

An overview of the process of buying property in Turkey



Key issues

<p>All commercial issues should be clarified and negotiated at the outset of the deal between the buyer and the seller.</p>	<p>Due diligence helps the buyer to identify any constraints to the property, the project, the developer.</p>	<p>The purchase contract is a legal document where the responsibilities of both parties are summarised.</p> <p>For properties in Turkey, the contract should be drawn according to the Turkish legal system.</p>	<p>Detailed progress updates should be sought from the developer to monitor execution of the terms of purchase.</p>	<p>Granting of a military clearance is a legal prerequisite for foreign nationals to own property in Turkey. The process may take 2 - 3 months.</p>	<p>Completion involves both the property delivery and the title transaction.</p> <p>Buyers do not need to be in Turkey to sign the title documents. Power of Attorney may be used but should not be given to the seller or the agent.</p>
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Our services

<p>Fully prepare the Client on the buying process and what needs to be done and when.</p>	<p>Carry out legal checks and inform the client on the following:</p> <ul style="list-style-type: none"> - Property status & Constraints, - Ownership, - Local authority checks. 	<p>Explain in simple terms your contract so that you fully understand what you are signing up to.</p> <p>Review its content in order to improve it to ensure your interests are reflected and protected.</p>	<p>Verification of approvals of property easement, habitation license.</p> <p>Guidance on the legal documents:</p> <ul style="list-style-type: none"> - arranging power of attorneys - Translations - Notarisation - bank account openings etc. 	<p>Following up the military investigation process with the seller and the land registry offices.</p> <p>Informing the parties when the clearance is granted to ensure no time is lost in completion of title transaction and required documentation.</p>	<p>Ensuring the correct title to the property is prepared and obtained.</p> <p>Depending on the Buyer's decision, conducting the title transfer with or without his/her presence and arrange for the original title being sent to the Buyer.</p>
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