

Buying Process

The buying process in Turkey is very simple and very safe as long as things are done correctly. When you decide to buy a property, we will take you to the tax office to get a tax number (in Turkey it is required that buyers register with the local tax office and obtain an official tax identification number. This enables the buyer to pay the taxes associated with the property plus ongoing annual taxes such as council and refuse collection.) , then take you to the bank to open a bank account so that you can transfer funds over. We can also point you in the right direction to get the highest rate of exchange. You can open accounts here in New Turkish Lira, Euros, GBP or USD. We suggest that everything is done by lawyers, this way you can be assured everything will be done correctly and that you can be safe in the knowledge that any monies sent over are kept in a client account just as with your solicitor back home. The lawyer will then draw up the contracts and have them translated for you, when you are happy that all is correct, you sign the contract, the solicitor does the exchange of contracts. When this is done the house is YOURS, the solicitor will then pay the seller by the terms agreed in your contract and prepare your papers to be cleared by the military. There is the necessity for foreign nationals to get military clearance. Applications for freehold title deeds have to go to the military, via the Land Title Registry Office (TAPU), where they check that your chosen property is not within a restricted or military zone. It can take weeks or maybe months depending on the Turkish authorities, usually up to 3 months. But a buyer can take possession of their property while military clearance and subsequent TAPU (Title Deed) are in progress. When you return we will take you to get the electricity and water connected in your name and help you in any other way that we can i.e finding the right furniture at the right price etc.