

Turkish Citizenship by Investment Program

Your Path to a Turkish Passport



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1

Introduction to
Türkiye

Türkiye Country Profile



Strategic Crossroads of Eurasia

- The Republic of Türkiye is a transcontinental country spanning both Asia and Europe. It is bordered by the Black Sea to the north, the Mediterranean Sea to the south, Syria and Iraq to the southeast, the Aegean Sea, Greece, and Bulgaria to the west, and Georgia, Armenia, Azerbaijan, and Iran to the east.
- As a crossroads of Eurasia, Türkiye's location and geopolitical position are of great strategic significance.
- Türkiye is a candidate country for EU membership and implements European models in politics, economy, and culture.



Turkish Overview

- **Area** 783,600 sq km
- **Genetic Origin** Anatolian (97%), Balkan (3%)
- **Population** 85.3 million (2022)
- **Ethnic Composition** Over 80% Turkish, 15% Kurdish
- **Official Language** Turkish
- **Other Common Languages** English, Kurdish, Arabic
- **Currency** Turkish Lira (TRY)
- **Climate** Subtropical Mediterranean (southern coast); continental (inland)



Economic Overview

Türkiye is a booming emerging economy, often called the "New Diamond Country." It is a member of the G20 and the world's 11th largest economy by GDP (PPP).

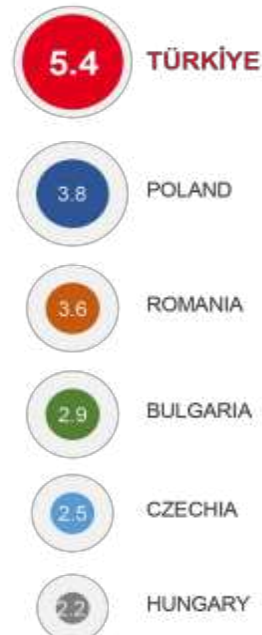
Since 2002, Türkiye has increased investment in infrastructure construction, continuously improved the investment environment to attract foreign investment, vigorously developed foreign trade, and made great achievements in economic construction, forming a new generation of industries based on modern service industries and supplemented by industry and agriculture. structure.

- **GDP (2025):** Reached \$1.59 trillion USD, growing by 3.6% annually
- **GDP Per Capita (2025):** \$18,040 USD
- **Consistent Growth:** Türkiye has maintained an average economic growth rate of 5.4% for nearly two decades (2002-2021), demonstrating long-term resilience.

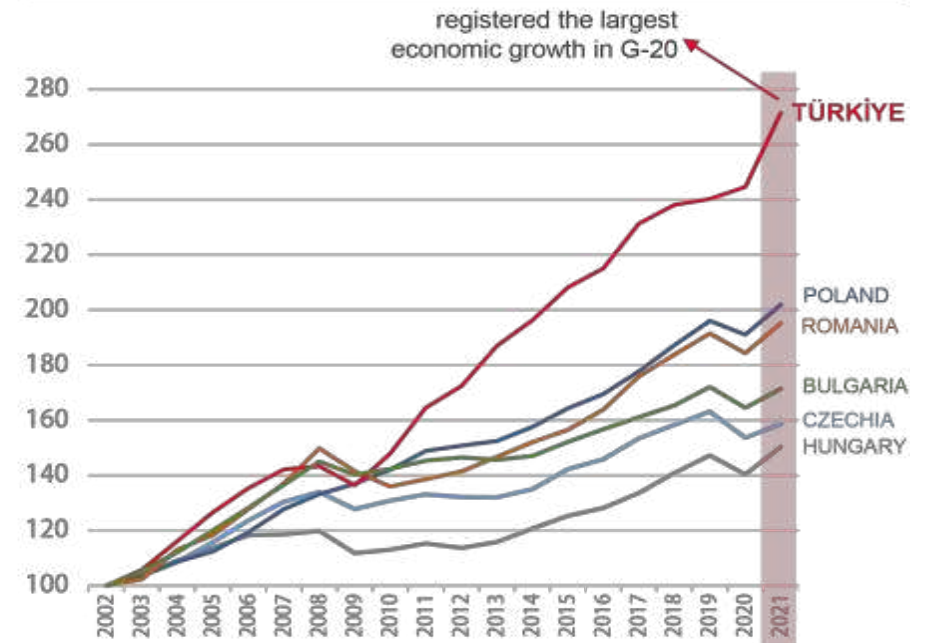
RANKING OF ECONOMIES BY GDP AT PPP

2003	2019	2021
1. USA	1. CHINA	1. CHINA
2. CHINA	2. USA	2. USA
3. JAPAN	3. INDIA	3. INDIA
4. GERMANY	4. JAPAN	4. JAPAN
5. INDIA	5. GERMANY	5. GERMANY
6. RUSSIA	6. RUSSIA	6. RUSSIA
7. FRANCE	7. INDONESIA	7. INDONESIA
8. UK	8. BRAZIL	8. BRAZIL
9. BRAZIL	9. UK	9. UK
10. ITALY	10. FRANCE	10. FRANCE
11. MEXICO	11. MEXICO	11. TÜRKİYE
12. INDONESIA	12. ITALY	12. ITALY
13. SPAIN	13. TÜRKİYE	13. MEXICO
14. CANADA	14. S.KOREA	14. KOREA
15. S.KOREA	15. SPAIN	15. CANADA
16. S.ARABIA	16. CANADA	16. SPAIN
17. IRAN	17. S.ARABIA	17. S.ARABIA
18. TÜRKİYE	18. IRAN	18. TAIWAN, PRC

AVERAGE ANNUAL GDP GROWTH (%) 2002-2021



REAL GDP GROWTH (INDEX: 2002=100)



Minerals

Türkiye has abundant mineral resources, primarily natural stone, marble, boron, chromium, thorium, and coal, with a total estimated value exceeding \$2 trillion USD.

Mineral	Key Data
Natural Stone & Marble	Reserves account for 40% of world total; varieties rank 1st globally
Boron Trioxide	70 million tons in reserve; valued at \$356 billion
Thorium	22% of global reserves
Chromium	100 million tons – ranks 1st in the world
Gold	516 tons
Silver	1,100 tons
Coal	15.5 billion tons



Foreign Trade



Türkiye's strategic location continues to drive its role as a key trade hub between Europe and Asia.

With rapid economic development, both the volume and quality of Türkiye's foreign trade have significantly increased.

Primary import commodities include crude oil, natural gas, chemical products, machinery and equipment, iron, and steel.

Primary export commodities include agricultural products, food, textiles, clothing, metals, vehicles, and spare parts.

In recent years, iron and steel, vehicles, household appliances, and machinery have also entered international markets.

Key Trade Figures (2025):

- **Exports:** \$248.7 billion USD
- **Imports:** \$344.0 billion USD
- **Top Export Partners:** Germany, the United Kingdom, the United States, Italy, and Iraq
- **Top Import Partners:** China, Russia, Germany, the United States, and Switzerland

Strategic Trade Position

On January 1, 1996, Türkiye established a customs union with the European Union. In 2005, it became an official EU candidate and maintains very close trade relations with the EU.

The customs union allows the Turkish market to easily reach over 1 billion consumers — 45% of whom are residents of EU countries.

Customs Union with the EU
allows direct access to the EU Market

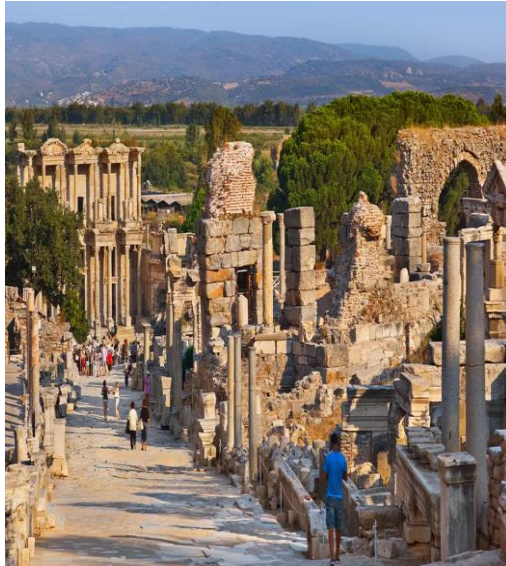
- NORWAY ISRAEL *SUDAN
- LIECHTENSTEIN
- SWITZERLAND ICELAND
- BOSNIA AND HERZEGOVINA
- PALESTINE MACEDONIA
- MOROCCO TUNISIA
- ALBANIA EGYPT
- GEORGIA MONTENEGRO
- SERBIA CHILE
- MAURITIUS SOUTH KOREA
- MALAYSIA *LEBANON MOLDOVA
- FAROE ISLANDS
- SINGAPORE VENEZUELA
- UNITED KINGDOM
- *QATAR KOSOVO
- UAE



in 29 countries
with Free Trade
Agreements





Türkiye is the **world's 4th Largest tourism market**, welcoming a record **52.8 million visitors in 2025**



Tourism & Economic Pillar



-  Türkiye is a favorite destination for British (4.27M expected in 2026) and Russian tourists (6.9M expected in 2026).
-  Türkiye ranks 3rd in the world for the number of Blue Flag beaches, with 567 beaches awarded in 2026.



BD Bangladesh-Türkiye Foreign Ministers' Meeting Held in Ankara to Deepen Bilateral Relations (March 15, 2026): The two sides reviewed the entire spectrum of bilateral relations, discussed expanding Turkish investment in Bangladesh and skilled workforce exports to Türkiye, and signed an MoU on diplomatic training between the two countries' foreign service academies.



Turkish Airlines Announces 2025 Financial Results

118.2 Billion TL Net Profit (\$2.7B)



Turkish Airlines in 2025: Year at a glance

Total number of flights:	378,050
Average daily flights:	1,036
Total number of seats:	76,177,571
Average daily seats:	208,706
Average seats per flight:	202
Countries served:	131
Destinations:	352

Istanbul Ranks **First** in Europe for Flight Movements (2025)

Istanbul Airport (IST) is not only Türkiye's gateway to the world but a leading global aviation powerhouse. In 2025, it was the **busiest airport in Europe** for the fourth consecutive year, averaging 1,491 daily flights .

- **Global Ranking:** Consistently ranks among the top 10 busiest airports globally.
- **On-Time Performance:** Reached a record **80.72%** on-time departure rate in 2025, earning iGA Istanbul Airport (IST) the prestigious Cirium Platinum Award for operational excellence and on-time performance.
- **Awards:** Voted the **"World's Best Airport"** in 2025 by Condé Nast Traveler .
- **Capacity:** Serves over **330 destinations** across the globe, connecting Asia, Europe, and the Middle East.

2025	2024	2019	AIRPORT	2025	% CHANGE VS 2024	% CHANGE VS 2019
1	1	1	ATLANTA GA, US (ATL)	106 302 208	-1.6	-3.8
2	2	4	DUBAI, AE (DXB)	95 192 160	3.1	10.2
3	4	5	TOKYO, JP (HND)	91 679 814	6.7	7.2
4	3	10	DALLAS/FORT WORTH TX, US (DFW)	85 660 127	-2.5	14.1
5	10	8	SHANGHAI, CN (PVG)	84 994 227	10.7	11.6
6	8	6	CHICAGO IL, US (ORD)	84 814 099	6.0	0.2
7	5	7	LONDON, GB (LHR)	84 482 126	0.7	4.4
8	7	28	ISTANBUL, TR (IST)	84 437 710	5.5	61.8
9	12	11	GUANGZHOU, CN (CAN)	83 582 952	9.5	13.9
10	6	16	DENVER CO, US (DEN)	82 427 962	0.1	19.4

*TOTAL PASSENGERS ENPLANED AND DEPLANED, PASSENGERS IN TRANSIT COUNTED ONCE.

2025	2024	2019	AIRPORT	2025	% CHANGE VS 2024	% CHANGE VS 2019
1	2	1	CHICAGO IL, US (ORD)	860 015	10.8	-6.5
2	1	2	ATLANTA GA, US (ATL)	807 625	1.4	-10.7
3	3	3	DALLAS/FORT WORTH TX, US (DFW)	743 394	0.0	3.2
4	4	5	DENVER CO, US (DEN)	701 335	1.7	11.0
5	5	8	LAS VEGAS NV, US (LAS)	586 046	-4.6	6.0
6	7	4	LOS ANGELES CA, US (LAX)	580 996	-0.1	-16.0
7	6	7	CHARLOTTE NC, US (CLT)	574 193	-3.8	-0.7
8	8	11	SHANGHAI, CN (PVG)	557 046	5.5	8.8
9	10	12	GUANGZHOU, CN (CAN)	550 512	7.5	12.1
10	9	54	ISTANBUL, TR (IST)	549 309	6.2	66.5

*MOVEMENTS: LANDINGS AND TAKEOFFS

Türkiye: A Top 10 Global Health Tourism Hub

Türkiye is officially recognized as one of the world's leading health tourism destinations .

- 1.4 million international patients (2025)
- #1 Wellness Destination (2025)
- World leader in hair transplants, ophthalmology, dentistry & aesthetics
- 70-90% cost savings vs. USA/Europe
- Workers pay ~5% salary for full health insurance
- Low-income citizens receive free "Green Card" coverage
- Leading hospitals: Cerrahpaşa (İstanbul), Hacettepe (Ankara)

Most Popular Medical Procedures

- Ophthalmology (Eye surgery): High success rates, advanced technology
- Hair Transplant: World-renowned, affordable packages
- Dentistry: Crowns, implants, veneers
- Cardiology: Advanced heart surgeries
- Aesthetic / Cosmetic Surgery: Rhinoplasty, liposuction, facelifts



Tourism-Medical Environment



Healthcare expenditures during the past 6 years have grown by 19% annually (CAGR).



State-of-the art technology ambulance fleets with **5,946 fully-equipped vehicles and 21 aircrafts.**



An army of medical professionals with **1.1 million people.**



Türkiye is leading the list of **intensive care beds** per 100K among the European countries.



1,534 hospitals, some 4,000 medical treatment facilities and over 15,000 primary healthcare centers

Türkiye has a strong and rapidly developing medical system. The country has approximately **1.47 million healthcare personnel** and a fleet of advanced technology ambulance teams supported by fully equipped vehicles and aircraft. There are over **1,500 hospitals** nationwide, including newly built city hospitals, along with thousands of medical centers and primary healthcare facilities. Türkiye ranks among the leading countries in Europe for the number of intensive care beds per 100,000 people, and the government continues to prioritize health investments, with **\$3.3 billion allocated to the health sector** in the 2025 Public Investment Program.

Top 10 hotspot countries for medical tourism in the world

Türkiye has become one of the world's most popular countries for medical tourism due to its strategic geographic location, recognized service quality, favorable climate, and convenient transportation.

For medical tourism, medical facilities and organizations must be accredited by the Joint Commission International (JCI). Türkiye has approximately 50 JCI-accredited health institutions, ranking second in the world .

The medical facilities are sound. Medical treatment in public hospitals is almost free for those covered by national health insurance.

Workers pay approximately 5% of their annual salary as insurance premiums. Low-income earners receive a free "Green Card" (Yeşil Kart) for full health coverage, allowing them to enjoy all national medical benefits without paying any additional fees.

Major Hospitals in Türkiye

Ist anb ul	Memorial Hospitals Istanbul
	Medicana International Istanbul
	Erdem Hospital
Ank ara	Memorial Ankara Hastanesi
	Acibadem Hospital Ankara
	Medicana International Ankara

WE ARE REVOLUTIONIZING *YOUR* APPEARANCE



The cost of hair transplantation in Türkiye typically ranges from **\$1,700 to \$3,000**, depending on the clinic and the number of grafts required, while maintaining some of the highest success rates in the world. At the same time, the service process is highly comprehensive. Many clinics send staff to the airport to receive international patients and arrange comfortable hotel accommodation, with all-inclusive packages covering translation, accommodation, and medical care. The procedure itself is efficient: patients can complete the extraction, cultivation, and transplantation of hair follicles in approximately **2 to 3 hours**, leaving the remainder of their time free for sightseeing and travel. This seamless, one-stop service has become a standard feature of Türkiye's world-renowned hair transplant industry.

Pillar Industry-Real Estate

Türkiye's investment immigration policy continues to inject new vitality into the country's real estate sector. According to the latest data from the Turkish Statistical Institute (TurkStat), foreign buyers purchased a total of **21,535 properties in 2025**, demonstrating sustained strong interest from international investors. The most popular cities for foreign buyers continue to be Istanbul, Antalya, and Mersin, with Istanbul alone accounting for **7,989 foreign property purchases in 2025**. In the first quarter of 2026, foreign buyers acquired **4,165 properties** across the country, with Russians, Iranians, and Germans making up the largest share of purchasers.

For **Bangladeshi investors**, this presents a timely opportunity, as bilateral trade and investment ties between Bangladesh and Türkiye continue to strengthen. Bangladeshi citizens are well-positioned to benefit from Türkiye's transparent real estate investment process and citizenship by investment program. Istanbul remains the top choice for overseas investors seeking value preservation and long-term returns.

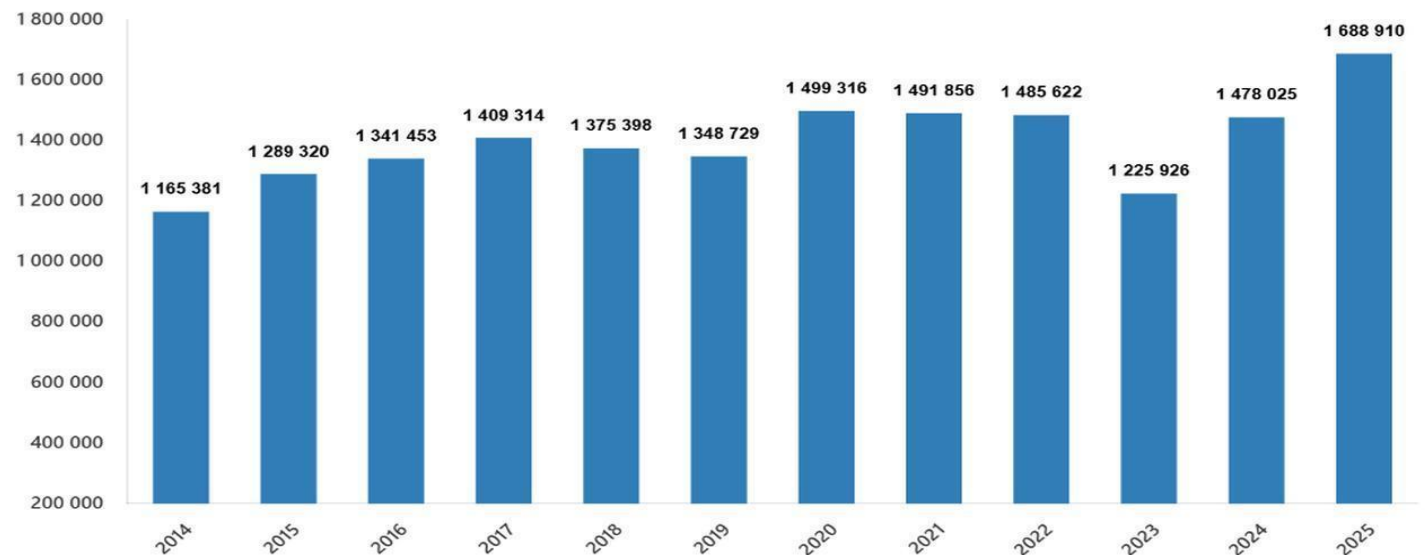




- **Total property sales in Türkiye reached 1,688,910 in 2025** – a 14.3% increase compared to the previous year, with Istanbul holding the highest market share at 16.6% (280,262 properties sold)
- **Since 2013, Türkiye's real estate transaction volume has shown a continuous and steady upward trend**, demonstrating the market's strength and resilience
- **The local market remains the dominant force**, with purchases by foreign buyers accounting for only approximately 1.3% of total sales in 2025 – indicating strong domestic demand and a stable, non-speculative market

House sales, 2014 - 2025

(Unit)





According to the latest foreign real estate transaction data released by the Turkish Statistical Institute (TurkStat), foreigners purchased a total of **21,535 properties in 2025**, accounting for approximately **1.3% of total sales** across the country. Russia remains the largest source of customers for the Turkish real estate market, with Russian citizens purchasing **3,649 properties in 2025**, followed by Iran with 1,878 and Ukraine with 1,541. In March 2026 alone, Russian citizens purchased 229 properties in Türkiye, continuing to hold first place among foreign buyers, with Iran (130) and Germany (84) completing the top three.

- **Russia remains the #1 foreign buyer** of Turkish real estate, demonstrating strong and sustained investment interest
- **Iran and Ukraine round out the top three**, while Germany, China, and other European nations maintain active investment momentum

House sales to foreigners, 2013-2023

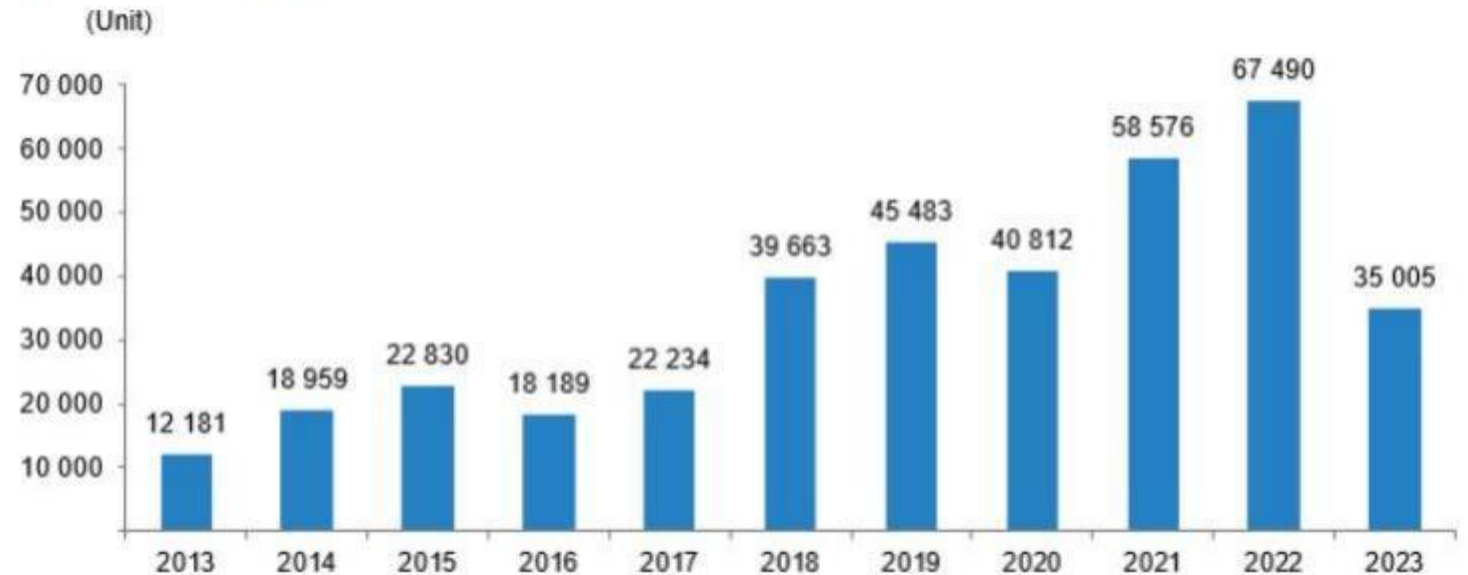


Fig 4: Knight Frank Global House Price Index
2025 Q1 edition, markets ranked by annual % change

Rank/Location	Nominal		Real
	12-month % change	3-month % change	12-month % change
1 Turkey	32.2	9.7	-4.2
2 North Macedonia	22.6	9.9	24.2
3 Portugal	16.9	5.7	14.8
4 Bulgaria	15.1	4.2	10.6
5 Croatia	13.1	4.5	9.6
6 Hungary	12.1	5.2	7.1
7 Slovakia	11.4	4.0	7.2
8 Netherlands	10.6	2.5	6.6
9 Colombia	9.9	3.5	4.6
10 Japan	9.5	7.2	5.6

Türkiye ranked #1 in the Knight Frank Global House Price Index for Q1 2025, with nominal price growth of 32.2% — the highest in the world for the second consecutive year.

Note: High local inflation impacts real returns, but for USD-based investors, the key takeaway is Türkiye's continued dominance as the world's most dynamic housing market.

According to the latest global housing price index report released by Knight Frank, **Türkiye continues to demonstrate remarkable real estate growth, with house prices rising by 29.04% in 2025.** This performance continues to outpace nearly all other global markets, **solidifying Türkiye's reputation as a top destination for real estate investment.**

Real estate investment has long been a reliable channel for wealth preservation. With Türkiye's strong market performance and growth potential, **more and more Bangladeshi investors are turning their attention to Türkiye.**

In contrast, Bangladesh's housing market faces significant challenges: apartment sales have dropped 30-35%, **default loans have reached nearly 27%, and home loan interest rates have risen to 17%** (up from 9% in 2022). This underscores the rationale for Bangladeshi investors seeking **portfolio diversification and value preservation** through international markets like Türkiye.

Istanbul



Istanbul is Türkiye's largest city and was named the **European Capital of Culture in 2010** and the **European Capital of Sports in 2012**. As the country's political, economic, cultural, financial, news, and transportation center, Istanbul is one of the fastest-growing urban economic zones in the world. It is the **only city in the world that spans two continents** — Europe and Asia. Istanbul is consistently ranked among the world's top five most popular tourist destinations and is recognized as a **global first-tier city** .

Strategically located between the railway networks of the Middle East and Europe, Istanbul serves as the **gateway to the ancient Silk Road** and is a vital hub for the Black Sea and Mediterranean regions. **Istanbul Airport (IST)** has become one of the busiest and most important transportation hubs in the world, handling over 84 million passengers in 2025 and ranking as **Europe's #1 for flight movements**.

For **Bangladeshi investors**, Istanbul offers a unique combination of strategic location, world-class infrastructure, and dynamic growth — making it an ideal destination for real estate investment and global mobility.

Istanbul

Location: Istanbul is located at the eastern end of the Balkans, on the west bank of the southern part of the Bosphorus, at the entrance to the Black Sea where Europe and Asia meet. Its strategic position is extremely important, making it one of the world's most significant geopolitical and commercial hubs.

- **Urban Area:** 5,343 square kilometers
- **Urban Divisions:**
- **Old Town (Europe)** – Home to historic landmarks and world cultural heritage sites
- **Beyoğlu Business District (Europe)** – The modern commercial and entertainment center
- **Üsküdar District (Asia)** – A historic residential area with stunning views of the Bosphorus

Educational Resources: Istanbul is home to **34 universities and institutions of higher learning**, including Istanbul University (established 1453) and Boğaziçi University (University of the Turkish Straits), one of Turkey's most prestigious universities.

Population: Approximately **15.5 million** (as of 2025), making it Europe's most populous city.



For Bangladeshi investors and students, Istanbul offers world-class educational opportunities, a strategic location bridging two continents, and a dynamic urban environment ideal for investment, living, and study.

Istanbul

Old Town (Europe)

The Old Town is the heart of Istanbul's tourism and home to the city's most famous historical sites. In **1985**, the Old Town was designated a **UNESCO World Cultural Heritage Site**.

This historic area features an extraordinary collection of monuments, museums, and architectural treasures, making it the essence of the Istanbul experience. Major attractions include the **Hagia Sophia**, the **Blue Mosque**, and the **Topkapi Palace** — each a masterpiece of world heritage. For Bangladeshi visitors and investors, the Old Town represents not only Türkiye's rich cultural legacy but also a prime location for tourism-related investment and real estate.



Istanbul

Beyoğlu Business District (Europe)

Beyoğlu is Istanbul's primary business center and one of the city's most lively tourist areas. It features a bustling commercial corridor with high-rise buildings, modern office towers, and a vibrant, energetic atmosphere.

The district is also rich in tourist attractions, including **İstiklal Avenue** (Independence Avenue), the historic **Galata Tower**, the **Museum of Innocence**, and the magnificent **Dolmabahçe Palace**. For Bangladeshi investors and business travelers, Beyoğlu represents the dynamic heart of modern Istanbul — offering opportunities in commercial real estate, retail, hospitality, and corporate investment.



Istanbul

Üsküdar District (Asia)

Üsküdar is the largest urban area on the Asian coast of Istanbul, offering stunning views of the Bosphorus and the European side of the city. Known for its traditional Turkish cuisine and relaxed atmosphere, Üsküdar is also the oldest residential suburb of Istanbul.

For Bangladeshi investors and families seeking a quieter, more authentic living environment, Üsküdar provides an ideal balance of cultural heritage, natural beauty, and residential comfort — while still being just minutes from the European side via bridges and ferries.



İstanbul Raylı Sistemler Ağ Haritası

Istanbul Rail Transit Network Map

Istanbul

- B** TCDD Banliyö Trenleri
Turkish Railways suburban trains
- M1 M6** Metro
underground trains
- T1 T2 T4** Hafif Metro
light rail
- T3** Moda Tramvay
Moda tramway loop
- NT** Nostaljik Tramvay
historic tramway
- T** F1 Tünel / Füniküler
funiculars
- T1** Teleferikler
aerial tramways
- İ** Metrobüs İstasyonu
metrobus station
- İDO** İskelesi
IDO ferry terminal



Metro lines

Maximilian Dörflinger, January 2011
for comments and error notes:
http://de.wikipedia.org/wiki/User:_Jalk_Churwa

○ International companies with R&D centers in Türkiye include:

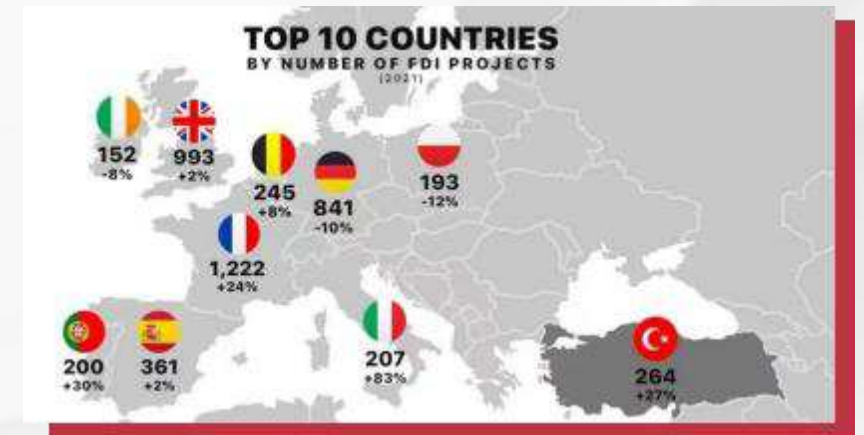


Türkiye's foreign direct investment (FDI) reached \$282 billion over the past 20 years (2003–2025)

More than **500 international companies** have established technology parks and R&D centers across the country.

Due to the restructuring and nearshoring of global supply chains, **Türkiye attracted \$11.6 billion in FDI in 2025** — a **35% increase year-on-year**. The country has the potential to attract **over \$30 billion annually** with continued policy stability and reforms.

For Bangladeshi investors, this demonstrates Türkiye's growing appeal as a destination for international capital, offering a stable and business-friendly environment for investment.



Global Institutions Confidence in Türkiye

International credit rating agencies and investment banks have a positive view on Türkiye's economic prospects, as Turkish authorities demonstrate their determination to fight inflation and strengthen external buffers.

Institution	Update (2025-2026)
Moody's	Changed Türkiye's outlook to "Positive" from stable (January 2024) – reaffirmed through 2025
Fitch	Affirmed 'BB-' rating; revised outlook from "Positive" to "Stable" (April 10, 2026)
S&P Global	Affirmed 'BB-/B' ratings; outlook "Stable" (April 17, 2026)
World Bank	2025 growth: 3.6% (actual); 2026 forecast revised to 2.8% (April 2026) due to energy price shocks
IMF	2025 growth: 4.1% (actual); 2026 forecast revised to 3.4% (April 2026)
OECD	2025 growth: 3.7% (actual); 2026 forecast revised to 3.3% (March 2026)

Key Takeaway for Investors: Despite global headwinds, Türkiye's disinflation program has shown remarkable success — inflation fell from 49.4% (September 2024) to 30.9% (December 2025), demonstrating strong policy commitment.

Global institutions maintain confidence in Türkiye's medium-term potential, with growth expected to rebound to 3.7-4.0% by 2027. This international backing — from Moody's, Fitch, S&P, World Bank, IMF, and OECD — supports Türkiye's citizenship-by-investment program as a stable, credible option for Bangladeshi investors.



(Financial District, Istanbul, Turkey)



○ Istanbul

■ Europe's most populous city



City	Annual Change (2015-2030)
Dubai	2.45%
Delhi	1.77%
Manila	1.29%
Beijing	1.25%
London	1.18%
Bangkok	1.01%
Istanbul	0.96%
Shanghai	0.80%
Jakarta	0.78%
Shenzhen	0.72%
Berlin	0.60%
Hong Kong	0.58%
São Paulo	0.46%
Rome	0.43%
Moscow	0.40%
Milano	0.15%
Paris	0.05%
Seoul	-0.09%
Madrid	-0.10%

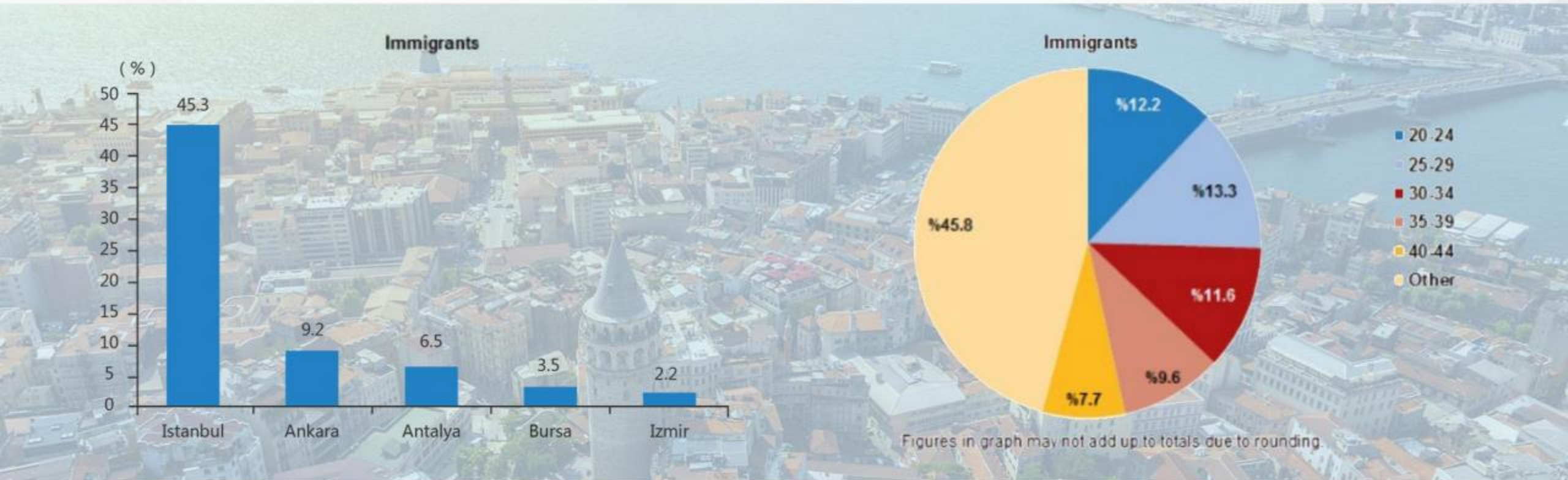
Istanbul: Europe's most populous city (nearly 16 million people), with continuous population inflow.

For Bangladeshi context: Istanbul's population is comparable to **Dhaka and Chittagong combined** — but with a more mature real estate market, stronger legal protections for foreign investors, and a direct path to citizenship through property investment.

○ Istanbul



■ Europe's most populous city



As of 2025, **Istanbul is home to approximately 580,000 foreign residents** — Turkey's leading city for expats, more than five times ahead of second-place Antalya. Türkiye's total residence permit holders reached **1.15 million in 2025**, with the **largest age group being 25–29 years old**.

This steady influx of international residents and young professionals continues to inject vitality into Istanbul's economy. Housing demand from the foreign population has helped drive the real estate market, with **total house sales reaching 1.7 million units in 2025** — a 14.3% increase year-on-year — and Istanbul accounting for **280,262 properties sold**.

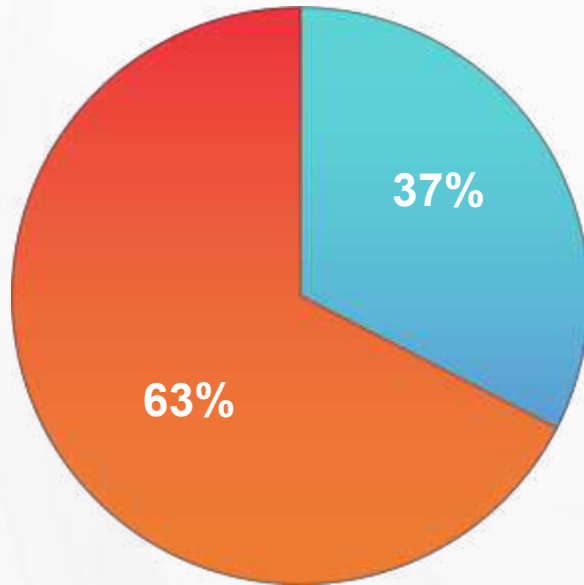
Istanbul



Istanbul Real Estate Market – 2025 Overview

The European side of Istanbul continues to dominate the city's real estate market, consistently recording nearly double the sales volume of the Asian side.

Total sales in Istanbul (2025): 280,262 properties – the highest of any Turkish province



 Asia  Europe

Top Performing Districts on the European Side (2025)

District	Key Advantage
Esenyurt	Highest sales volume; affordable prices; 9% ROI
Başakşehir	Family-friendly; strong infrastructure; 7–8% ROI
Beylikdüzü	Coastal location; 20% price growth; 8–9% ROI
Kağıthane	Central location; fast development; 7–8% ROI
Bahçelievler	Central; 39% annual price growth

Key Takeaway for Investors: The European side dominates for a reason – infrastructure, rental demand, and returns.

European Side Sales: 176,000 units (estimated 63%)

Asian Side Sales: 104,000 units (estimated 37%)

A large cable-stayed bridge spans across a body of water at dusk. The bridge features two prominent piers with multiple stay cables. The sky is a gradient of blue and orange, and the water is dark blue. A white frame surrounds the text in the center.

2

**Turkish Investment
Policy**

Policy Introduction



Turkish Citizenship by Investment Program – Key Dates & Features

Date	Milestone
May 2017	Program launched to promote foreign investment
September 2018	Threshold lowered from \$1 million to \$250,000 – becoming one of the world's most attractive programs
June 13, 2022	Threshold raised to \$400,000
2026 (Present)	\$400,000 minimum remains in effect

Key feature: Investors can acquire Turkish citizenship **without having to live in Türkiye** – no residency requirement.

According to the Presidential Decree (Karar Sayısı: 5554), the revised Turkish text of Article 20, paragraph 2, subparagraph (b) of the Regulation is as follows: "b) En az 400.000 Amerikan Doları veya karşılığı döviz tutarında taşınmaz, tapu kayıtlarına 3 yıl satılmaması şerhi koyulmak şartıyla satın alanlar..."

English Translation: "b) Those who purchase real estate worth at least 400,000 US Dollars or equivalent foreign currency, provided that an annotation is placed in the land registry records that it shall not be sold for 3 years..."

YÖNETMELİK



Karar Sayısı: 5554

Ekli "Türk Vatandaşlığı Kanununun Uygulanmasına İlişkin Yönetmelikte Değişiklik Yapılmasına Dair Yönetmelik" in yürürlüğe konulmasına, 5901 sayılı Türk Vatandaşlığı Kanununun 46 nci maddesi gereğince karar verilmiştir.

12 Mayıs 2022

Recep Tayyip ERDOĞAN
CUMHURBAŞKANI

TÜRK VATANDAŞLIĞI KANUNUNUN UYGULANMASINA İLİŞKİN YÖNETMELİKTE DEĞİŞİKLİK YAPILMASINA DAİR YÖNETMELİK

MADDE 1- 11/2/2010 tarihli ve 2010/139 sayılı Bakanlar Kurulu Kararı ile yürürlüğe konulan Türk Vatandaşlığı Kanununun Uygulanmasına İlişkin Yönetmeliğin 20 nci maddesinin ikinci fıkrasının (b) bendinde yer alan "250.000" ibareleri "400.000" şeklinde değiştirilmiştir.

MADDE 2- Aynı Yönetmeliğin 20 nci maddesinin ikinci fıkrasına (e) bendinden sonra gelmek üzere aşağıdaki (f) bendi eklenmiş ve aynı maddenin onuncu fıkrası aşağıdaki şekilde değiştirilmiştir.

"f) En az 500.000 Amerikan Doları veya karşılığı döviz tutarında katkı payını, kapsamı Sigortacılık ve Özel Emeklilik Düzenleme ve Denetleme Kurumu tarafından belirlenen fonlarda tutma ve üç yıl sistemde kalma şartıyla bireysel emeklilik sistemine yatırıldığı Sigortacılık ve Özel Emeklilik Düzenleme ve Denetleme Kurumunca tespit edilen."

"(10) İkinci fıkranın (b), (c), (d), (e) ve (f) bentlerinde belirtilen döviz tutarları işlem anında Türkiye'de faaliyet gösteren bir bankaya ve bu bankaca da Merkez Bankasına satılır. Satım sonucu; ikinci fıkranın (c) bendi gereğince elde edilen Türk Lirası tutarlar Türk Lirası mevduatı, ikinci fıkranın (d) bendi gereğince elde edilen Türk Lirası tutarlar Türk Lirası cinsinden Devlet borçlanma araçlarında, ikinci fıkranın (f) bendi gereğince elde edilen Türk Lirası tutarlar bireysel emeklilik sisteminde yer alan Sigortacılık ve Özel Emeklilik Düzenleme ve Denetleme Kurumu tarafından belirlenen fonlarda, üç yıl süre ile tutulur. Bu konuya ilişkin uygulama esasları Türkiye Cumhuriyeti Merkez Bankasına belirlenir."

MADDE 3- Bu Yönetmeliğin;

- 1 inci maddesi yayımından 1 ay sonra,
 - Diğer maddeleri yayım tarihinde,
- yürürlüğe girer.

MADDE 4- Bu Yönetmelik hükümlerini Cumhurbaşkanı yürütür.

Investment Methods



Investment: \$400,000+ USD in one or more properties

Exit: Sell after 3 years (valuation by licensed Turkish appraisal institution)

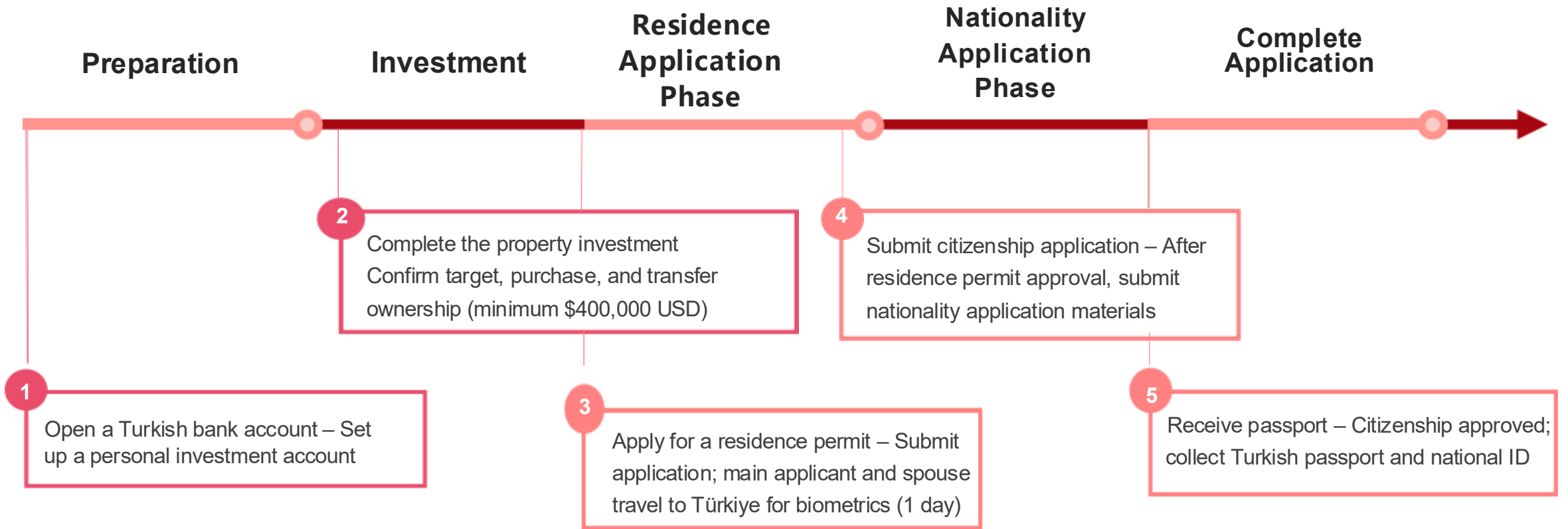
Applicant Conditions:

- 18+ years old
- No criminal record
- Complete \$400,000 real estate investment
- Spouse and children under 18 included

2026 Requirements:

- Main applicant + spouse: Must travel to Türkiye for biometrics (~1 day)
- Children under 18: No travel required
- Joint ownership: \$800,000 minimum (\$400,000 per spouse)
- Eligible properties: Buildings and apartments only (no empty land)

Investment Process



A scenic view of a city built on a rocky hillside, likely Cappadocia, Turkey. The city is densely packed with yellow and orange buildings. In the foreground, there are snow-covered, conical rock formations. Three hot air balloons are visible in the sky, one with blue and yellow stripes, one with blue and green stripes, and one with orange and blue stripes. The sky is a mix of blue and orange, suggesting a sunrise or sunset. A white square frame is overlaid on the image, containing the number 3 and the text 'Investment Advantages'.

3

**Investment
Advantages**

Advantages



Key Benefits of Turkish Citizenship (2026 Update)

Benefit	Key Details
Visa-Free Travel	110+ countries and regions visa-free or visa-on-arrival, including Japan, Singapore, South Korea, and Brazil .
Pathway to the U.S.	Eligible for the U.S. E-2 Investor Visa – a renewable, long-term visa to live and work in the U.S.
No Residency Requirement	Acquire citizenship without ever living in Türkiye . A short trip for biometrics is the only physical requirement.
Capital Repatriation	Sell your real estate investment after 3 years and repatriate your capital.
Global Asset Allocation	Citizenship provides a robust legal structure for global asset diversification . Real estate holdings are not subject to automatic CRS reporting.
Thriving Real Estate Market	Istanbul is attracting global institutional attention (e.g., BlackRock CEO visit in 2026). The market shows strong nominal growth, with house prices rising 27.99% year-on-year in Istanbul.
Strategic Economic Position	30-year Customs Union with the EU provides tariff-free access to the European market, a key advantage for business.
Young & Dynamic Population	A growing population of over 87 million , with a median age of 33.9 . This creates strong, long-term domestic demand for housing.
Family Inclusion	Your spouse and dependent children under 18 are included in the application, and they can also obtain the U.S. E-2 visa.

Three Unique Advantages of Buying Property in Türkiye

1. Meet the Needs of Moving Overseas

- Two essentials for moving overseas: Real Estate + Identity
- Buy a property to gain a Turkish passport and own real estate in Istanbul
- Your whole family can easily move overseas

2. Meet Residential & Banking Requirements

- Three essentials for opening a bank account: ID + Address + Tax Number
- Purchasing a property gives you: Turkish passport + address certificate + tax ID
- This meets the requirements for opening an overseas bank account, enabling practical asset allocation

3. No CRS Exchange Required for Property

- CRS (**Common Reporting Standard**) exchanges: overseas institutional accounts, asset information, and account content
- CRS excludes non-financial assets such as real estate
- What CRS covers: depository/custody/investment institutions, insurance companies, deposit/escrow accounts, insurance contracts, equity/bond proceeds, account balances, personal information, and total annual amounts
- Your Turkish real estate investment is not automatically reported under CRS, offering greater privacy



Core Advantages

American Springboard – E-2 Visa

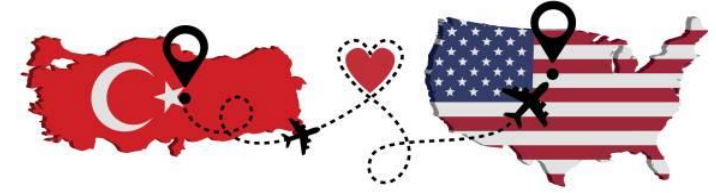
Turkish citizens are eligible to apply for a **US E-2 Investor Visa** under the treaty between the United States and the Republic of Türkiye.

Key Benefits:

- **Processing time:** US E-2 visa typically takes **3 months** to process
- **Family inclusion:** Investors can bring their **spouse and dependent children under the age of 21**
- **Spouse work authorization:** The spouse can **apply for work authorization** anywhere in the United States
- **Children's education:** Dependent children can **study anywhere** in the United States
- **No global income tax:** Investors and families can stay in the US **without filing tax returns on global income** (only US-sourced income is taxable)
- **Renewable indefinitely:** As long as business requirements are met, investors can **renew the US E-2 visa** and remain in the United States

For Bangladeshi Investors:

- **Turkish passport** = E-2 visa eligibility
- **Bangladeshi nationality** = E-2 visa validity of **3 months** (under US reciprocity rules)
- Upon entry to the US, you receive **2 years of authorized stay**, renewable indefinitely



A composite image of Istanbul, Turkey. The left side shows a mosque with a large dome and minarets, with seagulls flying in the sky. The right side shows a hot air balloon with yellow, red, and black stripes floating in a sunset sky. The bottom part of the image shows a harbor with several white ferries on the water. The text 'WELCOME TO TURKIYE' is overlaid in the center in a white, serif font with a reflection effect.

WELCOME TO TURKIYE

A scenic view of a town in Cappadocia, Turkey, with hot air balloons flying in the sky above the rocky landscape. The town is built on a hillside, and the landscape is characterized by its unique rock formations and a mix of snow and bare earth. The sky is filled with soft, wispy clouds, and the overall atmosphere is serene and picturesque.

Appendix

Turkish Passport Application Related Fees

Related Fees



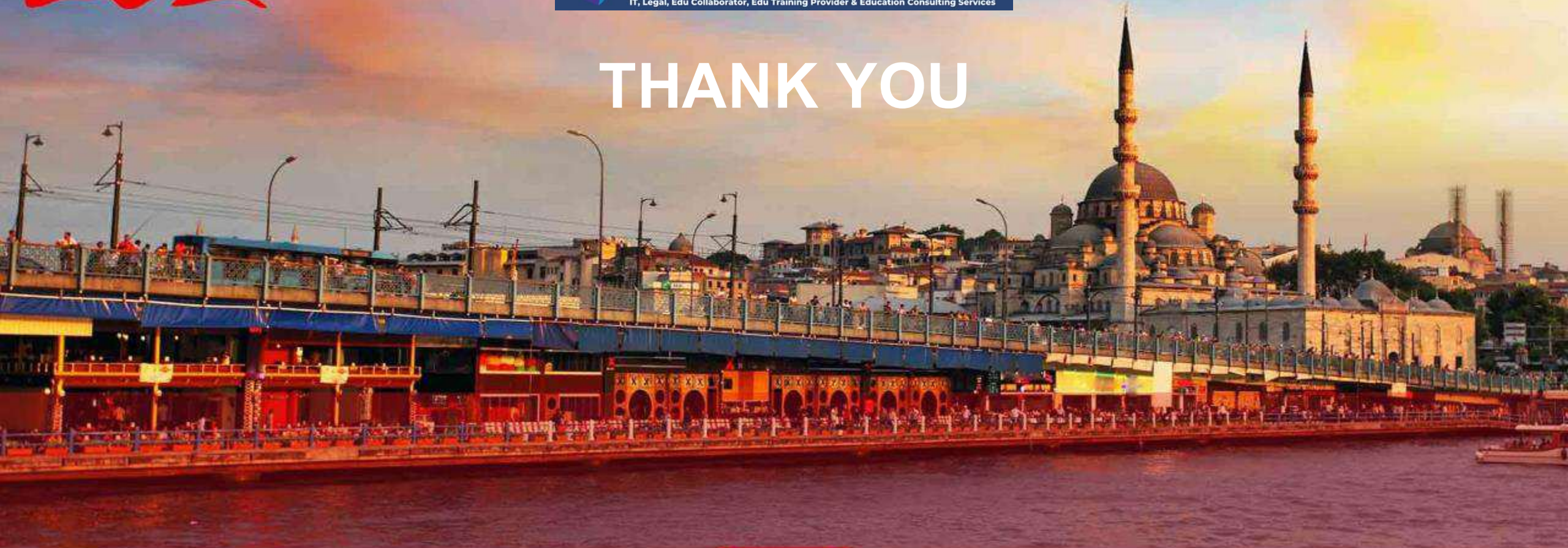
Turkish Passport Application Related Fees

Category	Amount and Details		Charging Institution	Payment Time	
Property Related					
Turkish Property	Main applicant must purchase property worth at least USD \$400,000 and hold it for more than 3 years		Property Developer	According to contract terms	
Property Transaction Tax	2% of the property price (Mandatory government tax) (depending on the specific project)		Land Registry (Tapu) (collected by developer)	At the time of property transaction	
Property Transaction Administrative Levy	2% of the property price (Mandatory government tax) (depending on the specific project)		Land Registry (Tapu) (collected by developer)	At the time of property transaction	
Property Insurance Fee	Related to property price, location, area, etc. Approximately USD \$300 – 1,500/year; for properties over USD \$400,000, premium may exceed USD \$1,500. Note: Mandatory for some mortgage/developer requirements.		Insurance Company	Annual payment	
VAT	0%, 1%, 10% or 20% of the property price (depending on the specific project)		Tax Bureau (collected by developer)	At the time of property purchase	
Other Fees	Eg: Property Evaluation Fees (USD \$350 – 1,800 / per property), Miscellaneous fees include utility connection fee (approx. USD \$350 per unit), check-in fee (approx. USD 200 per unit), foreigner registration fee (approx. USD \$100 per unit), fire insurance premium (approx. USD \$150 per unit), etc. All such fees shall be subject to the contract issued by the developer. Note: All are one-time fees collected at closing by the developer on behalf of authorities.		Departments Involved in Fees (Collected by the developer on behalf of relevant authorities)	At the time of property transaction	
Lawyer Related					
Lawyer Fees	USD \$30,000 / Per Family		Law Firm	At the time of property transaction	
Passport Notarization Fees	USD \$356 / Per Person		Notarization Office	At the time of property transaction	
Immigration Insurance	USD \$39-188 / Per Person / Annual (Subject to adjustment based on the client's age)		Insurance Company	At the time of property transaction	
Fees related to the Immigration Bureau					
Government Related Fees	Applicant	Fees	Memo	Immigration Office (collected by law firm on behalf)	At the time of property transaction
	Main Applicant	USD \$447	Including: Residence permit application fee, residence card processing fee, residence visa fee, passport application fee, passport processing fee, ID card processing fee, and residence permit tax.		
	Spouse	USD \$250			
	Children	USD \$10			
Document Notarization Fee	According to local notary public standards		Notary Public Office	At the time of processing	
Document Translation Fee	According to translation company standards		Translation Company		
Consular Authentication Fee	According to Authentication Office		Authentication Office		
Hague Apostille Fee	Approx. USD \$600 per document (for reference only; subject to Hague apostille service provider's fees). Note: Applies to documents issued outside Turkey (e.g., birth/marriage certificates from Bangladesh) requiring apostille for Turkish authorities.		Hague Apostille Service Provider		
Turkish Consulate Verification / Translation Fee	POA Signing: Consular fee is approximately USD \$150 per document, and the fee for the consulate-appointed translator is approximately USD \$450 to \$650 per session (subject to the actual charges of the Turkish Embassy and its designated translators at the time). Fingerprinting & Passport Collection: Consular fee is approximately USD \$120 to \$150 per person.		Consulate / Translator		

***Note:** The above client expenses are based on the current charging standards. If the authorities revise the charging standards or add new items, the actual amount shall prevail. All fees listed above are non-refundable once paid, regardless of a change of mind by the applicant or a refusal of the Turkish passport application.



THANK YOU



Turkish Citizenship by Investment Program

Your Path to a Turkish Passport