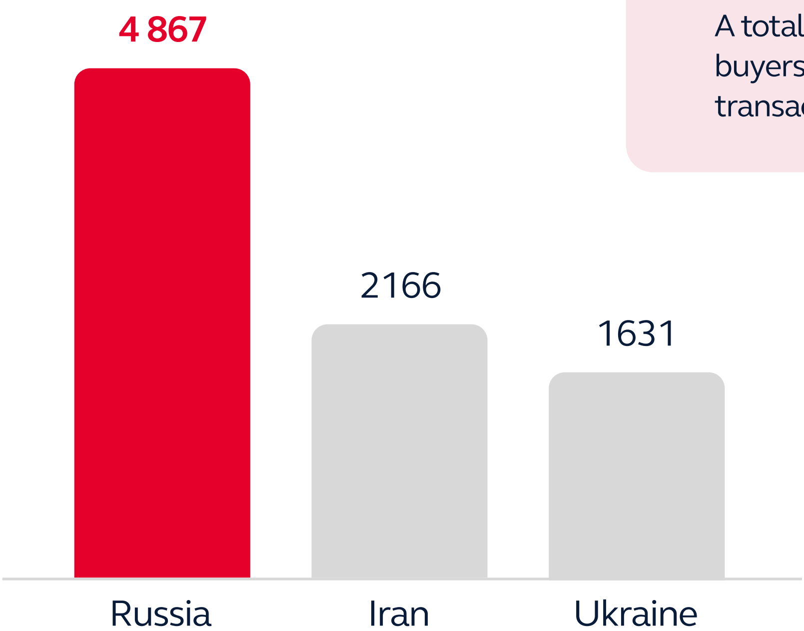
Foreign nationals prefer purchasing property in Istanbul, Antalya Province, Mersin, and along the Aegean Coast — in Bodrum, Marmaris, and Fethiye.

Distribution of Foreign Real Estate Investment in 2023:



Top Nationalities Purchasing Property in Türkiye in 2024:

A total of 23,781 properties were sold to foreign buyers in 2024, representing 1.6% of all transactions.



What's Ahead for the Turkish Property Market in 2025?

Experts forecast continued growth in property prices, driven by rising construction costs, materials, labour, and legal permitting.

In 2024, the average property purchase price rose to ₺3,834,396 ($110,000), while the average cost per square metre increased to ₺29,724 ($850).

Property prices nationwide in Türkiye have increased by 25% over the past year and by 130% over the past two years.

The average investment payback period is 14 years, while the national average ROI is 7.31%.

How Property Prices Have Changed Across Türkiye:

Overall Price Growth		Including Rental Income	
+24,94%	over 1 year	**+33,65%**	over 1 year
+130,42%	over 2 years	**+155,8%**	over 2 years

Residential Property Sales Surge

According to the Turkish Statistical Institute, housing sales have already increased 39.7% year over year in early 2025.

The report also highlights a **182.8% rise in mortgage-backed sales** since January 2024. New-build sales rose nearly 30% year-on-year, while resale property transactions increased by 44.2% in the same period.

> In 2025, the Turkish real estate market is expected to reach new positive milestones. The surge in buyer activity during the winter months signals a renewed wave of interest, further confirmed by the rising share of mortgage-backed transactions.

Istanbul

Istanbul is Türkiye's business capital and one of the largest metropolises in the world. The presence of international companies and year-round tourism, unaffected by seasonality, drive property demand.

Istanbul is home to the **largest-scale developments and the most attractive terms** from developers for investors seeking Turkish citizenship through real estate.

Strong Investment Potential
Capital appreciation from 30%
Year-round rental demand
Title deed value equal to market value
Guaranteed rental returns

Residences with 7-Star Hotel Services and Marriott Membership

This exclusive project is located in the prestigious Tarabya district of Istanbul, just minutes from metro stations. The complex enjoys a prime location with easy transport links and urban infrastructure access.

Istanbul Airport is a 36-minute drive away. The residences offer stunning views of the Bosphorus and nearby forest.

The project spans 8,035 m^2 and comprises two towers with 23 floors. On-site amenities include a fitness club, Turkish bath, sauna, outdoor pool, cinema room, conference hall, restaurant, café, bar, laundry service, pharmacy, and hair salon. Units range from 1- to 6-bedroom apartments.

Apartment price: **from $759,000**

Luxury Apartments in Ataşehir — Istanbul's Financial Hub

The project is located in the economic centre of Istanbul – in the Ataşehir district.
It was developed by a renowned construction company and offers 66 apartments across 16 floors in spacious 2+1 and 3+1 layouts.
The project enjoys a unique location: it is only 5 minutes to the largest financial centre, FİNANS MERKEZİ, and 10 minutes to the First Bosphorus Bridge. Altınşehir Metro Station and prestigious Istanbul universities are just 7 minutes away.

- Two floors of retail shops, cafés, and restaurants
- Two-storey car park
- 24/7 security
- Basketball court

Ready to move in.

2- and 3-bedroom apartments (from 92 m^2): **from $324,000**

Antalya

The Mediterranean Sea, majestic mountains, golden Blue Flag beaches. Antalya is Türkiye's tourism capital. The city offers hotels and apartments for every budget, infrastructure tailored to foreigners, multilingual services, well-maintained streets, and a large international community.

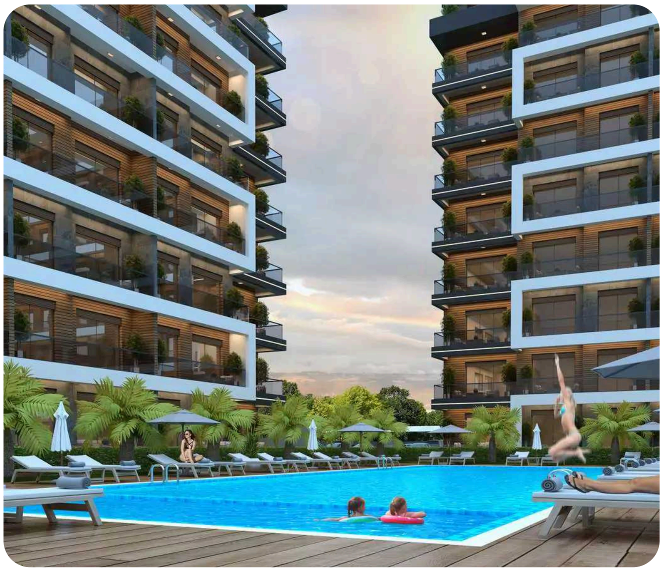
Many foreign investors choose Antalya and its surrounding cities for living, holidays, and property investment.

Modern Residential Complex in Antalya

The residential complex offers 1+1, 2+1, and 3+1 apartments ranging from 50 to 150 m^2. It is located on a 5,700 m^2 plot, of which 3,000 m^2 is dedicated to landscaped green areas. The complex has a security system, video intercoms, and open and covered parking spaces.

Residents enjoy a wide range of on-site facilities, including a 240 m^2 outdoor swimming pool, indoor gym, basketball and volleyball courts, and landscaped recreation areas with gazebos.

Expected rental yield: 4–5% per annum. To qualify for citizenship, investors may purchase multiple units with a total value of at least $400,000.



Price: **from $170,000**

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Bodrum

The heart of the Turkish Riviera. While Istanbul is a financial hub and fast-paced metropolis, Bodrum offers tranquillity, luxury, and seclusion — all reflected in property values.

Bodrum has preserved its Turkish charm and natural beauty, while evolving into a modern, upscale destination.

> **Property in Bodrum is among the most sought-after by Europeans.** Villas here are significantly more affordable than in comparable European coastal cities.

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Spacious Villas Near the Forest in Bodrum

The project is located in a picturesque area of Bodrum, just 4 minutes from the international airport. The villas are available in 2+1, 3+1 and 4+1 layouts, set against a backdrop of lush forest — allowing residents to enjoy breathtaking views and a sense of privacy.

Each villa includes a private swimming pool, and the nearest beach is just 7 minutes away by car. The architectural design emphasises natural light, with large windows and floor-to-ceiling sliding doors that flood the interiors with sunlight.

Price: **from $518,000**

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Government Fees and Expenses for Property Purchase and Obtaining Turkish Citizenship

Property Acquisition	**From $400,000**
VAT on property purchase	**From 1% to 20% of the property value**

Determined by the government depending on the project, its size, and other factors.

If the investor purchases property in Türkiye for the first time, they may be exempt from VAT. The exemption certificate is typically issued within one month after tax payment.

Title deed transfer tax	**4% of the property value**

The cost may be shared 50/50 with the developer.

Administrative costs	**From $1,000**

Includes valuation report, earthquake insurance (DASK)

Astons legal and immigration services	**On request**

Includes obtaining a tax number for the principal applicant, notary fees, power of attorney preparation, document translations, private health insurance arrangements, and assistance with opening a bank account in Türkiye.

Property Maintenance and Sale Costs

Ongoing Maintenance Costs

Property tax ranges from **0.1% to 0.3% (and 0.2% to 0.6% in major cities).**

Earthquake insurance and utility bills vary depending on the property's location and size.

Sale Costs

Sellers are subject to capital gains tax if the property is sold within 5 years of ownership. The rate is calculated on a progressive scale from 15% to 35%, based on the difference between the cadastral values at purchase and sale.

Property acquired for citizenship purposes may be sold three years after receiving the passport. In this case, the sale and return on investment will not affect your citizenship status.

Costs Related to Renting Out Property

Owners who rent out their property must declare rental income part of their overall taxable income. Income tax in Türkiye is applied progressively up to 40%.

2025 Income Tax Rates for Rental Income:
Individuals earning annual rental income of up to ₺47,000 from residential property are exempt from income tax.

- Income up to ₺158,000 – 15%
- Income from ₺158,000 to ₺330,000 – 20%
- Income from ₺330,000 to ₺800,000 – 27%
- Income from ₺800,000 to ₺4,300,000 – 35%
- Income above ₺4,300,000 – 40%

Step-by-Step Guide to Obtaining Turkish Citizenship by Investment

We will guide you through every step of the citizenship process — from selecting suitable properties and conducting legal due diligence to preparing and correctly submitting your application and ultimately receiving your Turkish passport.

1. **Signing the legal services agreement with Astons** and paying 50% of the company's professional fees.

2. **Selecting the property, signing the reservation form and paying the deposit, usually 1% of the sale price.** This deposit is refundable if the client cancels the transaction within 14 days. The deposit may be used as part of the tax payment.

3. **Preparing and signing the preliminary sale and purchase agreement.** Some developers may sign this agreement only after full payment has been made. Once payment has been completed, the agreement may be notarised.

4. **Issuing a power of attorney to Astons' lawyers and to the developer,** if applicable, at a notary office in Turkey or at a Turkish consulate in another country.

5. **Paying the property price to the developer in US dollars, euros or pounds sterling from the main applicant's bank account in Turkey or abroad, usually within one week.** The developer obtains the foreign currency exchange document (DAB). Alternatively, the client, or the lawyer acting under a power of attorney, may obtain the DAB document from a Turkish bank and transfer the property price to the developer in Turkish lira.

6. **Paying VAT, if no exemption applies, the title deed transfer tax and administrative expenses, if applicable, to the developer's account.** Depending on the project, Astons' lawyers may be able to obtain a VAT exemption for the investor. This takes around one month.

7. **The developer submits an application to an expert company for property valuation,** if applicable.

8. **Obtaining the valuation results, usually within 2–4 weeks.**

9. **The developer submits an application to Tapu Kadastro to schedule the title deed transfer appointment, usually within 1–2 weeks.** In the case of a notarised agreement, steps 10–11 are completed after construction is finished.

10. **Receiving an invitation from the Tapu Kadastro office, which may take 1–3 weeks depending on workload.** The sale and purchase agreement is then signed at the Tapu Kadastro office by the developer's representative and the client's representative.

Step-by-Step Guide to Obtaining Turkish Citizenship by Investment

11. **The client's representative receives the title deed.** Alternatively, if the title deed is transferred by the developer, the notarised agreement is registered in the system.
12. **Submitting an application to place a three-year restriction on the sale of the property.**
13. **Collecting and preparing the personal documents of the main applicant and spouse,** including police clearance certificates, birth certificates, marriage certificate, etc., for notarisation and apostille.
14. **Obtaining the investor certificate confirming the three-year sale restriction,** usually within 4–6 weeks.
15. **The main applicant and spouse submit the investment residence permit application in person.** Both spouses provide biometric data.
16. **Obtaining residence permit approval, usually within 2–3 weeks.** Astons' lawyer will receive the residence permit cards and either keep them safely or send them to the client upon request.
17. **The main applicant and spouse submit the Turkish citizenship application in person at the Turkish migration office.** Since 2026, investors have been able to apply for a residence permit, provide biometric data, receive residence permit approval and submit the citizenship application within 1–2 days. An additional government fee is payable.
18. **Paying the remaining 50% of Astons' professional fees.**
19. **Obtaining citizenship approval, which may take more than six months.**
20. **Providing biometric data and obtaining Turkish ID cards and passports for the whole family at a Turkish consulate.**

Why Choose Astons?

Astons is a leading investment immigration firm offering bespoke solutions for obtaining residency and citizenship in Türkiye, Europe, the Caribbean, the Pacific, the Middle East, and the USA. Our team in Istanbul will be pleased to welcome you in person.

We guarantee a personalised approach for every client

Full on-the-ground support
From airport pick-up to property handover and document issuance

We work exclusively with trusted premium developers

Legal oversight for every transaction

Virtual tours and remote property purchasing options

Local presence in Türkiye with a Russian-speaking team

Extensive experience in the local market and a deep understanding of regional specifics

A portfolio of properties that meet the requirements of the citizenship by investment programme

Comprehensive service and post-sale support
Relocation assistance, tax advice, education and health insurance guidance, renovation and interior design

The largest property database in key regions — Istanbul, Bodrum, Antalya, Alanya

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Astons in the media

This section features key publications that have drawn on Astons' expertise — our specialists are regularly consulted for insights and guidance on global relocation, investment citizenship, residency options, and international premium real estate investment.

THE TIMES

Move fast: Greece's golden visa rules are changing

The New York Times

Americans Head to Europe for the Good Life on the Cheap

The Telegraph

Countries cut cost of citizenship to attract disillusioned British taxpayers

HUFFPOST

«Χρυσή Βίζα» στην Ελλάδα: Σημαντική άυξηση των αιτήσεων από τις ΗΠΑ

CNBC

Many of Europe's 'golden visa' programs are closing — but demand is up in this Mediterranean hotspot

The National

Two per cent of Britons have applied for EU passport since Brexit vote

gtp GREEK TRAVEL PAGES

Study: More US Buyers Tapping into Greece's Golden Visa Scheme

SPEAR'S

Money on the move: why the world's wealthy are deserting the USA

FINANCIAL EXPRESS

Spain is the best option for international investors looking for Golden Visas: Findings

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ASTONS

YOUR PATH TO GLOBAL OPPORTUNITIES:

INVESTMENTS IN CITIZENSHIP, RESIDENCE PERMITS AND REAL ESTATE AROUND THE WORLD.

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