

*Piyalepaşa*  
İSTANBUL  
PREMIUM

# Your Turkish Citizenship Is Ready Along With Your Home In Piyalepaşa Istanbul Premium



Investing In  
A Real Estate: 400,000 USD

# Become A Turkish Citizen In 5 Steps!

## **1- Purchase a real estate for over 400,000 USD where flat ownership construction servitude applies.**

Purchase of more than one real estate which corresponds to minimum 400,000 USD in total is also applicable.

## **2- Get a "Potential Tax Number" from a tax office with your passport.**

Tax number is required for opening a bank account or during insurance procedures for foreigners as part of title deed purchase and sale transactions.

## **3- Get a bank account on your name.**

## **4- Get your sales agreement before a registry office or a notary office with annotation added to specify that the real estate can not be resold for 3 years.**

Right to citizenship with preliminary contract for sale applies for the transactions effective as of 7.12.2018. To become a Turkish citizen based on preliminary contract, minimum investment threshold amount of 400k USD should have been totally paid to the seller's bank account, not later than execution date of contract at the notary public.

## **5- Transfer minimum 400,000 USD to the account of seller.**

**Not included VAT.**

## Required Documents

- ▶ Identity card of the country of nationality (passport, identity card, birth certificate, identity register copy etc.)
- ▶ Notarized translation of the passport
- ▶ Passport photo of the investor and each family member (jpeg)
- ▶ Birth certificate
- ▶ Documents approved by the Turkish Consulate in the relevant country which indicate the family bonds with the wife or husband (if married) and the children under 18 (if any) (marriage license or certificate, birth certificates of children)
- ▶ Certificate of consent for the children to be provided by their parents (if parents are applying simultaneously, this is not required)

# How Do We Help You?

## 1. Title Deed Procedures

- ▶ In order for you to become a Turkish citizen, you should pay the minimum investment threshold amount of 400k USD before and/or by the time of the execution of preliminary sales agreement at notary public ("Sales Agreement"). In other words, if the purchase price of the Property is paid by installments, installments amounting to at least 400k USD should have been paid to the seller in advance due to citizenship requirements.
- ▶ We take on charge the notary expenses for the Sales Agreement, in which you undertake that the Property will be acquired for citizenship purposes and will be hold for 3 years.
- ▶ We take on charge the real estate appraisal report evidencing market value of the Property, which will be obtained from a licensed appraiser company. This appraisal report will serve as a basis for the annotation procedures at land registry office.
- ▶ Notarized power of attorney is granted by you and your spouse upon execution of Sales Agreement. Using this power of attorney, we annotate your Sales Agreement to the land registry together with an undertaking not to (i) transfer the Sales Agreement to a third party and (ii) de-register its annotation for 3 years. Once the annotation is registered, we convey your request of citizenship to the General Directorate of Land Registry and Cadaster to obtain suitability certificate. Once the documents are examined and found appropriate by the authority, suitability certificate is issued.
- ▶ Suitability certificate is the fundamental document evidencing that you are an "investor" under Turkish law. It will enable you to apply residence permit as an investor, which is considerably faster than other residence application methods. Following the residence permit application, we make your citizenship application.
- ▶ Once you complete all your payments stipulated under the Sales Agreement, the title deed of the Property will be registered under your name.

## 2. Residence Permit Procedures

Applicants must obtain a residence permit during their application for citizenship. During that time, holders of residence permit may decide to live abroad as long as they desire.

- ▶ We fill up the Residence Application Form for you.
- ▶ A valid private health insurance policy will be issued for you as signed and sealed/stamped.

## 3. Citizenship Application Procedures

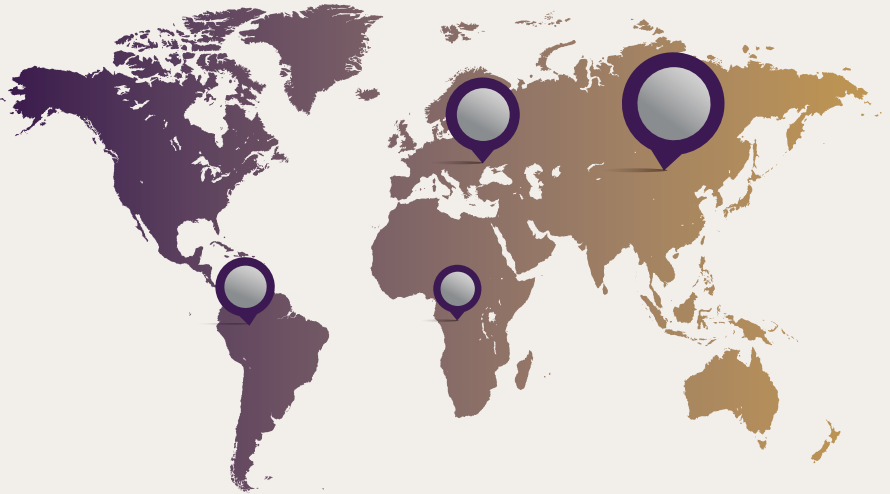
Turkish citizenship application can be made immediately after the residence permit is granted.

- ▶ Exceptionally, the Turkish Citizenship Application Form will be filled on your behalf.

The citizenship is approved within 6 months approximately, starting from the citizenship application date.

# The Advantages Of Turkish Citizenship

- ▶ Your spouse and children under 18 can be Turkish citizens along with you.
- ▶ You will not need to state your assets or income in other countries when you apply for Turkish citizenship.
- ▶ You will not need to live in Turkey for a certain period of time in order to be entitled to citizenship. You can continue to live abroad and apply for citizenship as soon as you receive residence permit.
- ▶ You can travel to many countries without applying for visa. Many of these countries grant travel permit to Turkish citizens from 30 to 90 days without requiring a visa.



**Table For The Countries That Do Not Require Visa**

EUROPE	ASIA	AMERICA	AFRICA
Albania	Bahrain	Argentina	Kenya
Armenia	Hong Kong	Bahamas	Libya
Azerbaijan	Indonesia	Brazil	Madagascar
Belarus	Japan	Chile	Mauritius
Bosnia and Herzegovina	Jordan	Colombia	Morocco
Georgia	Kazakhstan	Mexico	Senegal
Kosovo	Kuwait	Panama	Seychelles
Macedonia	Lebanon	Paraguay	South Africa
Moldova	Malaysia	Peru	Tanzania
Montenegro	Oman	Uruguay	Tunis
Northern Cyprus	Qatar		
Serbia	Singapore		
Ukraine	South Korea		

# Why Piyalepaşa Istanbul Premium?



## **Investment Value**

Piyalepaşa Istanbul Premium is a rewarding investment providing high profit opportunity in the short run.

Since you will not resell the real estate(s) for three years due to citizenship requirements, you can choose to live in or lease on the market value the real estate(s) you purchase. When the three-year period is completed, you can sell the real estate(s) with 100% premium.

## **Monitoring Citizenship Procedures**

We have a team that monitors your citizenship procedures.

## **Reliability**

Piyalepaşa Istanbul is one of the greatest projects in Turkey provided in private sector. The project has been initiated by POLAT, with more than 65 years of experience in international real estate projects.

## **Apartments In Various Types And Sizes**

The project consists of 348 residences in various types and sizes with a 1+1 and a 2+1 layout and with the option of converting to a 3+1.

## **Compound Project**

You have all the services you need under the same roof since the project consists of apartments, offices, a hotel and a marketplace: Polat Piyalepaşa Çarşı.

## **Location**

The project is 3 minutes to Taksim, 7 minutes to Nişantaşı and 5 minutes to the metro station.

## **Distinguishing And Professional Settlement**

-We have a Second-Hand Sales and Leasing department to help you in leasing and sales services.

-The site management of Piyalepaşa Istanbul is carried out by our site management company operating as Polat Yönetim. We guarantee a peaceful living environment and high quality service according to the basic standards applied in all the projects by Polat.

## **Environmental Awareness**

Piyalepaşa Istanbul is the first project in Turkey to be awarded with Preliminary LEED Gold Plan for Neighborhoods with half of a green area.





# What Do We Have In Piyalepaşa Istanbul Premium?

Piyalepaşa Istanbul Premium hosts various areas and services thanks to the quality as a Compound Project. All the residences are provided with 24/7 security service, high ceilings, white appliances, balcony, storage area and a car park.

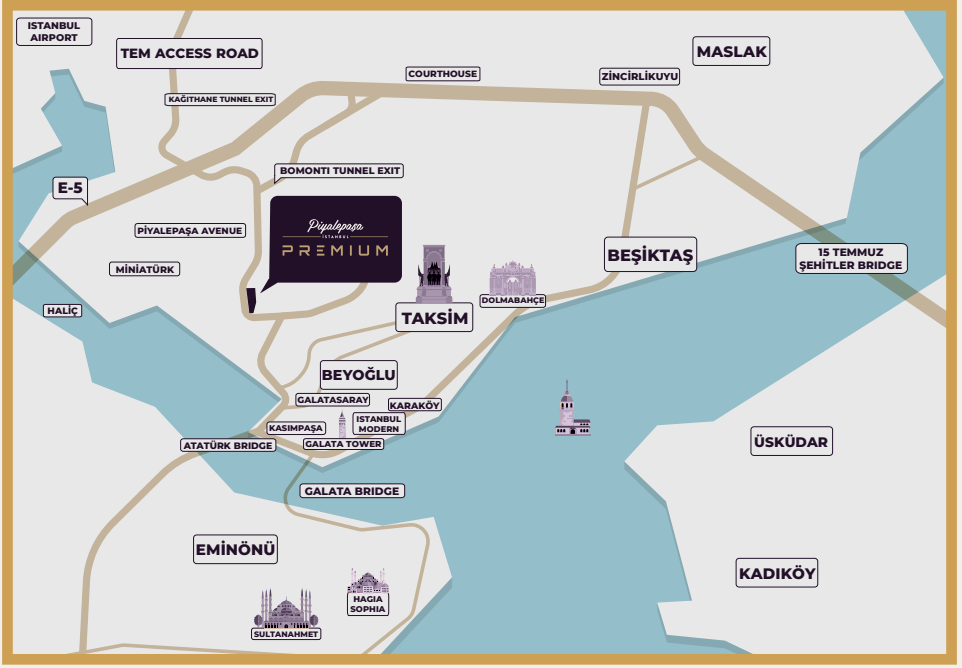
## Hotel

The hotel provides the most comfortable accommodation opportunities and will also offer guests charmed by our location the opportunity to become part of the neighborhood with long-term stay arrangements. Rooms with private kitchens will combine the peace of a home with the comfort of a hotel.

## Polat Piyalepaşa Çarşısı:

A 550 m<sup>2</sup> long of marketplace is hosting 120 brands including art galleries, cafes, restaurants, supermarket, pharmacy, rentable offices, fashion brands and playgrounds for children and more. A 2,500 m<sup>2</sup> sports centre consisting of indoor swimming pool, children's pool, steam bath and SPA and an indoor parking area for cars are also a part of the project.





**Central location in Beyoğlu, in the heart of Istanbul,  
3 minutes to Taksim, 7 minutes to Nişantaşı and  
5 minutes to the metro station.**




For the location  
of our sales office, simply scan the  
QR code with your mobile phone.

### **Piyalepaşa Real Estate Sales Office**

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