



Buyer's Guide

Buying a property in Turkey is a relatively quick and easy process. Property Wizard Turkey is a licensed estate agency with years of experience and will help buyers every step of the way. Although we are happy to do all the necessary paperwork we always recommend to use a solicitor but it is not a legal requirement. For up to date solicitor costs, please email info@propertywizarturkey.com.



Below is a step by step guide of the buying process:

Stage One - Securing the property

After finding the right property and having an offer accepted verbally, with the help of Property Wizard Turkey, both parties will need to sign a contract and the buyer will need to pay an agreed amount as a deposit. The deposit amount is generally 10% of the agreed purchase price. It is also important to note that it should be clarified at this stage who is going to be responsible for paying the purchase tax - *please refer to Stage Six below for more detailed information regarding this.*

At this stage a mutually convenient date for the deeds transfer is agreed. If the buyer is not able to be present for the deeds transfer date they will need to leave power of attorney to an appointed person (this can be Selahattin Kaymak the owner of Property Wizard Turkey) or a solicitor.

Stage Two - Admin post signing of the contract

Once the deposit has been paid and the contract signed there are a few things that now need to be done. Property Wizard Turkey will assist with all of the below:

1. Independent property survey

There needs to be an independent survey completed for the property. This survey is compulsory and provides the buyer with detailed information on the property. The report takes approximately 3-5 working days to complete. For up to date survey costs, please email info@propertywizardturkey.com.

2. Obtaining a tax number

The buyer will need to obtain a tax number from the tax office.

3. Opening a bank account

The buyer will need to open a bank account in Turkey.

Stage Three - Making the funds available in Turkey

The buyer will need to transfer their funds in plenty of time for the agreed deeds transfer date. It is important that the buyer has checked timings for this with the bank they are using to make the transfer, if possible extra time should be given. The bank administering the transaction will need the IBAN details of their bank account in Turkey.

It is important to note that Turkey has several bank holidays where all banks close and transactions will be delayed. Property Wizard Turkey will be able to advise if this will be the case but please note for some public holidays such as Eid very little notice is given by the government!

Stage Four - Obtaining a DAB Certificate and making the final payment



In an attempt to protect the Turkish Lira and the economy, Turkey has introduced a new legislation for all foreign buyers purchasing property in Turkey. The foreign buyer now needs to show they have exchanged the amount declared on the property deeds (TAPU) to Turkish Lira (TL) from a foreign currency. This new legislation has made the process a little more complex. Please [click here](#) to see more detailed information.

Following the foreign currency exchange, the bank will issue a DAB certificate to confirm the transaction has taken place in relation to the property being purchased. This DAB certificate is now part of the paperwork required by the deeds (TAPU) office.

The Buyer will then need to pay the remaining amount to the Seller, this amount does not need to be paid in Turkish Lira and should be paid in the currency agreed in the contract.

Stage Five - Purchasing compulsory earthquake insurance

Just prior to making an appointment at the deeds office, the buyer will need to purchase compulsory DASK (earthquake) insurance. Property Wizard Turkey will assist with this.

Stage Six - Obtaining an appointment at the deeds office & paying purchase tax

Once all of the above has been completed, Property Wizard Turkey will make a request for an appointment with the deeds office. In order to obtain the appointment, several documents (including DAB Certificate and compulsory earthquake insurance) have to be submitted along with a copy of the buyer's passport and 2 passport pictures.



The deeds office will notify Property Wizard Turkey of the time of the appointment via SMS. The SMS only arrives shortly before the appointment. It is important the buyer is flexible with their arrangements regarding this appointment due to the little notice given.

The SMS will also confirm how much purchase tax needs to be paid prior to the appointment. This is currently 4% of the amount declared on the TAPU. Property Wizard Turkey will assist with the payment of this. Please note that the law states that the purchase tax, also known as buying and selling tax, should be paid equally by the buyer and seller. However, it is common practice in this part of Turkey that the buyer pays. The contract will confirm who is liable for this.

Stage Seven - At the deeds office

The buyer and seller will need to arrive in plenty of time for their appointment. Property Wizard Turkey will organise transport and be present at the deeds office.

All non Turkish speaking buyers require an official sworn translator to ensure they understand the details and the procedure at the deeds office. Property Wizard Turkey will make all of the necessary arrangements. For up to date translator costs, please email info@propertywizardturkey.com.

The procedure at the deeds office is relatively quick, following lots of signatures the buyer will be given the TAPU (deeds).

Stage Eight - Registering ownership with the council and utility providers

Once the buyer has the TAPU they will need to register ownership of the property with the local council and transfer the utility bills into their name. Property Wizard Turkey will be on hand to assist with this.

Please note: legislation and procedures change, this information is correct as of October 2023.

www.propertywizardturkey.com
Telephone / WhatsApp: +(0)90 5435433589
E-mail: info@propertywizardturkey.com

