

**PROPERTY  
BUYING GUIDE**  
Property for Sale in Türkiye



## ÖLÜDENİZ, FETHİYE

Showcasing the turquoise waters, picturesque coastline, and beautiful beaches of this popular summer destination.

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BAYRAM TEKÇE

# *"Buying Real Estate in Türkiye is Easy, Fast and Safe!"*

At TEKCE we take pride in delivering a seamless and friction-free buying experience. Providing all answers to questions throughout the buying process starting from first viewing to the moment new house keys are delivered in hand. Our wealth of experience dates back to 2004, allowing us to build a wealth of knowledge in property buying guides. We have delivered thousands of keys with "Zero Failure" to serve 100% happiness to our customers since 2004. Being one of the main contributors of "Property Buying Guide: İstanbul" prepared by ITO (İstanbul Chamber of Commerce) now we are introducing you to our Buying Guide where we explain how to buy property in Türkiye with success.

Working with local professionals makes buying property in Türkiye easy and affordable.

*Bayram Tekçe  
Chairman*



# TEKCE REAL ESTATE IN A NUTSHELL



## LEADING REAL ESTATE COMPANY

We have been leading the international real estate market since 2004.



## 30+ LANGUAGE

250+ team members speaking your language.



## 10.000+ PROPERTIES

Thousands of properties matching your wishlist.



## 100% HAPPINESS

Thousands of happy customers from 130 different countries.



## 20 OFFICES WORLDWIDE

Spain: Malaga, Alicante

Türkiye: Antalya, Alanya, İstanbul, Bodrum, Fethiye, Mersin, Ankara, Trabzon, Bursa, Yalova, İzmir

North Cyprus: Girne

Sweden: Stockholm

UAE: Dubai



## BEFORE & AFTER SALE SERVICES

We're with you at every step.



## ONE STOP AGENCY

We provide the complete package of services required for your purchase.



BUYING & SELLING PROCESS



COMPREHENSIVE BEFORE & AFTER SALES SERVICES



ALL YOUR LEGAL NEEDS



TURKISH CITIZENSHIP BY INVESTMENT



RESIDENCE PERMIT IN TÜRKİYE



 TeleProperty

VISIT YOUR DREAM PROPERTY ONLINE



BANKING & MORTGAGE IN TÜRKİYE



TRANSFERRING YOUR MONEY ABROAD

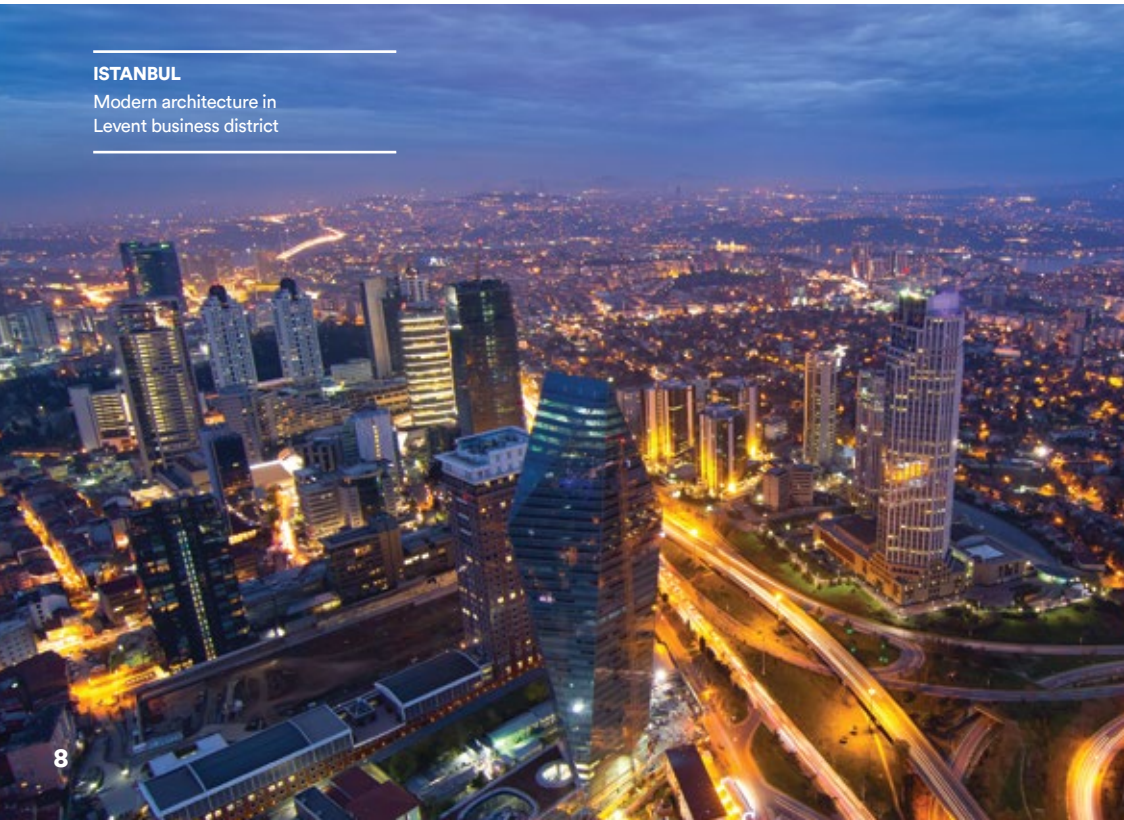


# FACTS AND FIGURES ABOUT TÜRKİYE

- ✓ 20th largest economy in the world. Member of G-20.
- ✓ Up to 400 point direct flights from İstanbul, 22 direct access to the capital cities within 2 hours.
- ✓ A population of 80,8 million 47.3% under age 30.
- ✓ İstanbul is the largest city by population with 15.9 million.
- ✓ 1.485.622 housing sales annually in Türkiye at 2022. 2020, 2021, 2022 total 4.476.794.
- ✓ Türkiye is visited by 51,3 million tourists in 2022.
- ✓ Secondary potential cities for investment: Antalya, Ankara, İzmir, Bursa, Kocaeli and Mersin.
- ✓ 23 cities over 1 million population.
- ✓ 5,6% Economic growth in 2022.
- ✓ House sales to foreigners increased by 15.2% in 2022 compared to the previous year.

## ISTANBUL

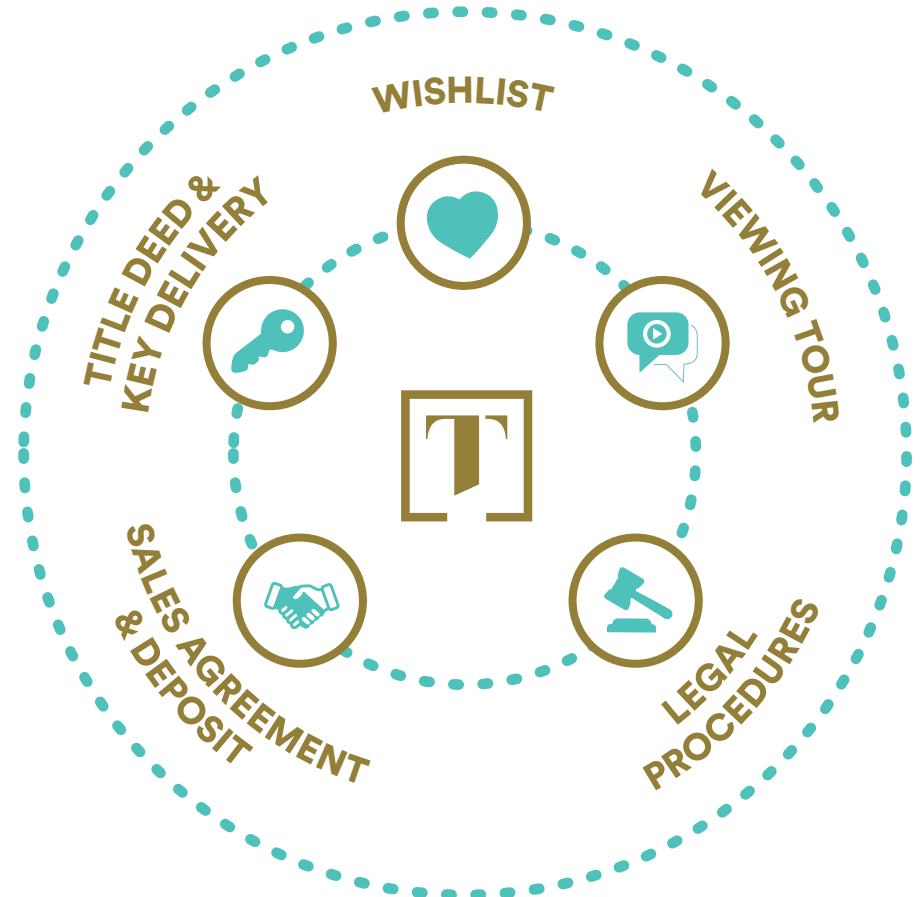
Modern architecture in Levent business district



# HOW TO BUY PROPERTY IN TÜRKİYE?

Türkiye offers a competitive economy that encourages investors, low living costs, affordable real estate and breathtaking scenery. After learning the process, you will realize how easy, fast, and secure buying a property in Türkiye is.

## EXPLORE FAST AND EASY STEPS OF BUYING PROPERTY IN TÜRKİYE WITH TEKCE EXPERTISE



# ESSENTIALS OF BUYING PROPERTY IN TÜRKİYE

## SPECIFY YOUR WISH LIST



### Clearing the Buying Purpose

The first step of buying a property is to define why you want to buy a property: holiday home, retirement, return on investment from rental yields and/or capital gains, citizenship, etc. Answers to these questions help provide guidance on optimal locations and property features, as each scenario will have different requirements.

### Choose Location

Matching property features to your lifestyle needs. If you're in the market for a holiday home, access to beaches and restaurants may be a priority. If you're buying a home for year-round residential use and you have children, local schools in the area may be criteria.

### Budget

When deciding your property features and expectations, it's important to consider your budget. The Turkish real estate market offers a great variety of options according to your budget. Additionally, many banks and construction companies offer easy payment plans. In addition to the property price, there will be some extra costs such as title deed conveyance tax.

### Property Features

Specify the extra features of the property. Do you prefer a private garden or a swimming pool? Do you need your property in a huge complex with rich social features, or prefer to live in a house with high privacy?

### Work With a Professional Real Estate Company

Professional real estate agents can determine the difference between a smooth, easy transaction and a long, tiresome process. Your real estate agent must be experienced in the local real estate market and should guide you on the search process based on your preferences. Fortunately, we've had zero failure on title deed delivery since 2004 and over 10,000 successful sales.

### Viewing Tour & Choosing the Property

After discussing your wish list with your real estate agent, they will show you the best matching ones. Keep in mind that our agents know all the properties in the market. We've adapted to remote viewings and offer our TeleProperty service - the new way of buying property online!

### Agreeing on the Terms and Preparing Sales Contract

After choosing the property, your real estate agent helps specify the agreed terms between you and the seller. Our company lawyers prepare sales contracts that include title deed conveyance, payment terms, key delivery, and other special terms. Our expert team performs due diligence. We guarantee a safe purchase.

### Home Delivery

After the sales agreement is signed, our professional "After-Sale Services" start. At this final stage, you feel how great the team is powering your sales.

We will get all the work done for you without tiring you out.

- ✔ Notarial passport translation
- ✔ Getting a tax ID
- ✔ Opening bank account
- ✔ Handling money & crypto transfer
- ✔ Getting "Property Appraisal Report"
- ✔ Application for title deed conveyance
- ✔ Signing title deed transaction with a sworn translator
- ✔ Key delivery
- ✔ Water, electricity, internet and other utility connections
- ✔ Furniture tour and home decoration

## 3 MAIN STAGES OF REAL ESTATE INVESTMENT

Property ownership or a profitable investment is not only about buying a property at the best possible price, but also it requires careful study about buying conditions, holding, and reselling. Before buying a property in a foreign country it's important to consider all stages of property ownership.



## BUYING PROCESS

### Stable and Secure Land Registry System

Türkiye has a secure and robust land registry system. **All real estate transactions in Türkiye are officially registered.**

### Freehold Property

The property's all rights of ownership belong to the legal buyer. So, **heirs can take over the property by inheritance in required situations.**

### Title Deed Fee, But at Advantageous Rate

In Türkiye the title deed fee is **%4 of the property's sales price**. %2 of this fee is paid by the buyer and %2 of this fee is paid by the seller.

### Mandatory Earthquake Insurance

While purchasing a property, during the title deed transfer stage, **earthquake insurance (DASK) must be submitted**. Other insurances such as theft and fire are optional.

*To get maximum efficiency from your investment, you should research the real estate market of the country, property ownership obligations and rights, and reselling conditions.*

### VAT Payment for Real Estate

In Türkiye, the **general VAT rate is 20%**. If the property is residential and has a net area of less than 150 sqm, VAT can be applied at 1% and 10% in some circumstances.

### Foreign Buyers Can Be Exempted from VAT

Foreign buyers can get VAT exemption as a refund on the condition of **holding the property at least for 1 year**. For VAT exemption, **the property must be purchased with an invoice**. In other words, the property must be bought from a construction company. Also, the payment must be documented as it came from abroad.

### Full Payment Before Title Deed Conveyance

Before the title deed transfer, **the buyers have to pay all the amount agreed**. Then, the sellers officially declare that they received the full payment. In the end, the title deed transfer concludes.

## HOLDING PROCESS

### Annual Property Tax

All property owners have to pay property tax. They are paid to municipalities. Tax rates in metropolitan areas are; **0.2%** for residential properties, **0.4%** for commercial properties and workplaces, **0.6%** for agricultural lands, and **0.2%** for residential lands. In other cities; **0.01%** for residential properties, **0.2%** for commercial properties and workplaces, **0.03%** for agricultural lands, and **0.01%** for residential lands.

### Residence Permit by Property Ownership

Foreigners may **apply for a short-term residence permit by purchasing real estate**. The residence permit will be renewed as long as the foreigner continues to be the owner.

## SELLING PROCESS

### Same Procedures for Foreigners and Turkish Citizens

All **foreign nationals and Turkish citizens have the same procedures** for property transactions.

### Title Deed Fee for Selling Process

As mentioned in the buying process, **sellers have to pay half of the title deed fee**, which is half of the 4% of the property's sales price.

### Turkish Citizenship by Real Estate Investment

Foreigners may apply for Turkish citizenship **after purchasing real estate worth more than \$400.000**.

### No Income Tax without Income

In Türkiye, **if you don't rent your property or sell it for a higher value** than the buying price, you don't have to pay income tax.

### Rent with Stable Increase Rates

Property owners may rent their properties. Property owners may set a rental price and may decide to increase it every year over the 12-month CPI average.

### No Income Tax After Holding for 5 Years

Sellers pay income tax over the property's increased price. In other words, the selling price minus the purchased price. If sellers want to sell the property after holding it for 5 years, they don't pay income tax.







**TEKCE:  
All in One  
Excellence**

 **Tele Property**

**View and Buy Your  
Dream Property Online**

**Tele Mortgage**

**Apply Mortgage in Türkiye  
Without Leaving Your Home**

 **TEKCEVISA**

**Professional Legal  
Consultancy Worldwide**

**Finance Setup & Crypto Solutions:  
Hassle-Free International  
Money Transfer**

*My* **TEKCE**

**Innovative Online Experience  
to Stakeholders**

## HOW DOES TELEPROPERTY® WORK?

### Property Information

We send you all information about the property, including the title deed, floor plans, property location, legal permissions, and price and availability lists.

### Online Viewing Tour

We show the property online to you with a video call through Facetime, WhatsApp, or Skype. During the online viewing, you may ask all questions about the property to the real estate agent. You may even talk and ask questions to the seller.

### Negotiation

After you confirm all features and the property itself, we negotiate with the seller for the final price and other terms of delivery on behalf of the buyer. The payment plan is made clear.

### Sales Contract

We prepare the sales contract. This contract clarifies and includes all agreed terms and payments.

The seller signs the contract first. After this, there are 2 ways:

**1-** We may scan the contract and send it to you by e-mail. We keep the originals at our office to deliver to you when you visit our office.

**2-** We may send both copies to your address by post. You sign both copies and send the seller's copy back to us by post.

### Payment

After the seller signs the sales contract, payment is made to the seller's bank account.

### Title Deed Transfer

You can collect the title deed in person or send us a power of attorney to collect the title deed on your behalf.



## WHY TELEPROPERTY®?

### Correct Property Match

If you have found a property that matches your needs and requirements perfectly, you can use TeleProperty® and pay the deposit to not miss it.

### Perfect Price

You may catch the limited offers by buying online with TeleProperty® as you will be saving from the travel time.

### Securing the Price

If you want to complete the purchase process physically, you may secure the price by paying the deposit online.

### Save Money and Time

If you are too busy to travel Türkiye to buy property, you may conclude all the

formalities and process online!

TeleProperty® allows buyers to make faster and easier property purchases with saving money and time.

### Wider Options

If you don't have decided a specific area to buy, but you are absolutely sure you are going to buy property in Türkiye, TeleProperty® is useful for you. You may have viewing tours for properties in various cities at the same day!

### Limited Availability

If the property is in a famous project, you may not want to miss this opportunity. So, you may use TeleProperty® to instantly purchase it.

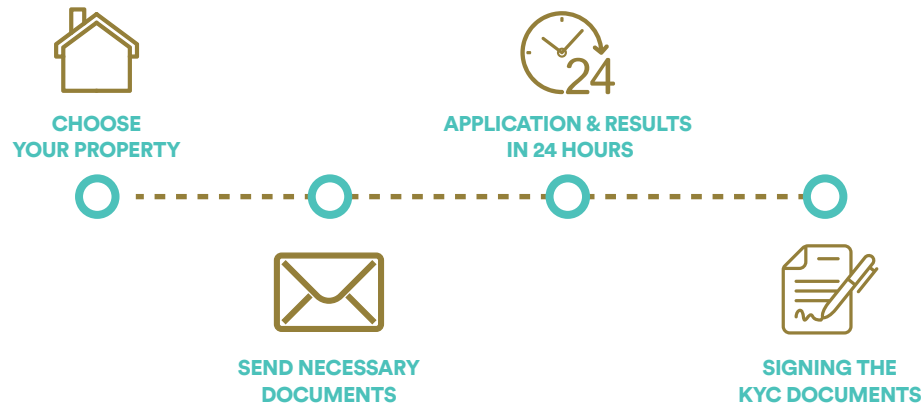
## BUYING A PROPERTY OVER THE PHONE

You want to purchase property in Türkiye but maybe you are too busy to travel, or you don't want to miss a property perfectly matching your expectations and wants until the travel date - TeleProperty® is ideal for you.

TeleProperty® is a system that allows buyers to purchase property in Türkiye, without needing to travel to. You may conclude all processes and steps online while you are in your own country.



## HOW DOES TELEMORTGAGE WORK?



TeleMortgage is a basic system removing the need for you to be there in person for the application process. There are only 4 steps:

**1-** Choose your dream property with us.

**2-** After agreeing on the terms of sale, you can send the necessary documents.

The documents are;

- ID (Approved passport)
- Tax number (You can learn more about how to get a tax ID number from our related page)
- Address certificate
- Income statement (Last months' payrolls)

**3-** We make the application for your mortgage.

Learn the results within 24 hours and get your money!

**4-** When you come to Türkiye, all you need to do is sign your KYC (Know Your Customer) papers for your mortgage.

TeleMortgage system works integrated with the TeleProperty® system, removing the need for you to be here for long waiting periods personally. You no longer have to wait until you come to Türkiye to apply for a mortgage.





## INTERNATIONAL LEGAL CONSULTANCY

One of the most questioned stages while planning to make an overseas investment is the legal aspects of it. Capturing the essence of the law, the incumbencies that come with it, and knowing legal rights in a foreign land always becomes an overwhelming idea, a conflict that should be overcome shortly and smoothly. Also, it is essential to keep up with the updates in these laws and regulations so as not to come across any complications because of the out-of-date information.

TEKCE VISA provides professional legal consultancy services. The expert team of

TEKCE VISA will be your biggest supporter in complex juridical procedures and assist you with other legal aspects of the real estate purchase process.

TEKCE VISA aims to eliminate your language barriers and communication problems with its comprehensive team of experienced legal advisors who speak your language. Our legal consultants specialize in citizenship applications, the immigration process, residence permits, and the Law of Succession and Obligations for foreigners.



**TURKISH CITIZENSHIP  
BY INVESTMENT**



**RESIDENCE PERMIT**



**PROPERTY  
CONVEYANCING**



**LAW OF SUCCESSION  
AND OBLIGATIONS  
FOR FOREIGNERS**



**OBTAINING TAX NUMBER  
& TAX EXEMPTIONS**



**COMPANY  
ESTABLISHMENT IN  
TÜRKİYE**

## WHY TEKCE VISA?

TEKCE VISA offers unique legal consultancy services including applying for citizenship and residence permits remotely. The experienced team of TEKCE VISA will conclude all proceedings on your behalf.





# 6 WAYS TO ACQUIRE TURKISH CITIZENSHIP BY INVESTMENT



INVESTMENT INSTRUMENTS



DEPOSIT \$500,000 CASH IN TURKISH BANKS



BUY GOVERNMENT BONDS WORTH \$500,000



BUY SHARES WORTH \$500,000 IN TURKISH REITS OR VCTS



MAKE \$500,000 FIXED-ASSET INVESTMENT



HIRE 50 EMPLOYEES IN YOUR COMPANY

## Step By Step Guide to Turkish Citizenship Through Real Estate Investment

### Make a Plan

Plan your whole process starting from what will be your purchased property's purpose. Is it going to be only an investment? Or are you going to use it as a place of residence? These questions will help you to clarify your goals and next steps.

Starting from this very first step, preparing an easy-to-conclude plan is crucial.

Working with a professional real estate company with lawyer consultants experienced in real estate law and citizenship will help you to create a better roadmap.

### Getting Certificate of Conformity

To complete the purchasing process, you must get a suitability certificate from the Land Registry and Cadastre Directorates.

In Türkiye, **if you don't rent your property or sell it for a higher value** than the buying price, you don't have to pay income tax.

### Purchase Property

After you find an ideal property for you and make purchasing agreement, you will start official transactions on purchase. Getting a tax ID number and applying for title deed conveyance will be your following small steps.

### Applying for Citizenship with TEKCE VISA Expertise

At final, you will apply for citizenship. You can make an application at the Citizenship Application Office. At this office, you may conclude all transactions related to your application.

## ANTALYA

Ancient shipyard near the Red Tower tower in Alanya peninsula



# BANKING SYSTEM IN TÜRKİYE

Turkish institutions are well-equipped to handle the complex demands of international Investors. Türkiye's banking sector is a strong proponent of free trade, open markets, innovation, and international economic collaboration, with one of the world's best financial institutions.

Turkish citizens or non-citizen residents can benefit from many of the services offered by Turkish banks. For instance, money transfers from abroad, high-yield savings, billing payments, pensions, etc.

**If you want to start receiving these services, you can simply open up a bank account.**

## Get Your Tax Id Number

First, you need to get a tax identification number. It can be done easily by applying to the tax office with your passport.

## Opening A Bank Account

After getting a tax identification number, simply apply the bank of your choice with these documents:

- Original passport and a translated copy of the passport
- Turkish tax identification number
- Any utility bill to your name and address from your country (Needed to prove your address)



**BASILICA CISTERN**

Ancient Byzantine subterranean cistern in İstanbul

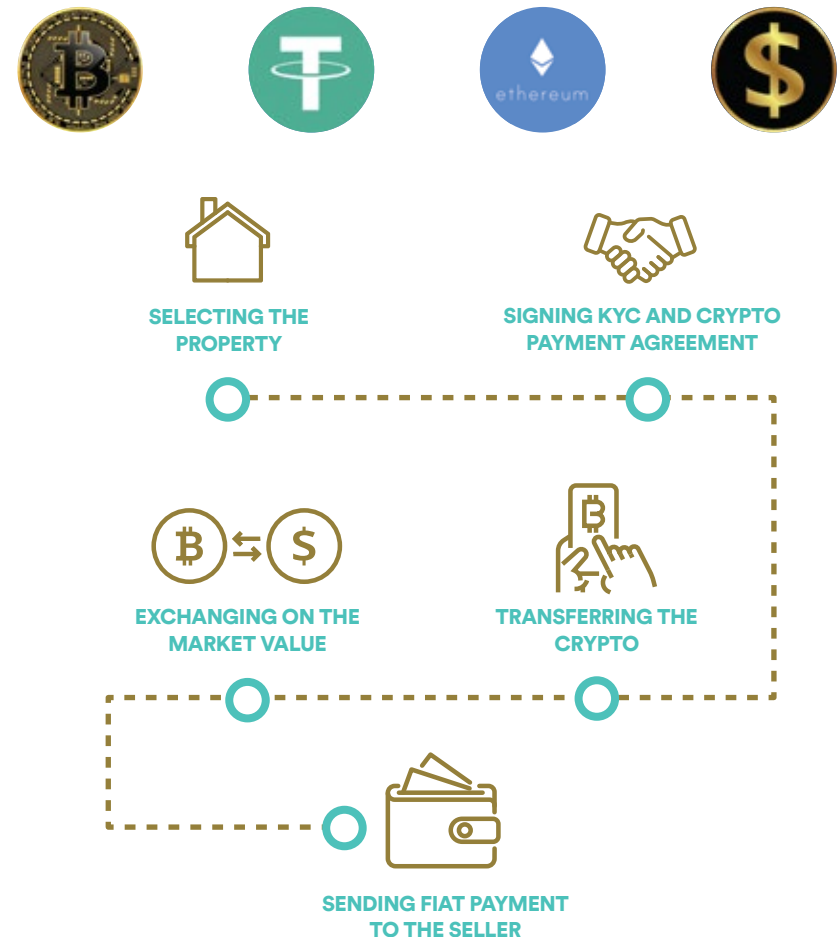
# PAY WITH CRYPTO

We offer flexibility and ease of purchase to buyers and investors. You can buy a property in Türkiye from us with Bitcoin and other well-known cryptocurrencies.

*Our chairman Bayram Tekçe managed the first property sale in world.*

Paying with Bitcoin is easy, reliable, and fast without transaction exchange loss.

*The process works easy: you pay crypto and bring fiat legally into Türkiye.*





# TRANSFERRING YOUR MONEY ABROAD EASY, FREE AND FAST TRANSACTION OPTIONS

We offer you the best way to transfer your money without commission, with the best exchange rates, in a very simple, swift, and secure way. You can benefit from this service if you need to transfer money into a different currency.

All property buyers may need to transfer their money from their countries to complete the real estate purchase. After getting their tax ID number in Türkiye, we help our clients to open a bank account.

**We aim to provide an efficient alternative for a bank transfer to our customers. So, we collaborated with expert financial institutions, which offers many advantages.**



**MAKE FAST AND FREE MONEY  
TRANSFER 24/7 FROM  
WORLDWIDE**



**TRANSFER TO OVER  
200 COUNTRIES**



**BEST EXCHANGE  
RATES**



**THE CHANCE TO SET EXCHANGE  
RATES AHEAD OF TIME TO AVOID  
FLUCTUATIONS**



**ASISTANCE TO HELP FIGURE OUT  
THE LIKELY LONG-TERM EFFECTS OF  
ALL MARKET CHANGES**



**WITHOUT BANK CHARGES  
AND COMMISSIONS**



TEKCE leads the digitalization of real estate with an innovative platform, dedicated to delivering a unique online experience. In today's tech-driven era, TEKCE's commitment to reshaping real estate underscores its focus on efficiency and convenience.

At the heart of this transformation is "MyTEKCE," offering a personalized property experience. Upon registration, users receive instant notifications for relevant listings. This tool allows easy property viewings and seamless offer submissions, alongside direct communication with real estate consultants.

For sellers, MyTEKCE provides real-time updates on sales progress, including viewing numbers, feedback, and proposals. This transparency empowers sellers with market insights, contributing to informed decisions.

TEKCE's unwavering commitment to digitalization is reshaping real estate. Through "MyTEKCE," both buyers, sellers and partners enjoy streamlined, personalized, and insightful experiences, elevating the real estate journey for all stakeholders.



# WHY TÜRKİYE IS THE TOP CHOICE FOR FOREIGNERS?

Türkiye's geographical convenience comes with many plusses, including an amazing climate. Perfectly nestled between mild and subtropical climate zones, and surrounded by long stretches of coastlines neighboring the Aegean and Mediterranean Seas, Türkiye offers the best environmental conditions to experience four seasons to their fullest.

Türkiye experiences nearly 300 sunny days on the southern and western coasts which allow people to enjoy the most stunning bays of the Turkish Riviera even in the winter season to sunbathe, or even swim along.

The climactic conditions of Türkiye have a positive impact on human health, thanks to the low humidity, moderate

temperatures, clean air, and diverse geographical texture that includes natural reserves and hot springs. To sum up, weather-wise, Türkiye is a true gem offering a multitude of advantages for those who choose to call it home.

now is also an ideal time to buy because you get more for your money. Customers looking for a guaranteed rental investment property can also find lucrative opportunities.

## 3- A Diverse Portfolio

The overhaul of the Turkish property market in the last ten years has boosted its portfolio of studios, apartments, and villas to unbelievable sizes. Whether you want a resale home or are interested in off-plan and new construction, the sky is the limit. You will find what you are looking for, from beachfront locations to urban living to remote hideaways.

## 1- Unique Location

Türkiye attracts investors' attention, especially with her unique geographic position, lying partly in Asia and partly in Europe because it is easy to travel to and from their home countries. Also, Türkiye has an extensive transportation network that offers various ways to travel comfortably without spending too much, such as airlines and sea travel, etc.

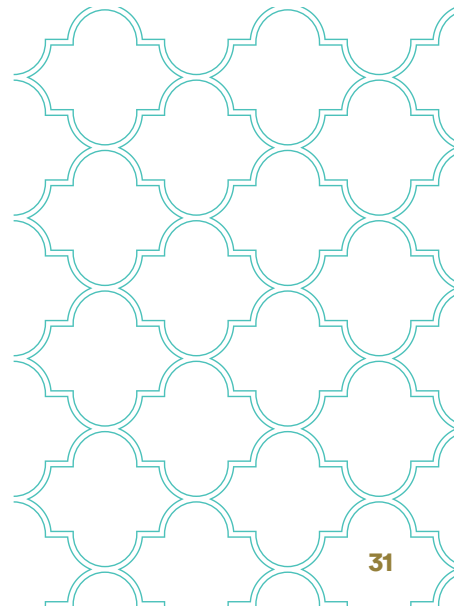
The Turkish Government has heavily invested in airports around the country. Airlines in Türkiye, such as Turkish Airlines, have frequent flight schedules year-round. Türkiye has also invested in modernization and upgrades of its highways to make driving quicker than ever before. It allows foreign investors easy access to their properties internally and when coming from abroad.

## 2- Excellent Value Per Sqm

Did you know that it is nearly eight times more expensive to buy a property in London than in İstanbul? The farther you go from Türkiye's busiest city, the cheaper the prices. For example, property prices in Antalya starting from €70.000 - €80.000 gives the mass potential for lucrative long-term investment. With the current exchange rate of the Turkish Lira versus foreign currencies,

## Destinations that can be reached within 4H flight distance from Turkey

Country	Flight Time	Country	Flight Time
Berlin/Germany	3 hr	Madrid/Spain	4 hr 5 min
Paris/France	3 hr 25 min	Oslo/Norway	3 hr 50 min
Rome/Italy	2 hr 35 min	Athens/Greece	1 hr 25 min
Barcelona/Spain	3 hr 25 min	Sofia/Bulgaria	1 hr 25 min
Vienna/Austria	2 hr	Casablanca/Morocco	4 hr 35 min
Brussels/Belgium	3 hr 20 min	Moscow/The Russian Federation	4 hr 38 min
Prague/Czechia	2 hr 40 min	Kiev, Ukraine	2 hr 15 min
Amsterdam/Netherlands	3 hr 20 min	Lefkoşa/Northern Cyprus	1 hr 35 min
London, England	3 hr 50 min	Jeddah/Saudi Arabia	3 hr 45 min
Zurich/Switzerland	2 hr 45 min	Tehran/Iran	3 hr 5 min
Skopje/North Macedonia	1 hr 25 min	Baghdad/Iraq	3 hr 5 min
Belgrade/Serbia	1 hr 40 min	Tunis/The Republic of Tunisia	2 hr 43 min
Lisbon/Portugal	4 hr 40 min	Dubai/The United Arab Emirates	4 hr 40 min



#### 4- An Easy Buying Process

Only ten years ago, buying property in Türkiye was a drawn-out process with a long wait for title deeds. Today the Turkish Government has streamlined the process and made it easier than ever. The whole process can be completed in as little as a week. Note that using a reputable and experienced real estate agent will simplify this process if it's your first time buying property in Türkiye.

TEKCE has a professional team of local experts who guide buyers through the whole journey from choosing the home of their dreams to signing the title deeds. Since 2004, we are proud of our Zero Failure policy by offering a smooth and easy process with a 100% title deed delivery guarantee.

#### 5- Structured Payment Terms

The real estate sector in Türkiye is investor-friendly by offering a wide range of properties suitable for all budgets and with easy payment terms.

If you want to buy an off-plan or newly constructed home, payment plans ranging from 6 to 60 months are available. That's up to five years to pay for your home yet you can move in and sign for the title deeds today.

For first-time buyers on a budget, this is also a great incentive because there is 0% interest to pay.

#### 6- Low Cost of Living

As with anywhere else in the world, living in a city incurs higher costs. In Türkiye, the most expensive place to live in is Istanbul, because of its character as a busy hub of business, finance, tourism, and economics. As well as higher rents, general day to day costs like transport, food shopping and nightlife are more costly. A family that does not have to pay rent or a mortgage can have a good lifestyle for roughly \$600 a month.

However, on the Aegean and Mediterranean coasts, the cost of living drops dramatically. Compared with popular expat destinations like Fethiye, it is roughly 20% more expensive to live in İstanbul. An ex-pat couple who own property in Fethiye can enjoy a middle-class lifestyle for an average of \$450 a month.

#### 7- The Mass of Interest and Activities

There's a lot to do in Türkiye. In all major cities, residents can tap into the cultural and art scenes, while the coastal resorts on the Aegean and Mediterranean enjoy the added benefit of the resort's seaside living.

Skiing centers are popping up all over the country, and some places like Belek in Antalya have earned themselves a reputation as a hot golfing destination. And most importantly, the gorgeous climate. Think summer evenings dining alfresco style and days spent by the poolside.

#### 8- High Investment Profile

In 2020, Türkiye ranked 14th in research that listed the 25 most favorable real estate investment markets, outpacing countries like Spain, Portugal, and Greece. The Ease of Doing Business Report 2020 conducted by the World Bank ranked Türkiye 33rd among 190 countries. The main motivations for this growing interest are affordable prices, growth projections, and a stable tourism market.

Türkiye has safe investment legislation that complies with international standards and offers equal treatment for all investors. In this system where the priority is to protect the benefits of investors, Türkiye made a few amendments to encourage foreign direct investment.

According to the Union of Chambers and Commodity Exchanges of Türkiye (TOBB), in 2019, 80,000 companies started operating in Türkiye. 12,634 of these companies (around 15%) were foreign-based. The newest reports show that the investment rate in Türkiye has increased 9 times compared to the last 10 years.

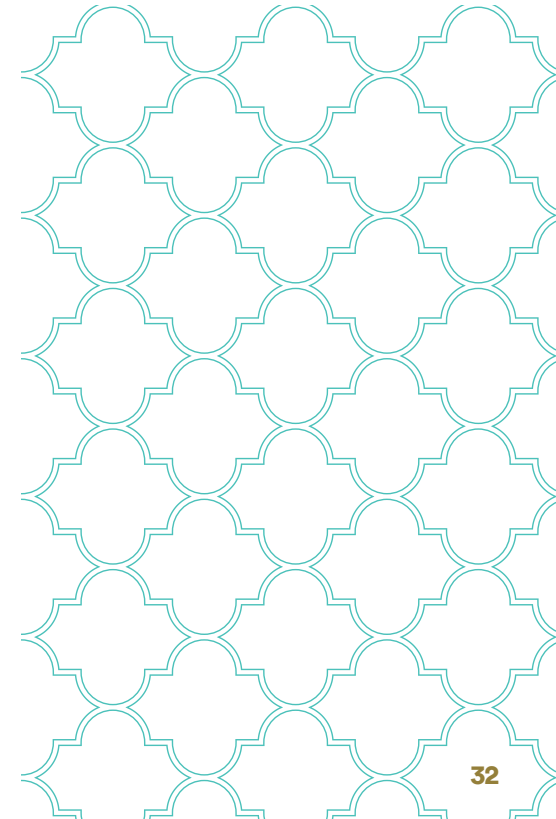
#### 9- Healthcare System

The most influential aspect that makes Türkiye stand out is the healthcare system. In Türkiye, "Everyone has the right to social security." Both public and private health services are easily accessible and affordable for everyone. Especially private hospitals in Türkiye are preferred by foreigners for their prices and high service quality compared to Europe and North America. Thanks to this interest, health tourism is also advanced in Türkiye.

#### 10- Support for Foreign Investments and Citizenship

Possible for a foreigner to acquire Turkish citizenship by purchasing a property worth at least USD 400,000. Since 2004, TEKCE is a professional real estate company with the necessary knowledge and experience in citizenship.

We have delivered many title deeds under our Zero Failure policy to thousands of satisfied customers from 130 different countries. Our expert team guides you through all steps from purchasing your property to providing furniture service with our free pre-sales and after-sales services.





# CLARIFYING MISCONCEPTIONS ABOUT REAL ESTATE INVESTMENTS IN TÜRKİYE

**Misconception:** “Property purchasing process in Türkiye is very complex and time-consuming. It is just like in many other countries.”

**Fact:** Purchasing property in Türkiye is easier and faster than in most countries. Thanks to the modern and practical system of Türkiye, buyers can conclude all processes within 3 days. There is no working period after the application for the title deed transfer.

**Misconception:** “In a death situation, my property will be claimed by the state of Türkiye.”

**Fact:** Property purchases in Türkiye are in the form of the sale of property, in other words, freehold. The right of ownership and inheritance of the property belongs to the property’s owner. So, in a death situation, your property will belong to your family or your heirs stated by a will.

**Misconception:** “I have never purchased a property in Türkiye and I don’t know if I can trust real estate agents.”

**Fact:** Türkiye is a famous country considered an investment center. There are many experienced, professional, and reputable real estate companies contributing to the success of the Turkish real estate market and sector.

**Misconception:** “I can’t buy property in Türkiye, because I don’t have enough time for legal procedures or viewing tours.”

**Fact:** If you don’t have time to travel to Türkiye to buy property, you still have two options. You may give a power of attorney to someone who can conclude the whole process on your behalf. Or, you may work with a professional real estate company with online services such as TeleProperty®.

**Misconception:** “In addition to purchasing property, living in a foreign country is expensive.”

**Fact:** Türkiye is clearly the best country when it comes to the cost of living. The statistics show that Türkiye is one of the countries with the lowest cost of living in Europe, and also in all developing countries.

**Misconception:** “The population of Türkiye majority is Muslim. I’m not sure if I can live comfortably as a foreigner in Türkiye.”

**Fact:** While the majority of Türkiye population is Muslim, they are welcoming people friendly to all beliefs, cultures, roots, and ethnicities. Also, Türkiye is a secular country with no official religion. There are many people living in Türkiye from other religions for thousands of years.

**Misconception:** “My children don’t speak Turkish. So, they would not be able to get quality education.”

**Fact:** In Türkiye, many international educational institutions give education in various languages. While there are schools mainly educating in English, there are also institutions that give education in German, Italian, French, Arabic, and Russian.

**Misconception:** “The return rate of investment on the Turkish real estate market is not rewarding.”

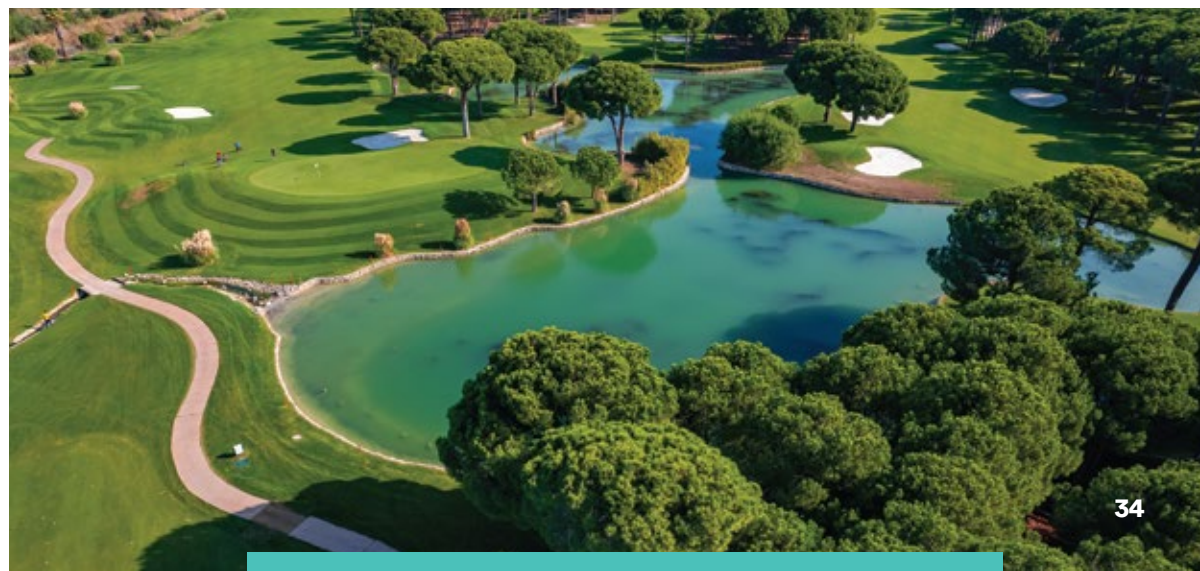
**Fact:** Türkiye is a center of real estate investment demanded by investors from all over the world. Real estate in Türkiye offers more profitable returns than in many other countries.

**Misconception:** “When I become a homeowner in Türkiye, there will be high taxes that I will pay.”

**Fact:** Annual property tax in Türkiye is very reasonable. The annual property tax is %0,02 in metropolitan areas and %0,01 in other areas.

## BELEK, ANTALYA

Luxury Green golf course field with lake



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# PROPERTY

# BUYING GUIDE

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