



**TURKISH**  
CITIZENSHIP BY INVESTMENT



*Your Investment Immigration Global Partner*

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Eterna Financial Group has \$1.5 billion of assets under management and offers a complete range of financial services suited to the specific needs of our private and institutional clients, including:

- Investment Management
- Financial and estate planning
- Financial security and insurance
- Retirement and pension plans
- Mutual Fund dealer services
- Trust services
- International mobility

**ETERNA IS A FINANCIAL CONGLOMERATE THAT INCLUDES**



**\$1.5 Billion**  
Under management

**3,000+**  
Granted visas

**500+**  
Business acquisitions

**90+**  
Year of experience

**80+ Million**  
Raised in donations

**7+**  
Global offices

## INTRODUCE ABOUT ETERNA

Our mother company Eterna Financial Group started as a humble wealth management firm in Canada in 1928 and has transformed into a sophisticated financial conglomerate managing assets for very selected clients demanding utmost professionalism and tailored services.

Eterna International, the global mobility division of Eterna Financial Group, is borne out of this unique wealth management heritage, providing specialized services to our demanding clients.

**"We stand by your side as faithful advocate to support your clients at every step of the way, no matter what happens. This is our promise!"**



# OUR EXECUTIVE TEAM

Our executive team is supported by dedicated mobility and investment experts working in our different offices around the world.



**PIERRE OLIVIER TARDIF**

Chief Executive Officer



**PIERRE-MARC LECOMPTE**

Chief Operation Officer



**NICOLAS LAURIN**

Managing Partner



**CHRIS O'CONNOR**

Project Management Director



**LINDA NAN**

Global Office Director



**IRENE ZHANG**

Processing Center Director



**TRACY HUA**

Vietnam Business Development Director



**QUENTIN ZHENG**

Client Relationship Representative



**SHARON ZHAO**

Processing Case Manager



**YOYO YAN**

Processing Case Manager



**FRANK ZHOU**

Client Relation & Settlement Director



**ANDRÉ BARRETE**

Legal advisor



**SCOTT KENNEDY**

Canada SUV Team Director



**SIMON LABELLE**

Immigration Lawyer



**RACHEL KELLY DOOLIN**

Administrative Executive



**NAYOON KEUM**

Administrative Assistant



**NICKEY KHEMCHANDANI**

Marketing & Technology Strategic Advisor



**KATE SELBY**

Accountant



**CLAUDIA GARNEAU**

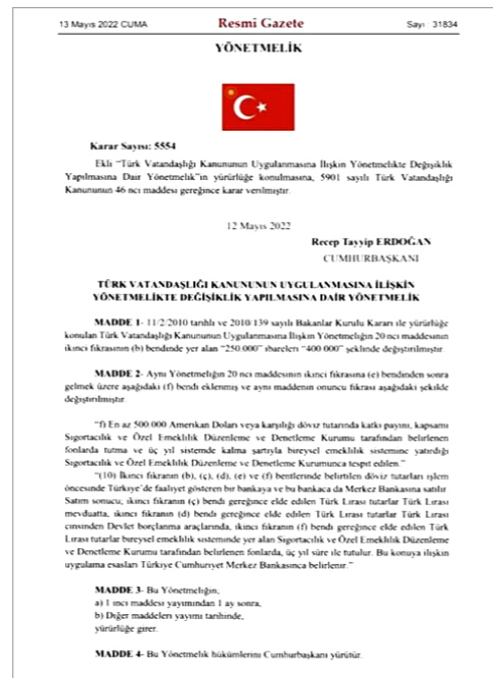
Accountant



## TURKISH CITIZENSHIP PROGRAM

### Regulation on the Implementation of the Turkish Citizenship Law (Act No. 5901), Amended on May 12, 2022

- Purchase a real estate property with an appraisal value of at least **USD 400,000**.
- Must hold the real estate property for at least **three (3) years**.
- Transfer in foreign currencies, converted into Turkish liras.
- Turkish passport holders qualified for U.S. E-2 visa.



One of the World's richest cultural traditions, anchored in modernity



### A UNIQUE OPPORTUNITY



#### Strong passport

Provide citizenship of an influential NATO member country, expanding across continents.



#### Fast Processing

Applicants can receive their citizenship and passport within six (6) months.



#### Affordable

Provide citizenship after the acquisition of a real estate property with an appraised value of only \$400,000.



#### Family Included

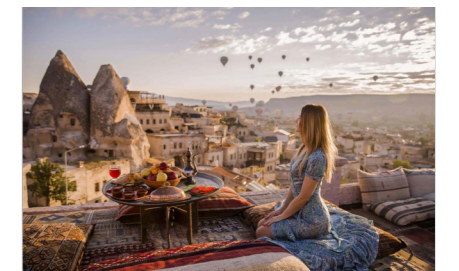
The benefits of the program are extended to the spouse and children under 18 years old.



Largest City in Europe and Middle East



Modern airport and business centers



Major touristic destination



## TURKISH PASSPORT - U.S. E2 VISA

Turkey is a member of the U.S. Investor Treaty program, allowing foreign investors and direct family members to live in the United States.

**Investment of at least \$250,000**      **Submission of E-2 Petition to USCIS**      **Visa issued after about 5 months**

### HIGH STANDARD HEALTH CARE

 <p>Free Healthcare</p>	 <p>Medical Tourism Ranking</p>	 <p>Affordable care</p>
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### WORLD-CLASS EDUCATION

Istanbul and the capital Ankara are home to several international schools offering different English-speaking curricula, such as International Baccalaureate (IB), Advanced Placement (AP), A-level.

The tuition fees range from \$5,000 to \$10,000 per year.

#### Free public education

Free education is offered to children between the age of 6 to 18 years old.

#### Famous international schools



### CRITICAL POSITION





Access to 1.3 billion people and \$26 trillion GDP within 4-hour flight radius.

Turkish Airlines connects 323 destinations in 127 countries, ranking 5th.

Access to 16 different time zones during working hours, from Tokyo to NYC

Manufacturing, exporting and management hub for multinationals

### STRATEGIC COUNTRY

 <p><b>EU CUSTOMS UNION</b></p> <p>Since January 1st, 1996, Turkey has access to the World's largest customer market (\$14.5 trillion)</p>	 <p><b>NATO MEMBER</b></p> <p>Since 1952, Turkey is full member of the North Atlantic security alliance, along with 29 other member countries, in North America and Europe.</p>
 <p><b>G-20 MEMBER</b></p> <p>Turkey is member of the G-20, a group of the World's 20 largest economies.</p>	 <p><b>BELT AND ROAD</b></p> <p>Turkey is participating in China's One Belt Road initiative, receiving substantial investment.</p>

## WHO CAN APPLY ?

### Who can be part of the application?

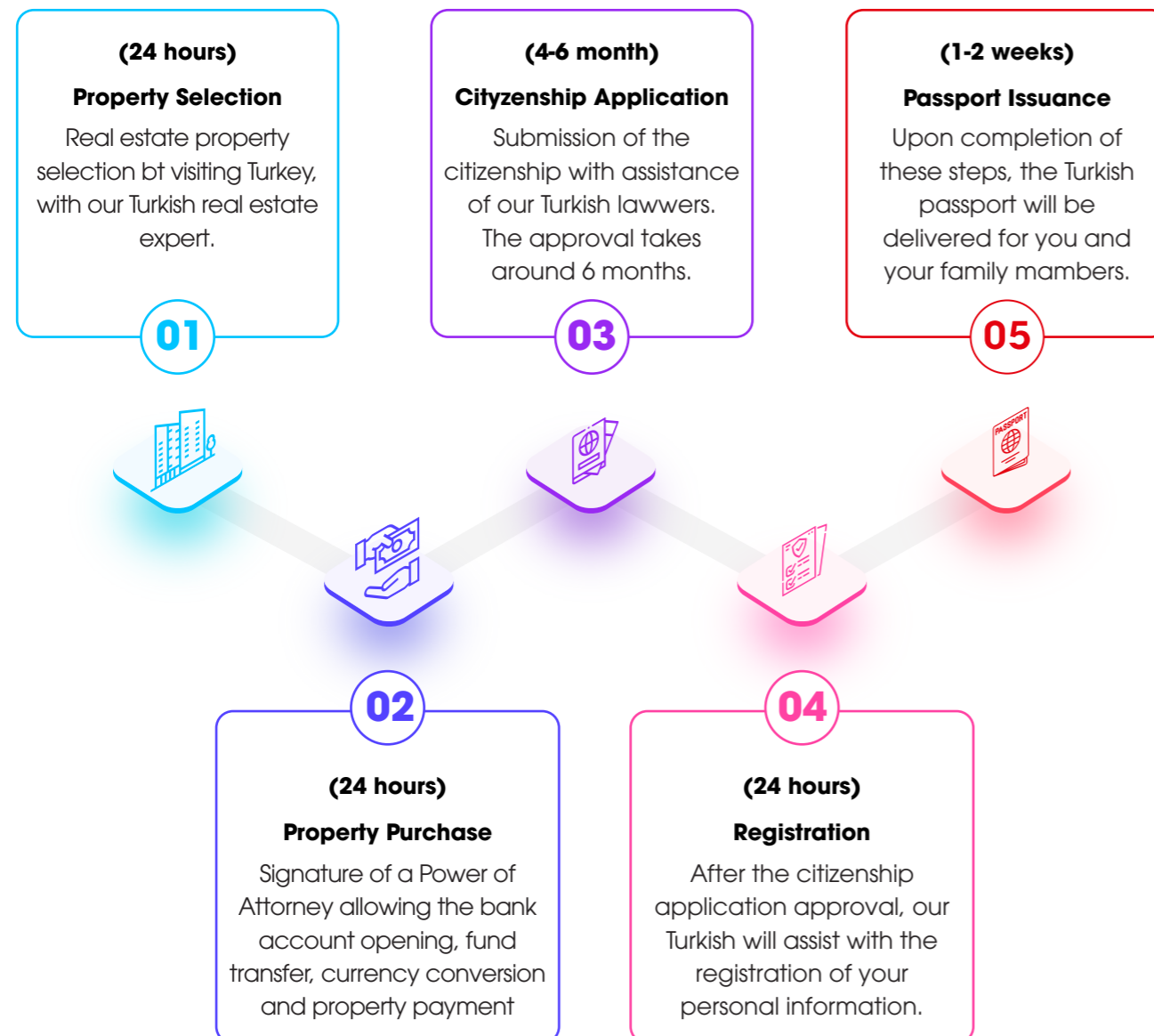
- Property Buyer (main applicant)
- Spouse
- Children under the age of 18 years old.

### Supporting documentation

- Valid Passport
- Birth Certificate
- Marital Status Documents
- Digital photos
- Power of Attorney
- Name Change Request Form (if needed)



## STEP - BY - STEP

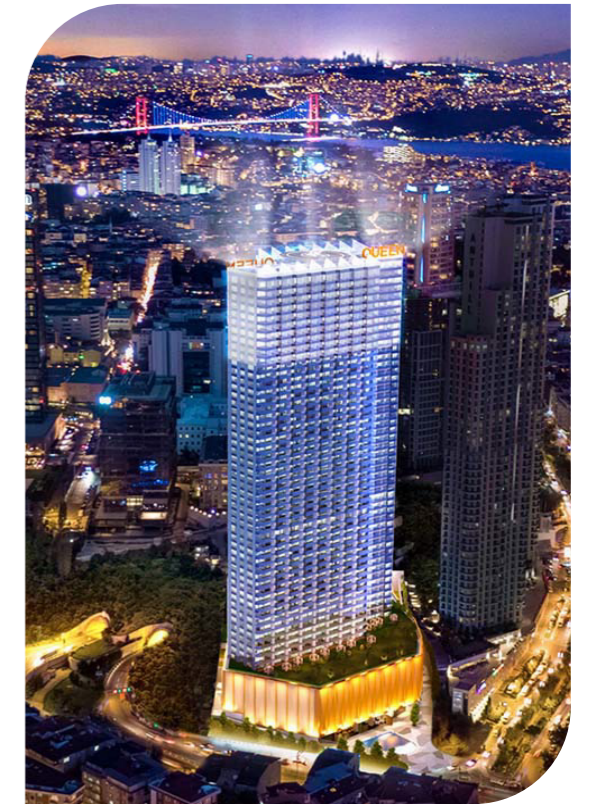


## COST DETAILS

Main Items	Amount (USD)
Property Purchase Price	\$400,000
Other Related Purchase Cost	\$18,262
Immigration Application Costs	\$6,120
<b>Total</b>	<b>\$424,320</b>

## IMMEDIATE OCCUPATION

- Best locations in Istanbul
- No delay for access to the title of deed
- Immediate rental income-generating property
- Lower price than the developer's offer
- No risk of construction

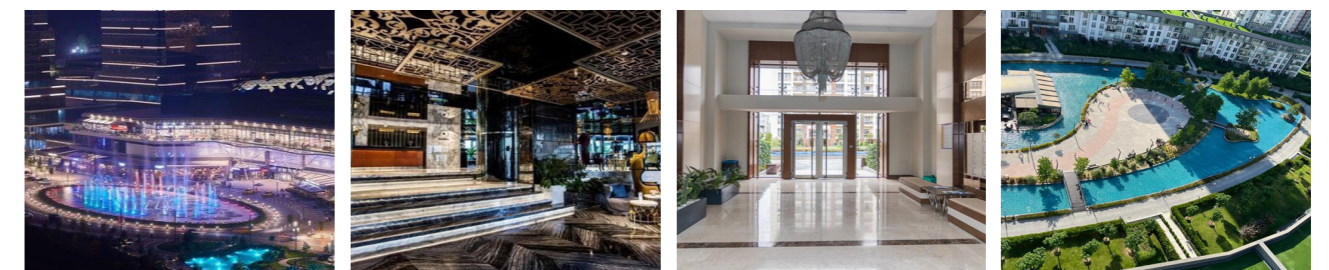


## BEST LOCATION



## INCOME-GENERATING ASSETS

The cost and fees of acquisition are quickly repaid by the rental income arranged by our team.



# REPRESENTATIVE

# PROJECTS

# OTTOMARE SUITES

7-year-old project located in the Zeytinburnu area, just 10 minutes from the old town and the major touristic areas. A seafront project with a great view. Very well-known developer and it has all kinds of facilities (gym, open-closed swimming pool, sauna, Turkish bath). Very good both for living and Airbnb.

## Project information:

Floor : 5  
Gross : 77 m<sup>2</sup>  
Net : 63 m<sup>2</sup>



# THE ELYSIUM

7-year-old project located in the Taksim area in the heart of Istanbul. City center, prestigious 5 star Hotel Project. Very nice furnished loft with access to all kinds of facilities (gym, indoor and outdoor swimming pools, sauna, Turkish bath). Perfect for rental,

## Project information:

Floor : 1  
Gross : 95 m<sup>2</sup>  
Net : 78 m<sup>2</sup>



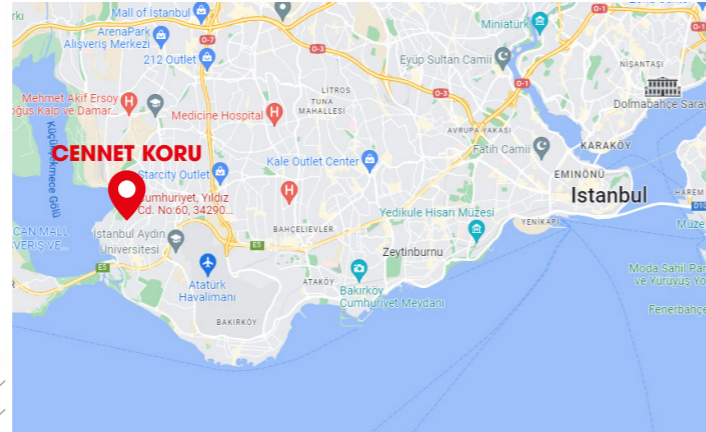


# CENNET KORU

5-year-old project located in the Küçükçekmece area, next to Çekmece Lake. Great natural environment and lake view, with access to all kinds of facilities. Lively neighborhood with very nice restaurants and coffee shop.

## Project information:

Floor : 10  
Gross : 140 m<sup>2</sup>  
Net : 110 m<sup>2</sup>

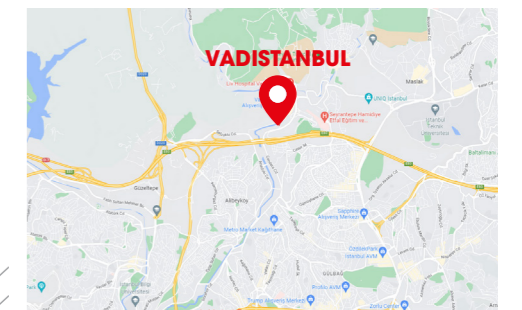


# VADİSTANBUL

4-year-old project located in the Sarıyer area. Prime location in the hearth of the City, very close to popular shopping malls such as Vadi Istanbul and Istinye Park. Great natural environment looking like looks like a real forest! There are many facilities such a runway, parks, gym, swimming, pools and a big shopping mall.

## Project information:

Floor : 9  
Gross : 85 m<sup>2</sup>  
Net : 65 m<sup>2</sup>





# ANTHILL RESIDENCE

6-year-old project located in a prime location (Bomonti Sisli area), just 5 minutes from Taksim and Nisantasi areas. There are all kinds of facilities in the Project (gym, open-closed swimming pool, sauna, Turkish bath).

## Project information:

Gross : 100 m<sup>2</sup>  
Net : 80 m<sup>2</sup>



# SARAYLAR PROJECT

7-year-old project located in Halkalı area. A very nice compound inspired by the Bosphorus of Istanbul. Very developer and popular Project with full facilities. Easy to rent out.

## Project information:

Floor : 12  
Gross : 150 m<sup>2</sup>  
Net : 130 m<sup>2</sup>

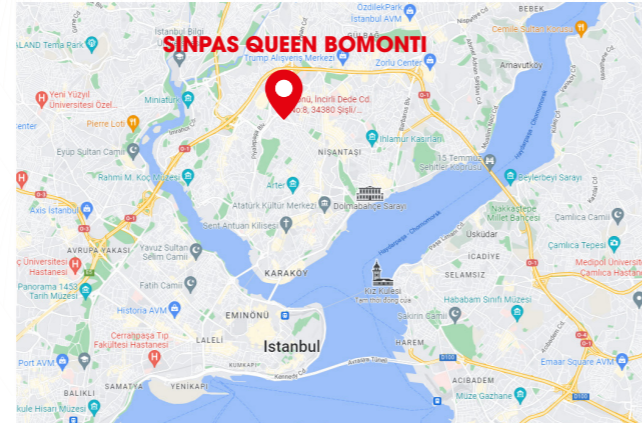


# SINPAS QUEEN BOMONTI

2-year-old city center project located in a prime location (Şişli Bomonti area), just 5 minutes from Taksim and Nişantaşı areas. One of the most prestigious projects in the city, with all kinds of facilities (gym, indoor and outdoor swimming pool, sauna, Turkish bath).

## Project information:

Floor : 8  
Gross : 80 m<sup>2</sup>  
Net : 60 m

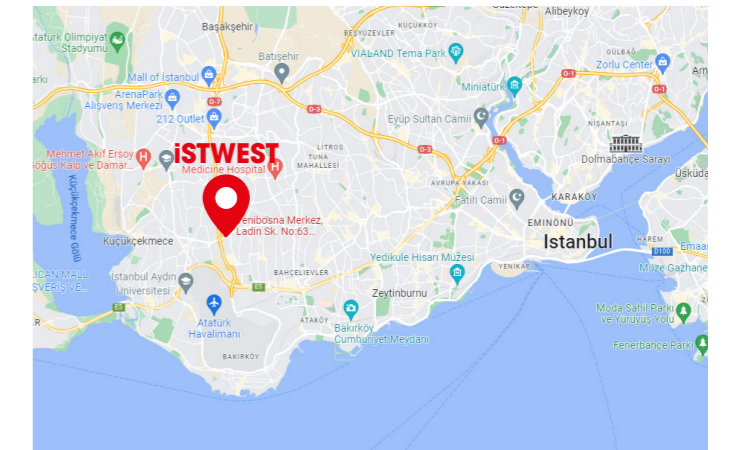


# ISTWEST

7-year-old project located in Bahçelievler area, just 5 minutes away from Ataturk Airport, on the main city highway, close to a metro station. Central location. Big compound with nice landscaping and all kinds of facilities.

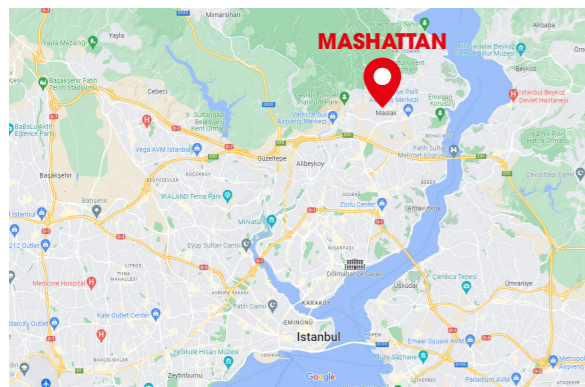
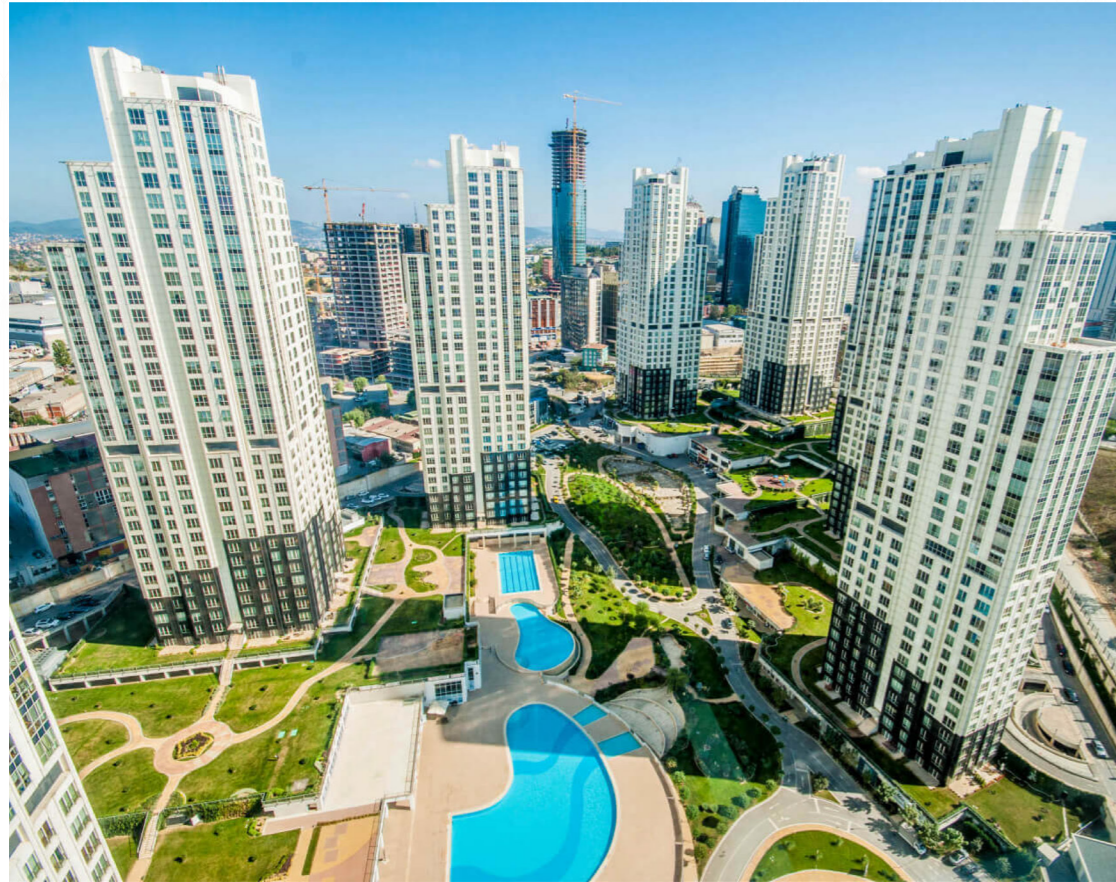
## Project information:

Floor : 6  
Gross : 150 m<sup>2</sup>  
Net : 120 m<sup>2</sup>



# MASHATTAN

7-year-old project located in the Maslak area. Close to the popular shopping mall Istinye Park and Istanbul's central business district (CBD), with all kinds of facilities (gym, open-closed swimming pool, sauna, Turkish bath).



## Project information:

Floor : 12  
Gross : 90 m<sup>2</sup>  
Net : 70 m<sup>2</sup>

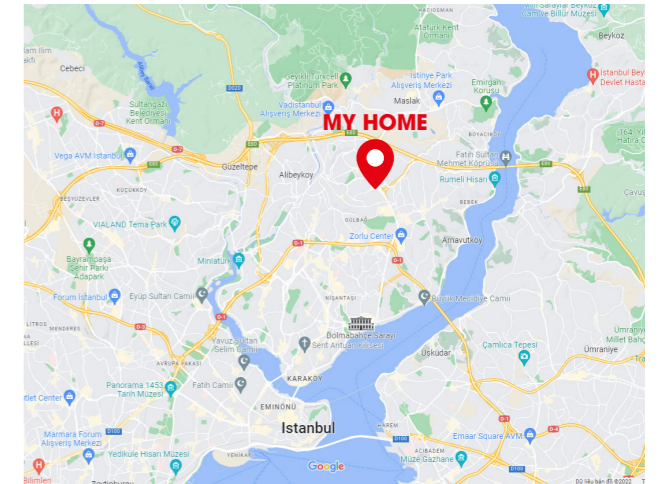


# MY HOME

7-year-old project located in the Maslak area. Close to the popular shopping mall Istinye Park and Istanbul's central business district (CBD), with all kinds of facilities (gym, open-closed swimming pool, sauna, Turkish bath).

## Project information:

Floor : 17  
Gross : 117 m<sup>2</sup>  
Net : 92 m<sup>2</sup>



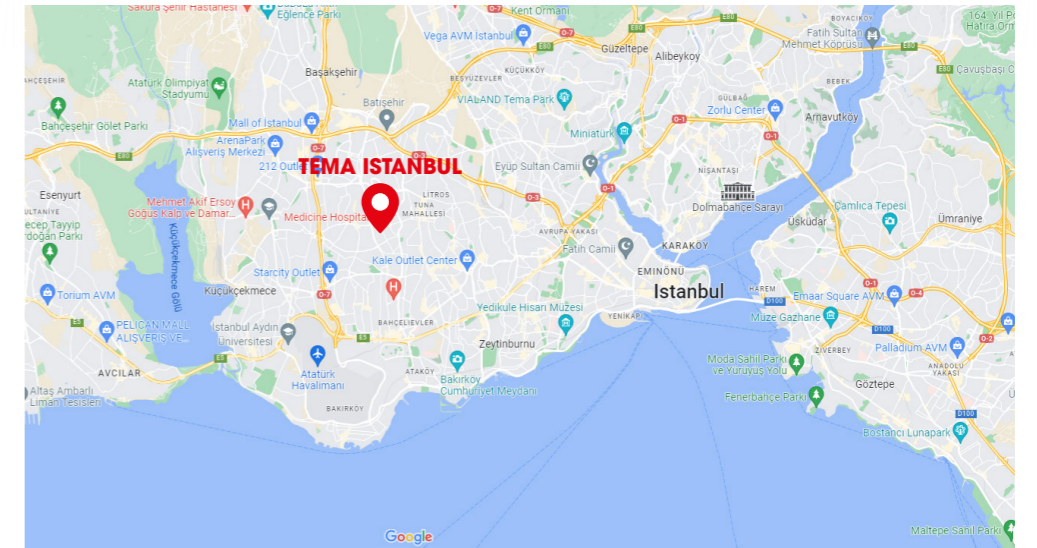


## TEMA ISTANBUL

6-year-old project located in the Küçükçekmece area, close to Çekmece lake. Big compound with many facilities and a nice lake view. Close to popular shopping malls and restaurants.

### Project information:

Floor : 15  
Gross : 145 m<sup>2</sup>  
Net : 118 m<sup>2</sup>



## KALEKENT 2 SITESİ

4-year-old project located in Beylikdüzü area. Very nice compound with great landscaping, many restaurants, coffee shops, and all kinds of facilities. Just 15 minutes from the Beylikdüzü marina and 5 minutes away from the biggest shopping mall Marmara Park.

### Project information:

Floor : 4  
Gross : 153 m<sup>2</sup>  
Net : 120 m<sup>2</sup>



# NEF FLATS LEVENT 163

7-year-old project located in the Levent area, the city center. Very close to popular shopping malls such as The Kanyon, and with access to all kinds of facilities (gym, indoor and outdoor swimming pools, sauna ,Turkish bath).

## Project information:

Floor : 7  
Gross : 72 m<sup>2</sup>  
Net : 55 m<sup>2</sup>



# COMMERCIAL REAL ESTATE

The clients have access to already leased commercial premises, with immediate rental income.

While residential property that sells at \$400,000 to \$450,000 can generate rental income of about 18,000 to 20,000 TL, commercial premises at the same price can generate up to 25,000 TL, 25% more return on investment!

This type of investment is perfect for investors who wish not to live in Turkey in the short term.

We have many commercial premise options (with the existing tenants) selling between \$415,000 and \$460,000.

**GÜNGÖREN BEAUTY CENTER**

KUAFOR

Rental Income: 25.000₺

Shop Size: 160m<sup>2</sup>

Suitable For Turkish Citizenship  
3 Years Rental Guarantee  
Expertise Report is Ready

**AUTO GALLERY**

BÜYÜKÇEKMECE

Rental Income: 25.000₺

Shop Size: 350m<sup>2</sup>  
200m<sup>2</sup> + 150m<sup>2</sup>

SUITABLE FOR TURKISH CITIZENSHIP  
3 YEARS RENTAL GUARANTEE  
EXPERTISE REPORT IS READY

**ŞOK**

Location: KARTAL

Sale Price: 650.000\$

Rental Income: 40.000₺

Shop Size: 400m<sup>2</sup>

Expertise Report is Ready

**ŞOK**

BAHÇELİEVLER

Rental Income: 25.000₺

Shop Size: 400m<sup>2</sup>  
200m<sup>2</sup> Entrance  
200m<sup>2</sup> Basement

Suitable For Turkish Citizenship  
Expertise Report is Ready  
3 Years Rental Guarantee

**ECZANE**

KIĞIÇEKMECE

Sale Price: 500.000\$

Rental Income: 30.000₺

Shop Size: 360m<sup>2</sup>

3 YEARS RENTAL GUARANTEE

3 TITLE DEEDS  
SUITABLE FOR TURKISH CITIZENSHIP  
EXPERTISE REPORT IS READY

**BURGER KING**

BAYRAMPAŞA

All Plaza For Sale

Sale Price: 2.500.000\$

Rental Income: 120.000₺

Shop Size: 1200m<sup>2</sup> (8 Floors, 150m<sup>2</sup> Each Floor)

10 Years Rental Contract  
Suitable For Turkish Citizenship  
Expertise Report is Ready

Expertise Report is Ready