



TURKEY

Residence permit and citizenship for investment



Turkey

Brief information

Located on the border of 3 parts of the world: Asia, Africa and Europe. Member of NATO since 1952, EU member candidate since 1999. Istanbul, the largest city of Turkey, is the economic center and plays a significant role as a major transport hub in the world.

783,562 SQ.KM

Area

36th place in the world

85,665,000

Population

18th place in the world

3.457 TRILLION USD

GDP by PPP

144th place in the world

Unique climate

In summer: 23 - 35°C (73.4 - 95°F).

In winter: 12 - 22 °C (53.6 - 71.6 °F). Warm sea 6 months a year

Capital - Ankara

Time zone - UTC+3

Turkey Citizenship

Benefits for investor

- Possibility to apply for E-2 business visa in the US

Program participants

- Spouse
- Children under 18 years of age
- Children of any age if they have mental or physical disabilities

Options for obtaining

1. Investment into real estate for an amount of at least **400.000 USD**
2. Investment into a production or a business of **500.000 USD**
3. A deposit in a Turkish bank of **500.000 USD**
4. Creating at least **50** workplaces



5.000 USD

Legal support

6 - 9 MONTHS

Processing time

110 visa-free countries: Singapore, Japan, South Korea, etc.

No residency requirements

Turkey Residence Permit

BUSINESS REGISTRATION

Benefits for applicant

- Possibility to conduct business and work legally in Turkey
- Residence permit for all family members

Program participants

- Spouse
- Children

Conditions for obtaining

- Registration of business with authorized capital not less than **100.000 USD**
- Obtaining a work permit
- Purchase of residential real estate of any cost and in any district at the account of the authorized capital (one or several objects)



FROM 5.000 USD

Legal support

4 - 6 MONTHS

Processing time

Residence permit for the whole family

Possibility to obtain Turkish citizenship after 5 years

Price growth in the most sought-after locations

INTERMARK
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Istanbul

27 %

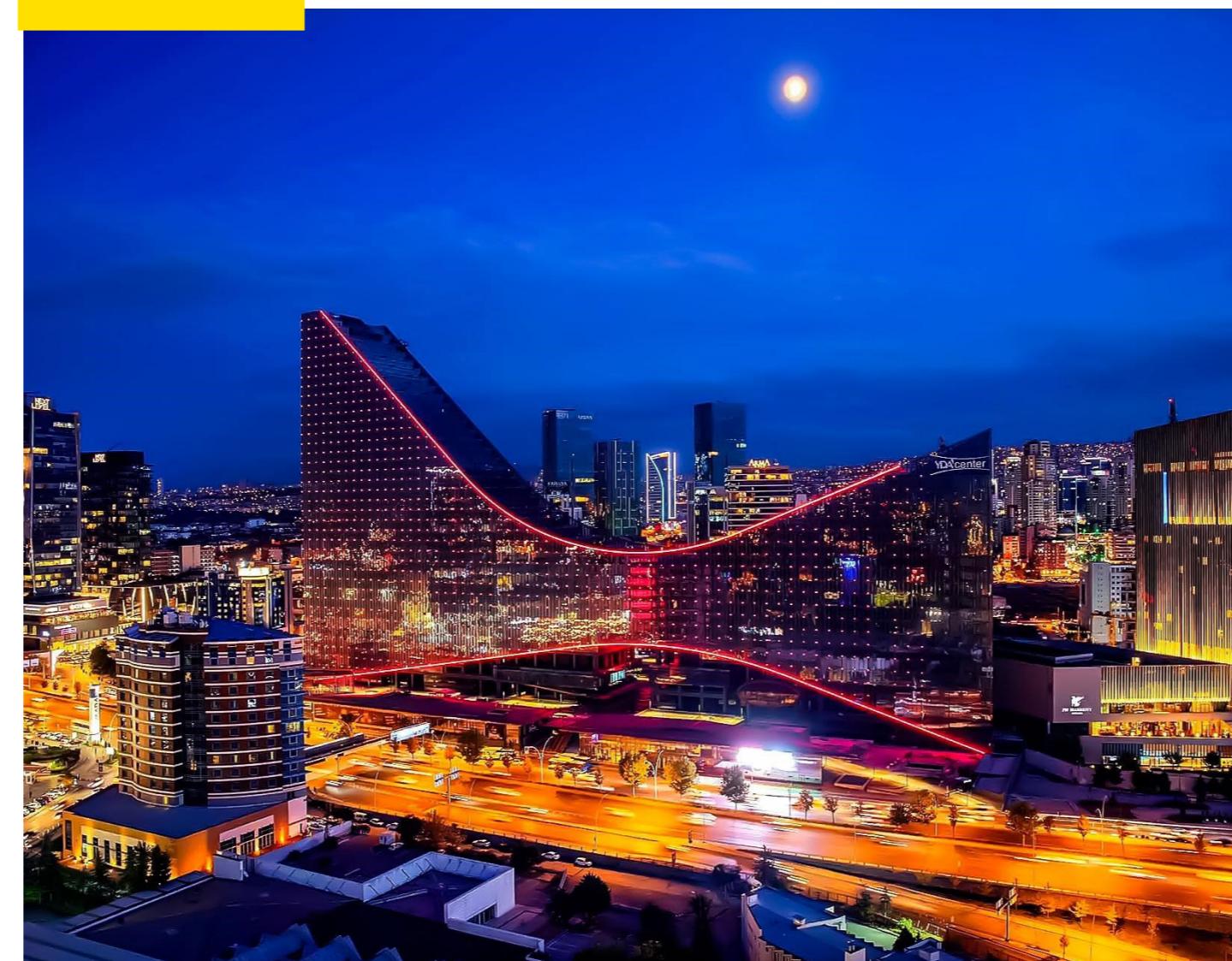
Annual price growth



Ankara

32 %

Annual price growth



Izmir

30,5 %

Annual price growth



14,900 TRANSACTIONS

Number of transactions

15,9 % 7,400 TRANSACTIONS

Number of transactions

7,9 % 5,200 TRANSACTIONS

Number of transactions

5,5 %

2021 - 2023

Value growth

Increase in construction costs

150% IN 2021

Related to the effects of the pandemic and currency appreciation

170% IN 2022

Due to the conflict in Ukraine and the global commodity crisis

130% IN 2023

Rebar price increase of 41%, concrete price increase of 134% and cement price increase of 147%

Increase in labor costs

Over the last year and a half, the minimum wage has risen by 169%

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Global





2024

Value growth

34,7 %

Cost of construction for 2024

28,2 %

Increase in the
costs of materials

54,3 %

Increase in
labour costs

Turkish **developers have already contacted the authorities regarding the regulation of prices for key materials**: after all, increased costs are holding back construction volumes, and the country needs about a million apartments every year. Due to the rising cost of construction and the rising exchange rate, some developers have left the market. Some construction companies were sent to restore housing stock in southeastern Turkey, where an earthquake struck in February 2023.



2025. Slowdown in the growth of real estate prices in Turkey

29,4 %

Turkish real estate price growth in 2024

Since the start of the pandemic, prices in Turkey have risen at the fastest rate in the world, and not just in lira. In 2023, according to Endeksa, the average housing price in Turkey increased by 84%

1,000 USD/M²

The average price by the end of 2024

In 2021 the average price was 500 USD/m².

2025. Forecasts

Real estate price growth will continue, but will become predictable

In large cities and popular resorts, there are fewer and fewer vacant plots suitable for construction. According to the trade market laws, the owners raise land prices.

Ankara became the province with the highest increase in land prices

1st
PLACE

92 %

Rise in land prices in Ankara

2nd
PLACE

80 %

Rise in land prices in Antalya

3rd
PLACE

74 %

Rising land prices in Bursa and Izmir





Factors of attractiveness for investment in Turkey

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Macroeconomics

Over the last 10 years, the average annual GDP growth rate in Turkey has been 5,9% compared to a global average of 3,9%. Turkey's economy is actively recovering from the pandemic and foreign economic shocks.

In 2023, Turkey ranked **3rd in the group of Mediterranean and Gulf countries in terms of GDP** with respect to the current prices as well as growth rate.

Turkey is a large consumer market.
The share of economically active population is 64%.

5,9 %

Average annual growth rate
of Turkey's GDP over 10 years

64 %

Share of economically
active population

Factors of attractiveness for investment in Turkey

Tourism industry

Between 2016 - 2019, **the volume of tourist traffic has increased annually by an average of 19%**. In 2023, inbound tourist traffic fully recovered to pre-pandemic levels, exceeding the 2019 figure by 9,6%.

In 2023, according to the World Tourism Organization, Turkey was ranked among the Top 5 most visited countries in the world.

Attractiveness factors: favorable climate, developed service sector and hotel service, geostrategic position.



8,7 %

Contribution of tourism to
GDP in 2023



12,3 %

Contribution of tourism to
GDP in 2025 (Forecast)



Factors of attractiveness for investment in Turkey



7,0 - 9,0 %

Level of rental yield on residential real estate properties

Comparable to the Gulf and Mediterranean countries

1,5 %

Share of foreign demand in 2024

High interest in the acquisition of residential real estate properties from citizens of **Russia, Iran, Ukraine, Kazakhstan and Iraq**

Real estate market

Because of the economic instability, hard currency crisis and depreciation of the national currency, real estate acts as a mean of capital preservation.

Mersin Property Catalogue

Mersin

Location advantages

On the shores of the Mediterranean Sea opposite Cyprus

Mersin borders the Adana and Antalya regions. Mersin is famous for its **beaches and fertile gardens**.

It is famous for hosting the first skyscraper in Turkey, palm-lined boulevards along the coast, beautiful parks, free trade zone and shopping centers.

In 2025, the first power unit of the NPP is scheduled to start up. After the launch of the plant, the number of people living in the region will increase many times.

On August 10, 2024, **the international airport was inaugurated**.

The entire coastline of Mersin is occupied by sandy beaches. Due to the purity of the water, they are the most preferable for underwater sports.

The best beaches in this region are considered to be: Taşudcu, Kulakköy, Kurucay, Susanoğlu, Yemiskumu, Lamas, Çeşmeli, Kız kalesi, Balıkova, Yoren, Yenikas, Iskele and Anamur.





📍 MERSIN

Premium Residential Complex in Mersin 10 minutes from the beach

90,000 USD

Starting price for 1BR 80 - 85 sq.m

🕒 4Q 2024
Project handover

📈 20 %
Capitalization

📅 8,3 % FOR 5 YEARS
Yield

A new complex of two residential blocks will be located in the popular neighborhood of Mersin Mezitli on a land area of 12000 sq.m. Only 10 minutes to the beach, and all the infrastructural amenities of the area are within walking distance. To the center of Mersin - 20 minutes by car.

Each apartment will be fitted with air conditioning and will have an oven, hob and extractor hood in the kitchen.

Amenities: outdoor pool, parking, SPA, gym, playground, basketball court, barbecue area.



📍 MERSIN

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Global

The second phase of a hotel-type complex

42,000 EUR

Starting price for 1BR

🕒 4Q 2026
Project handover

📈 50 %
Capitalization

🔑 15 %
Yield

Hotel type complex. Upon request, the management company can sublet your apartments as hotel-type accommodation units.

The apartments are 520 meters away from the sea.

A great combination of a comfortable area with famous sandy beaches and modern amenities and services.

The complex consists of apartments with planning 1+0, 1+1, 2+1
Possible 50% down payment and installments for 18 months.

All apartments are suitable for obtaining residence permit and citizenship

Antalya Property Catalogue



Antalya

Location advantages

The Mediterranean Riviera of Turkey - Belek

A resort town in Turkey, located in the province of Antalya on the shores of the Mediterranean Sea. Belek is a part of the Turkish Riviera. The development of tourism and recreation infrastructure in the city began in 1984.

Belek is a city on Turkey's southern Mediterranean coast, known for its beaches, thermal springs and golf courses.

It is very popular among tourists due to its prime location near archaeological sites including the Roman Theater, Aspendos and the ancient city of Perge.

Real estate here is traditionally appreciated and the value rises every year, thanks to the sandy beaches and sparse low-rise constructions in the area.



📍 ANTALYA

Apartments with hotel management in Muratpaşa

116,000 EUR

Starting price of 1BR - 54 sq.m

🕒 3Q 2025
Project handover

📈 7 %
Yield

Investment by rent through a major management company!

Apartments located in the historical center of Antalya - Kaleçi quarter of Muratpaşa district. Each apartment has a balcony or terrace overlooking the city and sights. Within walking distance from the city infrastructure, stores and supermarkets. Distance to the beach - 1.2 km.

Payment in installments before the property handover is possible





📍 ANTALYA. BELEK

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Villas in Belek with guaranteed income

750,000 EUR

Starting price

⌚ 2024

The units are ready



5 %

Yield

10 hotel units of "villa" category (4 or 8 bedrooms).

Smart home system, fully furnished.

Accommodation: 1 week in high season, 1 week in low season.

Suitable for applying for the Turkish citizenship.

In the complex: aquapark, swimming pools with sea water, sauna, Turkish bath, SPA-salon, tennis court, fitness center, underground parking.

Guaranteed income of 40,000 EUR a year for 20 years + buyback upon the investor's request after 3 years.

Alanya Property Catalogue

Alanya

Location advantages

Main advantages of Alanya

Accessible, long Mediterranean beaches, both sandy and pebble, within the city limits.

A lively, even at night, yet a cozy town where it's easy to get away.

Hotter climate and longer season compared to the rest of Turkish resorts. This allows you to enjoy the summer season longer and enjoy exotic fruits like bananas, which have become a symbol of the region.

Two international airports with regular and charter flights from Europe and the CIS: Antalya Airport (135 km) and Gazipasa Airport (25 km). Antalya Airport (135 km) and Gazipasa Airport (25 km).

Multinational community. More than 20 nationalities live in Alanya.





📍 ALANYA

INTERMARK
Global

Ready apartments in a cozy area in Alanya

119,000 EUR

Starting price

🕒 READY
Project status

📏 47-208 SQ.M
Area

📅 7 %
Yield

Apartments in a new residential complex of 8.000 sq.m area in a quiet cozy area in Alanya. All apartments overlook the landscaped gardens of the complex, recreation areas and swimming pool. The complex is equipped with parking, spa center, gym.

- Apartments and penthouses
- Available layouts: 1+1, 2+1, 3+1, 4+1
- Walking distance from public transportation, supermarket, colleges
- Distance to Gazipasa airport - 40 km, to Antalya airport - 130 km



📍 ALANYA

Apartments with ready TAPU in Oba neighborhood

FROM 446,000 EUR

Price for two units (2BR and 1BR)

200,000 EUR - down payment, the rest - in installments

 2Q 2025
Project status

 59-194 SQ.M
Area

The project is from a reliable Turkish developer, with the possibility of apartment handover through a professional management company.

In each apartment: 7 items of Bosch appliances, water heater, underfloor heating in bathrooms, air conditioning in each room.

Complex amenities: 2 swimming pools, children's pool, Jacuzzi, fitness center, salon, billiard room, 2 saunas, cafeteria, fireplace room, children's playroom, 2 barbecue areas, well-maintained green area, parking spaces, charging service for electric cars, security 24/7.

Distance to the beach - 3,2 km (there is a shuttle service), to the center of Alanya - 7,1 km.



📍 ALANYA

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Finished villa in Türkler

200,000 EUR

Price for the 150 sq.m villa

🕒 READY
Project handover

📊 5 %
Yield

Villa 3+1 with sea view!

Modern villa with stylish design. For sale with all necessary furniture and appliances.

The land area is 250 sq.m and the house itself is 150 sq.m (2 floors).

On the 1st floor: living room combined with kitchen, bathroom and bedroom.

On the 2nd floor: two bedrooms, 2 combined bathrooms and a balcony.

The property has its own swimming pool and garden. Thanks to this your stay in the villa will be as comfortable and private as it can be.

Istanbul Property Catalogue

Istanbul

Location advantages

Main advantages of Istanbul

Istanbul is the heart of Turkey's business world. Many local and international companies are headquartered here.

Istanbul is perhaps the most interesting city in Turkey. It amazes everyone with its natural, cultural and historic beauty. The world-famous dream city welcomes millions of tourists every year. Of course, where there is tourism, there are great opportunities for investors.

All this means a stable and high demand for real estate.





📍 ZEYTINBURNU, İSTANBUL

Modern residential complex in Zeytinburnu district

249,000 USD

Starting price 1BR 73 sq.m



3Q 2025

Project handover



20 %

Capitalization



5 – 10 %

Yield

Premium location. Ataköy Wharf is a 10-minute-drive away.

Complex amenities: swimming pool, sauna, gym and hammam. There is also a separate area for your children to guarantee them having a great time on the playground!

- 8 min to the waterfront and marina
- 20 min to Taksim Square
- 35 min to Istanbul Airport



📍 ŞİŞLİ, İSTANBUL

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Apartments in a well-maintained complex in Şişli

550,000 USD

Starting price 1BR 61.8 sq.m

2Q 2025
Project handover

20 %
Capitalization

5 – 10 %
Yield

This complex project is located in Şişli, one of the most developed neighborhoods in the European part of Istanbul.

Amenities: sauna, SPA, Turkish bath, decorative pool, indoor pool, children's pool, gym, covered parking, walking paths, cafes and shopping centers

- Project area: 6,000 sq.m
- 127 apartments



📍 ISTANBUL

Apartments near the marina in Ataköy with ready TAPU

950,000 USD

Price for apartment 128 sq.m

🕒 READY
Project handover

Apartments in the European part of Istanbul in a ready complex near Ataköy Marina. Fantastic views of the sea and the Princes' Islands. Possibility to park your yacht near the house.

- Apartments 1+1, 2+1, 3+1, 4+1, 5+1, penthouses
- Apartment area: 128-792 sq.m
- Complex amenities: swimming pool, gym, spa center, covered parking, places for charging electric cars, "smart home" system in each apartment, water cabs

Real estate in Bodrum

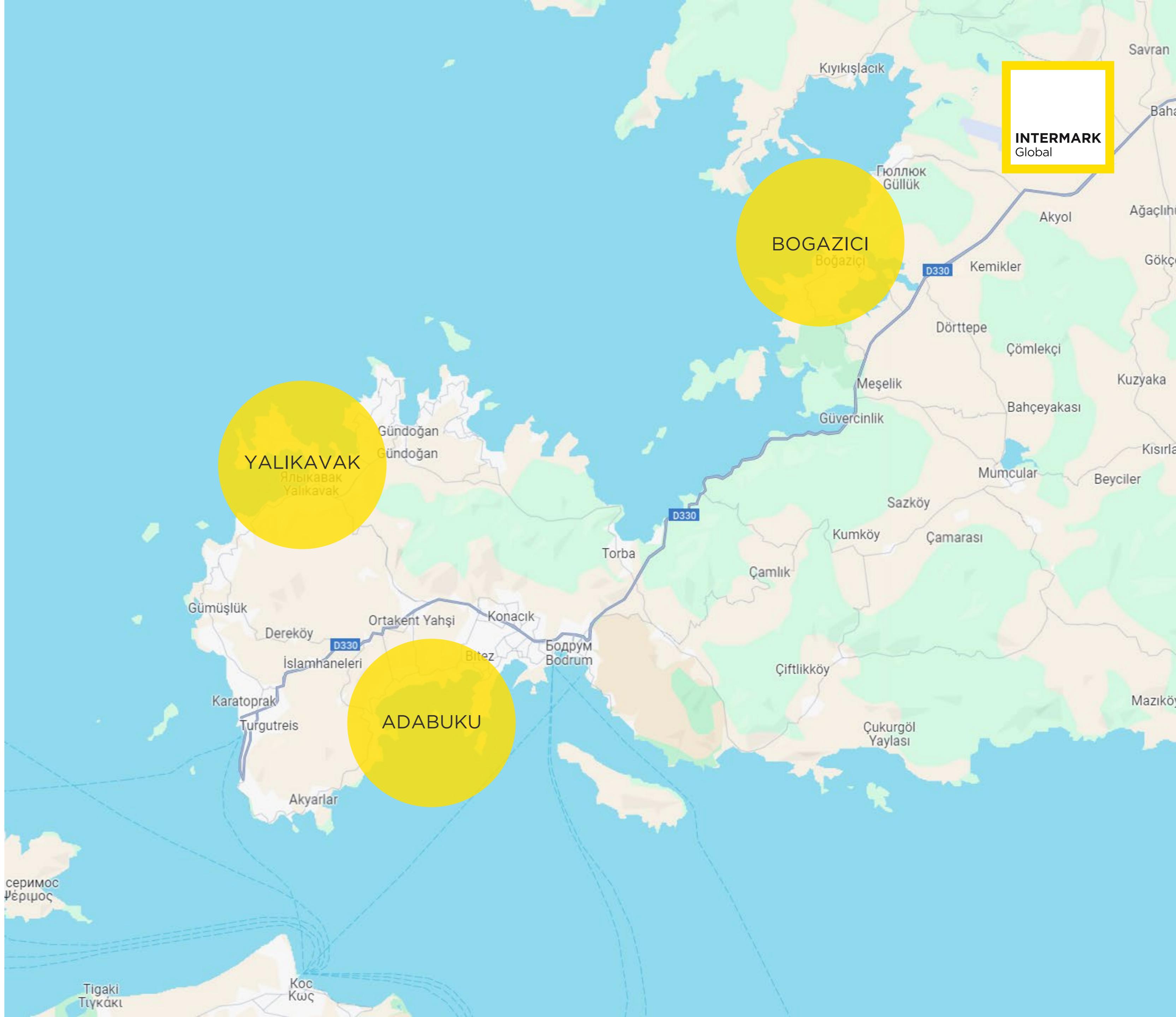


Bodrum

Brief background

Bodrum is located on the coast of the Aegean Sea, in the center of the peninsula in southeastern Turkey. The climate of Bodrum is somewhat milder than in other resorts of Turkey, with less humidity, thanks to which the heat is easier to tolerate.

The city is built in a unified style, snow-white buildings no higher than three floors descending down the slopes towards the sea.





📍 LAGU LAKE. BOGAZICI. BODRUM

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Premium apartments and villas

240,000 EUR

Starting price



68 - 75 SQ.M

Area



4Q 2025

Project handover

Full sea view - 500 meters to the beach and amenities.

128 residences. Residences 68 - 75 sq.m from 240,000 EUR.

5 villas. Villas 180 - 230 sq.m from 550,000 EUR.

Amenities: SPA center, Turkish bath, sauna, swimming pools, concert and events hall, private beach, bar and restaurant, tennis and basketball courts, gym/fitness club.

25 km to Bodrum Airport, 45 km to Yalikavak.

High rental income.

Çeşme

Location Advantages

The main advantages of Çeşme

Çeşme resort is located **80 km west of Izmir** on a peninsula jutting into the Aegean Sea.

The town was named after the mineral springs that were discovered in the region in the 18th and 19th centuries.

Çeşme's beaches are the longest on the Aegean coast. The sandy beaches of Pirlanta and Altinkum in the southern part of the city are the best.

Alaçati Beach is known for its windsurfing opportunities. Beginners and those who want to improve their skills can learn to surf here, as there are no strong currents or tides in Alachati.





📍 ÇEŞME

Villas with private beaches

525,000 EUR

Starting price



140 SQ.M

Area



READY

Project handover

-
- Each villa is located on a plot of 300 sq.m.
 - All villas are only 300 meters from the sea.
 - All villas are isolated - 3 bedrooms + 1 living room and kitchen.
 - The villas have beautiful sea and island views, communal pools.
 - Alaçatı - 15 km, Çeşme Center - 25 km, Izmir Airport 50 km.

Taxation in Turkey



5,000 USD

Preparation of documents, tax ID, bank account, assistance in applying for the residence permit and citizenship

1,500 USD

Notarized translation of documents

1 – 18 %

VAT - standard rate.
Some goods are subject to lower rates of 8 – 11 %

4 %

Tax on purchase of real estate
(Tapu Devir Vergisi)

0,5 %

Expenses for registration of the sale-purchase contract with a notary public

0,1 – 0,2 %

Real estate tax (0,2 % of the cadastral value of real estate in the capital city and up to 0,1% in small towns)

TURKEY



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