

Comparison:
Real estate investment in Turkey (Türkiye) vs. in
the United Arab Emirates

1. One of the biggest advantages of investing in Turkey is that you can buy luxury properties at an affordable price, **while in the Emirates they are at a very high price, ranging from 700,000 to 1 million dollars on average.**
2. Favorable exchange rates: the TL (Turkish Lira) remains at a low exchange rate compared to other currencies (USD or EUR), real estate in Turkey is affordable, thanks to which international investors can also take advantage of the favorable exchange rates, and the Turkish market also offers advantageous returns, **while the AED (dirham) exchange rate has risen in the Emirates in recent times.**
3. In Turkey, thanks to the Turkish Citizenship by Investment Program, foreign investors have the opportunity to obtain a Turkish citizenship if they purchase at least USD 400,000 worth of real estate in Turkey. Turkish citizenship can be obtained at the same time as the investor's spouse and child/children under the age of 18, while in the Emirates, **a Golden Visa can be obtained by investing USD 545,000 in real estate, and only the investor is entitled to it. the Golden Visa, so your spouse, child/children under the age of 18 are not:**

<https://cipturkey.net/turkish-citizenship-by-investment>

4. Increasing stability of real estate prices in Turkey: according to the Knight Frank property index, real estate prices in Turkey rose by 32%, which makes them world leaders in price increases. Due to the ever-increasing demand and population growth, the demand for real estate in Turkey is expected to continue to grow, which provides a stable and sustainable market for investors who are looking for a reliable return on their investment in the long term. **On the other hand, the real estate market of the Emirates experienced some fluctuations in the past, prices rose rapidly and then fell due to demand and external factors.**
5. Ownership of real estate acquired by foreigners: foreigners can buy real estate in their own name without any restrictions in a city in Turkey,

but there must be a municipality in the region where the real estate is located. **In Turkey, the right of ownership acquired in connection with the purchased property is hereditary and is automatically transferred to immediate relatives (e.g. children).**

In the Emirates, foreign ownership is only permitted in pre-defined freehold areas. Property rights acquired in the Emirates are valid for 99 years and do not automatically pass to immediate relatives (such as children).

6. **The cost of living in Turkey is much lower (60% on average) than in America, the UK, Europe or the UAE.**
7. **Growing economy: both Turkey and the Emirates** have growing economies, but Turkey's economy has been growing and diversifying steadily in recent years. This growth offers many investment opportunities, especially in construction, energy and technology.