

THE TURKISH REAL ESTATE MARKET:

STATISTICS, FORECASTS, AND GROWTH DRIVERS

In the first half of 2025,
property sales increased by

+27%

FIRST HALF OF 2025

RESILIENT GROWTH AMID ECONOMIC HEADWINDS

Despite persistent macroeconomic challenges, including elevated inflation and continued volatility in the Turkish Lira, the residential property market in Türkiye has shown remarkable resilience in the first half of 2025.

According to TÜİK data, **107,723 properties were sold in June alone, marking a 35.8% year-on-year increase** and one of the strongest monthly performances in the past two years.

From January to June, **691,893 residential properties changed hands**, reflecting a 26.9% increase compared to the same period in 2024. This upward trend was evident not only in key metropolitan hubs such as **Istanbul, Ankara, and Izmir**, but also in high-demand coastal and resort regions including **Antalya, Mersin, Alanya, and Muğla**.

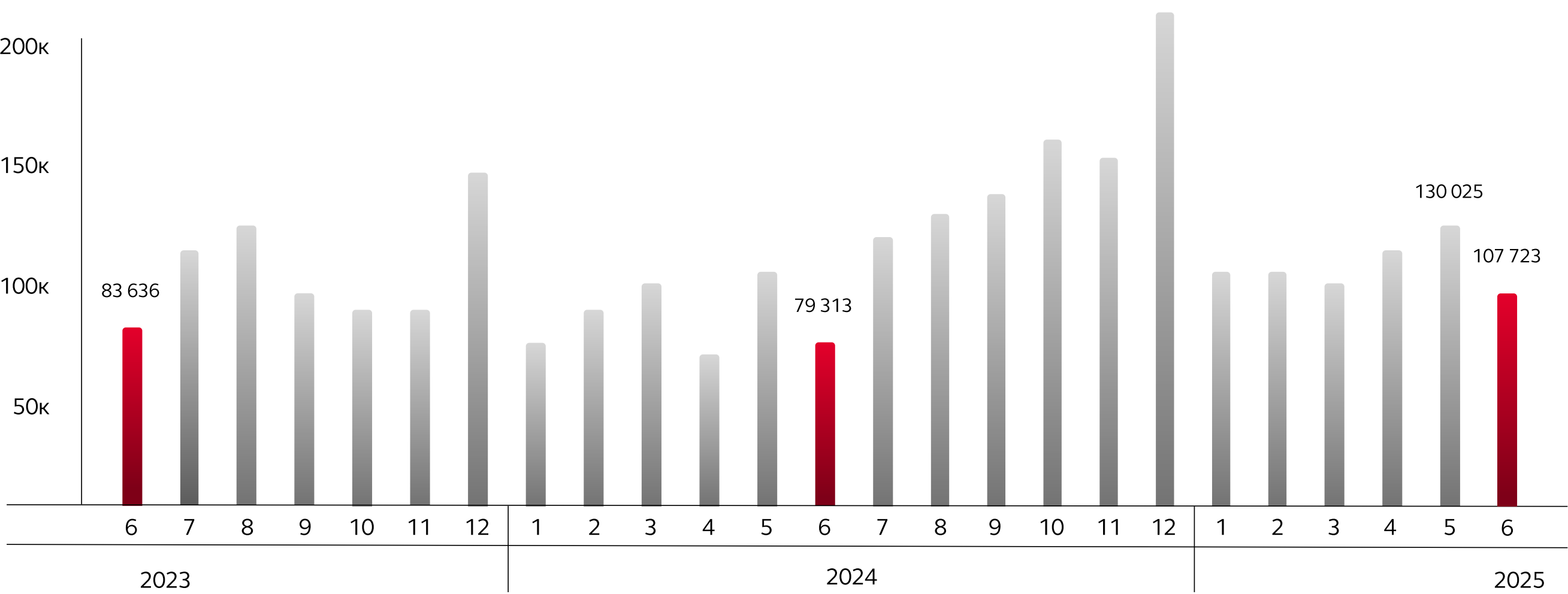
691 893

residential properties were sold
in Turkey in the first half of 2025

Key Insight:

Türkiye’s property market continues to attract domestic and international buyers, with growth driven by both urban expansion and lifestyle migration to resort areas.

Monthly turkish property sales statistics for the last 2 years



WHAT'S DRIVING THE SURGE IN DEMAND?

Türkiye's real estate market has been shaped by a confluence of economic, financial, and behavioural factors. Despite uncertainty, buyer activity remained robust—underscoring property's enduring appeal as a strategic asset.

Here are the key forces behind the market's momentum:

Monetary Policy Easing and Mortgage Revival

While inflation remains elevated, the resumption of **fixed-rate mortgage offerings** by commercial banks has significantly boosted lending activity. Mortgage transactions surged by over **100% in H1 2025**, particularly in the mid-price segment.

Pent-Up Demand and Capital Preservation

Amid currency instability and declining confidence in the Lira, property is once again viewed as a safe haven. Buyers are acquiring homes both for personal use and as investment vehicles, whether for rental income or resale.

Inflationary Pressure in Construction

Rising costs for materials, land, and labour are driving up prices for new developments. In response, buyers are acting early, securing properties during pre-construction phases or opting for resale opportunities before further price escalation.

Emerging Locations and Lifestyle Shifts

Secondary cities and coastal regions such as **Bursa, Sakarya, Eskişehir, Mersin, Fethiye, and Trabzon**, are gaining traction. Lower price points, improved infrastructure, and the rise of remote work are enabling buyers to relocate beyond traditional urban centres.

Strategic Takeaway:

For investors and lifestyle buyers alike, Türkiye offers a dynamic mix of affordability, growth potential, and geographic diversity, making it a compelling market in times of uncertainty.



RESALE VS. NEW-BUILDS: A SHIFT IN BUYER PRIORITIES

In H1 2025, the Turkish property market continued to lean heavily towards **resale transactions**, even as demand for **new-builds** showed steady growth.

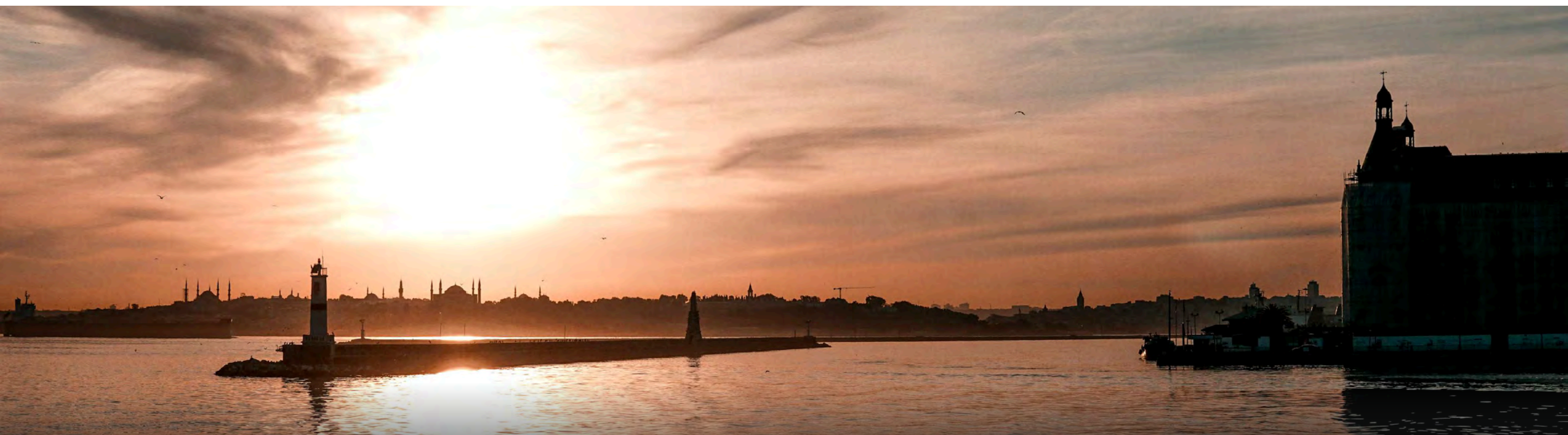
Of the **691,893 properties sold**, **68.8% (484,269)** were resale homes, an annual **increase of 30.3%**. In contrast, **new-builds accounted for 31.2% (207,624)**, with a more modest growth rate of **+19.8%** year-on-year.

Why Resale Properties Dominate

Buyers are prioritising homes that offer:

- Immediate occupancy
- Established infrastructure
- Transparent operational characteristics
- Flexibility in pricing and negotiation

Resale properties are especially prevalent in **Istanbul, Ankara, Izmir, and Bursa**, where proximity to metro stations, schools, and commercial centres enhances their appeal. For many, resale homes represent a **predictable, lower-risk investment**, particularly for rental income or short-term capital preservation.



RESALE VS. NEW-BUILDS: A SHIFT IN BUYER PRIORITIES

New-builds: Niche Appeal with Strategic Upside

While resale dominates, new-builds continue to attract interest, particularly in:

- Projects offering **long-term, interest-free instalments**
- Compact investment units (studios, 1+1s) with resale potential
- Resort and border areas targeting **foreign buyers**

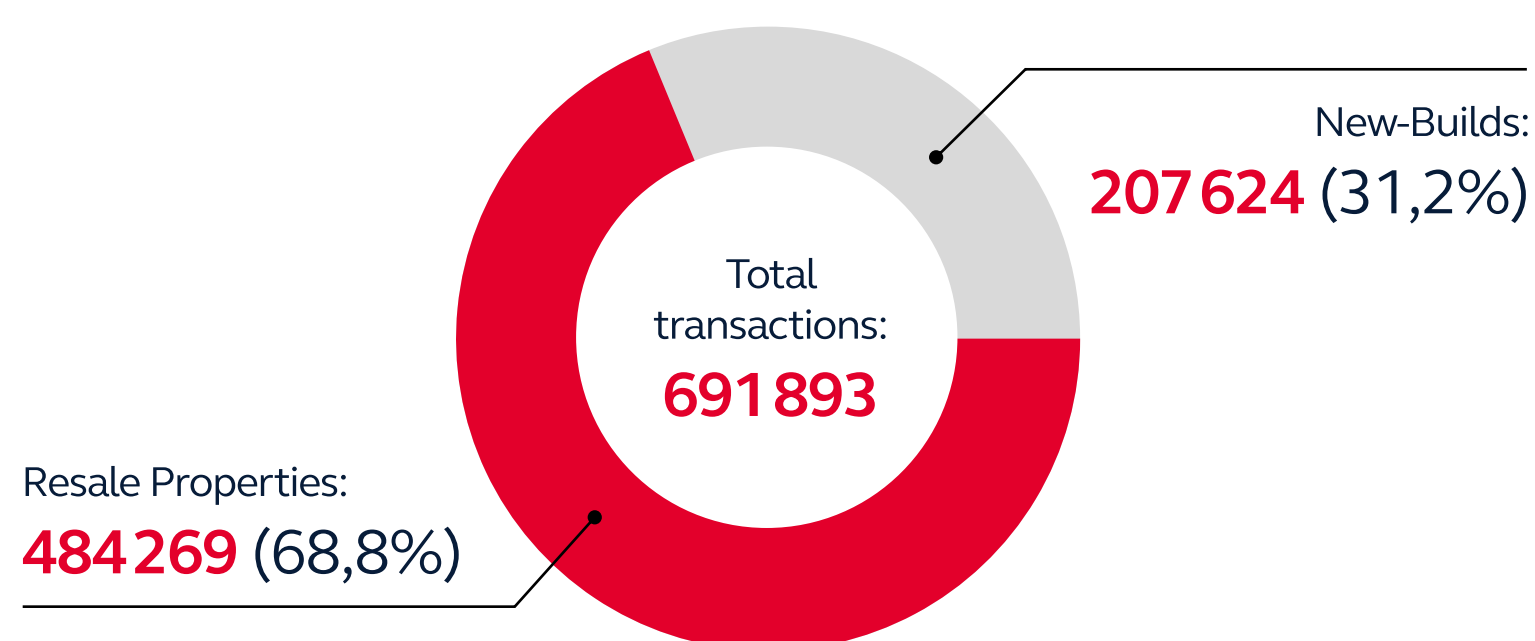
Developers are responding with enhanced offerings: better finishes, gated communities, and integrated amenities such as pools, gyms, and security - all designed to appeal to families and long-term investors.

Investor Insight:

Resale properties offer speed and certainty. New-builds, however, present opportunities for strategic entry, especially where instalment plans and lifestyle infrastructure align with long-term goals.

Market Snapshot: January-June 2025

Market Breakdown:



Year-on-Year Growth:

Resale Segment:

+30,3%

New-Build Segment:

+19,8%

Investor Perspective:

The dominance of resale properties reflects a market preference for speed, certainty, and established value. However, the steady rise in new-build demand, particularly in resort and suburban areas, signals strategic opportunities for long-term investors and lifestyle buyers.



RESALE VS. NEW-BUILDS: A SHIFT IN BUYER PRIORITIES

While **Türkiye's Citizenship by Investment (CBI) Programme** remains one of the most accessible globally, not all property transactions meet the legal criteria, particularly in the **resale segment**.

To qualify for citizenship via property acquisition, an investor must:

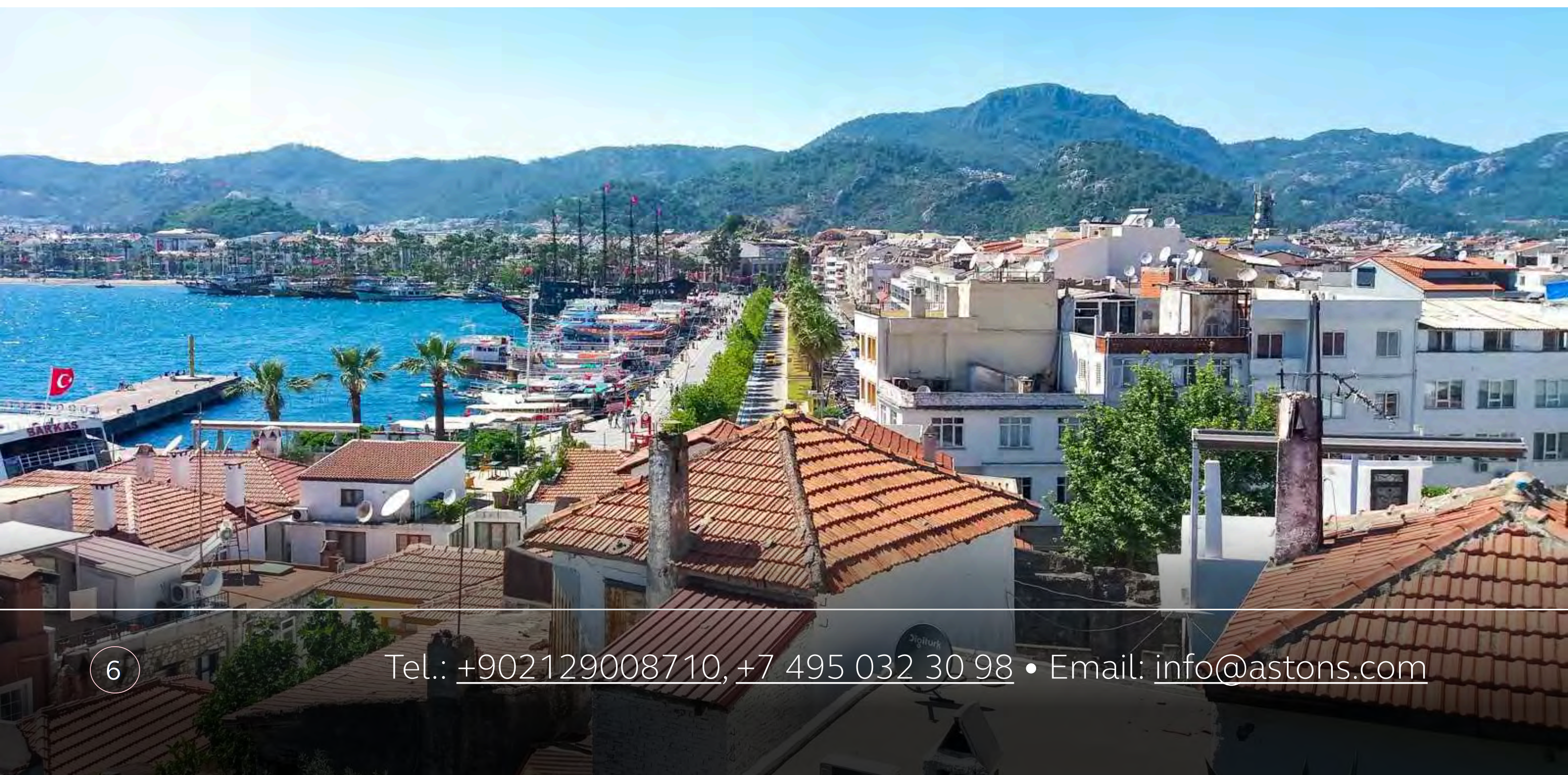
- Purchase real estate valued at no less than \$400,000
- Obtain a TAPU (title deed) as the full legal owner
- Secure a certificate of conformity (uygunluk belgesi) confirming the property meets CBI requirements

However, resale properties often present challenges at the final stage of the process:

- The property may have already been used by another foreign national for CBI—repeat use is prohibited
- Sellers may be unable to provide a clear legal history, which is essential for application approval
- Incomplete cadastral registration can render the transaction ineligible for citizenship purposes

Investor Advisory:

Resale transactions require meticulous due diligence. A property may appear compliant but be disqualified due to prior use or documentation gaps.





RESALE VS. NEW-BUILDS: A SHIFT IN BUYER PRIORITIES

New-Builds: A Safer Path to Citizenship

In contrast, **new-build developments**, especially those designed for foreign buyers, are often pre-certified for the CBI programme. This ensures:

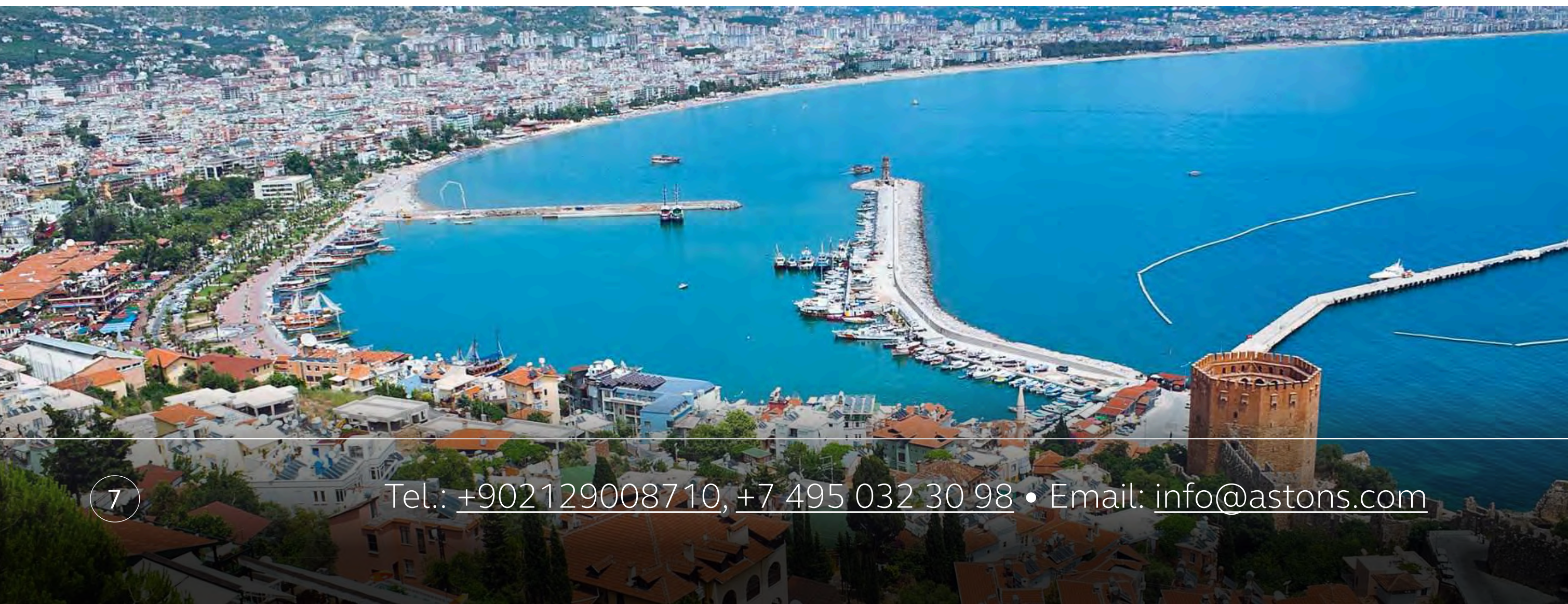
- Full legal verification and clean ownership history
- Accurate property valuation (ekspertiz)
- Ability to **block the property in the land registry** for the mandatory three-year holding period
- Streamlined issuance of the **certificate of conformity**, with minimal bureaucracy

This is particularly relevant in large-scale projects across **Istanbul, Antalya, Bodrum, and Alanya**, where developers actively support the citizenship process.

Even if the property is under construction, investors can begin the citizenship application **once a notarised sales contract is signed and payment is confirmed via bank transfer**.

Strategic Insight:

For foreign nationals seeking Turkish citizenship, **new-builds offer a more transparent and secure route**, especially in projects tailored to expat and investor needs.





ISTANBUL: TÜRKIYE'S INVESTMENT POWERHOUSE

Istanbul continues to lead the national property market, reinforcing its status as **Türkiye's premier investment destination**.

In June 2025 alone, **17,656 properties were sold**, an all-time record across all provinces. Preliminary figures suggest **230,000–240,000 transactions** in H1 2025, reflecting approximately **20% year-on-year growth**.

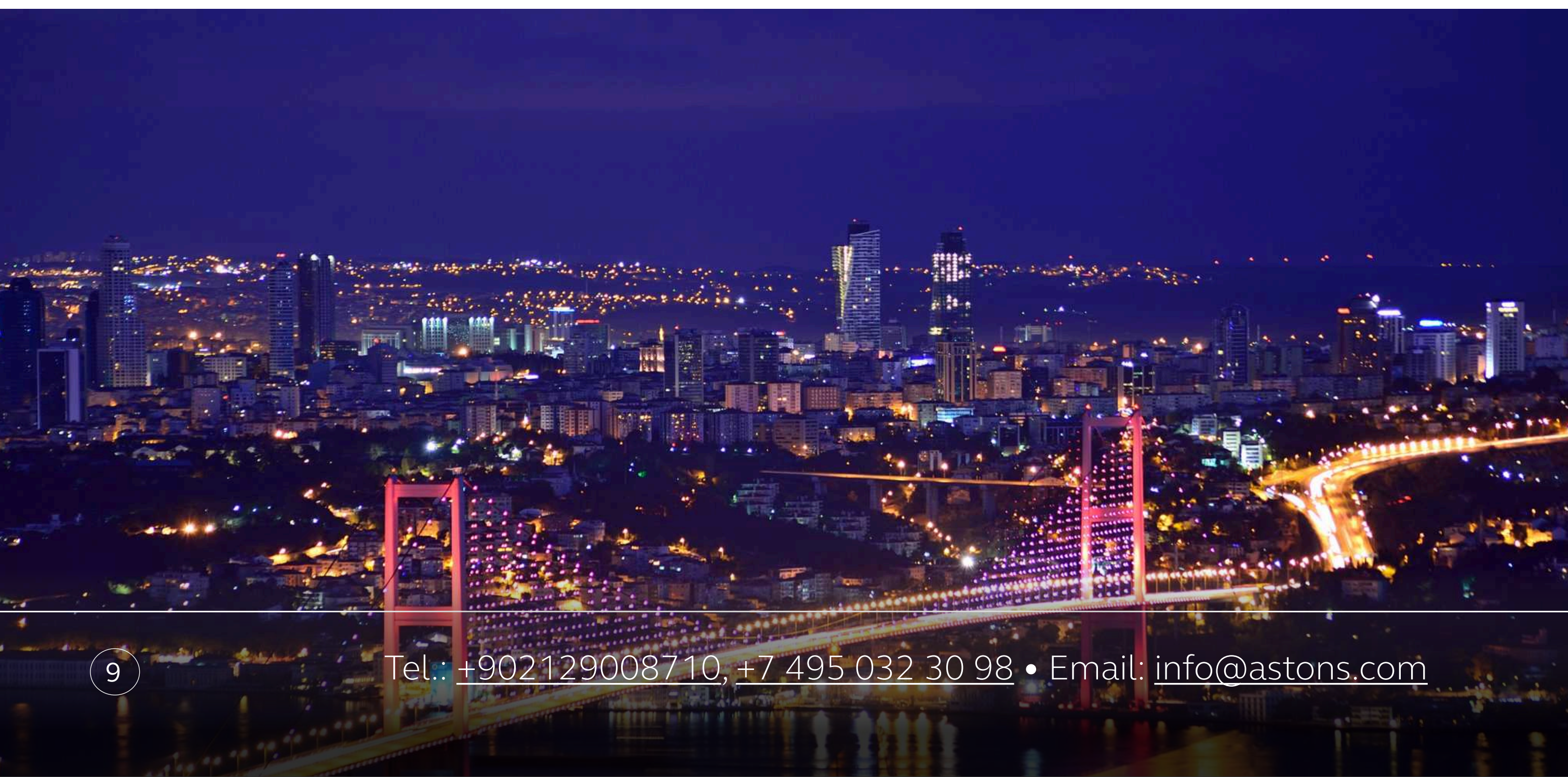
The city accounts for **16% of all property transactions nationwide**, driven by:

- High population density and urban expansion
- Advanced transport and social infrastructure
- Consistent rental demand
- A wide selection of premium developments in districts such as **Başakşehir, Beşiktaş, Kadıköy, Maltepe, and Bahçeşehir**

Amid currency devaluation and inflation, Istanbul is increasingly viewed by foreign investors as a safe haven—particularly in the **\$150,000 to \$500,000 segment**, which offers liquidity, rental yield, and eligibility for immigration programmes.

Investor Perspective:

Istanbul is a distinct market with its own rhythm, resilience, and logic. For strategic investors, it remains a cornerstone of any Turkish property portfolio.





INVESTMENT SPOTLIGHT: PRIME APARTMENTS IN ISTANBUL'S MOST PROMISING DISTRICTS

THREE CURATED OPPORTUNITIES FROM ASTONS' PORTFOLIO

For investors seeking a blend of lifestyle, rental yield, and eligibility for Turkish citizenship, these Istanbul-based developments offer compelling value. Each project is located in a high-potential district and is fully compliant with the Citizenship by Investment Programme.

BEYLIKDÜZÜ



FROM \$195,000

**CONTEMPORARY LIVING BY THE MARINA,
BEYLIKDÜZÜ**

A modern residential complex offering 1–3 bedroom apartments (75–198 sq. m), designed for comfort and convenience. Residents enjoy access to:

- Indoor swimming pool
- Fitness centre and sauna
- On-site shopping centre
- Children's playground and landscaped recreation areas

Located just 5 minutes from West Marina, this project is ideal for yacht owners and lifestyle buyers. Istanbul Airport is a 30-minute drive.

Completion: **Q4 2026**

Starting Price: **from \$195,000**

Ideal for: Families, lifestyle investors, and CBI applicants seeking a marina-adjacent location with full amenities.



If you are interested in this item, please write to our **expert** with its code: TR791



KAGITHANE

FROM \$262,500

BOUTIQUE LIVING WITH HOTEL SERVICES, KAGITHANE

Situated in one of Istanbul's fastest-growing districts, this exclusive development offers just **82 units**, 1- and 2-bedroom layouts, paired with **hotel-style services** managed by **Elite World Hotels & Resorts**.

Amenities include:

- On-site restaurant and fitness centre
- Private medical centre
- Concierge, cleaning, and transfer services
- Secured, gated environment

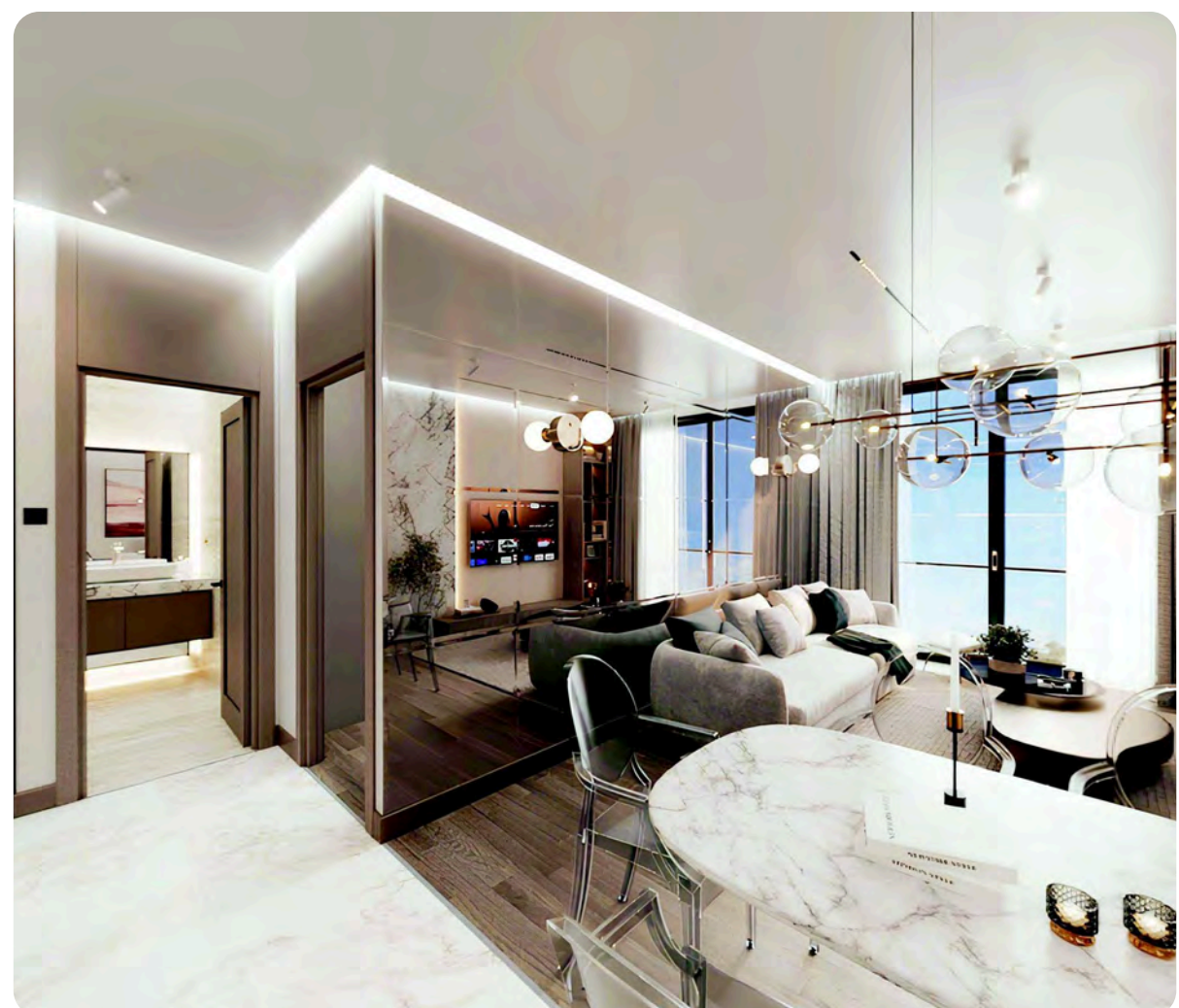
Located near **Seyrantepe metro**, major hospitals, and shopping centres, this project combines urban convenience with boutique exclusivity.

Completion: **Q4 2025** Starting Price: **from \$262,500**

Ideal for: Families, lifestyle investors, and CBI applicants seeking a marina-adjacent location with full amenities.



FROM \$262,500



If you are interested in this item, please write to our **expert** with its code: **TR792**



KAĞITHANE

FROM \$150,000

COMPACT INVESTMENT UNITS NEAR METRO, KAĞITHANE

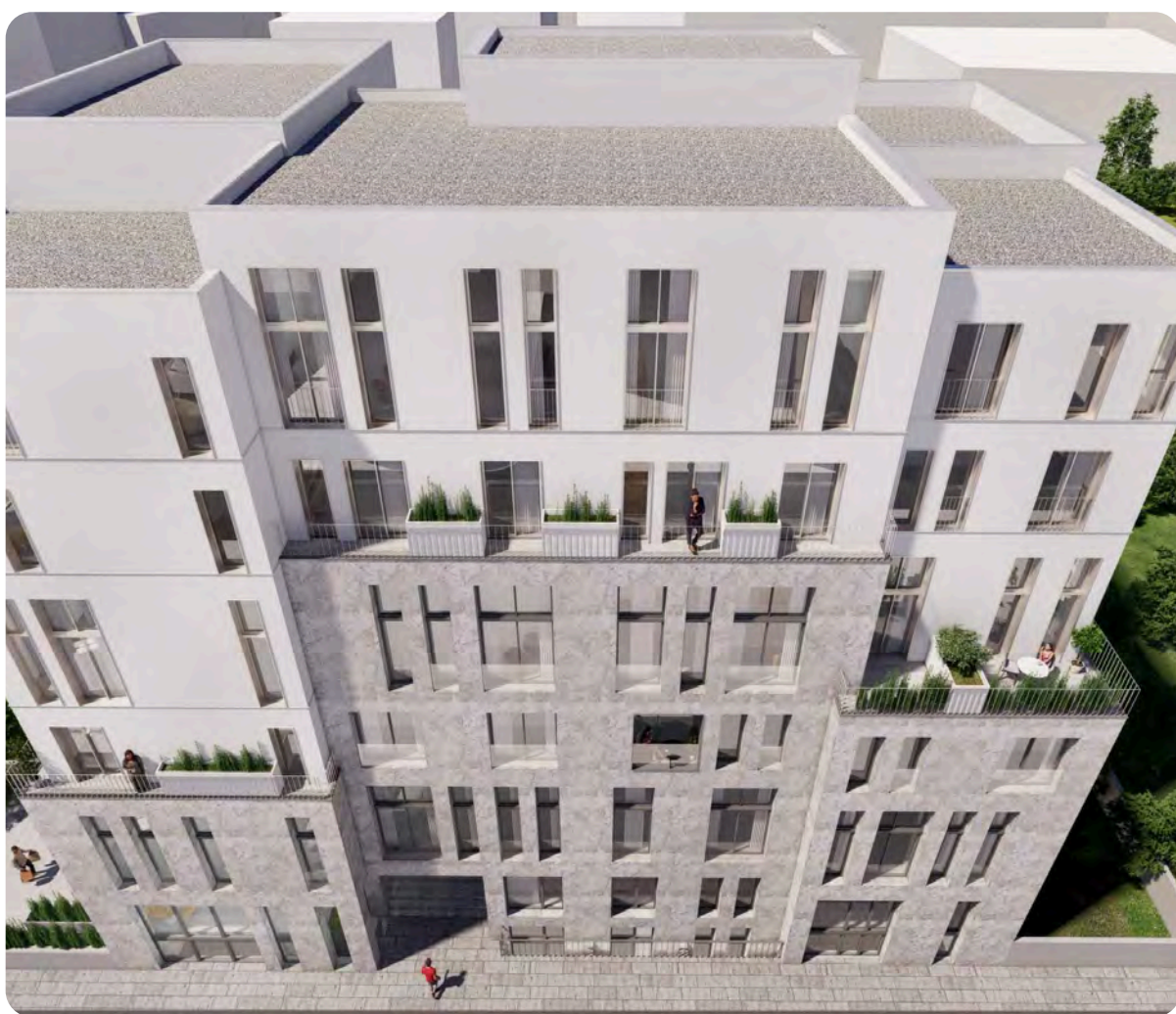
This low-rise development offers **studio, loft, and duplex apartments** (39.9–85.6 sq. m), just **1.5 km from Kağıthane metro**. Designed for urban professionals and investors, the project features:

- Fitness centre
- Secured premises
- Underground parking
- Green communal areas

Completion: **Q4 2026**

Starting Price: **from \$150,000**

Ideal for: Entry-level investors and those targeting high-demand rental micro-units in a central location.



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BODRUM: TÜRKİYE'S PREMIER RESORT MARKET FOR STRATEGIC INVESTMENT

In 2025, **Bodrum** reaffirmed its position as one of Türkiye's most desirable destinations for affluent buyers and international investors. Located on the Aegean coast in Muğla Province, Bodrum offers a rare combination of natural beauty, architectural exclusivity, and investment-grade real estate.

Demand is concentrated in elite districts such as: **Yalıkavak, Gümüşlük, Türkbükü, Torba, Turgutreis.**

These areas are defined by **panoramic sea views, private infrastructure, and signature villas and apartments** that cater to a discerning clientele.

According to official data:

- **Average price per sq. m:** \$4,000–\$4,500
- **Premium segment:** \$8,000+ per sq. m

Strict zoning regulations, protected landscapes, and limited new supply continue to support price stability and long-term appreciation.

Investor Insight:

Bodrum is not driven by mass tourism, but by a targeted, high-net-worth audience. Its reputation as the “Turkish St. Tropez” reinforces its appeal as a liquid, prestige-driven market.

BODRUM DISTRICTS BY PRICE GROWTH



Highest Price Growth (April 2025):

- Türkkuyusu
- Gümbet
- Yalıkavak
- Çarşı
- Eskiçeşme



Lowest Price Growth:

- Torba
- Geris
- Faralya
- Yalıkavak
- Kızılağaç

Note: Yalıkavak appears in both lists due to **micro-market segmentation**, premium waterfront properties continue to appreciate, while inland or older stock may show slower growth.



SPOTLIGHT ON PROMISING DISTRICTS



TÜRKKUYUSU

PRICE: 115,810 ₺/M² (~ \$3,018)

Location:

Western Bodrum, secluded yet accessible - 20/25 minutes to city centre

Profile:

Quiet, prestigious, and nature-rich. Ideal for buyers seeking privacy without sacrificing proximity to urban amenities.



YALIKAVAK

PRICE: 142,142 ₺/M² (~ \$3,692)

Location:

North-west Bodrum, costal and elite - 20 minutes to city centre

Profile:

Known for high-end villas, upscale dining, and branded retail. A magnet for HNWIs seeking exclusivity and sea views.



GÜMBET

PRICE: 116,849 ₺/M² (~ \$3,041)

Location:

Minutes from Bodrum centre

Profile:

Vibrant and tourist-friendly, with a strong nightlife scene. Popular for short-term rentals and lifestyle buyers.



KUMBAHÇE

PRICE: 134,576 ₺/M² (~ \$3,498)

Location:

Easter Bodrum, along a scenic bay - 15/20 minutes to city centre

Profile:

A balanced mix of luxury and accessibility. Attractive for both investors and families, with strong rental potential.

REAL ESTATE IN **BODRUM**

BODRUM

ON REQUEST

INTEGRATED LUXURY LIVING WITH HOTEL AMENITIES

Set across **150 hectares**, this expansive development offers a rare combination of **residential, hospitality, and leisure infrastructure**. The project includes: 284 apartments, 76 private villas, 85 hotel rooms

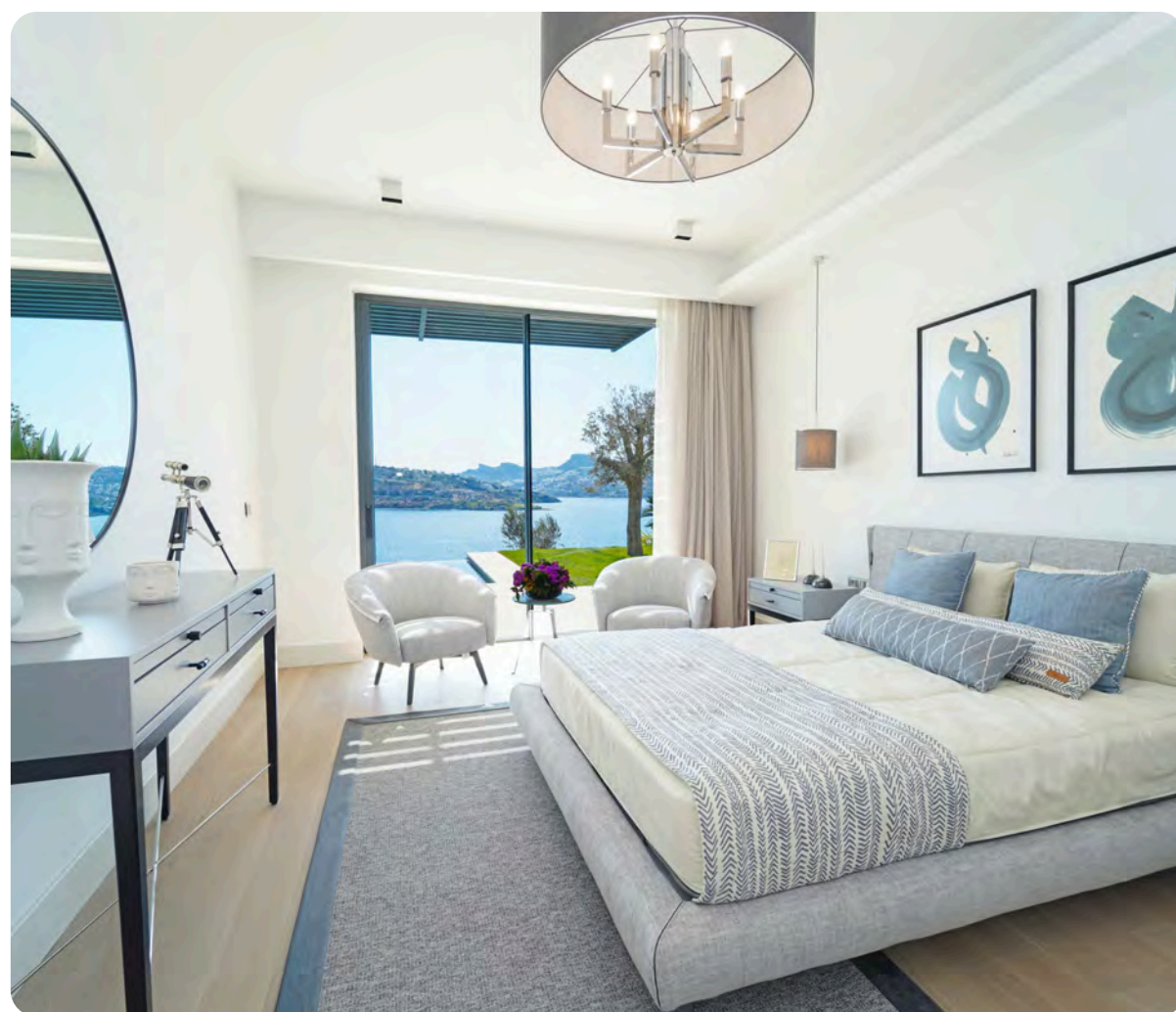
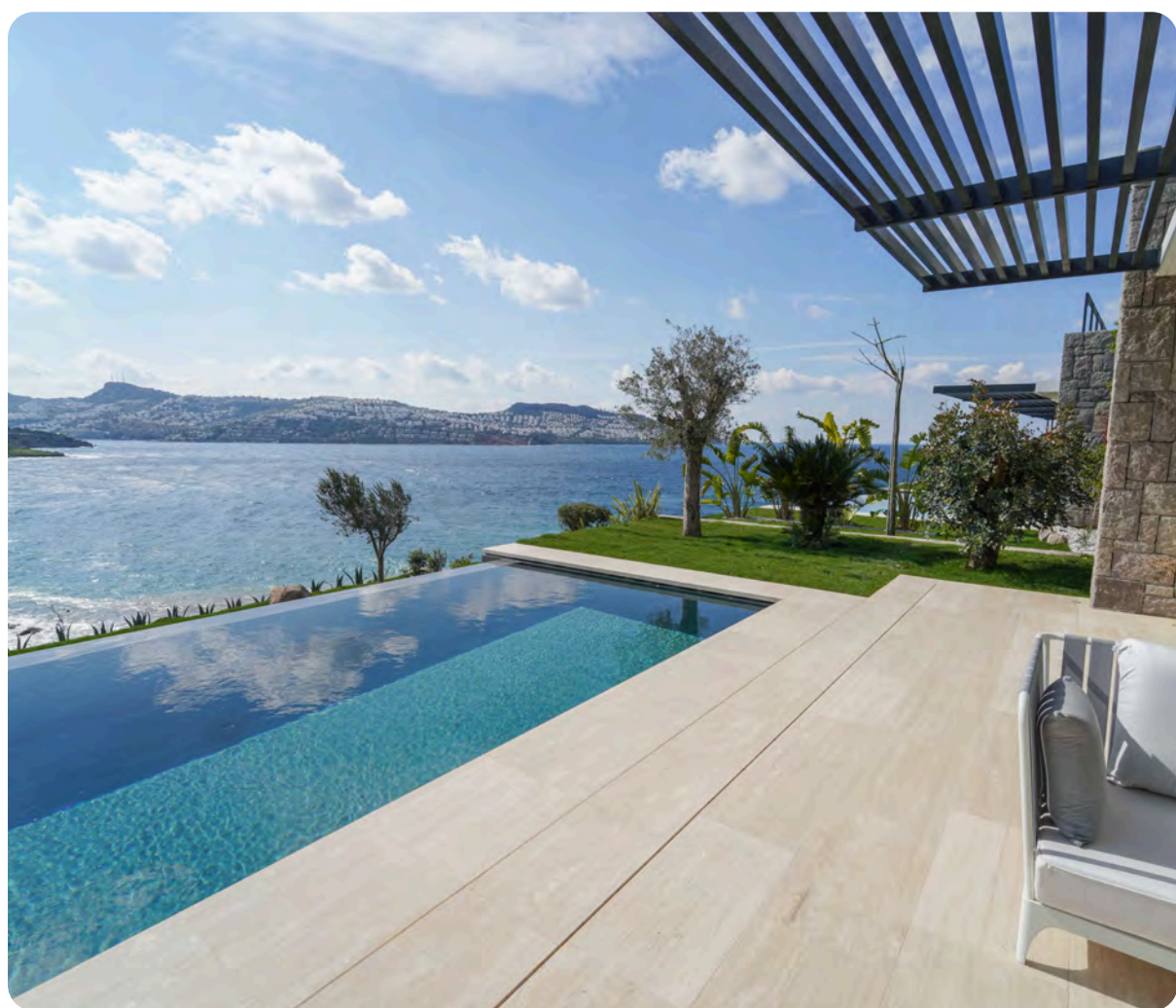
Residents benefit from green walking areas, full hotel services, and proximity to a **private beach just 1.2 km away**.

Apartments: **2+1 to 5+1 layouts**

Villas: **5+1 layouts**

Infrastructure Highlights:

- Private beach and marina
- Sea taxi service
- On-site hotel with shared access to amenities
- 24-hour concierge
- Swimming pools, spa, and fitness zones
- Outdoor sports courts
- Restaurant and conference facilities



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REGIONAL MARKET OVERVIEW: BEYOND ISTANBUL AND BODRUM

While Istanbul and Bodrum dominate headlines, other regions are showing **strong, sustained growth**, driven by infrastructure development, affordability, and lifestyle appeal

Property Sale by Region (H1 2025)

Region	Market Share	Sales Growth	Features
Istanbul	~16%	~+20%	Largest market, elite segment, high liquidity
Bodrum	3–4%	~10–15%	Limited supply, strong villa demand
Ankara	~9%	~17%	Administrative centre, stable rental market
Izmir	>5%	~23%	Coastal city, family-oriented demand
Kocaeli, Tekirdağ, Sakarya	—	~+20%	Industrial growth, affordable alternative to Istanbul

Regional Highlights

Ankara

- **June Transactions:** 9,428
- **Market Share:** ~9%
- **Profile:** Demand is concentrated in central and newly developed administrative zones. Infrastructure expansion continues to support growth.

Izmir

- **Monthly Transactions:** ~6,000
- **Profile:** A coastal city with a balanced climate and economy. Popular among families, retirees, and buyers seeking a blend of urban and resort living.

Kocaeli, Tekirdağ, Sakarya

- **Profile:** Located near Istanbul, these provinces benefit from industrial and logistical development. Property remains more affordable, attracting buyers priced out of the megacity.

Antalya, Mersin, Alanya

- **Profile:** These resort cities maintain strong demand among foreign nationals, particularly those seeking residence permits or rental income.

IZMIR



FROM \$353,000

SEA-VIEW APARTMENTS IN IZMIR'S MOST PROMISING DISTRICT

This completed residential complex offers a **comfortable lifestyle** in one of Türkiye's most liveable cities. Located just **3–5 minutes from the seafront**, it combines urban convenience with coastal charm.

Key Features:

- Spacious terraces with **panoramic Aegean views**
- Indoor pool, fitness centre, pilates studio
- Jogging tracks, basketball and football courts
- Skate park and table tennis areas

Thanks to its **state-supported status**, buyers benefit from **valuation transparency**, a critical advantage when applying for residence permits or citizenship.

Layouts: **1+1, 2+1, 3+1**

Sizes: **81–184 sq. m**

Starting Price: **from \$353,000**

Ready to move in: **Spend your summer by the sea in your own apartment.**



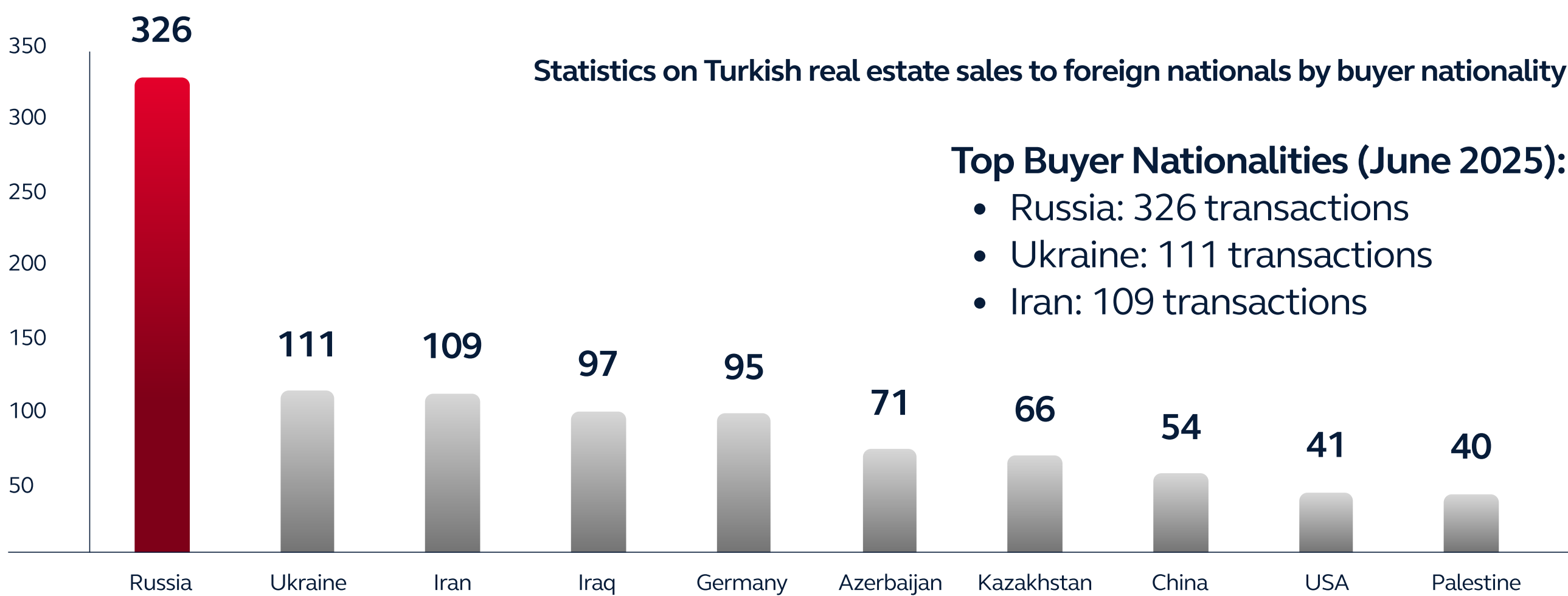
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FOREIGN BUYERS IN TURKIYE: MID-YEAR TRENDS & STRATEGIC SHIFTS

The first half of 2025 has marked a **period of recalibration** for Türkiye’s property market among foreign nationals. While demand remains **resilient** in key regions such as **Antalya** and **Istanbul**, the profile of foreign investment is evolving.

According to official data, **1,565 properties** were purchased by foreign nationals in June, an **8.7% increase year-on-year**. Though this represents just **1.5% of total transactions**, it’s important to note that:

- Domestic purchases are largely driven by **mortgages and resale properties**
- Foreign buyers tend to focus on **investment-grade assets in new developments or resort areas**



H1 2025: A Slight Decline, But a Strategic Pivot

From January to June 2025, foreign nationals acquired **9,354 properties**, a **10.6% decrease** compared to the same period in 2024.

This decline is attributed to several converging factors:

- **Rising property prices**, particularly in sought-after locations
- **Currency devaluation** and inflation, which have reduced affordability in the sub-\$250,000 segment
- A shift in focus toward **income-generating** assets and **immigration-eligible properties**

Investor Insight: Today’s foreign buyers are more selective, prioritising properties with rental potential, legal support, and CBI or residence permit eligibility.

FOREIGN BUYERS IN TURKIYE: MID-YEAR TRENDS & STRATEGIC SHIFTS

REGIONAL FOCUS: WHERE FOREIGN BUYERS ARE INVESTING

Top 3 Provinces by Sales to Foreign Nationals (June 2025)

1. Antalya - 603 sales
2. Istanbul - 521 sales
3. Mersin - 128 sales

- **Antalya** remains the top choice for **resort rentals**, thanks to its climate and tourist volume
- Istanbul appeals to those seeking **long-term capital growth**, personal residence, or citizenship
- **Mersin** and **Bodrum** are gaining traction due to **favourable pricing** and **new-build projects** with ready documentation





MARKET DRIVERS:

KEY DEVELOPMENTS SHAPING DEMAND

● CENTRAL BANK RATE CUT TO 43%

In 2025, the Central Bank of Türkiye lowered the key interest rate several times, bringing it to 43% by The Central Bank of Turkey has reduced the **key interest rate to 43%**, encouraging banks to ease mortgage terms. This has:

- Revitalised the **new-build markets**
- Triggered a **surge in mortgage-backed purchases**
- Made financing more accessible for both domestic and foreign buyers

Impact: Increased demand, especially in Istanbul, Ankara, and resort cities; potential inflationary pressure on property prices.

● RECORD SALES IN JUNE (+35.8%)

June 2025, saw **107,723 transactions**, a **35.8% increase** year-on-year, the highest in two years. This was driven by:

- Aggressive **developer incentives** (instalments, bonuses)
- Strong activity in **mid-range housing**
- High pre-completion demand for new projects

Impact: Localised price overheating; speculative activity; accelerated construction timelines.

● DOLLAR STRENGTH AND LIRA DEPRECIATION

With the dollar trading at **₺40–₺45**, the Lira's continued depreciation has:

- Reduced local purchasing power
- Made **USD- and EUR-priced properties** more attractive to foreign investors
- Reinforced real estate as a **hedge against currency risk**

Impact: Growing demand for hard-currency transactions; downward pressure on resale prices; increased foreign capital inflow.

● RENT INCREASES CAPPED AT 41.13%

Based on the August CPI, landlords are permitted to raise rents by up to **41.13%**. This has led to:

- Contract renegotiations in fixed-rent complexes
- Increased investor interest in **long-term rental properties**
- Reduced tenant turnover in family and student segments

Impact: Higher rental yields, stronger buy-to-let appeal; growing demand for stable, income-generating assets.



MARKET DRIVERS: KEY DEVELOPMENTS SHAPING DEMAND

● MOODY'S UPGRADE TO BA3

In July 2025, Moody's upgraded Turkey's **sovereign rating to Ba3** with a stable outlook. This signals:

- Reduced political and economical risk
- Renewed interest from **institutional and corporate investors**
- Strengthening of the **high-end and business-class segments**, particularly in Istanbul and Izmir

Impact: Increased foreign capital' price growth in premium markets; improved investor confidence.

● TOURISM SURGE: 8.5 MILLION VISITORS IN H1

By mid-2025, Türkiye's welcomed **8.5 million tourists**, with **104,000 daily visitors in Antalya alone**. This has:

- Boosted demand for **short-term rental properties**
- Driven sales in **apart-hotel and resort-style complexes**
- Encouraged infrastructure development in costal regions

Impact: Rising prices in resort areas; increased investor focus on seasonal rental income; expansion of tourist-oriented developments.



FIRST HALF OF 2025: KEY TAKEAWAYS FROM TURKEY'S PROPERTY MARKET

The first half of 2025 has confirmed that **Turkiye's real estate market remains dynamic, resilient, and responsive** to shifting economic and geopolitical conditions.

Below is a strategic breakdown of the core trends shaping investor behaviour and developer strategy.

● MONETARY POLICY

- The **key interest rate reduction to 43%** has revitalised the mortgage market, unlocking **pent-up demand**.
- Lower borrowing costs have brought **middle-class buyers** and **new-build investors** back into the market.
- Expect a **temporary acceleration in price growth** in high-demand cities.
- Banks are likely to introduce **new fixed-rate lending products**.
- Developers may increasingly offer **instalment-based purchase options**.

● EXCHANGE RATE & INFLATION

- The **Lira's depreciation to ₺40+ per dollar** has strengthened foreign investor interest.
- Market participants are now **re-evaluating prices in hard currency terms**.
- Demand is rising for **USD- or EUR-pegged properties**.
- Local buyers are being partially priced out in major cities.
- Property is increasingly viewed as a **capital preservation tool**.

● FOREIGN DEMAND

- Foreign nationals are shifting towards **legally verified new-builds**.
- **Stricter residence permit rules** are influencing geographic preferences.
- **Antalya, Istanbul, and Mersin** remain top destinations.
- Developers are adapting to **non-resident buyer expectations**, offering legal support and turnkey solutions.

● RENTAL REGULATION

- New licensing rules for **short-term rentals** have taken effect.
- **Unlicensed letting is now prohibited**, reducing resale market appeal.
- Demand is shifting towards **aparthotels and serviced condominiums**.
- Interest in **long-term rentals** and **managed formats** is growing.
- Market streamlining is expected to **boost investor confidence**.

FIRST HALF OF 2025: KEY TAKEAWAYS FROM TURKEY'S PROPERTY MARKET

● RENTAL RATE GROWTH

- The **CPI cap for rent indexation** reached **+41.13% in August**.
- Property owners are increasingly focused on **buy-to-let strategies**.
- Some tenants are exploring **ownership as an alternative to rising rents**.
- The gap between **regulated and market rates** is widening.
- Long-term rentals are emerging as a **stable investment trend**.

● POLITICS & INTERNATIONAL IMAGE

- **Moody's upgrade to Ba3** has enhanced Türkiye's global investment profile.
- Amid geopolitical uncertainty, the country is showing **economic stability and growth**.
- **Institutional investors** are returning to the premium segment.
- Expect increased activity in **Istanbul and Izmir's upper price brackets**.
- Türkiye's improved image is driving interest in **commercial real estate**.

STRATEGIC CONCLUSION

Türkiye's property market in H1 2025 has proven to be **alive, adaptive, and strategically responsive**. Demand is rising, and developers are recalibrating their offerings to meet new realities.

Key Trends for HNWIs:

- Growing interest in high-quality new-builds
- Increased focus on income-generating rentals
- Preference for assets that offer capital preservation in a volatile environment





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 TÜRKİYE — 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.



Potential return on investment

Rental income from acquired property/interest income from government shares.



Visa-free travel

118 countries worldwide



TURKISH CITIZENSHIP BY INVESTMENT: FAST, OFFICIAL, AND STRATEGIC

Türkiye's **Citizenship by Investment Programme** offers a streamlined path to a second passport through **real estate acquisition**.

Programme Highlights:

- | Visa-free travel to 118 countries, including South Korea, Singapore, and Japan
- | Eligibility for a 5-year Schengen C-2 visa
- | Access to global banking and financial systems
- | Tax incentives and international business rights
- | Simplified relocation to the US via E-2 visa (after 3 years of residency)

Investment Requirements:

- | Purchase residential or commercial property valued at \$400,000
- | Investment is returnable. Properties may be rented or sold after 3 years
- | Citizenship is unaffected by resale, and property values continue to rise across Türkiye

Programme Benefits:

- | Fast and transparent application process
- | Family citizenship included
- | No need to declare foreign assets or income
- | No residency requirement

Application timeline:

Typically 2 months to 1 year, depending on property and documentation.

Astons' team of experts ensures a seamless experience: from eligibility verification and property selection to legal processing and passport issuance.



Begin Your Journey to Freedom

Turkish citizenship provides freedom of choice in where you live, work, and invest. Whether you're seeking a strategic base, a lifestyle upgrade, or a secure second passport, Astons is your trusted partner.

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 in Istanbul

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Begin your journey to freedom now!



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You're always welcome at:

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