



We Turn  
**House,**  
Into **Home**

## ABOUT US

We are a real estate company offering a wide range of services. We have started selling to foreigners since the gov. announcement in 2010. As Inhouse Global, we have exclusive real estate projects where sales are exclusive through us.



## OUR OFFICES



ALGERIA



JORDAN



TURKEY



KUWAIT



SUDAN



TUNISIA



RUSSIA

# OUR PROJECTS

- Legally secured
- Government guaranteed
- Strong Construction firms
- High quality and standards



# FIGURES



**+250.000**

TOTAL  
CLIENTS



**+100.000**

TOTAL  
SALES



**+50**

TOTAL  
COUNTRIES



**+100**

CITIZENSHIP  
PACKAGES



**+15.000**

TOTAL  
RESALE

## Real Estate Consultancy

- Residential
- Commercial
- Investment

## Project Tours

- Planning
- Online and Offline
- Analysis

## Purchase Process

- Support
- Authorizations
- Bank Accounts






## After-sale services

- Management
- Rent
- Re-sale

## Legal Support

- Lawyers
- Gov. Follow ups
- Evaluation

## Citizenship Program

- Eligible Properties
  - Processing Support
  - Guidance
- 
- A wooden gavel resting on a wooden sound block, with a stack of books and a blueprint visible in the background, all set against a dark, textured surface.

# Turkey; IMPORTANCE ANALYSIS



## Geographical

- Meeting point of 3 continents, proximity to ME.
- Among the region's largest countries:  
783.562 KM - 82 Mln Pax. (2019)
- Surrounded with 3 seas and solely Marmara sea.
- Land boarded with 8 countries.
- Maritime boarded with 6 countries.

## Geopolitical

- A unique commercial gateway globally.
- A Regional power to the conflicts in the region.
- An international ally with (NATO).
- A significant energy transit from ME to Europe.
- Military forces ranked as 10th most powerful armies.



# TURKISH ECONOMY HIGHLIGHT



● EXPORTATION



● DEFENCE  
SYSTEM



● AVIATION



● AUTOMOBILE



● AGRICULTURE



● TEXTILE

## A Producing and Exporting Economical Power

- Agriculture (2nd globally in honey production)
- Textile, F&B, Consumer electronics
- Construction material and steel
- Manufacturing systems and production lines
- Heavy machineries
- Defence systems, Drones and many more
- Automobile and aviation

## Global Competitions

- Tourism
- Real Estate development
- Healthcare industry and Medicines
- Renewable energy sources
- Oil and Petrochemicals
- Automobile and aviation



**INHOUSE**  
GLOBAL



- **A Member of the G20s**
- **One of the strongest emerging economics**
- **Jumped From 114th rank to first tenths**
- **Significant trader and Exporter**
- **Investment based growth through:**
  - (PPPs) Public-Private Partnerships
  - Competitive taxation
  - Foreign capital attractions

# LIVING & BUSINESS



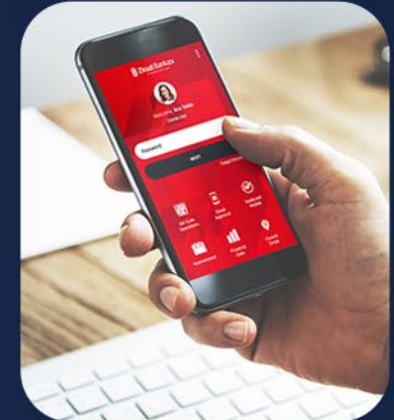
- Ownership of properties, cars and businesses.
- Freedom and suitable rules of residency.
- Safe living standards.



- Free public schools.
- A variety of international schools.
- 200+ universities, around 60 of them in Istanbul.
- Active scholarships.

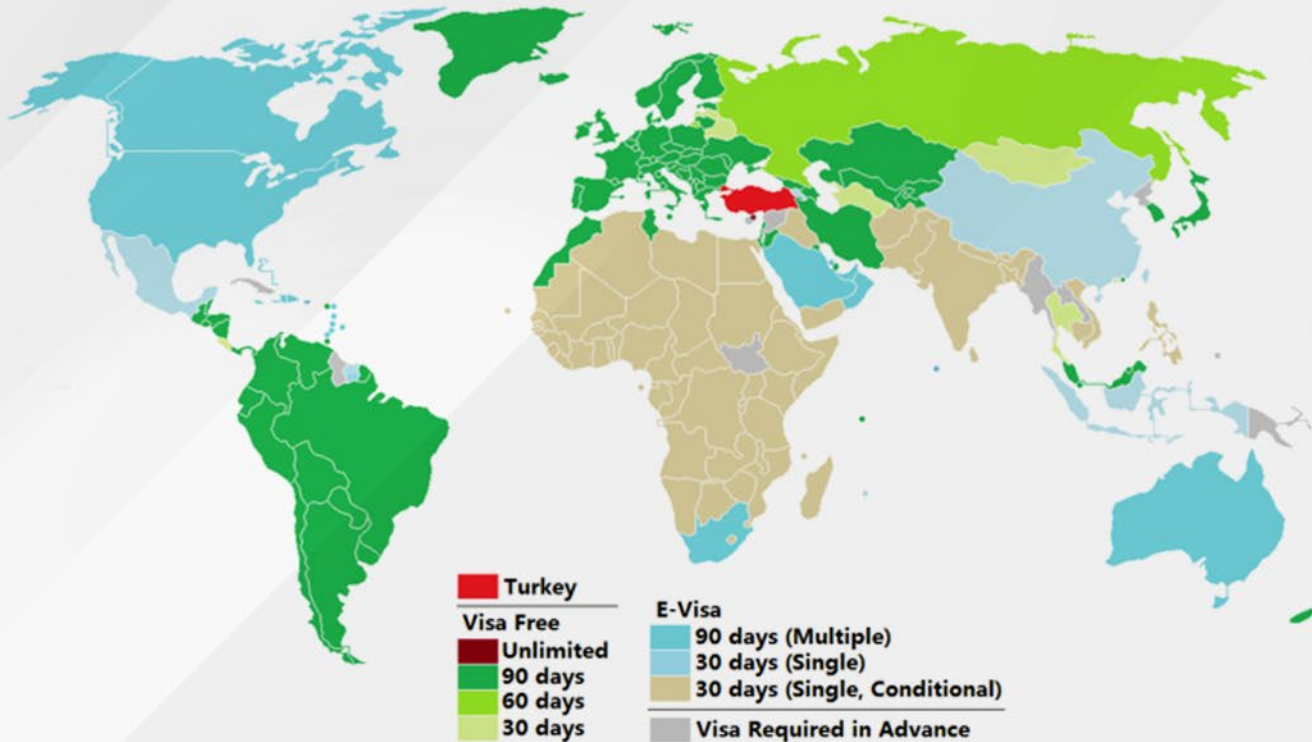


- Religious Freedom.
- 84,684 mosques in Turkey, 3,365 of them in Istanbul.
- 435 churches and temples for Approx. 200,000 Christians and 20,000 Jews in Turkey.



- Excellent incentives for foreign investors.
- Corporate establishments.
- Easy banking conditions.
- Tax exemption.

# TURKISH PASSPORT PRIVILEGES



## Visa-Free Entry to over 72 countries

Qatar, Iraq, Morocco, Tunisia, Jordan, Japan, Hong Kong, Malaysia, Indonesia, Singapore, Brazil, South Africa and others

## Visa-on-arrival to 42 countries

Bahrain, Lebanon, Kuwait, and most of the African countries

## Easy online visa to 7 countries

USA, Europe Australia and others

## Ranked 26th in the world

- One of the highest ranking passports.
- Dual citizenship is a legal right.
- A long-term passport "10 years duration."
- Free health and educational services.
- Short processing period to be issued.

# INTERNATIONAL COMPARISON

## PRIVILEGES



- CITIZENSHIP



- RESIDENCY PERMIT



- A LIFETIME OWNERSHIP



- FREEDOM OF RENTING RE-SELLING OR TRANSFERRING.



- INHERITABLE

## FACTS

- Affordable prices compared to Europe, USA and ME with noticeable annual growth projections.
- The most profitable property market of 2020 in Europe.
- One of the most energetic markets globally.

# NATURE ANALYSIS

## IN GENERAL

- Open to international investment
- Energetic movement
- Rental income average of 5%

## EFFECTING FACTORS

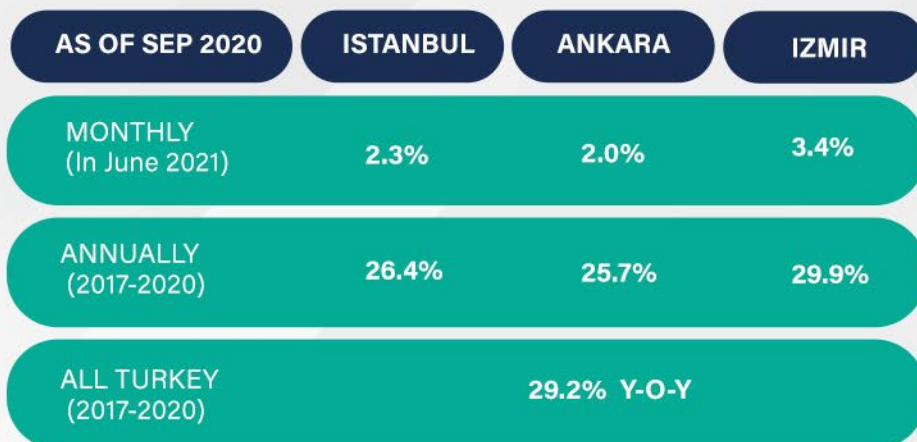
- Inflation & foreign currency rates
- Gold & energy prices
- Construction cost

## SUPPLY AND DEMAND

- Internal/ external immigration
- Population & income increase
- Foreigners purchase

# REAL ESTATE MARKET STATISTICS

## ● PRICES CHANGE



## ● TOTAL HOUSING SALES (TURKEY)

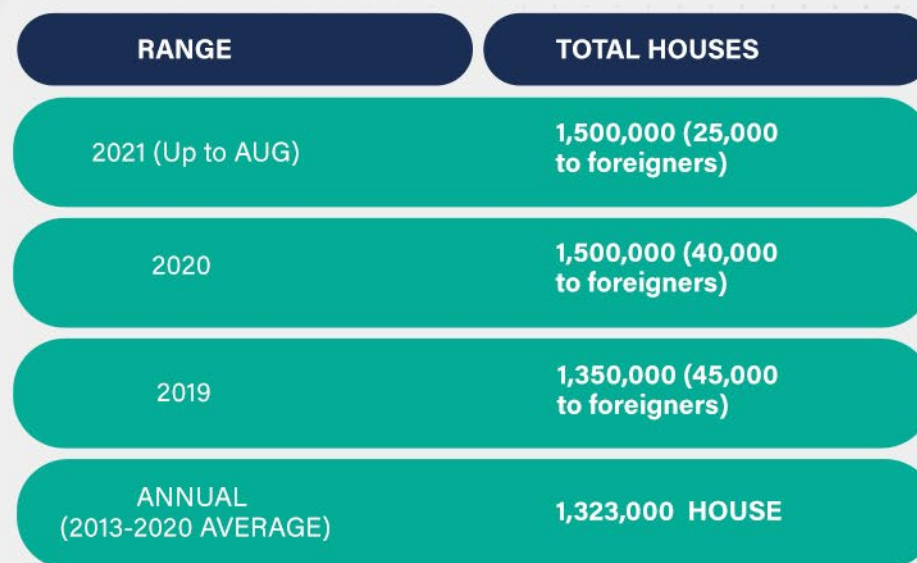
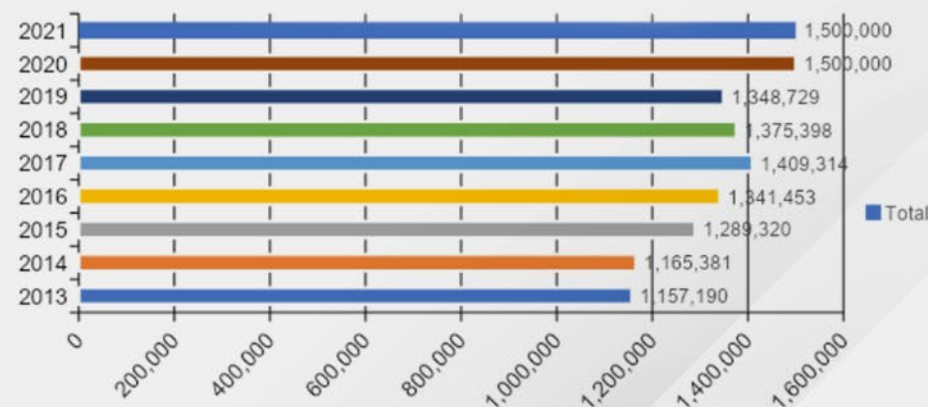


Table 1: Residential Property Price Indices (2017=100) and Unit Prices

	Residential Property Price Index	Residential Property Price Index for New Dwellings	Residential Property Price Index for Existing Dwellings	Unit Prices (TL/m <sup>2</sup> )*
	180.2 (29.2%)	192.2 (33.0%)	177.7 (28.0%)	4545.3 ₺
	152.7 (26.4%)	159.7 (24.9%)	152.0 (25.9%)	6803.9 ₺
	170.2 (25.7%)	202.6 (34.2%)	166.9 (24.6%)	3339.7 ₺
	191.9 (29.9%)	194.4 (28.7%)	190.2 (28.5%)	5526.8 ₺

## TOTAL HOUSING SALES 2013-2021





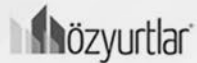
## CONSTRUCTION FIRMS

- Turkey is well-known for its successful portfolio of construction companies.
- As of August 2019, 44 Turkish companies were included the "Top 250 International Contractors of the World."



## A Producing and Exporting Economical power.

- Land belongs to the construction company
- Land owners & Contractors partnership: construction companies are usually paid in asset shares
- Land belongs to government: Government select construction companies:
  - 1- Companies specialized in construction material and exporting
  - 2- Companies specialized in civil construction
  - 3- Other well-known companies



# PROPERTY TYPES



● **CONDITION-BASED  
TYPES**



● **READY**



● **UNDER  
CONSTRUCTION**



● **SHELL & CORE**



● **PREOWNED**



● **USAGE-BASED  
TYPES**



● **RESIDENTIAL  
(In compounds)**



● **RESIDENTIAL  
(Regular buildings)**



● **COMMERCIAL**



● **MIX-USE**

# PRICING

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## LOCATION

- Land cost, Accessibility, level etc..

## SPACE

## VIEW

- Sea, City, Valley, Garden, Street

## FLOOR HEIGHT & SUN LIGHT

## PROPERTY TYPE

## FINISHING & QUALITY

- Age, services, facilities, condition

# ISTANBUL CITY HIGHLIGHTS

Turkey's biggest city constituting the country's economic, cultural, and historical heart

- 5,343 km<sup>2</sup>
- 15 million Pax + 5 million foreigners (2020)

Largest urban agglomeration in Europe & Middle east, sixth-largest city in the world

A transcontinental city, straddling the Bosphorus strait in northwestern Turkey between the Sea of Marmara and the Black Sea

**Commerce  
&  
Industry**

**Finance  
&  
Economy**

**Tourism  
&  
History**

**Healthcare  
&  
Education**



**INHOUSE**  
GLOB



## ISTANBUL MUNICIPALITIES

Under the umbrella of Istanbul metropolitan municipality there are 39 district municipalities. Each is constantly in competition to provide the best services from roads, schools, hospitals to development and infrastructural projects.

Istanbul is becoming a non-centric city, providing almost the same services in each municipality.

### Some of the major projects

- Rail system developments
- Valley of life project



# GOVERNMENT PROJECTS



● BAŞAKŞEHİR  
MEDICAL CITY



● ISTANBUL  
CANAL



● ISTANBUL  
INTERNATIONAL  
AIRPORT



● ISTANBUL  
INTERNATIONAL  
FINANCIAL  
CENTER

# TRANSPORTATION



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● TRAMWAY



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● METROBUS



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● SUBWAY METRO



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● FERRY

# TRANSPORTATION

**Operating:**

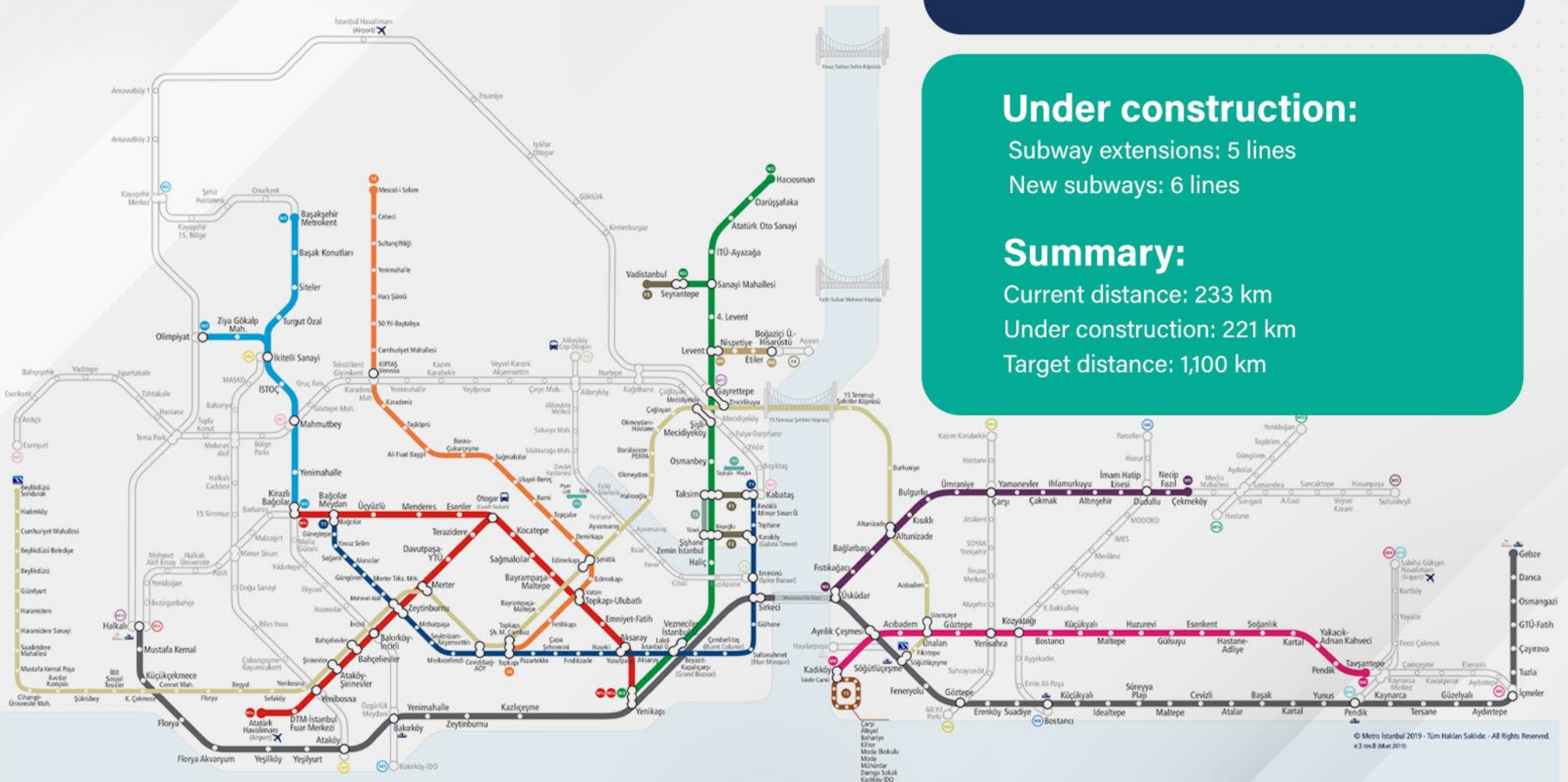
- Subway: 7 lines
- Tramway: 4 lines
- Cable car: 2 lines
- Funicular: 3 lines
- Suburban: 1 (Marmaray)
- Metrobus: 1 line

**Under construction:**

- Subway extensions: 5 lines
- New subways: 6 lines

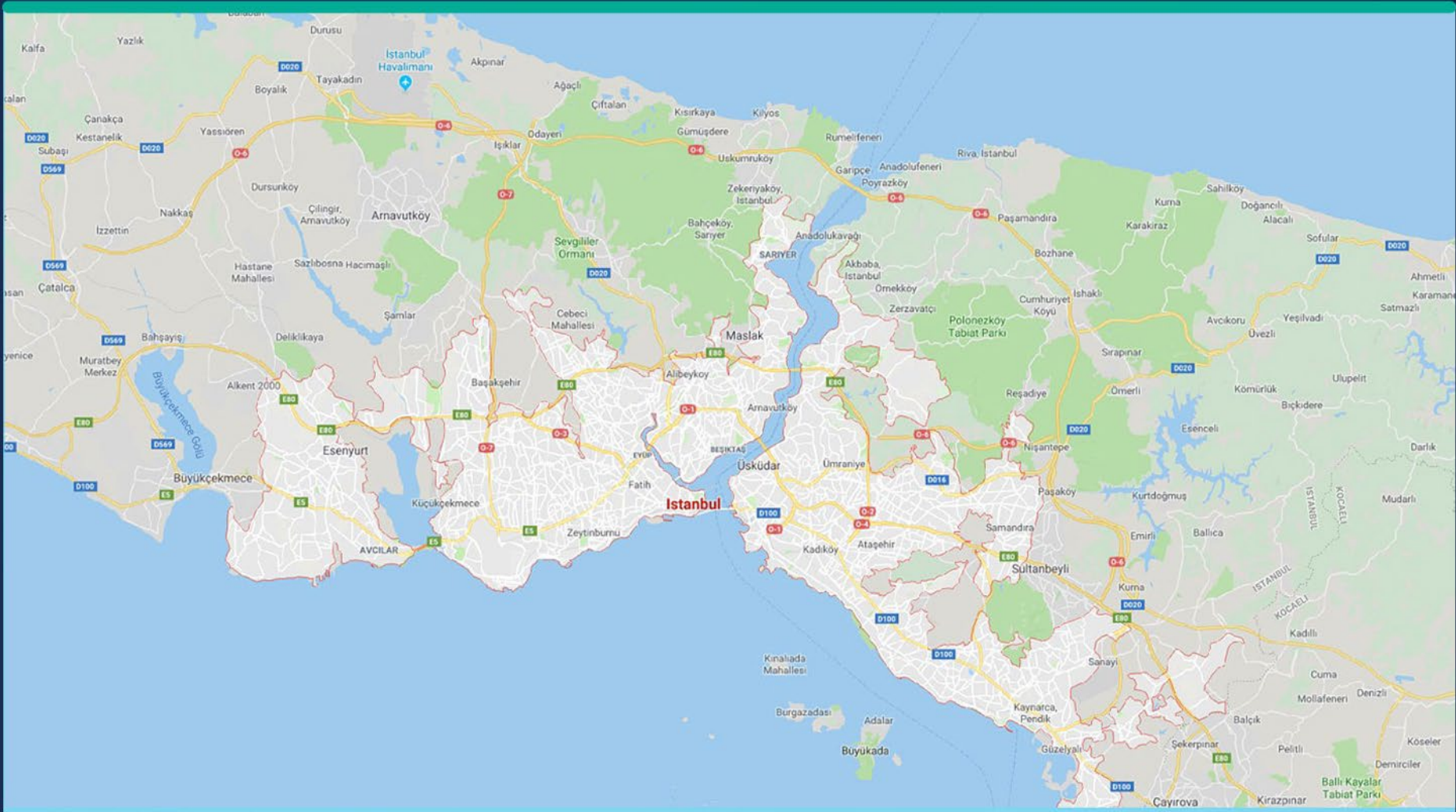
**Summary:**

- Current distance: 233 km
- Under construction: 221 km
- Target distance: 1,100 km

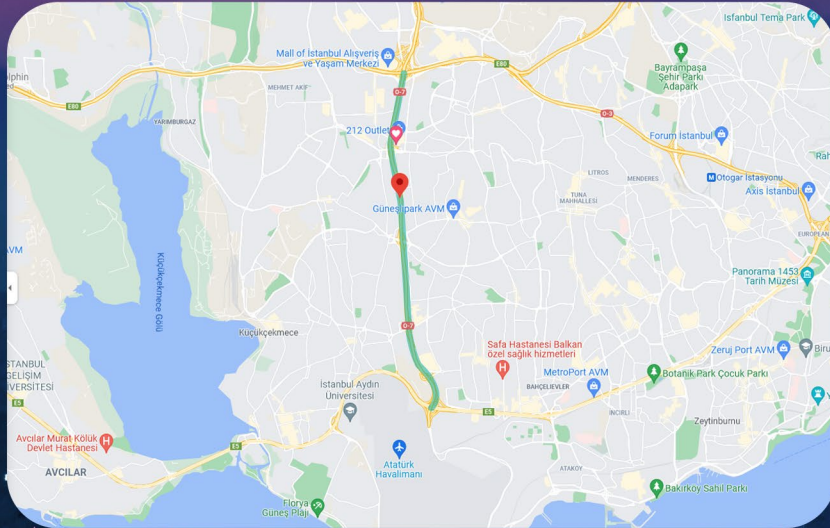




# ISTANBUL

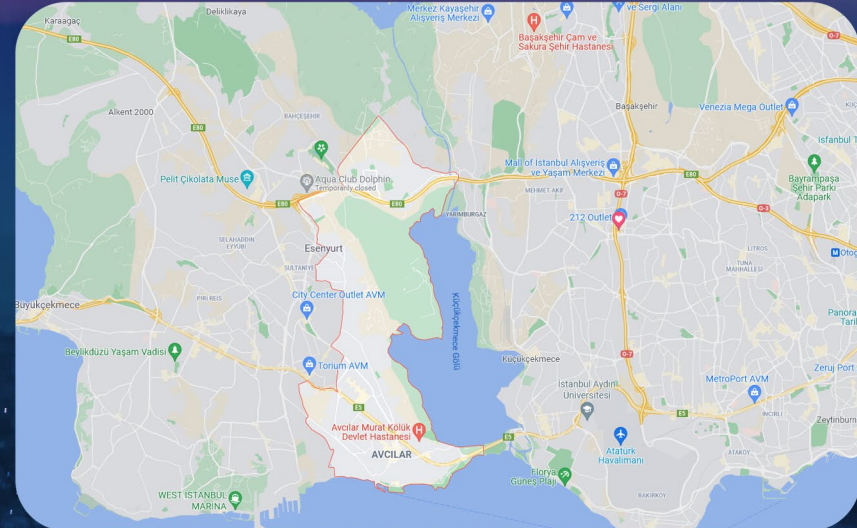


# DISTRICTS AND DETAILS



**BASIN EXPRESS: Istanbul's new modern.**

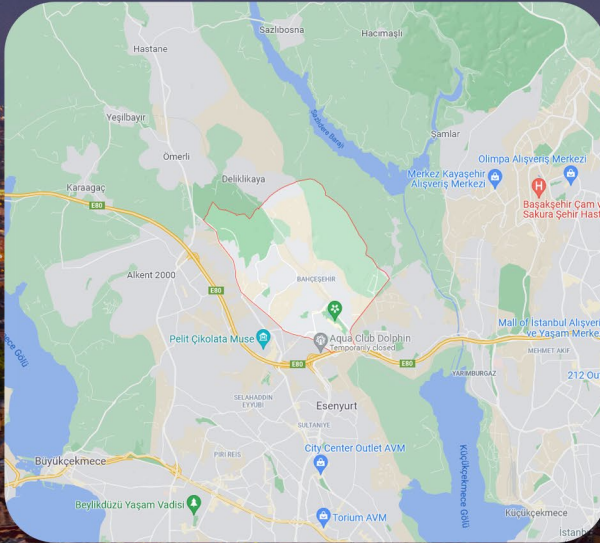
- **Type:** Commercial Investment, Modern residences.
- **Location:** Center of important roads E5 & E80
- **Future:** New metro lines, fast return on investments, the new maslak.



**AVCILAR: The sea, lake and the future canal.**

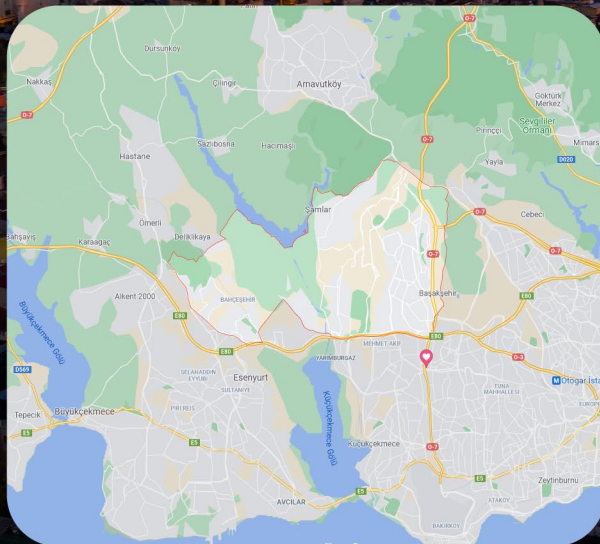
- **Type:** Residential investment.
- **Location:** To the west of the small lake, Between E80 & E5.
- **Future:** Istanbul Canal future development.

# DISTRICTS AND DETAILS



## Bahçeşehir: The garden city.

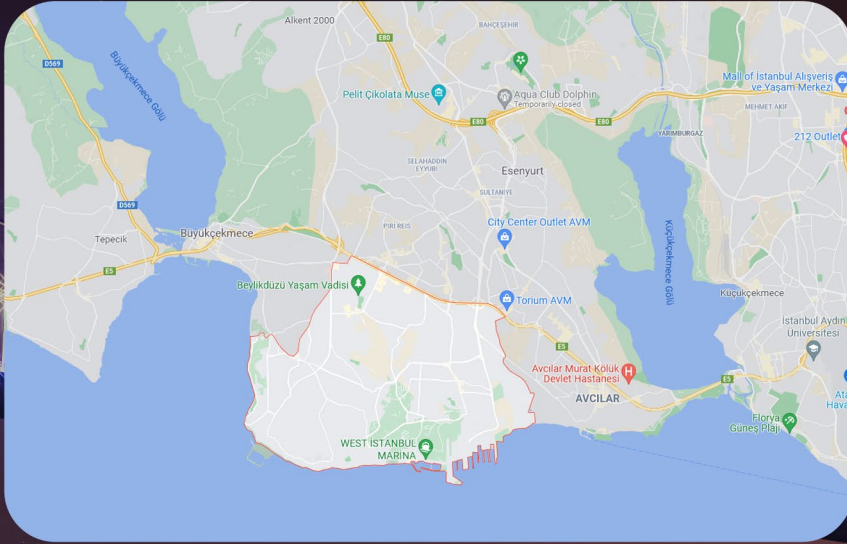
- **Type:** Long term Residential investment, HQ gov. projects.
- **Location:** Between Esenyurt, Avcılar and Başakşehir.
- **Future:** Excellent investment opportunities, available lands for development, Future metro lines.



## Başakşehir: The new Istanbul.

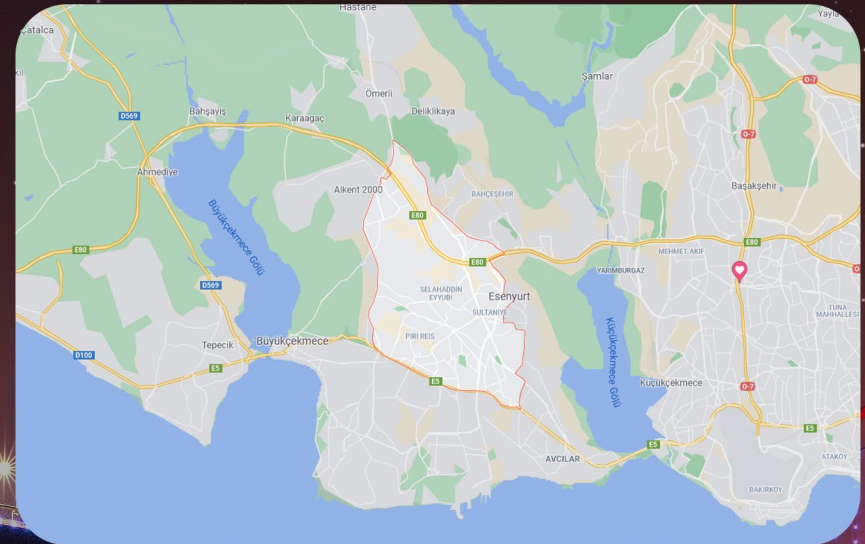
- **Type:** Residential Investment.
- **Location:** on the E80, closer to the center.
- **Future:** New metros lines.

# DISTRICTS AND DETAILS



**Beylikdüzü:** The marina, the big spaces and the quality.

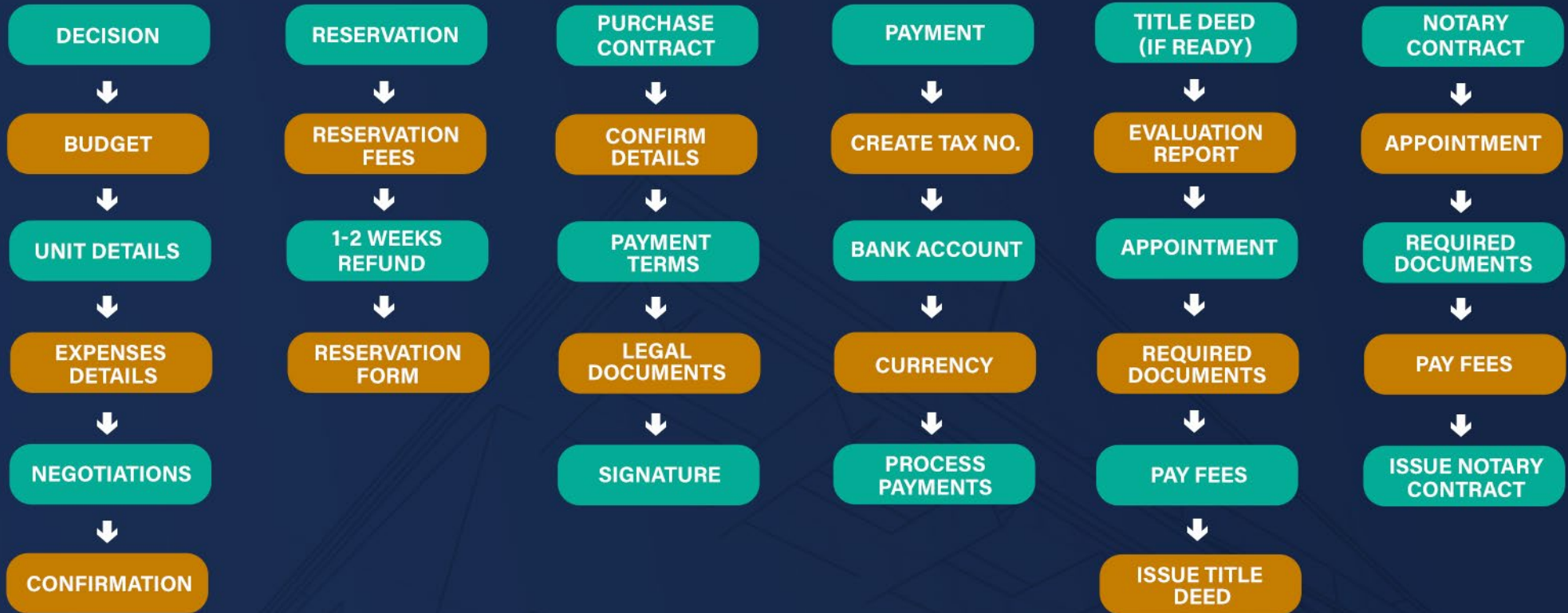
- **Type:** Residential investments, sea views
- **Location:** Between Avcilar, Esenyurt and Büyükçekmece.
- **Future:** Projects by the municipality, value increase.



**Esenyurt:** Investment & living.

- **Type:** Many types are available, high end residences, middle class, commercial.
- **Location:** Between E5 & E80.
- **Future:** Future metros lines.

# PURCHASE GUIDE



# CITIZENSHIP GUIDE



Completing the steps successfully and apply through a lawyer in a 7 stage process.

Estimated time frame 3-6 months, and estimated cost from \$ 3,000 to \$ 6,000.

# GENERAL REQUIREMENTS



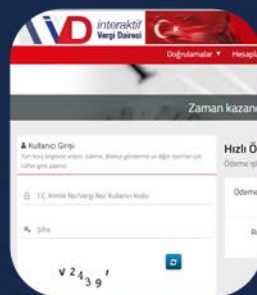
- **PASSPORT**

(Translated, notarized, attested by T.C. gov.)



- **BIRTH CERT**

(Translated, notarized, attested by T.C. gov.)



- **TURKISH TAX NUMBER**

For purchase, bank opening and others.



- **PERSONAL PHOTOS**

For registration



- **PROPERTY EVALUATION REPORT**

From approved firms

# TAX EXEMPTION REQUIREMENTS



- **INTERNATIONAL MONEY TRANSFER PROOF**

(Issued by the banks with correct names, details)



- **ABROAD ADDRESS PROOF OR LETTER**

(Translated, notarized, attested by T.C. gov.)



- **NO TURKISH RESIDENCY PERMITS**

(Previously issued permits holders will not be accepted)



- **6 MONTHS MAX. STAY IN TURKEY**

(if stayed more than this in request will not be accepted)



# CITIZENSHIP ADDITIONA



- **MARRIAGE DOCUMENT**

(Translated, notarized, attested by T.C. gov.)



- **BIRTH CERTIFICATE**

For each member

(Translated, notarized, attested by T.C. gov.)



- **FAMILY STATUS DECLARATION**

(Translated, notarized, attested by T.C. gov.)



- **POWER OF ATTORNEY**

To the lawyer (by the owner and spouse)

### ONE TIME FEES

VAT (KDV)	1% RESIEDENCE	18% COMMECIAL	
	₺ 5,000.00	₺ 90,000	
BANK ACCOUNT	BANK FEES	TRANSLATION	SIM CARD
	₺ 500	₺ 85	₺ -

### READY PROJECTS

TITLE DEED	FEES (If full on buyer or seller)	FEES (If shared)	EVALUATION REPORT
	4%	2% each	₺ 2,000
	₺ 20,000	₺ 10,000	
	POWER OF ATTORNEY	PASSPORT WORKS	BIOMETRIC PHOTOS
	₺ 1,500	₺ 150	₺ 50
SERVICES (Gas, electric, water)	DEPOSIT	OTHER	DASK
	₺ 1,000	₺ -	₺ -

### UNDER CONSTRUCTION PROJECTS

NOTER FEES (If no title deed)	FEES	PASSPORT WORKS	BIOMETRIC PHOTOS
	1%	₺ 150	₺ 50



### ANNUAL FEES

PROPERTY TAX 0.20%
₺ 1,000

### MONTHLY FEES

MAINTENANCE	VARIABLE
FLAT AREA (M2)	₺ 200
FEE/ M2	₺ 5
TOTAL	₺ 1,000

### PURCHASE AMOUNT

₺ 500,000
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