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EBI PROGRAM OF TURKEY BY REAL ESTATE INVESTMENT

HOW IT WORKS....

APPLY FOR ~~TURKISH~~ ~~CITIZENSHIP~~ BY INVESTMENT

The Turkish government made alterations to their Citizenship by Investment Programme, also known as the Turkey Golden Visa, in June 2022. These changes have made the programme one of the most cost-effective and desirable citizenship opportunities globally, by enabling individuals to obtain both citizenship and a passport for as little as \$400,000 USD through real estate investment. Since then, numerous investors have acquired citizenship with the aid of Multi Mulk Property Turkey, among other sources. Upon successful application, individuals will be granted permanent Turkish citizenship and any children born thereafter will automatically hold citizenship. Turkey permits dual nationality, allowing individuals to maintain multiple citizenships in addition to their Turkish one.

WAYS TO ACQUIRE ~~TURKISH~~ ~~CITIZENSHIP~~ THROUGH INVESTMENT

- Invest in real estate with a minimum value of **\$400,000 USD**, the most economical option.
- Invest a fixed capital of at least **\$500,000 USD** in Turkey.
- Deposit a minimum of **\$500,000 USD** or equivalent foreign currency into a Turkish Bank.
- Buy Govt. Bonds with a minimum value of **\$500,000 USD** or equivalent foreign currency.
- Employ a minimum of 50 people in Turkey, as confirmed by the Ministry.
- Invest a minimum of **\$500,000 USD** in either a real estate investment fund or a venture capital investment fund.

QUALIFICATIONS FOR A REAL ESTATE INVESTMENT PROGRAM

- Purchase property worth a minimum of **\$400,000 USD**, which can be multiple units, subject to regulations.
- Commit to holding the purchased property for a minimum of 3 years, as recorded in the Title Deed and/or Notarized Sales Contract.
- Obtain an Official Valuation Survey by the Banking Supervision Board, showing a declared value of at least **\$400,000 USD**.
- Pay the purchase price to the seller through a bank transfer, supported by bank receipts.
- Have the investment's official declared value at a minimum of **\$400,000 USD** at the time of the Notarized Sales Contract or ownership transfer at the Land Registry Office.
- Property must not be registered under the name of any foreign individual, including the applicant's spouse or children. Properties transferred by the applicant's spouse or children after 12.01.2017 are not eligible.
- Deduct the mortgage value from the official valuation if a mortgage loan was used to purchase the residence.
- Deduct the mortgage value from the official valuation if a mortgage loan was used to purchase the residence.
- Submit the application to the Ministry of Internal Affairs, General Directorate of Population and Citizenship Affairs, Directorate of Foreigners Department, through the Ministry of Environment and Urbanization, Land Registry Office.

STEPS TO ACQUIRE TURKISH CITIZENSHIP THROUGH REAL ESTATE INVESTMENT

- Obtain a Tax Registration Number: This number is crucial for opening a bank account and completing property transactions in Turkey.
- Open a Bank Account in Turkey: This account will be used for various transactions throughout the process, including depositing funds for the property purchase.
- Choose Your Desired Property: Carefully research and select a property valued at a minimum of USD 400,000 that meets your needs and fulfills the citizenship program requirements.
- Purchase the Selected Property: With the assistance of a lawyer, finalize the property purchase agreement and ensure the title deed reflects the 3-year hold period requirement.
- Acquire a Certificate of Conformity: This government-issued document verifies the property's value and compliance with regulations, mandatory for citizenship application.
- Apply for Turkish Residency: Upon receiving the investment letter confirming your property purchase is published by the Ministry, you and your spouse can initiate the residency permit application process. Schedule an appointment for fingerprint and biometric data collection, which typically finalizes within 5-10 days of your application submission.
- Apply for Turkish Citizenship: Once you hold a valid residency permit, you can proceed with the citizenship application. As per the 2024 policy, the main applicant and spouse must be present for fingerprint and biometric verification during the application process. Our lawyer will be present to assist you and ensure a smooth experience. This step generally poses no risk, as our lawyer will guide you throughout.

REQUIRED DOCUMENTS FOR

TURKISH CITIZENSHIP BY INVESTMENT

1

MAIN APPLICANT

- ✔ Valid Passport: Proof of identity and citizenship.
- ✔ Pictures (25X35 mm with white background)
- ✔ Marital Status Certificate (Marriage, Single, Divorced, Widowed)
- ✔ Power of Attorney: Granting necessary authority for property transactions and application processes.
(We provide a template and assist with initial contact)
- ✔ All Documents Apostilled/Attested Certificates (issued within the last 6 months, except for birth certificate)
- ✔ Birth Certificate
- ✔ Criminal Record Certificate

05

REQUIRED DOCUMENTS FOR

TURKISH CITIZENSHIP BY INVESTMENT

2

APPLYING WITH SPOUSE AND CHILDREN

- ✔ Spouse's Power of Attorney: Specifically for citizenship application.
- ✔ Spouse's Criminal Record Certificate: Along with the main applicant.
- ✔ Birth Certificates and Passport Copies: For each family member.
- ✔ Pictures (25X35 mm with white background)

3

APPLYING WITH CHILDREN (WITHOUT SPOUSE)

- ✔ Spouse's Consent Letter: Authorizing the application for themselves and the children.
- ✔ Children's Birth Certificates and Passports: Proof of identity and relationship to the main applicant.
- ✔ Pictures (25X35 mm with white background)



RECOMMEND **DEVELOPERS**

- ✓ Govt. Construction Companies like Emlak Konut & TOKI
- ✓ GYO Companies (Gayrimenkul Yatırım Ortaklığı)



RECOMMEND **LOCATION**

- ✓ European side: Sarıyer - Şişli - Kağıthane
- ✓ Asian side: Kadıköy - Ataşehir - Ümraniye - Pendik



RTM APPRECIATION
OF PROPERTY
10-15% PER ANNUM
(* if the buying is at market price)



UNDER CONSTRUCTION
APPRECIATION OF PROPERTY
20-25% PER ANNUM
(* if the buying is at market price)



RENTAL INCOME
4-5% PER ANNUM
(* if the buying is at market price)

BENEFITS OF GETTING **CITIZENSHIP & PASSPORT** OF TURKEY

- ✔ Capital Appreciation
- ✔ Visa Free Travel
- ✔ Permanent Citizenship
- ✔ Direct Passport
- ✔ Fastest Processing
- ✔ Residency Flexibility
- ✔ Flexible Investment Options
- ✔ Property Sole Ownership
- ✔ Property Resale
- ✔ Live, Work & Study
- ✔ Free Education
- ✔ Quality Healthcare
- ✔ Family Benefits
- ✔ Strategic Location
- ✔ Rich Culture
- ✔ Dual Nationality
- ✔ Halal Food
- ✔ Thousand Mosques
- ✔ Lucrative Weather
- ✔ And Many More

COMPARISON AND CONTRAST

OF TURKEY'S CITIZENSHIP BY INVESTMENT (CBI) PROGRAM WORLDWIDE

OVERVIEW OF TURKEY'S CBI PROGRAM

Turkey's Citizenship by Investment (CBI) program offers foreign investors a path to Turkish citizenship through various investment options. It is renowned for its relatively low investment threshold and fast processing times, making it a competitive option in the global CBI market.



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COUNTRY	PASSPORT DELIVERY	INVESTMENT	DONATION	CHILDREN & PARENTS AGE*	VISA-FREE COUNTRIES	LENGTH OF RESIDENCY	PHYSICAL STAY
CARIBBEAN CITIZENSHIP							
DOMINICA	7 MONTHS	USD 200,000	USD 100,000	≤ 30 / ≥ 65	144	-	NO
GRENADA	8 MONTHS	USD 220,000	USD 150,000	≤ 30 / ≥ 55	148	-	NO
ST KITTS & NEVIS	8 MONTHS	USD 400,000	USD 250,000	≤ 25 / ≥ 65	157	-	NO
ST LUCIA	7 MONTHS	USD 200,000	USD 100,000	≤ 30 / ≥ 55	148	-	NO
EUROPEAN CITIZENSHIP							
AUSTRIA	2 - 3 YEARS	EUR 10 MILLION	EUR 3 MILLION	<18	192	-	2 VISITS
MALTA	16 MONTHS	-	EUR 600,000	≤ 29 / ≥ 55	190	-	2 VISITS
ALTERNATIVE CITIZENSHIP							
VANUATU	2 MONTHS	-	USD 130,000	≤ 25 / ≥ 50	94	-	NO
RESIDENCY PROGRAMMES • GOLDEN VISAS • INVESTOR VISAS							
CANADA	5 YEARS	CAD 250,000	-	<22	-	5 YEARS	146 DAYS / YEAR
GREECE	7 YEARS	EUR 250,000	-	<21 /	27	5 YEARS	1 VISIT
MALTA	14 YEARS	(EUR 300,000 + EUR 30,000) OR EUR 60,000 ONLY	-	NO AGE LIMIT	27	PERMANENT	NO
PORTUGAL	5 YEARS	EUR 500,000	-	≤ 28 / ≥ 65	27	2 + 2 + 2 YEARS	7 DAYS / YEAR
SPAIN	10 YEARS	EUR 500,000	-	NO AGE LIMIT	27	3 + 5 + 5 YEARS	-
UK	5 YEARS	GBP 200,000	-	< 18	2	3 YEARS	6 MONTHS / YEAR
USA	5 YEARS	USD 800,000	-	<22	-	2 + 3 YEARS	6 MONTHS / YEAR

KEY FEATURES OF TURKEY'S CBI PROGRAM



01 INVESTMENT THRESHOLD
Minimum investment of \$400,000 in real estate, or \$500,000 in capital investment, bank deposit, or government bonds.

02 PROCESSING TIME
Approximately 3-6 months

03 RESIDENCY REQUIREMENT
No residency requirement before or after citizenship is granted.

04 VISA-FREE TRAVEL
Access to over 110 countries, including Japan, South Korea, and Singapore.

05 PERMANENT CITIZENSHIP
Citizenship is granted for life and will extend to future generations

06 FAMILY INCLUSION
Spouse and children under 18 can be included in the application.

07 DUAL CITIZENSHIP
Allowed

10



CONCLUSION

Turkey's CBI program stands out for its low investment threshold, fast processing times, and no residency requirement, making it highly attractive for investors seeking quick and straightforward citizenship. However, for those prioritizing broader visa-free travel and access to the EU, programs like those in Malta and Portugal might be more suitable despite higher costs and longer processing times.



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ROLE OF POWER OF ATTORNEY (POA)

DURING THE APPLICATION FOR CITIZENSHIP IN TURKEY

DEFINITION AND PURPOSE

A Power of Attorney (PoA) is a legal document that grants an individual (the agent or attorney-in-fact) the authority to act on behalf of another person (the principal) in legal or financial matters

ROLE IN THE CITIZENSHIP APPLICATION PROCESS

01

REPRESENTATION

The PoA allows a trusted representative, often a legal advisor or immigration consultant, to act on behalf of the applicant throughout the citizenship application process. This includes preparing, signing, and submitting necessary documents and forms.

12



02

LEGAL FORMALITIES

The PoA authorizes the representative to handle all legal formalities required for the application, including interactions with government agencies and notary services.

03

PROPERTY TRANSACTIONS

If the citizenship application is based on real estate investment, the PoA enables the representative to carry out all property-related transactions, such as purchasing real estate, transferring funds, and registering the property in the applicant's name.

04

BANKING AND FINANCIAL TRANSACTIONS

The PoA grants the representative the ability to manage financial transactions on behalf of the applicant, including opening bank accounts, transferring investment funds, and ensuring compliance with financial regulations.

05

DOCUMENTATION & TRANSLATION

The representative can arrange for the translation, notarization, and legalization of documents required for the application, ensuring that all paperwork meets the Turkish legal standards.

WHY IT IS NECESSARY

01 EFFICIENCY

Utilizing a PoA streamlines the application process, allowing for quicker and more efficient handling of all required steps without the applicant needing to be physically present in Turkey.

02 EXPERTISE

Appointing a knowledgeable legal or immigration professional ensures that the application is managed by someone familiar with Turkish laws and regulations, reducing the risk of errors or omissions that could delay or jeopardize the application.

03 CONVENIENCE

The PoA allows the applicant to continue with their personal and professional obligations elsewhere while their representative manages the time-consuming aspects of the application process in Turkey.

04 COMPLIANCE

Ensures that all actions taken during the application process comply with Turkish legal requirements, enhancing the likelihood of a successful application.

05 LOCAL PRESENCE

Having a local representative with a PoA can be crucial for addressing any issues or additional requests from Turkish authorities promptly, ensuring smooth progress of the application.

In short, the Power of Attorney is a critical tool in the Turkish citizenship by investment process. It enables efficient, expert, and legally compliant management of all aspects of the application, ensuring a smoother and faster route to obtaining citizenship.

~~EXTRA COSTS~~

(TAXES, TITLE DEED TRANSFERS)

When applying for Turkish citizenship through real estate investment, applicants should be aware of several additional costs beyond the investment itself. Here are the key extra costs involved

01 VALUE ADDED TAX (VAT)

VAT Rate: Typically, the VAT rate for real estate in Turkey ranges from 1% to 18%. For most residential properties, it is 1%, but it can be higher for certain types of properties.

Exemption: Foreign investors may be exempt from VAT if they transfer funds via remittance, have not held Turkish residency before, and it is their first property purchase.

02 TITLE DEED TRANSFER FEE

Transfer Fee: The title deed transfer fee is generally 4% of the property's purchase price, split equally between the buyer and the seller (2% each). In practice, however, it is common for the buyer to cover the entire 4%.

03 LEGAL FEES

Lawyer Fees: Hiring a lawyer is highly recommended to navigate the legal complexities of purchasing property and applying for citizenship. Legal fees can range from \$3,000 to \$6,000, depending on the lawyer's expertise and the services provided.

Power of Attorney (PoA): If a PoA is used, there might be additional notarization fees for granting the PoA, which can range from \$300 to \$400.

04 PROPERTY APPRAISAL REPORT

Appraisal Cost: An independent property appraisal is required to confirm the value of the property for the citizenship application. The cost of the appraisal report typically ranges from \$300 to \$500.



05 TRANSLATION & CERTIFICATION FEES

Translation Fees: All documents submitted in the application process must be translated into Turkish and certified. Translation costs depend on the number and complexity of the documents, typically ranging from \$50 to \$100 per page.

Certification Costs: Certified translations and apostilles can add additional costs, usually around \$50 per document.

06 ADMINISTRATIVE AND APPLICATION FEES

Government Fees: There are various government fees associated with the citizenship application itself, including application processing fees. These can vary but generally range from \$500 to \$1,000 per applicant.

Health Insurance: Applicants might be required to purchase health insurance valid in Turkey, costing around \$300 to \$500 annually.

07 NOTARY FEES

Notarization Costs: Documents related to the property purchase and citizenship application often need to be notarized. Notary fees can vary but generally range from \$50 to \$100 per document.

08 REAL ESTATE AGENT FEES

Commission: Real estate agents typically charge a commission of 2% to 3% of the property's purchase price for their services in helping you find and purchase the property.

SUMMARY OF EXTRA COSTS

- ✓ VAT: 1% to 18% (with possible exemptions).
- ✓ Legal Fees: \$3,000 to \$6,000.
- ✓ Notary Fees: \$50 to \$100 per document.
- ✓ Health Insurance: \$300 to \$500 annually.
- ✓ Translation and Certification Fees: \$50 to \$100 per page, plus certification costs.
- ✓ Title Deed Transfer Fee: 4% of the purchase price.
- ✓ Property Appraisal Report: \$300 to \$500.
- ✓ Administrative and Application Fees: \$500 to \$1,000 per applicant.
- ✓ Real Estate Agent Fees: 2% to 3% of the purchase price.

These additional costs should be carefully considered when budgeting for the investment and the citizenship application process.



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A-Z SERVICES OFFERED BY MULTI MÜLK CONSULTANCY

A

Airline Ticket Booking: Assistance with booking flights for property visits or relocation.

B

Bank Account Opening: Guidance in opening a Turkish bank account for investment and transactional purposes.

C

Citizenship Acquisition: Comprehensive support in the process of obtaining Turkish citizenship through real estate investment.

D

Document Preparation and Translation: Help with preparing, translating, and notarizing necessary documents.

E

Education and Schooling: Assistance in finding suitable schools and educational institutions for clients' children.

F

Financial Advisory: Expert advice on the financial aspects of property investment, including taxes and fees.

20



G

Government Project Investments: Access to and information about investing in government-approved real estate projects.

H

Hotel/Accommodation Arrangements: Booking and arranging accommodation for clients during their stay in Turkey.

I

Investment Consultancy: Tailored advice on the best real estate investments to meet clients' financial goals.

J

Judicial Support: Legal assistance and support through every step of the property purchase and citizenship process.

K

Knowledge Sharing: Providing clients with up-to-date market insights and data from reliable sources such as TurkStat and GYODER.

L

Legal Services: Comprehensive legal support for all real estate transactions and citizenship applications.

M

Market Analysis: Detailed analysis of the Turkish real estate market to inform investment decisions.

N

Negotiation Assistance: Expert help in negotiating property prices and terms of sale.



O Off-Plan Property Investments: Opportunities to invest in properties under development for potentially higher returns.

P Pick and Drop: Transportation services for clients from the airport to their accommodation and property sites.

Q Quality Assurance: Ensuring that all properties meet high standards of quality and legality.

R Residency Permits: Assistance with obtaining temporary residency permits as part of the citizenship process.

S Settlement Services: Helping clients settle into their new homes, including utilities setup and community orientation.

T Transfer of Title Deed: Managing the legal transfer of property ownership.

U Understanding Policies: Keeping clients informed about relevant real estate policies and regulations.

V Visa Guide: Comprehensive guidance on visa requirements and application processes for Turkey.

W

Welcome Orientation: Providing a warm welcome and orientation to new residents, helping them adapt to life in Turkey.

X

eXpandable Services: Offering customizable services to meet unique client needs.

Y

Yield Maximization: Strategies to maximize returns on real estate investments.

Z

Zero Hassle Experience: Ensuring a smooth, stress-free process from initial consultation to final settlement.

Multi Mulk Consultancy is dedicated to providing a full spectrum of services to ensure clients have a seamless and successful journey towards property investment and citizenship in Turkey.



AFTER SALE SERVICES OFFERED BY **MULTI MÜLK CONSULTANCY**

01 PROPERTY MANAGEMENT

- Comprehensive management services to ensure the upkeep and maintenance of the property.
- Regular inspections and reports to keep the property in optimal condition.

02 RENTAL MANAGEMENT

- Assistance in finding and screening tenants for rental properties.
- Handling lease agreements, rent collection, and tenant communications.
- Maintenance and repair services for rental properties.

03 PROPERTY MAINTENANCE

- Coordination of regular maintenance tasks such as cleaning, gardening, and repairs
- Emergency maintenance services to address any urgent issues promptly.

04 FINANCIAL MANAGEMENT

- Management of all financial aspects related to the property, including payment of taxes, utility bills, and service charges.
- Preparation of financial statements and reports for property owners.

05 LEGAL SUPPORT

- Assistance with any legal matters related to the property, including disputes and compliance with local regulations.
- Renewal of property-related legal documents and permits.



06 RENOVATION & REMODELING

- Services for property renovation and remodeling to enhance the property's value and appeal.
- Coordination with contractors, designers, and suppliers to ensure quality work.

07 UTILITY MANAGEMENT

- Setup and management of utilities such as water, electricity, gas, and internet for the property.
- Ensuring timely payment of utility bills to avoid disruptions.

08 INSURANCE SERVICES

- Assistance in obtaining and managing property insurance to protect against potential risks and damages.
- Claims handling and support in the event of an insurance claim.



09 MARKET UPDATES

- Regular updates on the real estate market to keep property owners informed about market trends and property values.
- Advice on the best times to sell or lease the property based on market conditions.

10 CONCIERGE SERVICES

- Personalized concierge services to address any specific needs or requests of property owners.
- Arranging for services such as housekeeping, security, and personal errands.

11 RESALE ASSISTANCE

- Support in preparing the property for resale, including staging and marketing.
- Handling negotiations and legal procedures involved in the sale of the property.



12 TAX ADVISORY

- Guidance on property-related taxes and assistance with tax filings to ensure compliance with Turkish tax laws.
- Strategic tax planning to optimize financial outcomes for property owners.

Multi Mulk Consultancy is dedicated to providing a comprehensive range of after-sale services to ensure that property owners enjoy a hassle-free and rewarding ownership experience. Our commitment to excellence and customer satisfaction extends well beyond the initial purchase, offering continuous support and professional management to meet all your property needs.

E-2 VISA TREATY AGREEMENT OF USA WITH ~~TURKISH NATIONALS~~

OVERVIEW

The E-2 Visa, also known as the Treaty Investor Visa, allows nationals of countries with which the United States maintains a treaty of commerce and navigation, including Turkey, to be admitted to the U.S. when investing a substantial amount of capital in a U.S. business. This visa is specifically designed for entrepreneurs, investors, and business owners who wish to live in the U.S. to manage and develop their investment.

KEY FEATURES

01 ELIGIBILITY REQUIREMENTS FOR TURKISH NATIONALS

- Nationality: The investor (either an individual or a business) must be a national of Turkey.
- Substantial Investment: The investment must be substantial, sufficient to ensure the successful operation of the enterprise. There is no minimum amount specified, but it must be significant enough to support the business.
- Ownership: The investor must own at least 50% of the enterprise or possess operational control through a managerial position or other corporate device.
- Real and Operating Enterprise: The investment must be in a real, active commercial or entrepreneurial undertaking producing goods or services for profit. Speculative or idle investments do not qualify.
- Marginal Enterprise: The enterprise cannot be marginal. It must have the capacity to generate more than enough income to provide a minimal living for the investor and their family, or it must have a significant economic impact in the U.S.

02

BENEFITS

- Duration: E-2 visas are typically granted for up to two years, with unlimited renewals as long as the business continues to meet the requirements.
- Spouse and Children: The spouse and unmarried children under 21 of E-2 visa holders may accompany them to the U.S. The Spouse can also apply for work authorization.
- No Quota: There is no limit on the number of E-2 visas issued each year.
- Travel Flexibility: E-2 visa holders can travel freely in and out of the U.S.

03

APPLICATION PROCESS

- Business Plan: Submit a detailed business plan outlining the enterprise's potential for growth and profitability.
- Investment Proof: Provide evidence of the substantial investment, including bank statements, purchase contracts, and other relevant documents.

- Visa Application: Submit the E-2 visa application at a U.S. embassy or consulate in Turkey. This includes completing Form DS-160 (Online Nonimmigrant Visa Application) and scheduling an interview.
- Interview: Attend the visa interview, where you must demonstrate the legitimacy of the investment and the intention to develop and direct the enterprise.

04

RENEWAL PROCESS

- Continued Investment: Demonstrate that the investment is still active and substantial.
- Business Viability: Provide evidence that the business is successfully operating and generating income.
- Compliance: Ensure that the investor continues to meet all other E-2 visa requirements.

IMPORTANCE FOR TURKISH NATIONALS

- **Entrepreneurial Opportunities:** The E-2 visa provides Turkish entrepreneurs with a pathway to expand their business operations to the U.S. market.
- **Economic Ties:** Strengthens economic and business ties between the U.S. and Turkey, fostering increased bilateral trade and investment.
- **Residency Flexibility:** Allows Turkish investors and their families to live in the U.S., providing access to U.S. education and healthcare systems.

In summary, the E-2 Visa Treaty Agreement offers Turkish nationals a valuable opportunity to invest in and operate businesses within the United States, enjoying numerous benefits and contributing to the economic dynamism of both countries.



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