

PROSEDÜR

The acquisition of a real estate as holidays domicile, as continuous residence or also as age resting seat is an investment for the future. As Kale real estates we are locally present for you, in order to offer to you 365 days in the year security, quality and service of the special kind. The acquisition of landed property is relatively simply, safe and without risk, if one knows and keeps the regulations and laws. Each acquisition is registered with a respectable sales into the land register in the Tapuamt. The buyer receives a proof of title, the Tapu in such a way specified (land register proof). The land register is led during the city administration (Tapuamt). Here must buyers and salesmen under collecting main their document of identification, which gives newest passport pictures and the name of the father the purchase intention to minutes. With foreign buyers a sworn in interpreter is always consulted. In the succession in its country of origin provision with unit, valid will is recognized. If no will is present, the legal Turkish succession comes into force. The Tapu does not give it with the lawyer or notary and also not on the road with friends or describing and Handymaklern so mentioned, separate only in the Tapuamt with sworn in interpreter. Legislation over real estate acquisition of foreign private people Foreign private people may acquire real estates under some restrictions in Turkey. Loud § 35 of the land register law of Turkey may not do foreign private people, so long the legal arrangements are changed and on mutuality to be based, in which Turkey acquire or inherit a landed property. This legal arrangement makes the acquisition of landed property only possible by foreign private people in Turkey. Restrictions, which are to be considered, even if the requirements of the foreigners on mutuality are fulfilled: 1) Again! To 03.07.03 a law change was carried out in favor of foreign private people. After the new law of the Tapuordnungsamtes §4916 paragraph 19 section 35 foreign persons may now also within village borders landed property acquire and further leave. 2) In particular, according to tourism promotion law No. 2634, paragraph 8/E must for the areas, which are considered outside of the routistic areas (including these) and outside of the municipality borders, which rank among tourism zones, instructions by the central administration. 2-1) According to military prohibited area law No. 2565 and the security zone law the persons of foreign origin in the forbidden military zones 1 may do. and 2. Degree and in the security zones acquire no landed property. For this reason it is to be inquired at the responsible military authorities absolutely whether from the foreign private person desired landed property outside of the military prohibited area or the security zone are. Only after the letter in reply of the military authority, from which it comes out that the desired landed property does not lie within the prohibited area or the security zone, can the contractual completions and the entries in the land register office take place. Entry in the land register office (TAPU) A) Authorization: The prospective customer gives a notarial authority to the company, which sells the object. With this authority the buyer authorizes the company the routine tasks such as river, water, to implement telephone registration and the authority courses in its name, necessary before the entry in the land register. B) Requesting in the registry Office (after Izmir to the military administration one sends) C) For this are necessary: For the buyer: • 2 new passport pictures of the buyer • 2 document of identification copies • Your current address in the homeland and your father name • New! Their tax number (we settle here locally for you) For the salesman: • 1 new passport picture of the salesman • 2 document of identification copies • Address of the company and/or the owner • New! Tax number D) The sworn in interpreter determines for minutes and is confirmed verbally, which situation and characteristics have the erworbenene object. Afterwards you receive the original excerpt of the Tapu (proof of title). When desired the Tapu can be translated also in writing, since we have a sworn in interpreter and lawyer in the own house.

Turkish Tapu in English A list, the countries, which may acquire real estates in Turkey Le ülkedeki Müpteriler

Customer from these countries Satýn Alabilirler

may buy Satýn Alamazlar

may not buy Istisna

only with special

permission America Americax Mýsýr Egyptx Belçika Belgiumx Bulgaristan Bulgaria x Danimarka Denmarkx Almanya Germanyx F

ndiya Finlandx İçlipleri Bakanlýđý Özel Izni Innenministererium Ministry of

Defense Fransa Francex Yunanistan Greece x Britanya Grossbritannien x Hollanda Holland x İraq Iraq x İran Iran x İsrail Israel x İtaly

talyx Komünist Ülkeler Communist states x Kuveyt Kuwait x Lüksemburg Luxembourg x Norveç Norway

x Avusturya Östereich x Polonya Poland x Portekiz Portugal x Romanya Romania x Rusya Russiay Ukrayna Ukrainex Sudi

Arabistan Saudi Arabia x İsviçre Switzerland x İsveç Sweden x İçlipleri Bakanlýđý Özel Izni Innenministererium Ministry of

Defensspanya Spainx Suriye Syria x Çekoslovakya Tschechien x Letonya Lettland x İçlipleri Bakanlýđý Özel Izni Innenministererium

Ministry of Defense

Annual real estate tax The Turkey, Turkish Riviera becomes ever more popular! Contain uniquely resulting costs 0,3 %

Tax on real estate transactions

The tax on real estate transactions depends proportionally on the registered value and the situation of the object. The tax

on real estate transactions is paid with the national Ziraat bank. EURO 41, - General fees EURO 15, - Copying fees

Costs of the entry into the public land register register

with the Tapuamt. EURO 50, - Sworn in interpreter

According to law a sworn in interpreter must during the entry

in the land register office present its. With its signature the translation is confirmed. EURO 30, - Tapu permission

submission in Izmir Annual costs EURO annual real estate tax for your object (to pay to 31,05. each yearly)

To pay is a thousandth of the registered purchase price. EURO 12, -

annual garbage fee, inclusive. Working on costs (to pay to 31,05)

Current, water and telephone costs River EURO 96,90 Registration for a dwelling (unique) EURO 19,38 Ummeldung

household (unique) EURO 0.11/0,17 Costs of a KW/H to 150KWH/starting from 150 KW/H EURO 0,00 Monthly basic charges
 Water EURO 62,02 Registration for a dwelling (unique) EURO 40,31 Umeldung household (unique) EURO 0,31/0,47/0,87 Costs of an m³ to 20 from 21 to 40m³/starting from 41m³ EURO 0,87 Monthly basic charges
 Telephone costs EURO 7,75 Registration for a telephone connection EURO 0,04 Costs of a unit EURO 8,88 Monthly basic charges

Kaleimmobilien service for our customers EURO 15, -Charwoman per day EURO 50, - Transfer per distance EURO 180, - Administratives expense per object/per year Good achievement needs a strong team and responsible person coworker within your range! We offer to you, security and quality at favorable fixed prices Helvetica, sans-serif,. But our team stands for you 365 days in the year Helvetica, sans-serif, in our information and consulting areas for the order. Of our service of the special kind you can convince yourselves here locally. It is to be furnished importantly to us a respectable achievement on a solid basis and but shrinks from we neither costs nor troubles! Practice and the constant far recommendation show us that we are on the correct way. On our experience you can build and sleep carelessly. Many speak of it - we show it you! In the case of a change in the price and capacity range, it does not require a preceding information of our customers and prospective customers. Please you inform regularly on these sides. The acquisition of a real estate as holidays domicile, as continuous residence or also as age resting seat is an investment for the future. As Kale real estates we are locally present for you, in order to offer to you 365 days in the year security, quality and service of the special kind. The acquisition of landed property is relatively simply, safe and without risk, if one knows and keeps the regulations and laws. Each acquisition is registered with a respectable sales into the land register in the Tapuamt. The buyer receives a proof of title, the Tapu in such a way specified (land register proof). The land register is led during the city administration (Tapuamt). Here must buyers and salesmen under collecting main their document of identification, which gives newest passport pictures and the name of the father the purchase intention to minutes. With foreign buyers a sworn in interpreter is always consulted. In the succession in its country of origin provision width unit, valid will is recognized. If no will is present, the legal Turkish succession comes into force. The Tapu does not give it with the lawyer or notary and also not on the road with friends or describing and Handymaklern so mentioned, separate only in the Tapuamt with sworn in interpreter