



MULTI MULK
GLOBAL SOLUTIONS FOR GLOBAL CITIZENS

Turkish Citizenship Through Real Estate Investment

A structured investment solution designed to combine asset growth, rental income, and global mobility for you and your family.



WHAT WE WILL COVER

In this presentation, we will clearly walk you through:



How the Turkish real estate investment works



How you can obtain citizenship through this investment



What kind of returns you can realistically expect



The full process from start to passport



How we support you at every step





WHY INVEST INTERNATIONALLY

Today, investors are no longer limiting themselves to one country.

International investment allows you to:

- ✓ Protect your capital by diversifying across markets
- ✓ Access opportunities that may not exist locally
- ✓ Secure a stronger future for your family
- ✓ Benefit from both lifestyle and financial advantages

WHY TURKEY

Turkey offers a unique combination of investment and lifestyle advantages:



Strategic location
connecting Europe
and Asia



Strong and active
real estate market



Continuous
infrastructure
development



Government
supported
investment
programs



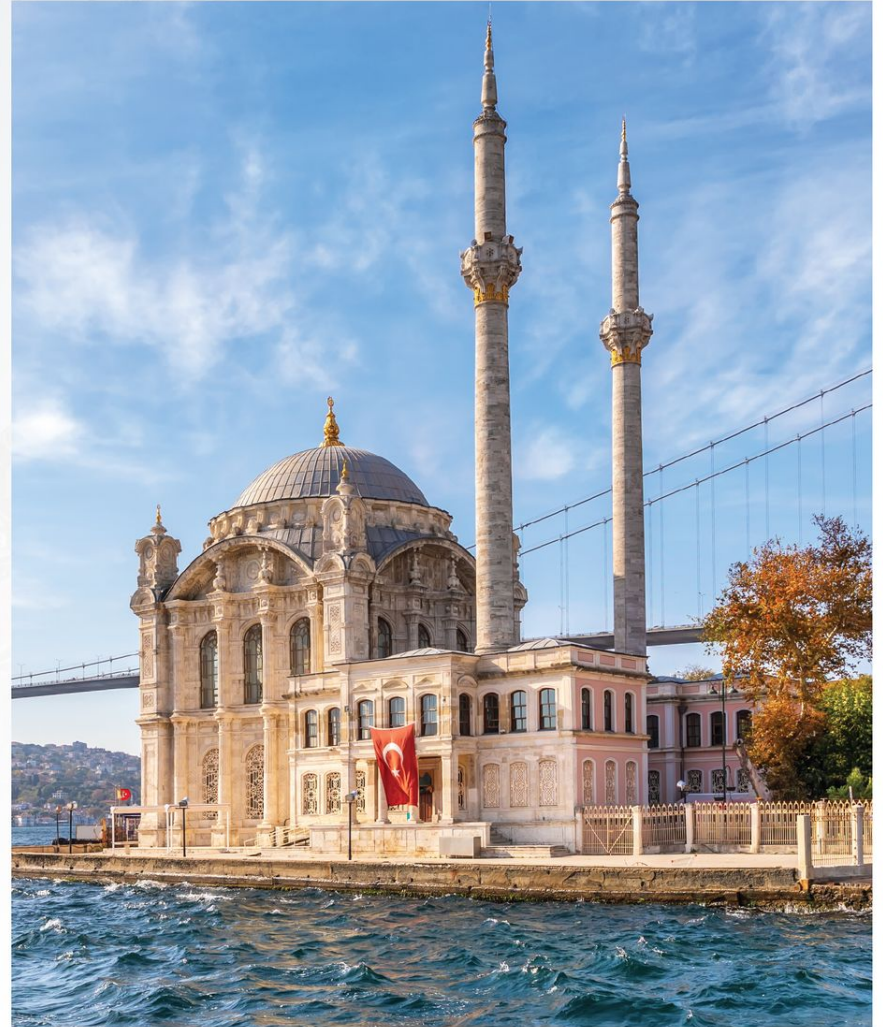
Competitive
prices compared to
European markets

WHY ISTANBUL

Istanbul is the most important city for real estate investment in Turkey:

- ✓ It is the economic and financial center of the country
- ✓ Population of over 16 million creating constant demand
- ✓ High rental demand from both locals and expatriates
- ✓ Continuous urban development and infrastructure growth

This makes it the strongest city for both rental income and capital appreciation.



INVESTMENT STRUCTURE

To qualify for Turkish citizenship through real estate:

- ✓ Minimum investment is **USD 400,000**
- ✓ You can purchase one or multiple properties
- ✓ The property must be held for **3 years**
- ✓ The investment is registered officially under your name



WHAT YOU RECEIVE

With this investment, you receive:

- ✓ Turkish citizenship for you and your family
- ✓ A Turkish passport
- ✓ Full ownership of a real estate asset
- ✓ The ability to generate rental income
- ✓ Long-term capital appreciation



FAMILY INCLUSION

The investment covers your immediate family:

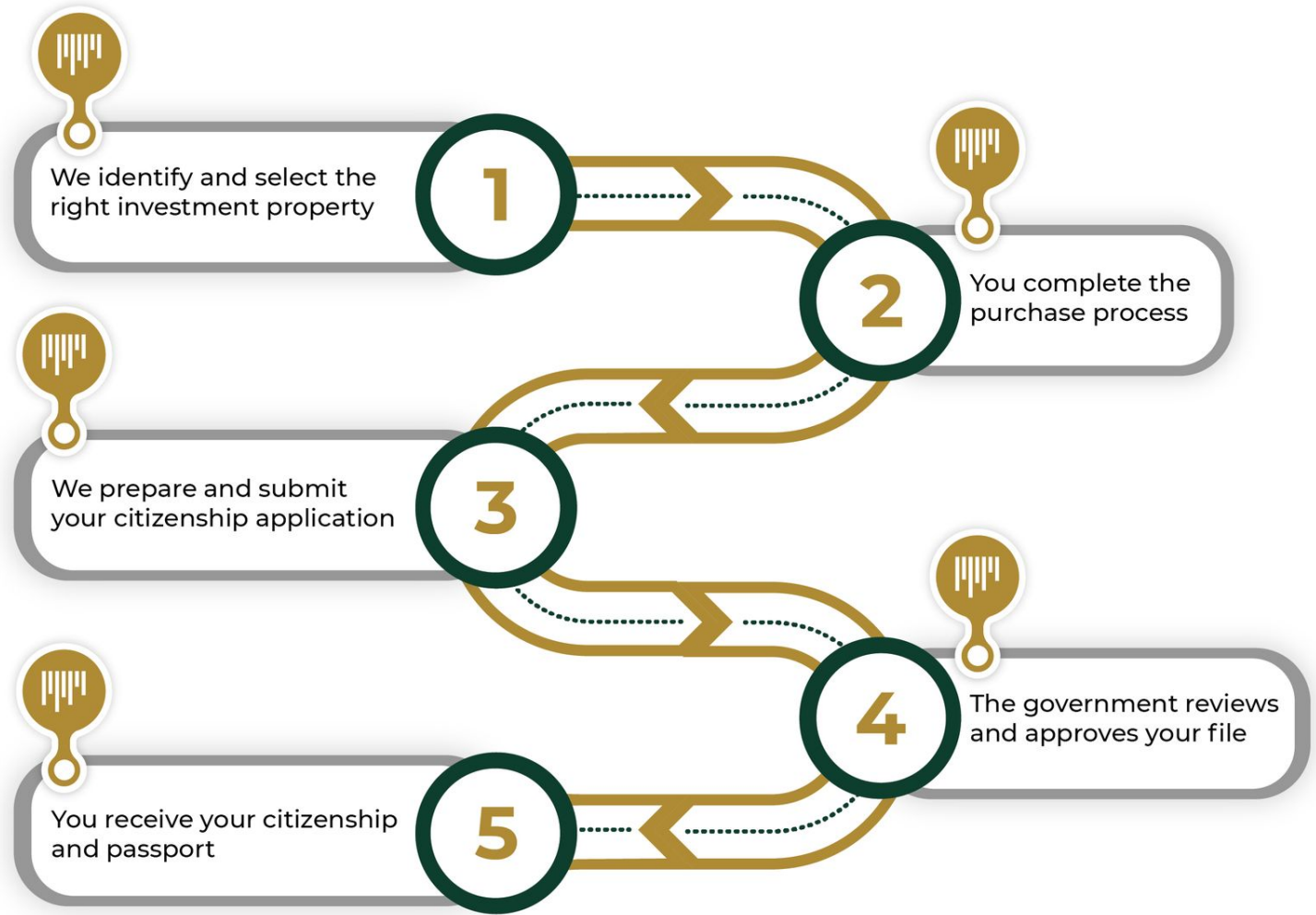
- ✓ Main applicant
- ✓ Spouse
- ✓ Children under 18 years old

There is no need for separate investments for each family member.



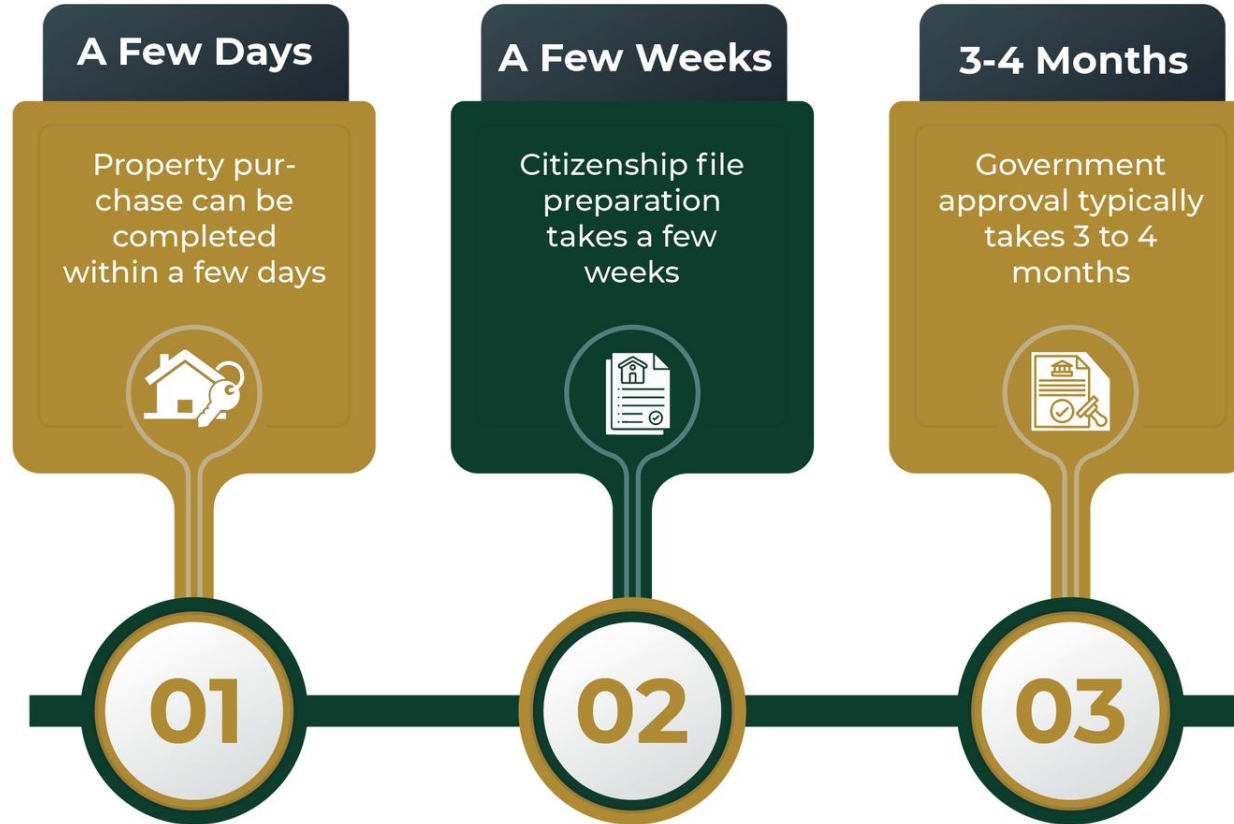
PROCESS OVERVIEW

The process is structured and straightforward:



TIMELINE

The entire process is efficient and fast:



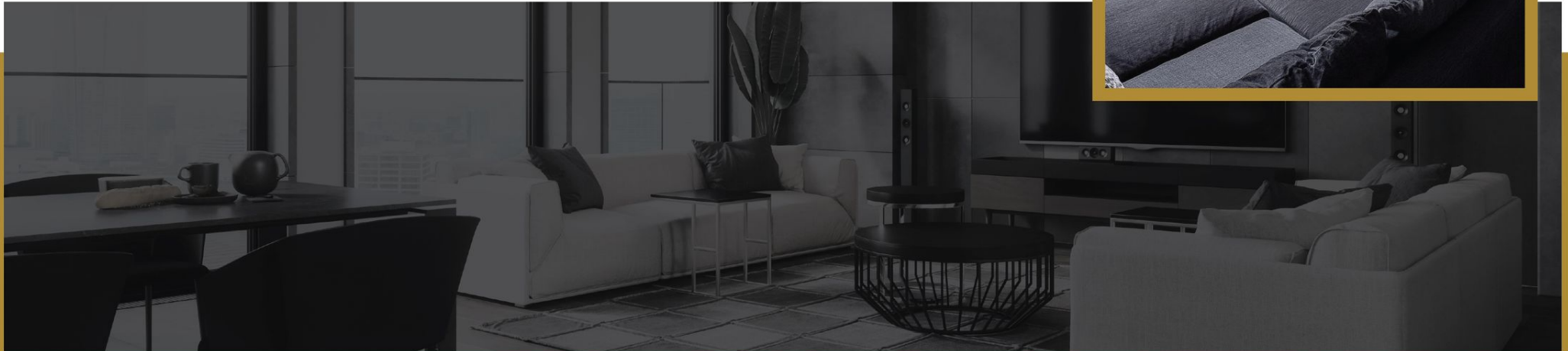
This makes it one of the fastest citizenship programs globally.

RENTAL INCOME

Your investment is not passive — it can generate income:

- ✓ Long-term rental yields typically range between **4% to 5% annually**
- ✓ Short-term rentals can reach **8% to 10% annually** depending on location, property type, management, and market conditions

Rental demand in Istanbul remains strong due to population growth and tourism.



CAPITAL APPRECIATION

In addition to rental income, your property can increase in value:

- ✓ Average annual appreciation ranges from between 10% to 20%
- ✓ Growth depends on location, project quality, and market conditions

This creates a strong long-term wealth-building opportunity.





EXIT STRATEGY

After completing the **3-year holding period**:

- ✓ You are free to sell your property
- ✓ You keep your Turkish citizenship permanently
- ✓ You can realize capital gains from appreciation
- ✓ Or continue holding for rental income

COSTS

Apart from the property price, there are additional costs:



Property
transfer tax



Legal and
documentation
fees



Government
processing fees

These costs are typically estimated around 5% of the property value.

TAXES

The Turkish tax system is relatively investor-friendly:



Low annual property tax



Rental income tax based on income brackets



Capital gains tax applies only if sold within 5 years



No capital gains tax after 5 years





SECURITY

Your investment is protected through:

- ✓ Government-regulated citizenship program
- ✓ Official title deed registered under your name
- ✓ Licensed and verified developers
- ✓ Full legal process handled professionally

OUR ROLE

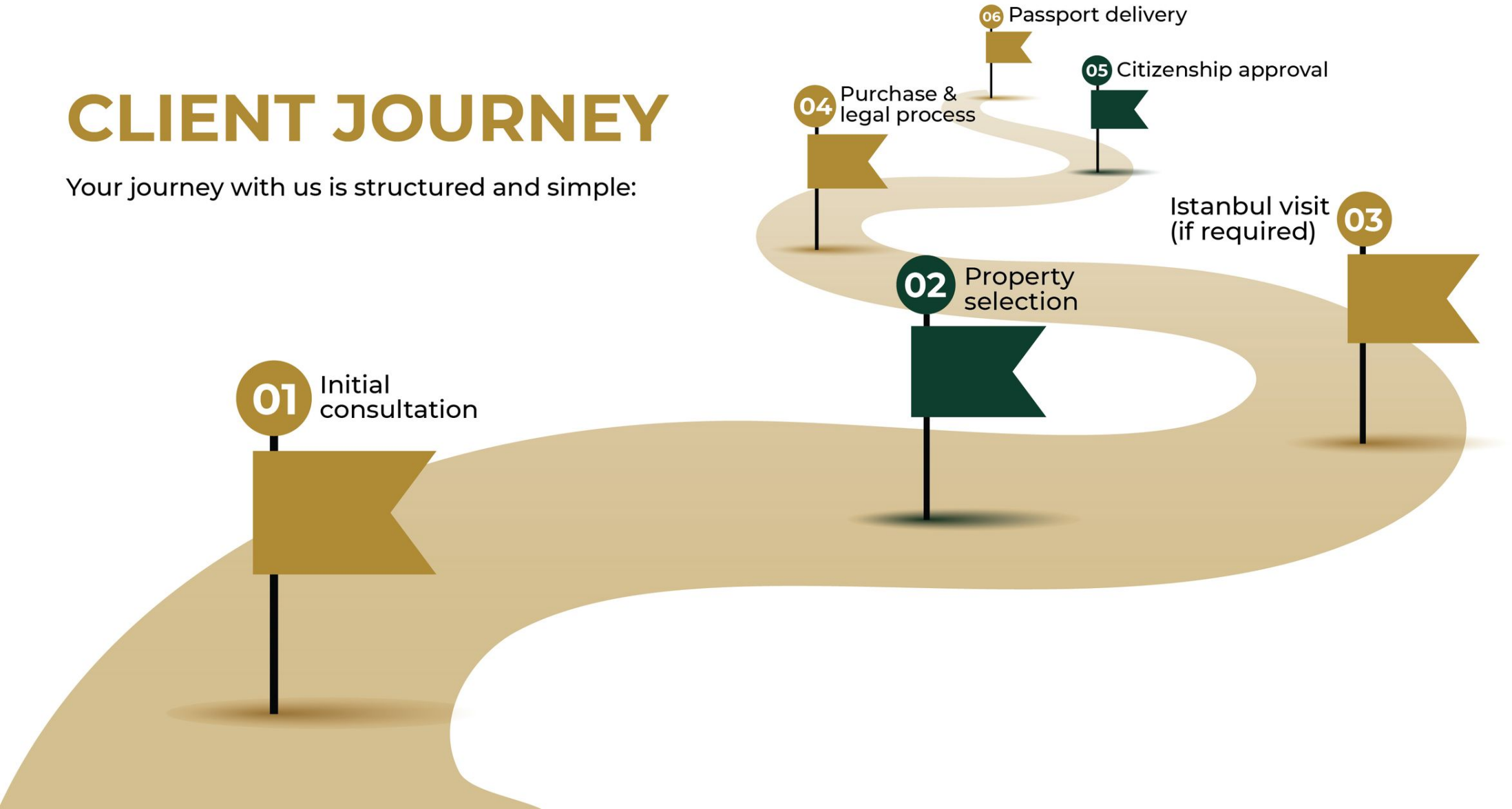
At Multi Mulk, we manage the entire process for you:

- ✓ Understanding your goals and investment strategy
- ✓ Selecting the right property
- ✓ Handling legal documentation and procedures
- ✓ Assisting with bank account and financial setup
- ✓ Managing the citizenship application



CLIENT JOURNEY

Your journey with us is structured and simple:





WHY MULTI MULK

We focus on delivering value, not just selling property:

- ✓ Global Presence across Dubai, Istanbul, and Lahore.
- ✓ Strong developer network
- ✓ Transparent process
- ✓ End-to-end service
- ✓ Long-term client relationships



FINAL MESSAGE

This is not just a property investment

It is a structured opportunity to



Grow your wealth



Secure your family's future



Expand your global mobility

NEXT STEP

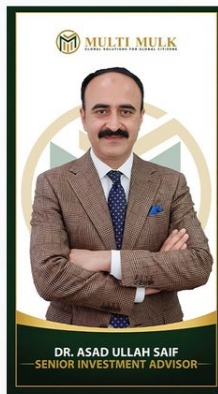
The next step is simple:

We will identify the most suitable investment options based on your goals and guide you through the process.

MULTI MULK DUBAI TEAM



MULTI MULK ISTANBUL TEAM



Structure Your Global Future

Connect with our advisory team to explore tailored investment and mobility solutions.



+971 501694283 (Dubai)

+90 5433377899 (Turkey)

+92 3008478644 (Pakistan)



www.multimulk.com



info@multimulk.com



**Grosvenor Business Tower, Office 1909 Al Thanyah First,
Barsha Heights- Dubai.**



**BURC PLAZA, GÖKEVLER MAH. 2312 SK. BLOK NO:18J, KAT:5,
OFİS NO:48-49 BEYKENT / ISTANBUL**



13-Sher Shah Block Garden Town, Lahore Pakistan

