


## Title Deeds; Tapu in Turkish

A TAPU is an official document which shows you have ownership rights over the real estate. The owner's full name and photograph, and detailed information on the asset appear on this document

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Tarihi		NOT : Hükümetin geri alması için hakları saklıdır.					Tarihi	

## Property Purchasing Procedure in Turkey

### 1- Application to Military Authorities

A formality to ensure that the property is outside of a restricted or military zones. Approval is received in 1,5 between 3 months.

### 2- Conveyance

In contrast to most European countries, the entry in the property register in Turkey is not performed by a Notary Public, but by an official of the Property Registry Department. It is a legal requirement for both sides (the seller and the buyer) to be present at the entry. It is possible to authorize another person by giving a Power of Attorney at Notary Public. The Title Deed transfer does not require the intervention of a Notary Public in Turkey. After the entry and delivery the property register issues a proof of ownership, which is called 'Tapu'.

### **3- EXPENSES of PURCHASING**

#### **Giving Power of Attorney at Notary Public**

App. 150 Euro (Including Sworn Interpreter)

#### **Conveyance tax**

4 % of the property value stated in the Tapu Office. This is paid at one of the State Banks at the time of conveyance (the amount stated in the Tapu Office is lower than the real property value and the tax cost approximately between 400-5000 Euro).

#### **Registration Fee at the Property Registry Department (Tapu Office)**

App. 65 Euro.

#### **Completion Report (Iskan)**

Obtaining Completion Report or Habitation Report (New built properties only):

Starting from 400 Euro, depending on the size and the location (Belediye/Municipality)

#### **Electricity Subscription**

New connection of electricity meter:

App. 100 Euro (once only)

Name transfer of an existing connection:

App. 55 Euro (once only)

#### **Water Subscription**

New connection of water meter:

App. 60 Euro

Name transfer of an existing connection:

App. 30 Euro

#### **Telephone Subscription**

Land Line Telephone:

NB.: You can only get a land line telephone registered if you have residence permit in Turkey.

## **Annual Expenses of owning property in Turkey**

### **Property tax (Emlak Vergisi)**

App. 0,1% of the property value declared by the local municipality (to be paid before the end of May each year).

In most cases annual property tax of a 2 bedroom apartment in Alanya Region is app. 100 Euro.

### **Electricity**

Energy cost per kwh:

App. 0,0930 Euro (December 2007 including VAT and diverse taxes)

### **Water**

Water cost per m3:

Approx. 0,60 Euro (Excluding VAT and diverse taxes)

### **Telephone**

Cost per unit:

App. 0.039 Euro, Standard Tariff.

Monthly rental:

App. 7.20 Euro, Standard Tariff.

Unit period (province):

60 Seconds

Telephone Tariffs include VAT (% 18), exclude SCT (%15)

Please visit [www.turktelekom.com.tr](http://www.turktelekom.com.tr) for further information on Telephone..