TÜRKIYE · RESIDENCE BY INVESTMENT



Turkish residence for a deposit from $150,000

A 3 or 5-year residence permit without buying property. The investment stays yours and the whole family gets the status.

LEGAL BASIS

What the programme is

Presidential Decision No. 11994 of 17.11.2026, Official Gazette No. 33434 of 18.11.2026.

$150,000

3-year permit

The investment is held for 18 months.

$200,000

5-year permit

The investment is held for 30 months.

No property purchase

No valuation, no 4% tax and no risk that the flat fails the threshold.

The money stays yours

After the holding period it can be withdrawn.

WHERE TO INVEST

Four instruments, one threshold

Each investment is confirmed by its own Turkish regulator.

25%

Bank deposit

The simplest route. The bank withholds 25% of the interest on a foreign-currency deposit. Confirmed by the BDDK.

0%

Government bonds

Treasury Eurobonds: a dollar coupon with no tax for a non-resident. The bond price moves.

Fund units

Sold only to qualified investors: usually assets of TRY 50 million. Almost closed for USD 150-200k.

BES pension system

The list of plans for the programme has not been published. Not advised for now.

FAMILY

Who gets the permit

One investment for the whole family; no separate amount per person.

Spouse

A foreign national, marriage proven by a certificate.

Children under 18

Yours and your spouse's, including from earlier marriages.

Adult children

Only if dependent: studying, no own income.

Parents

Not included: they need their own permit.

KEY RULES

Conditions you must keep

120

days abroad

More than 120 days outside Türkiye in a year and the permit can be cancelled (Art. 33, Law No. 6458).

+60

days on the passport

The permit is issued for 60 days less than the passport is valid.

No work

The permit is for those who do not work in Türkiye. Work needs a separate permit.

No passport

This permit does not lead to citizenship by investment.

BRIDGES

What we do

Our Istanbul office runs the application from choosing the instrument to the residence card.

Instrument and bank

We compare a deposit and bonds and choose a systemic bank.

Source of funds

We prepare the explanation of where the money comes from.

Family documents

Apostilles, translations, consents, dependency, insurance.

Filing and renewal

Migration service, holding period, renewal.

CONTACTS

The next step

Tell us your family and citizenship and we will send a calculation for your family.

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