MAK INTERNATIONAL REAL ESTATE

BUILDING LEGACY BEYOND BORDERS



COUNTRY PROPERTY GUIDE 2026

Invest in *Türkiye*

High yields, citizenship route — Istanbul · Antalya · Izmir

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Market snapshot

7.86%
Gross rental yield — Q3 2026, national average (Global Property Guide)

22–29%
Property price CAGR — Latest annual, in lira · CBRT

US$400k
Property for the citizenship route

Why investors look here

- Among the highest yields in our markets
- Citizenship route through property
- Large, active Istanbul market

Know before you buy

- Lira volatility affects returns in rupee or dollar terms
- Eviction for non-payment can take months
- Use a licensed valuation and lawyer

Rules for foreign buyers

Topic	What applies
Who can buy	Most nationalities, including Indians, can buy property in Türkiye, with some restricted zones.
Residency link	Property worth US$400,000 or more, held for 3 years, can qualify for citizenship; smaller purchases can support a residence permit.
Tax on rental income	Rental income is taxed in Türkiye; declare it in India too.

Buying costs

Title deed fee	4% of the declared value (often split buyer/seller)
Valuation report	Mandatory for foreign buyers

How buying works

1. Get a Turkish tax number and bank account
2. Valuation report
3. Sales contract
4. Transfer at the Land Registry (tapu)
5. Apply for residency or citizenship if eligible

For Indian residents: LRS basics

- Money for property abroad is sent under the RBI's Liberalised Remittance Scheme (LRS); check the current yearly limit with your bank (it has been US$250,000 per person per financial year).
- TCS applies above the yearly threshold and can be adjusted against your income tax.
- Report foreign property and income in your Indian tax return (Schedule FA).
- Payments go from your bank directly to the developer or escrow — never to MAK.

Sources

- Global Property Guide — Türkiye rental yields — https://www.globalpropertyguide.com/middle-east/turkey/rental-yields
- Property Turkey — USD prices & yields (Oct 2026) — https://www.propertyturkey.com/blog-turkey/turkish-property-in-usd-prices-lira-risk-rental-yields
- Central Bank of Türkiye RPPI via Hürriyet Daily News — https://www.hurriyetdailynews.com/turkiye-residential-property-prices-fall-5-percent-in-real-terms-in-july-225754

General information only, prepared by MAK International Real Estate LLP from the published sources listed, checked November 2026. Rules, taxes and figures change; confirm with the developer, a local lawyer and your chartered accountant before investing. Gross yields are before costs and taxes; past trends do not guarantee future returns. MAK does not collect buyer payments.

Talk to a MAK advisor about Türkiye

Get verified options, the full cost and a step-by-step plan. WhatsApp "Interested" to +91 73779 77772 or visit makinternationalrealestate.com/country-turkey.html