

REAL ESTATE SALES
STATISTICS IN TURKIYE

Record growth:

Turkish real estate market
surpasses pre-crisis levels

153 014

properties sold in a month

NOVEMBER 2024



MONTHLY TREND: +63% GROWTH **LEADING PROVINCE: ISTANBUL**

According to the Turkish Statistical Institute (TÜİK), **153,014 properties** were sold nationwide in November 2024. This marks a 63,6% increase compared to November 2023 and a 29,8% rise compared to November 2022.

Real estate prices also continue to climb. Compared to November 2023:

- Average property price: 3,74 million TL (~\$106,000)
- Average price per square meter: 28,963 TL
- Average property size: 129 square meters

Istanbul remains the province with the highest number of sales, recording 26,320 transactions, a 6% increase from October 2024.

While the rapid growth in sales seen in October slightly tapered in November, transaction numbers remain higher than in previous months. As experts anticipated, the trend of steady sector growth persists.

By November 2024, Türkiye's real estate market has not only returned to pre-crisis levels of 2022 but has exceeded them.

Sales to foreign investors also increased in November, accounting for 1,4% of all transactions, with 2,151 properties sold. The top three cities for foreign buyers remain Istanbul, Antalya, and Mersin.

This stable growth trend is supported by government economic measures and an improved international credit rating for the country

+63,6%
growth year-on-year
for the Turkish
real estate market



STABLE GROWTH: BY THE END OF THE YEAR, BOTH SALES VOLUMES AND PROPERTY PRICES HAVE INCREASED

Over the past 5 years, property prices in Turkiye have risen by an average of over 200%.

The average cost per square metre of new housing in Istanbul:

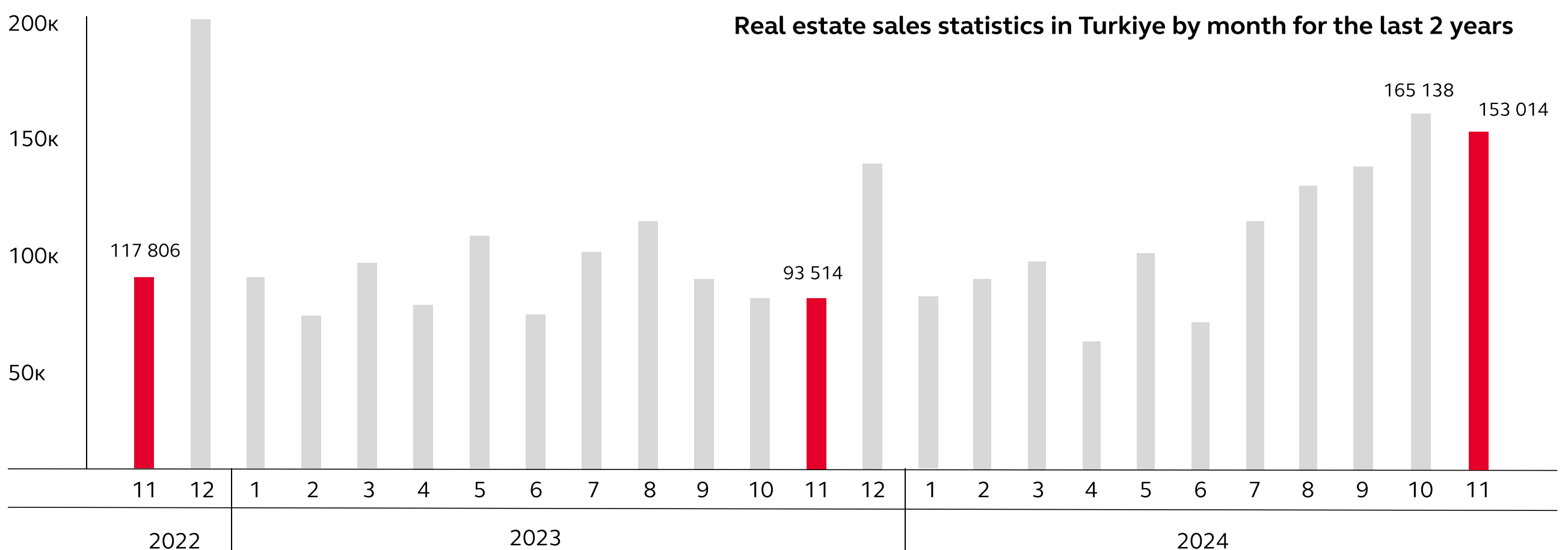
- 2020: \$550
- 2021: \$1,000
- 2022: \$1,200
- 2023: \$1,430
- 2024: \$1,500

Market volumes have been steadily increasing since January 2024. There was a decline in sales in April and June, attributed to long public holidays and the closure of registering institutions. However, the stable growth in other months of 2024 indicates that demand for real estate is only increasing.

In the first 10 months of 2024, a total of

1,265,388

real estate transactions were completed in Turkiye





THERE HAS BEEN A **SIGNIFICANT** INCREASE IN DEMAND FOR NEW BUILDS

In November, the share of new build sales accounted for 32.2% of the total transaction volume.

A total of 49,274 properties were sold in new builds and 103,740 properties in the secondary market in November. The number of transactions in the primary housing market increased by 61,7% compared to the same month last year. From January to November 2024, new build sales rose by 24,2% compared to the same period last year.

Number of real estate sales, November 2024.

	November			January-November		
	2024	2023	Change (%)	2024	2023	Change (%)
General sales overview by type of sale	153 014	93 514	63,6	1 265 388	1 087 349	16,4
Sales with mortgage	21 804	5 245	315,7	135 209	171 706	-21,3
Other sales	131 210	88 269	48,6	1 130 179	915 643	23,4
General sales overview by condition of property	153 014	93 514	63,6	1 265 388	1 087 349	16,4
Primary sales	49 274	30 472	61,7	407 832	328 299	24,2
Secondary sales	103 740	63 042	64,6	857 556	759 050	13,0

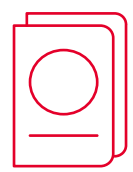




VOLUME OF FOREIGN INVESTMENT IN THE TURKISH REAL ESTATE MARKET

The share of foreign participation in all sales in November was 1,4%. This is another sector where sales have increased, with foreigners purchasing a total of 2,151 properties in Türkiye.

Top 3 provinces by number of sales to foreigners:
 Istanbul: 780 sales
 Antalya: 752 sales
 Mersin: 191 sales

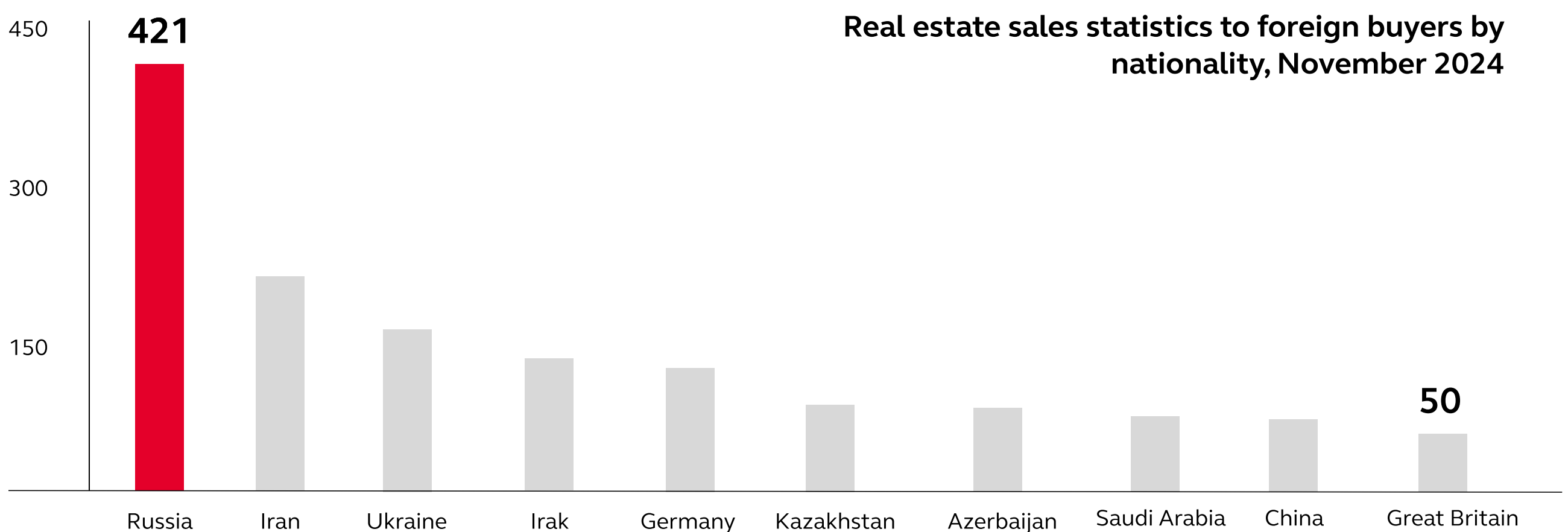


It is evident that associations of developers and realtors have successfully communicated to the government the need to change regulations regarding foreigners. The easing of work visa issuance rules, and the overall warming of Turkish authorities' attitudes towards foreigners in September and October have yielded results, as reflected in the sales statistics for November.

As expected, foreign buyers acquired more properties.

The further strengthening of this trend will depend on how firmly the Turkish government adheres to its chosen policies. The market's responsiveness indicates that interest in Turkish real estate among foreign investors remains strong.

Leading in the number of transactions are Russian citizens, who signed 421 purchase contracts in November. In second place are Iranian citizens with 200 transactions, followed by Ukrainian citizens with 160 purchases.



ISTANBUL REMAINS A HUB FOR TOURISTS, EXPATRIATES, AND INVESTORS

Like other major global metropolises, Istanbul operates under a long-term development plan, currently approved through 2028. Its primary goal is the technological and “green” transformation of the city to enhance the well-being and quality of life for its residents.

How Istanbul will transform by 2028

The city’s development plan is ambitious and multifaceted. Here are the key highlights.

- **Expansion of renewable energy**
Increased reliance on solar, wind, and geothermal power plants, along with promoting energy efficiency across sectors, will reduce emissions and make Istanbul more eco-friendly.
- **Development of a sustainable smart transport system**
The plan includes expanding rail networks, encouraging the use of electric vehicles and micro-mobility solutions, and optimizing freight logistics. These measures will ease traffic congestion and improve the city’s environment.
- **Creation of “technological and green transformation zones”**
Special districts will focus on high-tech and eco-innovation development, attracting tech companies and startups from around the world.
- **Entrepreneurship infrastructure enhancement**
Establishing new tech parks, business incubators, and venture funds will attract startups and investors while creating new jobs.
- **Strengthening Istanbul’s status as a global entrepreneurship hub**
International startup competitions, accelerator programs, and a simplified visa regime for entrepreneurs will make Istanbul’s ecosystem even more attractive.

Some of these initiatives are already underway. The development plan aims to solidify Istanbul’s position as a global entrepreneurship center while improving residents’ quality of life through technology and sustainability.



ISTANBUL: LEADER IN PROPERTY AND RENTAL PRICE GROWTH

The average property price in Istanbul in November was 5.03 million Turkish lira (\$142,000), with the average size of sold properties being 115 square metres.

- The strongest price increases in November were observed in the districts of Adalar (Princes' Islands), Kadikoy, Catalca, Tuzla, and Pendik.
- The highest cost per square metre in Istanbul in October was in the Sarıyer district on the European side, with an average from **119,600 Turkish lira (\$3,400)**.
- The most expensive real estate in Istanbul remains the Beykoz district, with an average price starting from **18,254,825 Turkish lira (US\$520,000)**.





TWO IMPORTANT POINTS COMPLEMENT THE OVERALL VECTOR OF ISTANBUL'S "GREEN" TRANSFORMATION AS OUTLINED IN THE DEVELOPMENT PLAN UNTIL 2028

Transition to a circular economy

this involves promoting the reuse of resources, increasing the recycling rate, and implementing circular design principles in production. These measures will reduce the environmental burden and make the economy more sustainable.

The document mentions the creation of the "Istanbul Circular Economy Platform," which will bring together businesses, authorities, and the public to develop joint solutions in this area. It also plans to foster industrial symbiosis, where the waste of one enterprise becomes the raw material for another.

Development of ecological agricultur

this includes expanding the area of organic farms, promoting local products, and creating "green" markets. This will provide residents with healthy food and support small farmers.

The plan includes the establishment of special "Ecological Agricultural Zones" in the suburbs of Istanbul. Advanced agricultural technologies will be implemented there, such as drip irrigation, solar power stations, and biological pest control methods. Additionally, agritourism is planned to be developed in these zones.

Both the circular economy and eco-agriculture will not only reduce environmental impact but also create new business opportunities and jobs in innovative sectors.

The Istanbul Development Plan until 2028 appears very ambitious and comprehensive. If all these initiatives are implemented, the city could indeed become one of the world leaders in sustainable development and innovation. **This serves as a good example for other major metropolises and provides additional factors for choosing Istanbul for investment and living.**





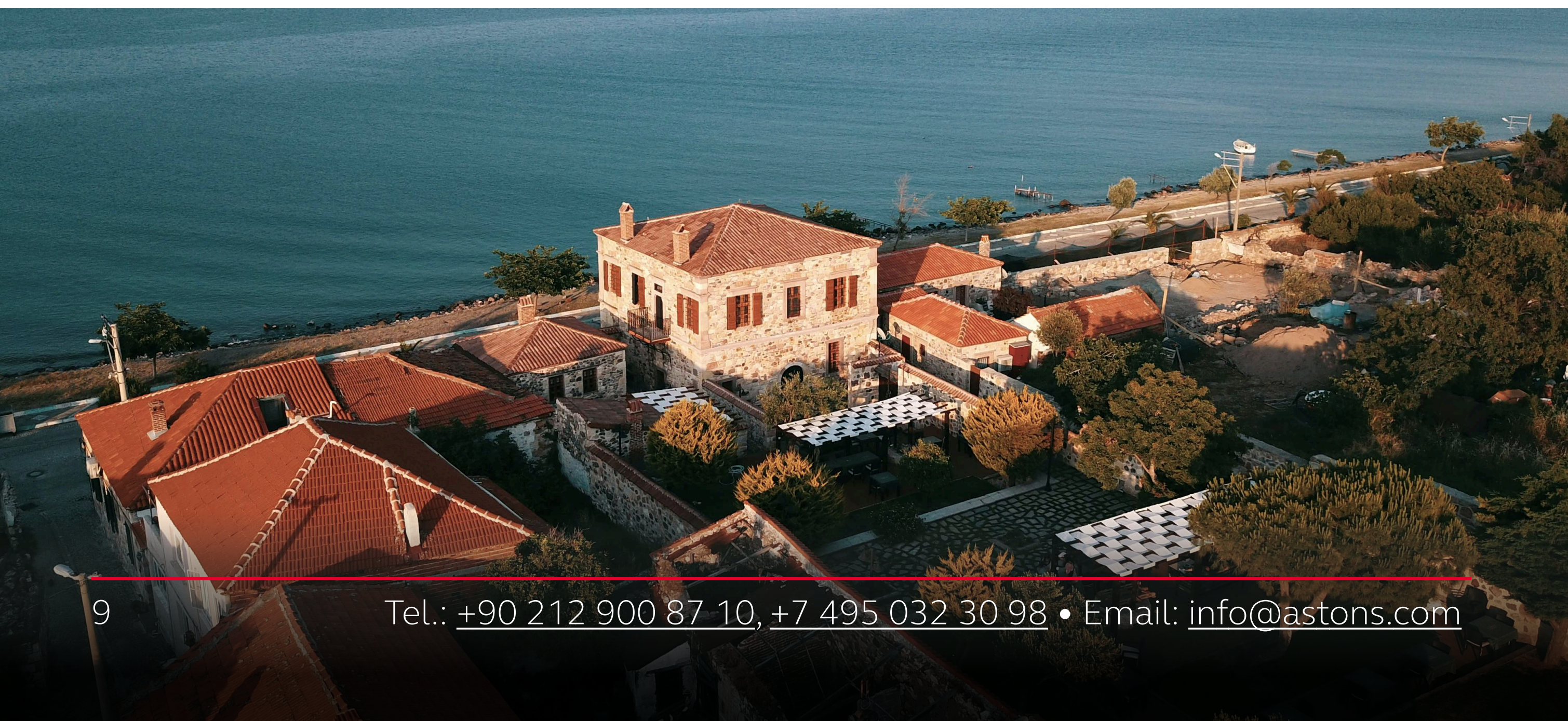
TOP 3 TURKISH PROVINCES BY REAL ESTATE SALES

Large cities with a diversified economy — Istanbul, Izmir, Ankara — **have significant potential for long term property price growth and are not dependent on seasonal rental demand.** Therefore, their real estate generates returns more quickly than in cities with seasonal demand.

Fastest-growing districts for real estate ROI in November:

- Adalar (Princes' Islands)
- Esenyurt
- Eyüpsultan
- Fatih
- Gaziosmanpaşa

TOP 3 TURKISH PROVINCES BY REAL ESTATE SALES



REAL ESTATE IN ISTANBUL





LARGE OFFICE-RESIDENTIAL COMPLEX IN THE BUSINESS CENTE

The largest office project in the region, designed for modern business life. The complex covers 42,000 m² and offers not only premium office spaces but also a full range of services for comfortable work and living.

Why we recommend it:

- Location: 5-10 minutes to Şişli, Beşiktaş, Taksim, and Levent
- 150 meters to two metro lines (M7, M11)
- VIP concierge service
- Shopping gallery with restaurants and boutiques
- Own mini-golf course
- 60% of the area is green spaces

This project qualifies for the citizenship by investment programme.

If you are interested in this property, contact our [expert](#) with project code TR740.



FROM \$273,000



FROM \$280,000

LUXURY APARTMENTS IN THE PRESTIGIOUS BASIN EXPRESS AREA

Apartments with terraces and private gardens, hotel-like amenities, and a shopping center on-site in a promising location in Istanbul with convenient transport accessibility.

The Basin Express area is part of the Bagcilar municipality on the European side of Istanbul. Its strategic location at the intersection of two of the city's most important highways — E5 and TEM — makes it attractive and convenient for living in the metropolis. The area is also considered one of Istanbul's investment and business centers, housing offices of international brands. Additionally, Basin Express is home to the city's largest shopping malls — Mall of Istanbul and 212 Outlet Mall.

Why we recommend it:

- Location: 4 km from the E5 highway, 3 minutes walk to the metro station, 5 minutes to the TEM highway
- 30 minutes by car to the new Istanbul Airport (IST)
- Layouts for every need: from 1+1 to 4+1
- Spacious apartments for families: from 75 to 298 m²
- Balconies with views
- Possibility to live with your own garden in the city center

This project qualifies for the citizenship by investment programme.

If you are interested in this property, contact our [expert](#) with project code TR770.



FROM \$280,000



FROM \$990,000

INNOVATIVE SKYSCRAPER WITH HYBRID STRUCTURE

The only building in the country capable of withstanding an earthquake of up to 9 magnitude — a new residential complex in the Maslak neighborhood of Sarıyer. This revolutionary project was designed by the creators of the Petronas Towers and Dubai World Expo 2020. It is the first building in Istanbul with a hybrid structure made of concrete and steel, ensuring maximum seismic resistance.

Why we recommend it:

- Location: 200 m from ITU metro station, 10 minutes to the İstinye pier
- Unique views of the sea, bridges, and the Bosphorus
- Michelin-star restaurant and infinity pool on the 40th floor
- High investment return: 6-9% per annum
- Payback period is twice as fast as the market average
- Direct access to metro
- "City within a city" concept: own shopping mall, 4-story underground parking

This project qualifies for the citizenship by investment programme.

If you are interested in this property, contact our [expert](#) with project code TR273.



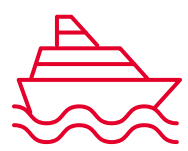
FROM \$990,000



TRENDS FOR WINTER 2024 IN THE TURKISH RESORT REAL ESTATE MARKET

How to make the right choice between resorts and big cities

Due to its unique geographical position and economic development, Türkiye offers foreign investors diverse opportunities and attracts buyers with different lifestyles, needs, and investment strategies. Each segment of the Turkish real estate market has its own specifics. It is essential to understand these nuances when choosing the right time to buy. **Let's examine the key factors influencing the choice between resort regions and metropolitan areas.**



Resort regions: seasonality as an advantage

The resort real estate market demonstrates clear seasonality, creating opportunities for tactical purchases. The winter period is characterized by lower prices and greater flexibility from sellers during negotiations.

Each region has its own characteristics:

- **Antalya and Alanya** maintain activity year-round.
- **Bodrum and Fethiye** show significant seasonal fluctuations.
- **Mersin**, due to its versatility, demonstrates a more stable market but is less in demand.

Investment appeal: winter is the time to buy seasonal properties at good prices. During the summer season, resort real estate generates high rental income.



Big cities: stability and development

Large cities, especially Istanbul, show consistent and stable growth in the real estate market.

Key factors for attractiveness include:

- Continuous infrastructure development (renovation of historical sites, comprehensive measures for the city's overall development).
- Influx of highly qualified professionals (Tech Visa program, construction and commissioning of the New Financial Center).
- Stable demand for rentals.

Investment Appeal: more predictable income and potential for price growth, with constant price increases in premium locations and areas with developing infrastructure.



TRENDS FOR WINTER 2024 IN THE TURKISH RESORT REAL ESTATE MARKET

How to make the right choice between resorts and big cities

Market analysis results:

Resort real estate is optimal for:

- Combining personal use with rental opportunities
- Earning potential from seasonal fluctuations
- Diversifying the investment portfolio

Real estate in large cities is suitable for:

- Stable rental business
- Long-term investments in growing areas
- Targeting the business audience

The choice between resort real estate and properties in metropolitan areas depends on the investment strategy. Resort regions offer tactical purchasing opportunities and seasonal earnings, while large cities provide more stable income and long-term price growth potential.

An optimal solution may involve diversifying investments between both types of properties.



NEW BUILD OR SECONDARY MARKET PROPERTIES?

WHAT'S BETTER TO CHOOSE IN TURKIYE?

Key advantages of new builds

Choosing between primary and secondary housing in Turkiye is a strategic decision, especially when it comes to investments aimed at obtaining citizenship. Here are the key advantages of new builds.



Transparency of documents

- Complete package of up-to-date documents directly from the developer
- No complex ownership history or hidden encumbrances
- Accelerated citizenship processing — all documents are new and meet the requirements



Modern layouts and technologies

- Thoughtful layouts that consider current needs
- Energy-efficient materials, modern engineering systems, and high seismic resistance
- Smart home and security management systems



Investment appeal

- Price growth during the construction phase — up to 30% by the time of completion
- High rental demand due to new renovations and modern infrastructure
- Minimal repair and maintenance costs in the first few years



Developed infrastructure

- Well-maintained areas with children's and sports playgrounds
- Underground parking and leisure areas
- Residents often have access to fitness centers, swimming pools, and other amenities



Investment security

- Strict quality control of construction
- Warranty from the developer on structural elements
- State insurance of construction risks



When purchasing secondary housing, you risk encountering:

- Outdated communications
- Hidden legal issues
- The need for major repairs
- Difficulties in processing citizenship documents
- An unclear history of the property

When choosing a new build, pay attention to the developer's reputation, project completion timelines, and the quality of previous projects.

Astons can help you make the right choice and prepare documents to expedite the citizenship process after purchasing real estate.

NEW PREMIUM PROJECTS



FROM \$325,000

SCENIC RESIDENTIAL COMPLEX IN THE PARK ZONE OF PENDIK

A large complex of villas and apartments with ponds, fountains, and leisure areas has been built in a large park zone in Pendik. Spacious layouts, children's playgrounds on the premises, proximity to the airport and urban infrastructure are the main advantages of the complex that families with children and professionals with frequent business trips will appreciate.

Additionally, staying fit is easy here, as the developer offers numerous opportunities for active leisure: gyms, sports fields, jogging paths, and a swimming pool. The complex also features attractive green roofs, European layouts with spacious kitchens, and high-quality finishing materials.

Why we recommend it:

- Large landscaped area with ponds and landscape design.
- Views of the sea and city.
- Location — a promising area near the airport, green zone on a hill.
- Layouts suitable for large families.
- Documents ready for processing.
- GYO developer; no expertise required.

This project qualifies for the citizenship by investment programme.

If you are interested in this property, contact our [expert](#) with project code ID TR439.



FROM \$325,000



FROM \$330,000

FAMILY RESIDENCE IN A GREEN AREA OF ISTANBUL AT AN ATTRACTIVE PRICE

In a grand complex with hotel-like amenities, one of the last lots is available in the European part of Istanbul (Beylikdüzü district).

A ready residence of 177 m² in Beylikdüzü, featuring three bedrooms and a living room, is available for investment citizenship — all for \$439,000. The complex is ideal for family living, with spacious layouts, convenient infrastructure for children's entertainment, and green areas for comfortable weekend relaxation.

Why we recommend it:

- Parking for 900 cars — no issues with parking in a densely populated area.
- One of the best districts in Istanbul for family living in terms of infrastructure, proximity to schools, and transport accessibility.
- Fruit orchards on the premises create a cozy atmosphere and provide clean air.

This project qualifies for the citizenship by investment programme.

If you are interested in this property, contact our [expert](#) with project code ID TR306.



FROM \$330,000



FROM \$432,000

PREMIUM RESIDENTIAL COMPLEX IN UMRANIYE: READY APARTMENTS FROM GYO DEVELOPER

A large-scale project from a reliable developer with GYO status. The site spans 2 hectares and includes 5 blocks with 342 apartments and commercial spaces on the ground floors. The complex is located in the rapidly developing Umraniye district, which has a well-developed urban infrastructure — three major shopping centers (Metrogarden, Buyaka, Emaar Square), a metro station, and convenient access to highways. The International Financial Center can be reached by car in 15-20 minutes.

Why we recommend it:

- Developing area near the International Financial Center — potential for high rental income.
- Excellent transport accessibility — suitable for personal residence.
- Shopping gallery on the ground floor.
- A wide variety of layouts; commercial real estate is also available for purchase.
- Ready for occupancy.

Within walking distance:

- Metrogarden Shopping Center — 3 minutes
- Metro Station — 7 minutes
- TEM Interchange — 10 minutes

This project qualifies for the citizenship by investment programme.

If you are interested in this property, contact our [expert](#) and mention the code: TR443.

VAT is only

1%

Special offers from
the developer are
available

FROM \$432,000



MAIN NEWS OF NOVEMBER 2024

that could impact demand and pricing in the Turkish real estate market

- **RENT INCREASE LIMIT**

In November 2024, the Turkish Statistical Institute (TUIK) established a new upper limit for annual rental contract increases at 62.02%. This means that upon renewing a contract, landlords have the right to increase the rent by a maximum of 62.02% of the current amount.

Market Impact: negative for tenants, positive for landlords. A significant increase in rental rates may lead to a rise in demand for home purchases.

Forecast: increased interest in mortgage programs among long-term tenants.

- **CENTRAL BANK OF TURKIYE ANNOUNCES RELEASE OF 500 LIRA BANKNOTES**

New blue banknotes featuring President Recep Tayyip Erdoğan will enter circulation in early 2025.

Market Impact: neutral. This is a technical solution for convenience in transactions.

Forecast: simplification of cash transactions for smaller deals.

- **REGISTRATION OF RENTAL CONTRACTS IN THE ELECTRONIC SYSTEM**

It has become mandatory to conclude long-term rental agreements through the e-Devlet system, requiring all payments to be made via bank transfers.

Market Impact: stabilizing. This enhances transparency in the rental market and protects all parties involved in transactions.

Forecast: a possible temporary decrease in the number of rental listings due to some landlords' reluctance to operate within the legal framework. A shortage of supply may raise rental rates in the most popular locations.

- **NEW RULES FOR PROPERTY MANAGEMENT COMPANIES**

The Ministry of Environment, Urbanization, and Climate Change announced reforms in property management starting in 2025, including new certification, financial reporting, and qualification requirements for specialists.

Market Impact: positive. Improved property management quality will enhance the attractiveness of Turkish residential complexes for investors.

Forecast: increased costs for management services, leading to improved service quality.



MAIN NEWS OF NOVEMBER 2024

that could impact demand and pricing in the Turkish real estate market

- **HISTORICAL TRAIN STATIONS IN ISTANBUL TO BECOME CULTURAL CENTERS**

By 2026, the Sirkeci and Haydarpaşa stations will be transformed into large cultural centers while retaining their transportation functions. The project includes the creation of public spaces, exhibition halls, libraries, and art studios.

Market Impact: positive. The development of urban infrastructure will increase the attractiveness of surrounding areas.

Forecast: rising property prices in areas near the stations.

- **COST OF LIVING IN ISTANBUL EXCEEDS 73,000 LIRA PER MONTH**

According to the Istanbul Planning Agency (İPA), the cost of living in the city reached 73,739 lira in October 2024, increasing by 3.23% month-on-month and by 60.46% year-on-year.

Market Impact: ambiguous. The rising cost of living may dampen local demand but attract high-income foreign investors.

Forecast: Increased demand for properties in more affordable areas of the city.

Cost of living in
Istanbul exceeds

73,739

LIRA

per month



SUMMARY OF NOVEMBER 2024

1

Transformation of the rental market:

- Possible temporary withdrawal of some landlords from the market due to new electronic registration requirements
- Likely increase in demand for home purchases among tenants due to a 62% rise in rental rates
- Expected improvement in the protection of rights for all participants in rental relationships.

2

Changes in the new build segment:

- Increased attractiveness of new residential complexes due to enhanced management standards
- Possible rise in service costs due to new requirements for management companies
- Likely increase in demand for quality projects with professional management

3

Territorial development:

- Expected price increases in areas near the renovated train stations
- Possible shift in demand to more affordable areas due to rising living costs
- Likely development of new cultural clusters around transportation hubs

4

Investment trends:

- Increased interest in mortgage programs
- Growing attractiveness of areas with developing infrastructure
- Potential redistribution of investments between central and peripheral areas

5

Market segmentation:

- Strengthening of the gap between premium and mass segments
- Possible formation of new premium locations around cultural centers
- Likely increase in demand for properties in developing areas with good transport accessibility

Overall, the news from November demonstrates the government's commitment to greater transparency and regulation in the real estate market, while urban infrastructure and cultural spaces continue to develop. This long-term trend enhances the attractiveness of Turkish real estate for investors.



ASTONS — 30 YEARS IN THE MARKET

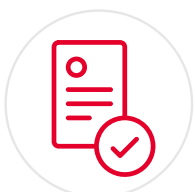
For 30 years, Astons has been a leader in investment immigration and relocation across 8 countries worldwide. We have offices in Turkiye, London, Moscow, Dubai, China, Saudi Arabia, the USA, and Cyprus.

Throughout our history, we have accumulated vast experience in real estate, investment, and relocation, creating a comprehensive property database and assembling a skilled team that delivers top-notch, professional, and all-encompassing services in over 10 languages.



► OVER 30 YEARS OF EXPERIENCE AND EXPERTISE

Astons was founded in London in 1989 and is a leader in the investment immigration sector. Astons is now an international group of companies headquartered in Dubai.



► OFFICIALLY LICENSED AGENT

Astons only operates as an officially licensed agent by states and in strict compliance with the laws and regulations of each jurisdiction where we do business, cooperating with local regulators and government officials.

We guarantee that there are no risks to you, your reputation, your brand, or your investment.



► PROVEN AND TRUSTED PARTNER

We have successfully helped more than 9,000 global HNWI clients, representing more than 100 nationalities, entrusted with more than \$2,600,000,000 in investments in citizenship, residence permits, and real estate programs.



► GUARANTEED SERVICE

Our internal preliminary review program has resulted in 100% of our clients who are internally verified by Astons being approved for their programs. Our team consists of lawyers who thoroughly know immigration law and protect the interests of the client when communicating with government agencies. Our business model is success - thanks to many years of experience, expertise, and British law school methodology.



WHY CHOOSE ASTONS?



► WORLD LEADER IN IMMIGRATION SERVICES

ASTONS is included in the TOP 6 of the MIGRATOP rating and in the TOP 25 of the rating of international immigration companies from Uglobal Immigration Magazine. Winners of the Best European Citizenship Advisor 2018 and Best Full-Service Investment Immigration Firm 2019 awards.



► GLOBAL FOOTPRINT

We will be happy to welcome you to any of our offices in Moscow (Russia), Istanbul (Turkey), Limassol (Cyprus), Dubai (UAE), Athens (Greece), Fort Lauderdale (USA) and St. Julian's (Malta). Our experts are available online at any convenient time.



► TAILORED PERSONALIZED CLIENT RELATIONSHIPS

We only provide the best available citizenship and residence permit programs for investment, as well as premium luxury real estate in 11 countries.

Our experts will find the most suitable option(s) to satisfy your needs, wants, goals, and demands.



► RECOGNIZED AND RELIED UPON EXPERTS

Astons is regularly requested to provide comments on investment immigration and trends in the foreign real estate sector to leading media outlets: The New York Times, The Telegraph, The Times, CNBC, RBC, Forbes, Kommersant, Vedomosti, Banki.ru, the Bell, Editorial, Living Nail (ex. ECHO of Moscow), Prian and others.



We provide various services encompassing property selection, transactional legal support, oversight of developer commitments, relocation assistance, and post-sales services.

OUR OFFICE IN TÜRKIYE

Our office in Türkiye operates in key regions of the republic, with the main office located in the heart of Istanbul.

Our specialization lies in premium real estate suitable for the Türkiye citizenship by investment program, which offers astonishing benefits and avenues to preserve and grow wealth while generating passive income.

In our portfolio:

- Investment projects providing optimal value from leading construction companies
- Projects that guarantee annual returns of up to 10%
- Luxurious penthouses and apartments in Istanbul's elite districts
- Commercial properties designed for business relocation
- Land parcels tailored for individual construction or business establishment
- Magnificent villas and townhouses along the Aegean, Black, and Mediterranean coasts

For individuals seeking Turkish citizenship through real estate investments, we offer complete legal guidance, conducting thorough document checks to facilitate passport issuance.

FOR THOSE CONSIDERING LUCRATIVE REAL ESTATE INVESTMENTS OR INVESTMENT IMMIGRATION, WE ARE EAGER TO WORK WITH YOU



INVESTOR'S RESIDENCE PERMIT IN TÜRKIYE - A BONUS WITH REAL ESTATE PURCHASE

Benefits of Turkish Residency

Türkiye stands as one of the world's most inviting countries for expats. With a real estate investment starting from \$200,000, you can acquire a resident card, known as an “ikamet”.

Turkish residency offers more than just living rights; it extends to opening international bank accounts, providing access to the global financial system.

Residents can establish businesses in Türkiye, a significant advantage considering limitations for certain nationalities in global markets.

Education and healthcare access are also included.



NO DONATION NEEDED

Simply invest in real estate; no additional government contributions required.



FAMILY COVERAGE

Includes your spouse and children up to 18 years old.



SECURITY AND STABILITY

Acts as a “safety net” in times of economic and political uncertainties.



RIGHT TO CITIZENSHIP

After 5 years, the ikamet holder can apply for Turkish citizenship.

OBTAINING RESIDENCY WITH REAL ESTATE PURCHASE

The process for obtaining Turkish residency based on property ownership is straightforward.

The residency status applies to the primary applicant—the property owner—while a family residency status covers the spouse and underage children.

Property owners can obtain residency for up to 2 years, extendable upon expiration.

After five years of continuous residency, an application for citizenship can be submitted, contingent on passing the Turkish language exam.

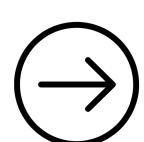
What documents are required for application?

- Residency application form: Obtain a tax identification number (TIN) beforehand, which is necessary for the application process. These forms are filled out through the government's online system.
- 4 biometric photos against a white background
- Original and copy of the passport
- Valid medical insurance
- Marriage and birth certificates for children
- Proof of sufficient and consistent financial resources for the stay duration in the country
- Copy of Title Deed (property ownership document)
- Certificate from the Cadastres Office confirming the validity of the Title Deed

Since October 16, 2023, primary Turkish residency is granted upon buying real estate valued at

AT \$200 000

(at the current exchange rate when converted to lira) in designated residency areas



Step by step, we guide you through the entire process of obtaining Turkish residency - from initial preparation and filing the application to selecting and purchasing real estate, ensuring a smooth residency process in Türkiye.

OBTAINING TURKISH CITIZENSHIP THROUGH INVESTMENTS

Obtaining Turkish citizenship through investments is official and swift.

The Turkish passport brings numerous benefits:

- | Visa-free travel to 118 countries, including South Korea, Singapore, and Japan
- | Eligibility for a 5-year Schengen C-2 visa
- | Access to global financial systems and the opening of bank accounts
- | Tax incentives for business and the right to operate internationally
- | Option for simplified relocation to the US via the E-2 business visa after three years of residency

Participation requires the purchase of residential or commercial property valued

AT \$400 000

- This is a returnable investment.
- Properties can be leased for income or lucratively sold after three years without affecting citizenship.
- Furthermore, property prices in Türkiye consistently rise in all cities.

Benefits of the program include:

- + A swift and clear application process
- + Opportunity for family citizenship
- + No need to declare assets or income from other countries
- + No requirement to reside in Türkiye

The application process for citizenship by investment typically ranges from two months to a year



Turkish citizenship could be the first step towards your freedom to choose where to live, work, or relax.

Our team of experts will guide you through every stage – from initial document verification, selecting eligible properties for the program, ensuring the transaction's legality, handling the complete documentation, up to passport issuance.

Astons Türkiye's main office is situated in the heart of Istanbul.



Alexander Tsurupa

Head of Astons Office
in Istanbul

+90 216 922 14 78

Begin your journey to freedom now!



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You're always welcome at:

- 📍 Maslak, Eski Büyükdere Street No:27
Maslak Orjin Business Center,
Post Code: 34485 Sarıyer/İstanbul
- 🌐 info@astons.com