

# PROPERTY BUYING GUIDE: ISTANBUL

HOMETURKEYHOME



## MEET THE QUALITY EDUCATION!

"We know that there are Student Cities in the world. Nevertheless, with at least one university in each city, the largest number of students in Europe, student-friendly social living conditions and accreditations recognized by Europe, Turkey is a student country."



**ISTANBUL  
CHAMBER OF  
COMMERCE**  
— 1882 —

# Facts About Turkey

World's **19th**  
largest  
economy

**55%**  
Under 35,  
Europe's  
youngest  
population

**7th** most popular  
country in Europe in  
terms of foreign direct  
investment

**27%** of the  
total assets in the Turkish  
financial sector  
belong to  
foreign investors.

Direct flight  
from Istanbul to  
**250** cities  
of the world

**“Property Buying Guide: İstanbul”**; This guide explaining the real estate sector and investment processes in Turkey has been prepared for foreign buyers who want to invest in Turkey. It was designed by the İstanbul Ticaret Odası (İTO) with the content contributions of the Real Estate International Promotion Association (GİGDER).

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—Real Estate International Promotion Association—

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# Meet Türkiye!

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## At the center of it all.

Surrounded by seas on three sides, Turkey is a transcontinental country with lands in Asia and Europe.

The most populated metropolis of Turkey, Istanbul, is a hub of commerce, tourism, finance, health, technology, culture and art that attracts visitors from every continent through all seasons.



## Globally connected.

Istanbul offers the most flights to most places globally, connecting to 5 continents and 250 cities. It has direct flight options to many cities worldwide. It is one of the essential connecting spots for international flights.

## Stellar education.

With a k12 education system and an increasing number of qualified schools, Turkey offers excellent educational options. There are also international schools that provide education in other languages for foreign students to study.

## Expert in healthcare.

With its solution-oriented and comprehensive health system, Turkey has become the rising star of healthcare services worldwide. In the process of combating the coronavirus epidemic that struck the world, Turkey took fast measures and decisive steps. It has been recognized as one of the healthcare systems that has managed the process best. Turkey is one of the leading health tourism centers in the world, offering health services options beyond world standards for surgery, plastic surgery, hair transplants, and IVF.

## Full of investment opportunities.

Foreign real estate buyers and investors from all over the world can buy real estate in Turkey. With a strong economy, government incentives, industry potential, and cost-effective workforce, Turkey is a land of opportunities for investors. It is one of the most investor-friendly countries in Europe, ranked 11th among 36 countries in the OECD 2020 Tax Report "International Tax Competition Index".

These lands with a unique geographical location on two continents connect to everywhere around the world with modern transportation capabilities. As home to different cultures and civilizations through time, their rich and deep history has evolved it into a treasure of its own with natural beauties and heritage. Many people from all over the world choose Turkey to **start a new life, work, retire or invest** for these reasons and much more.

# Why Do Foreign Investors Prefer Turkey?



## UNIQUE LOCATION AND EASY TRANSPORTATION

It is a centre of tourism and trade, in the middle of Europe and Asia. With modern travel options, any country is only a few hours away.



## FAST AND EASY BUYING PROCESS

Buying real estate in Turkey follows a practical, well-stated process that can be completed in less than a week.



## HIGH INVESTMENT POTENTIAL

A global investment centre.  
A real estate sector that continues to grow.  
Profitable in the short term.  
Access to a qualified workforce for a low-cost.



## EASY PAYMENT OPTIONS AND LOW EXPENSES

Payment plans of up to 120 months.  
VAT deduction incentives up to 18%.  
Low annual property tax; water, electricity, and related utility expenses.



## STRONG ECONOMY AND AFFORDABLE PRICES

World's 19th largest economy.  
Diverse real estate investment options.  
Real estate investment options for every budget.



## SUPPORT FOR FOREIGN INVESTMENTS AND CITIZENSHIP

The ability to acquire citizenship by acquiring a property worth at least \$250,000 or by purchasing a \$500,000 real estate investment fund or depositing \$500,000 in a bank account or employing at least 50 Turkish citizens.  
VAT exemption for foreign buyers. (Provided that the property you don't sell it for at least one year)  
Exceptional support and incentive options are available for investors.



## STRONG HEALTHCARE SYSTEM

In Turkey, there are more budget-friendly healthcare options than there are in most European countries. Access to state-of-the-art hospitals with world-class competency, technology and speed.  
Privately and publicly backed pharmaceutical industry and health R&D projects.  
Comprehensive health insurance packages.

**While you may consider Turkey a vacation spot, these dazzling lands can also be the starting point of your new life or investment.**

# Step by Step Guide to Real Estate Purchasing and Investment in Turkey

## BUYING REAL ESTATE IN TURKEY IS EXTREMELY EASY, FAST AND AFFORDABLE!

Climate, affordable pricing and high investment returns make Turkey a popular choice for investors from all around the world. Once you start, you'll realise how easy and fast the process of purchasing a property is in Turkey.

The process of owning property in Turkey is much easier compared to other countries:



**Congratulations, you are now a property owner in Turkey!**

# STUDY IN TURKEY

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In Turkey, there's a mandatory education system of 12 years. Students go through it in three phases; primary, secondary and high school, each of which lasts four years. Turkey stands out with its qualified education and achievements in preschool, mandatory and higher education levels.

**The overall structure of the Turkish education system can be summarized as:**

**Preschool education: Optional education** for children between the ages of 3 and 5 who have not reached compulsory primary education age. There are many adept preschool educational institutions in Turkey.

**Primary school:** This is the foundational education that children of 6-10 years old are required to receive (grades 1-2-3-4). Primary education is offered free of charge in public schools.

**Secondary school:** Further education of children in the age group of 10-14 years. Also offered free of charge in public schools. By the end of secondary school, students are informed about their options such as career paths, high school and technical school choices and other general knowledge required for a proper education.

**Secondary education:** High school education for children aged 14-17 years, offered free of tuition by public schools. At this stage, in addition to preparing students to higher education, professional and technical know-how is also emphasized through various programs.

**Higher Education:** Students who graduate from high school can enrol in higher education institutions compatible with the three-stage Bologna system. Many public and foundation universities provide world-class education in Turkey.



# Why should I study in Turkey?

## Quality Education

Turkey is the **second country in the world** in terms of access to higher education with 94.2% schooling rate. With a Bologna report rating of 5 out of 5, Turkey is one of the countries that has implemented the Bologna Process in Europe best. This means that your diploma from a university in Turkey will be recognized in all European countries. Students are encouraged to benefit from different universities and resources through student exchange programs such as Erasmus for abroad and Mevlana and Farabi for domestic studies.

## Diverse Learning Opportunities

There are 207 universities in Turkey, offering about 60,000 different programs. With close to 8 million students, Turkey has the highest number of students in the European Higher Education Area. In Istanbul alone, there are 60 universities and 711 vocational and technical schools. With so much variety and option, finding an academic program or faculty that suit your goals should be relatively straightforward. It's worth saying whichever university you chose, you'll find a campus life with modern technologies and a sophisticated teaching environment.

## Student Friendly Social Life

Turkey has at least one university in each city offering student-only social clubs, cultural events and sports teams. The cafes, restaurants, where students socialize, are usually bustling 24 hours a day and provide specific events for students. City residents are used to students and tend to be very hospitable, making it very easy for visitors to feel at home in no time. At the same time, as a student in Turkey, you will be able to benefit from discounted prices on everything from accommodation to eating, entertainment and transportation.

## Multicultural Background

Turkey, which has been home to many civilizations for thousands of years, is a cultural mosaic. This multicultural fabric brings two unique traits. The first of these is the tolerant environment where every belief and culture can live comfortably and respectfully. The second is the historical, cultural structures and splendid museums that you can find all over the country.



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CHAMBER OF  
COMMERCE

— 1882 —

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