



HOW TO ACQUIRE TURKISH CITIZENSHIP?



Dear Investors

We are here ready to assist investors wishing to invest in property to acquire Turkish citizenship by providing real estate consultancy in Turkey which has progressed in an investor-friendly fashion in the last decade and a half. We support our investors on residential, office, lands, construction development projects in the country and procedures that investors should face during the process of acquiring investment and citizenship.



Turkey is a dynamic and growing G20 economy that links the east and the west in a unique way. In addition to being one of the world's fastest growing economies, Turkey also supports international investors' growth via a businessfriendly agenda and through access to a large domestic market and neighboring international markets.

We would like to remind that our dedicated teams are more than willing to do the utmost to provide you customized guidance on a fully confidential basis.

We hope this guide will benefit investors who are interested in buying property and acquiring citizenship in Turkey.

Please feel free to contact us!

Link to Turkey

Hasibe Bağ



INTRODUCTION



In May 2017, the Turkish Government introduced a landmark citizenship programme to promote foreign investment.



The programme offers foreign nationals who buy real estate or bring capital over certain thresholds the eligibility to acquire Turkish citizenship.



The most striking feature of the programme is that investors do not have to live in Turkey to acquire the citizenship.



In September 2018, the investment thresholds were substantially lowered by the government making it by far the most attractive citizenship programme in the world.

INVESTMENT VEHICLES



Buy a real estate worth \$250.000
With a deed restriction not to sell
for 3 years.



Deposit \$500.000 cash in Turkish Banks
With a condition not to withdraw for 3
years.



Buy government bonds worth
\$500.000
With a condition not to sell 3 years



Buy shares worth \$500.000 in Turkish
REITs or VCTs
With a condition not to sell 3 years



Hire 50 employees.



Make \$500.000 Fixed-Asset Investment

MAIN STEPS

1 **OPEN A BANK ACCOUNT**
An account in a Turkish Bank should be opened in the name of the investor.

2 **MAKE YOUR INVESTMENT**
Execute the necessary investment transactions (i.e real estate title deed transfer, cash deposit, government bond/share purchase etc.)

3 **APPLY FOR RESIDENT PERMIT**
Applicants are required to hold a valid resident permit at the time of citizenship application. Nevertheless, permit holders can continue to live in abroad as long as they wish.

4 **APPLY FOR TURKISH CITIZENSHIP**
You can immediately apply for citizenship once your resident permit is granted. No physical presence or interview is required during the application process.

KEY BENEFITS

BECOME TURKISH CITIZEN WITH YOUR FAMILY

Your spouse and children under 18 years old can acquire citizenship together with you at the same time.

NO WEALTH DECLARATION

When you apply for Turkish citizenship, you are not required to declare your assets or income that you currently have in other countries.

NO NEED TO BE PERMANENT RESIDENT

You don't have to have lived continuously in Turkey for a certain period to become eligible for citizenship. You can continue to live abroad and apply for Turkish citizenship as soon as you get resident permit.

REPATRIATE YOUR INVESTMENT

After holding your investment for 3 years, you can cash out your investment and repatriate the funds along with its proceeds (i.e rental income, interest etc.) Free of exchange control restrictions.



VISA-FREE TRAVEL

Currently Turkish citizens can travel 102 countries without the need to follow a cumbersome visa application process. Vast majority of these countries allow Turkish citizens to stay 30 to 90 days without any visa requirement while some countries grant visas upon arrival or issue electronic visas upon online application.

The Visa Liberalization Dialogue, the aim of which is to grant Turkish citizen visa-free travel right to Schengen countries, between Turkey and the EU was launched in 2013. Once achieved, further 26 European countries will be added to the list of 102 countries where Turkish citizens can already travel freely.

NOTABLE VISA-FREE COUNTRIES

EUROPE

ALBANIA
ARMENIA
AZERBAIJAN
BELARUS
BOSNIA AND HERZEGOVINA
GEORGIA
KOSOVO
MACEDONIA
MOLDOVA
MONTENEGRO
NORTHERN CYPRUS
SERBIA
UKRAINE

ASIA

BAHRAIN
HONG KONG
INDONESIA
JAPAN
JORDAN
KAZAKHSTAN
KUWAIT
LEBANON
MALAYSIA
OMAN
QATAR
SINGAPORE
SOUTH KOREA

AMERICAS

ARGENTINA
BAHAMAS
BRAZIL
CHILE
COLOMBIA
MEXICO
PANAMA
PARAGUAY
PERU
URUGUAY

AFRICA

KENYA
LIBYA
MADAGASCAR
MAURITIUS
MOROCCO
SENEGAL
SEYCHELLES
SOUTH AFRICA
TANZANIA
TUNISIA

FAQ

1-Will my Turkish citizenship automatically be granted when I fulfill the conditions and lodge my application?

No, the Turkish citizenship approval is contingent upon verification from archive records of national security units that the applicants poses no threat to national security.

2.Which of my family members can get Turkish Citizenship?

Your spouse, your children under 18 years old, and your children who are over 18 years old but dependent on you due to their medical condition can acquire Turkish citizenship along with you.

3.Is there any requirement to be fulfilled by my family members?

Each of your family members wishing to acquire Turkish Citizenship is required to hold a valid residence permit at the time of Turkish citizenship application.

4.Do I have to wait for 3 years to become a Turkish Citizen?

No, you can apply for Turkish citizenship as soon as you get the residence permit and become a citizen before completion of the compulsory 3 year investment holding period.

5.Do I have to renounce my current citizenship when I become a Turkish Citizen?

No, Turkish laws allow dual or multiple citizenship.

6.What types of real estate in Turkey can I invest?

You can invest residential, and office units, buildings and land, subject to certain restrictions.

7.Can I invest more than 1 piece of real estate in Turkey, the total value of which exceeds \$250.000, instead of buying one?

You can invest multiple property worth \$250.000 in total, provided that the title transfer process of each property in Turkey is initiated on the same date under one request.

8.What taxes do I pay when I buy a real estate?

There are 2 important taxes arising from a property sale (I) Transfer Tax (title deed cost), (II) Value Added Tax (there is exemption for foreigners.)

The transfer tax rate is %4. (Urban transformin areas are %1.) of the sale price. However, the government frequently reduces the rates for temporary periods to promote the market. The seller and the buyer shares the transfer tax burden equally.

VAT is paid by the buyer and applicable if the seller is a business entity; However, foreign investors are exempt from paying VATs if the following conditions are met together:

1. The investors is not resident in Turkey at the time of purchase,
2. The real estate is residential or office unit or building,
3. The real estate is to be sold for the first time directly by the real estate development firm that owns the construction project.

The VAT rate is %18 for all sales that are not in scope of the above exemption. (e.g land sales, second hand property sales.) VAT is not applicable if the seller is a real person. We thank Turkish Consulate Officers to provide all these informations to us. It is our pleasure to complete your Turkish citizenship by investment. Contact us for any questions.

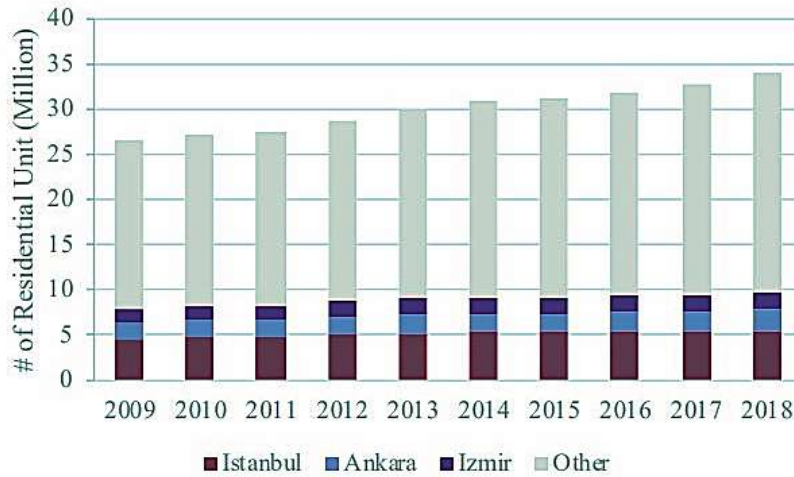
A glance to Turkey for Investment to get Citizenship



NUMBERS OF REAL ESTATE IN TURKEY

Residential Market

Total Housing Stock in Turkey



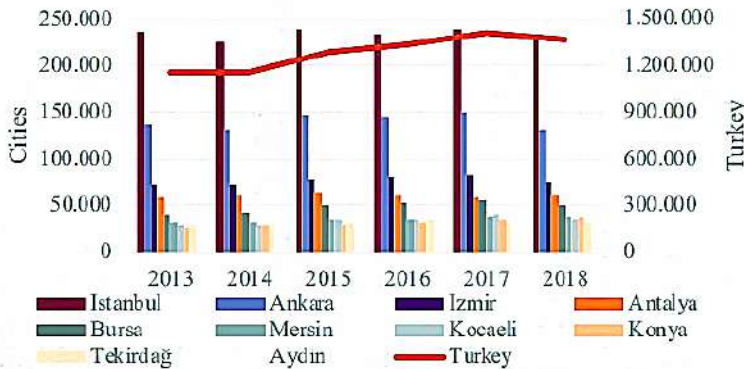
34.2m
2018
TurkStat



26.7m
2009
TurkStat

Sales Numbers

House Sales in Top Cities

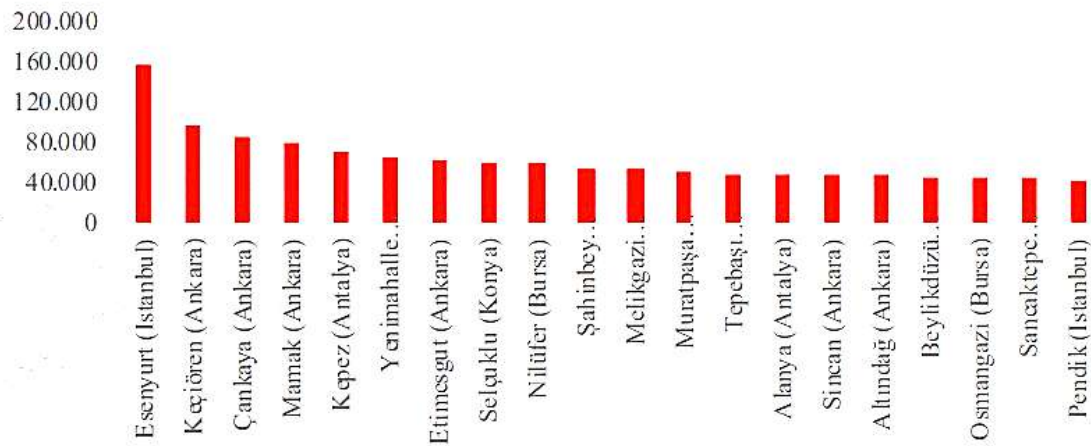


Total Sales
8m
2013-2018
TurkStat

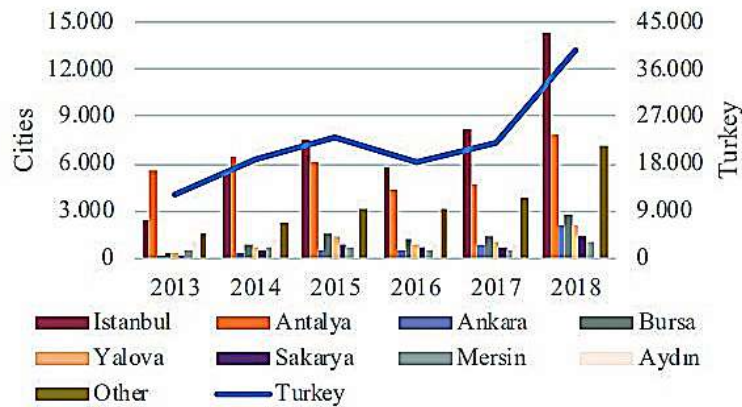
NUMBERS OF REAL ESTATE IN TURKEY

Residential Market

House Sales in Top Districts



House Sales to Foreigners



Total Sales to
Foreigners

134k

2013-2018
TurkStat.

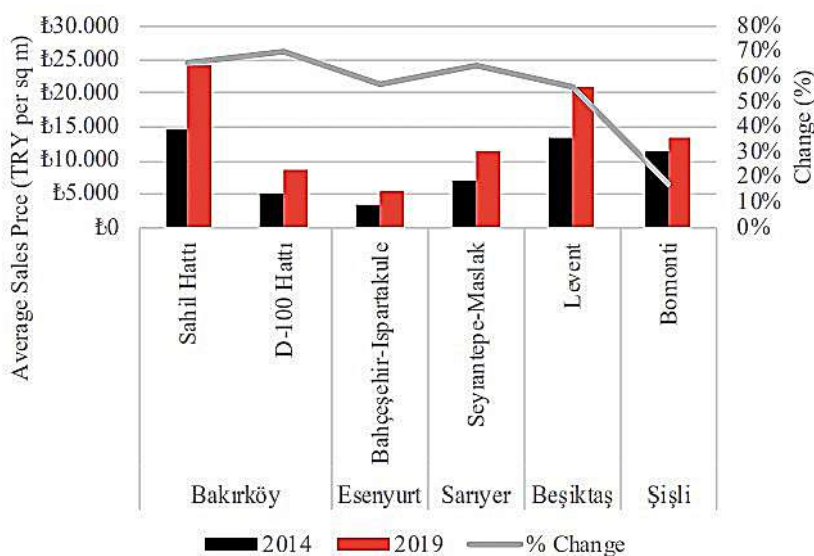
NUMBERS OF REAL ESTATE IN TURKEY

Residential Market

House Sales Prices



Istanbul - Most Demanded Regions by Foreigners



Highest Rise in Sales Price
Bakırköy – D100 Hattı

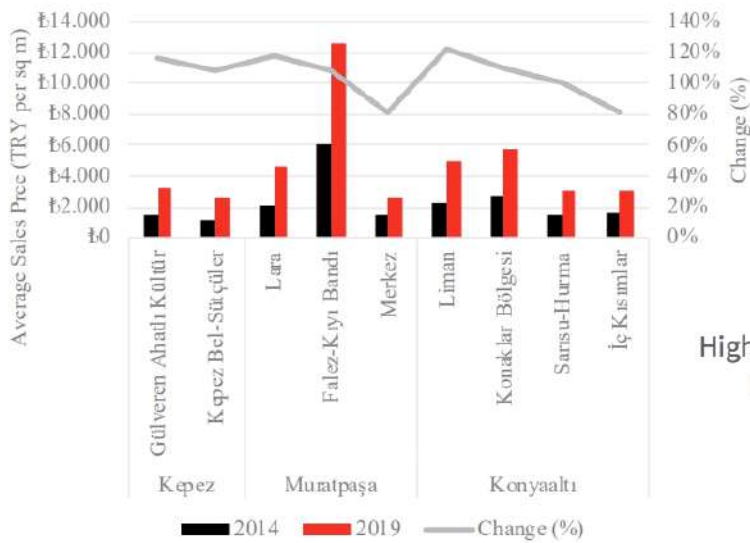
70%

2014-2019
TSKB

NUMBERS OF REAL ESTATE IN TURKEY

Residential Market

Antalya – Most Demanded Regions by Foreigners



Highest Rise in Sales Price
Konyaaltı – Liman

122%

2014-2019
TSKB

Office Market

Istanbul Office Sub-Markets



NUMBERS OF REAL ESTATE IN TURKEY

Residential Market

Grade A Office Supply

Million SQ M

2.4

2010



Million SQ M

5.7

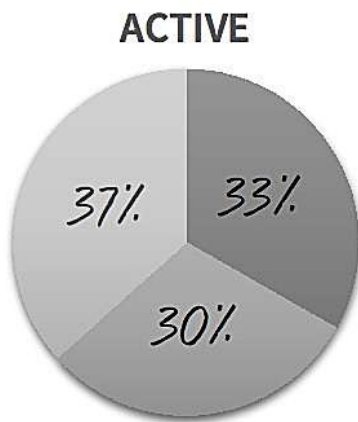
Q1 2019



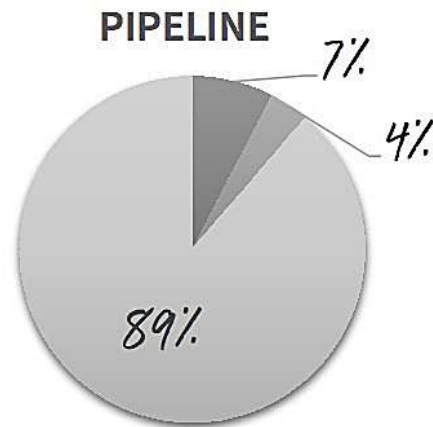
Million SQ M

7.4

2023



■ CBD ■ Non CBD Europe ■ Asia



■ CBD ■ Non CBD Europe ■ Asia*

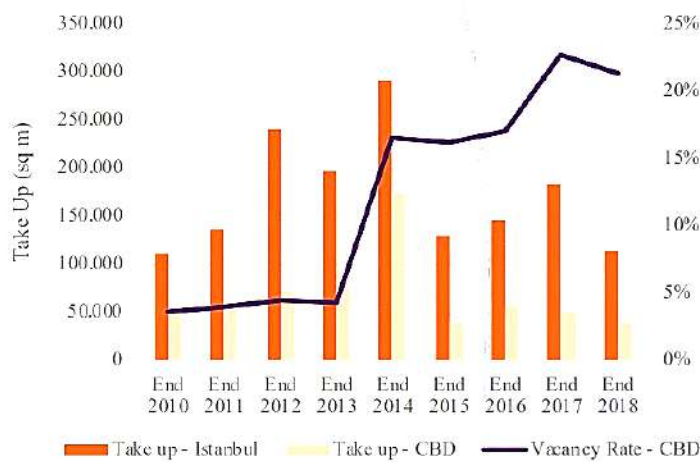
*Istanbul International Finance Center (IIFC) holds the vast majority of the pipeline stock

NUMBERS OF REAL ESTATE IN TURKEY

Residential Market

Office Market

Take Up & Vacancy Rate



Vacancy - CBD

2-5%

2010-2013

Vacancy Rate

Vacancy - CBD

15-17%

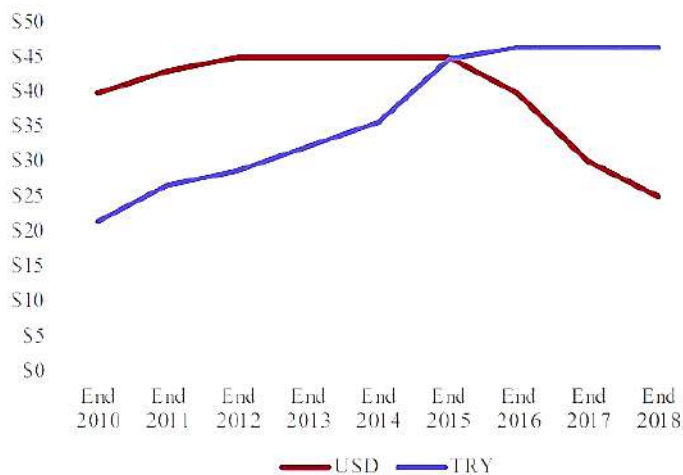
2014-2016

Vacancy - CBD

22%

2017-2018

Prime Rent



£140

£120

£100

£80

£60

£40

£20

£0

£0

£0

£0

£0

£0

£0

£0

£0

£0

£0

£0

£0

£0

£0

per SQ M per Month

\$25

Q1 2019

per SQ M per Month

£130

Q1 2019



It is our pleasure to assist you in your investment plan in Turkey.

Please feel free to contact us for your business-relates queries.

Contact Office :

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Sources: Presidency of The Republic of Turkey Investment Office