



土耳其推行全新投资移民项目，
降低投资门槛以吸引投资人

TURKEY ATTRACTS INVESTORS WITH NEW CBI PROGRAM & LOWERED INVESTMENT AMOUNTS

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New regulations in Turkey offers foreign investors the opportunity to become citizens with a \$250,000 investment in a residential property or a \$500,000 investment into a business.

Turkey is one of the fastest growing economies in Europe with its foreign trade volume exceeding \$391 billion annually.¹ From 1999 until 2019, GDP Annual Growth Rate in Turkey averaged 4.64 %.² Turkey's biggest trade partners are Germany, Russia, the United Kingdom, UAE, China, France and the Netherlands respectively. With Germany alone, Turkey's trade volume reaches over \$21.3

土耳其引入全新法规，外国投资人有机会通过25万美元的住宅类房地产投资或50万美元的商业投资来获得土耳其公民身份。

土 土耳其是欧洲范围内发展最为迅速的经济体之一，年对外贸易总额超过了3910亿美元。¹ 1999年至2019年间，土耳其的国内生产总值年平均增长率达到了4.64%。² 土耳其最大的贸易伙伴包括德国、俄罗斯、英国、阿联酋、中国、法国和荷兰。仅以同德国一国的贸易量为例，进口额超过了213亿美元，出口额超过了151亿美元。在经济蓬勃发展的今天，土耳其的法律每年都在越来越多地鼓励外国投资。

billion in import and \$15.1 billion in export. In the midst of this economic boom, Turkey has been passing laws that encourage foreign investments more and more every year.

In 2003, Turkey introduced the Law on Foreigners' Work Permits, regulating work permits in a more accessible way for foreigners. In 2016, this law was replaced by the International Labor Law, which regulated foreigners' work permits in compliance with the European Union standards.

In 2003, Turkey also introduced the Direct Foreign Investments Law, thereby adopting a completely liberal approach to foreign investors and immigration. Foreigners may now be investors and shareholders in companies incorporated in Turkey just as easily as Turkish citizens. In fact, the Law emphasizes the equality between Turkish and foreign investors.

THE LAUNCH OF TURKEY'S CBI PROGRAM

In addition to these new developments to encourage foreign investments and immigration, Turkey introduced the most significant incentive for foreign investments in January of 2017: its citizenship-by-investment program. The law allowed citizenship applications with a \$1 million investment.

In September of 2018, a Turkish Presidential Order introduced critical changes to the Regulation on the Application of Turkish Citizenship Law. The required minimum investment figures were drastically brought down for applying for Turkish citizenship. Foreigners who purchase a residential property worth at least \$250,000 or invest at least \$500,000 into a business are now entitled to apply for Turkish citizenship.

However, there are some conditions. The \$250,000 real estate must be purchased from a Turkish citizen and can't have had a foreign owner in its recent history. If the buyer wishes to apply for citizenship together with his/her family, the real estate must be worth at least \$250,000 per applicant. These values must be assessed by a licensed surveyor who will issue a survey report. The buyer must also register a pledge in the land registry, promising that he/she will not sell the real estate for at least 3 years. The real estate's value and eligibility must also be approved by the Land Registry General Directorate.

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2003年，土耳其通过了《外国人工作许可法》，确立了外国人取得工作许可的更可行方式。2016年，新出台的《国际劳动法》替代原来的法案，使得土耳其对外国人工作许可的相关规定与欧盟标准接轨。

2003年，土耳其还引入了《外国直接投资法》，对外国投资人和移民采取了完全的开放态度。外国人现在可以像土耳其公民一样轻松投资在土耳其成立的公司或成为其股权人。实际上，该法案强调了土耳其和外国投资人的平等性。

土耳其投资移民项目的推行

除了上述鼓励外国投资和移民的新政策发展，2017年1月，土耳其还引入了刺激外国投资的最重要举措——投资移民项目。该项目法律允许投资人在完成100万美元投资的前提下申请公民身份。

2018年9月，一项土耳其总统法令为《土耳其入籍申请规定》带来了重大变化，土耳其公民身份的申请门槛大大降低。投资人购买价值不低于25万美元的住宅类房地产或进行至少50万美元的商业投资，即有资格申请土耳其公民身份。

然而，这其中包含一些额外条件。25万美元的房地产必须从土耳其公民手中购得，且该房产的所有前任所有人不得为外国人。若买家希望同家人共同申请公民身份，则房地产的价格必须满足每位申请人25万美元。房地产价值须由一位能够出示鉴定报告的持证鉴定人员评估。买家还必须在地政局登记担保，承诺至少三年内不会出售该房地产。房地产的价值和申请资格必须经土地局总署批准。

申请流程和相关文件可能非常复杂，因此整个申请需由擅长移民和公民法的律师妥善处理。

获得公民身份的其他途径

获得土耳其公民身份的另一途径就是以旅行或学术以外的目的在土耳其连续居住五年。另一渠道是同土耳其公民建立婚姻关系并至少维持三年。通过投资取得公民身份的申请人的配偶可通过这种方式在三年后申请公民身份。

土耳其对外国人自由开放的政策不仅限于投资者。除了入籍和投资机会，任何充分准备申请并最终取得所需文件的外国人都能获得有效期一到两年的短期居住许可。为了完成申请，外国人必须购买房产或签订在居住期间内有效的、经过公证的租赁合同。

土耳其旅游业自2015年以来亦呈现了稳定的增长势头。2018年，伊斯坦布尔和安塔利亚成为伦敦和巴黎之后最受欢迎的欧洲旅游城市。2018年，仅安塔利亚接待的外国游客就超过了1000万人，这也使之吸引了越来越多来自欧洲、俄罗斯和

The application process and relevant paperwork can be quite complicated, so the process should be diligently handled by an attorney who specializes in immigration and citizenship law.

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OTHER OPTIONS TO GAIN CITIZENSHIP

An alternative way to obtain Turkish citizenship is by residing in Turkey continuously for at least 5 years for a purpose other than tourism or academics. Another way is to be married to a Turkish citizen for at least 3 years. The spouse of the applicant who obtains citizenship by investment may also use this option and apply for citizenship in 3 years.

Turkey's liberal approach to foreigners is not only limited to investors. Aside from citizenship and investment opportunities, short term residence permits for 1 or 2 years are also granted to any foreigner who duly applies and procures the required documents. In order to apply, a foreigner must either purchase a property or sign a notarized lease contract for the period of the residence term.

The tourism industry is also on a steady incline since 2015. In 2018, Istanbul and Antalya were the most visited cities in Europe after London and Paris.³ Antalya alone exceeded 10 million foreign visitors in 2018, leading to more investment opportunities and more immigration from Europe, Russia and Middle East. In 2018 alone, Russian tourists visiting Turkey increased by 1.7 million and reached the whopping figure of 6.4 million.⁴ These record numbers are followed by 4.2 million German tourists and 2.2 million British tourists visiting Turkey in 2018.

Evidently, increasing demand from foreign tourists and the new investment opportunities are shaping the way the Turkish government has regulated foreigners' rights. The more visits and investments that are made into Turkey, the more foreigner-friendly the law seem to become. This provides broader opportunities and incentive for foreign investments. Time will show if more incentives and liberal changes will follow. 🌐

“获得土耳其公民身份的另一途径就是以旅行或学术以外的目的在土耳其连续居住五年。”

中东地区的投资机会与移民。仅在2018年一年中，访问土耳其的俄罗斯游客就增长了170万人，达到了庞大的640万人，而紧随其后的是来自德国的420万游客和来自英国的220万游客。⁴

显而易见，来自外国游客日益增长的需求和全新的投资机会正不断影响着土耳其政府对外国人权益的规范。进入土耳其的游客和投资越多，政府的政策似乎就对外国人愈为友好和开放。这也为外国投资提供了更广阔的机会和激励。不久后我们就能明确更灵活的激励措施和更为开放的政策变化是否会到来。🌐



BARIS ERKAN CELEBI

Barış Erkan Çelebi graduated from the American Robert College in 2011 and from Istanbul University's Faculty of Law in June of 2015. He specializes in commercial law, contract law and immigration law. He offers legal counsel to international clients who invest in Turkey and to foreigners who reside in Turkey. He is also currently enrolled in master's studies, writing his thesis on law of yachts. His law office is recommended by several embassies and consulates in Turkey, including the United States Embassy.

Baris Erkan Çelebi于2011年从American Robert College毕业，2015年6月获得伊斯坦布尔大学法学学位。他擅长商业法、合同法和移民法，为在土耳其进行投资的国际客户和在土耳其居住的外国人提供法律咨询。他目前正在攻读硕士学位，就游艇法相关问题撰写论文。他的法律事务得到了包括美国大使馆在内的多个使领馆的推荐。

Sources / 注释

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