

Comparison: Turkey (Türkiye) vs. Spain and Europe

Comparative aspects:

1. **Properties starting price:** in Spain 100.000- 112.000 USD (US dollar), while in Turkey: 80.000- 90.000 USD (US dollar).
2. **Property prices per square meter:** in the cities of Spain the prices are 29% higher and in the skirt areas of Spain are 37% higher than in Turkey.
3. **Average area of the housing unit:** is bigger in Turkey than in Spain or in any other European countries: average area for a 2-3 rooms apartment in Turkey is 110 m².
4. **Essential utilities** (water, gas, electricity and waste collection): 13% higher in Spain than in Turkey.
5. **Extra costs** (taxes, notary fees, land registry fee etc.): in Spain roughly 10-15% of the property selling price, while in Turkey only 9-12% of the real estate selling price.
6. **Golden Visa vs. Turkish Citizenship:** Golden Visa (obtaining the residence permit by real estate investment) opportunity in Spain is available by purchasing a real estate with a min. of 500.000 EUR, whilst in Turkey Turkish Citizenship can be obtained with the min. of 400.000 USD (US dollar) real estate investment.
7. **The biggest advantages of real estate investment in Turkey for foreign investors compared to Spain and Europe:** favorable exchange rates, excellent price-value ratio, wide range of properties for sale, affordable housing prices (luxury properties at affordable prices), high profitability (within 1 year 4-12 % investment return), as well as an excellent investment source in the short and long term.
8. **Property purchasing process:** in Turkey the process is simplified and quick, does not require many paperwork, energy and time, while in Spain it might takes more time and more paperwork.

Conclusion: Why is Turkey a better investment location for foreign investors than Spain or any other European country?

Top 5 reasons:

1. Turkish real estates are more cheaper (min. 20-30%) than any European property
2. Affordable real estate (affordable luxury properties as well) prices in Turkey for all budget
3. Higher profitability in Turkey than in Europe.
4. An excellent investment in Turkey both in the short and long term.
3. Low cost of living in Turkey.