



EUROPEAN  
PROPERTY  
AWARDS

LAUFEN

AWARD  
WINNER

2022-2023

# Thinking of buying a property in Turkey?

**AEGEAN  
LOCATIONS**  
Real-Estate  
"JUST THE BEST"

Your real-estate consultant  
in the most beautiful city of Turkey:

# IZMIR

## About Izmir

- Population 4,36 Million
- Less Traffic than Istanbul
- Lower cost of living
- 1 Hour drive to Coastal paradise Çeşme
- Lots of Nature and Parks
- Most Modern city in Turkey
- Industry / Import-Export

*"İzmir has the same facilities as Istanbul, but it is a much more comfortable city to live in"*

## About Çeşme

Çeşme is a seaside town on the Aegean Coast. Sunny Çeşme is popular for the lovely white sand beaches. Some of them with views over the Greek Island Chios. The colorful houses, top spas and 2 yacht harbors make Çeşme a prime luxury holiday spot. The region has 25 different districts, were amazing bays, restaurants and beaches can be found. Çeşme is also worldwide famous for wind-surfing activities.

## Aegean Locations

A European real-estate agency with integrity as the highest value.

## Our Expertise

We will guide the purchase of a property in Turkey from A to Z. This means we will assist in selecting the right property, handling all local procedures, plus arrange residence and citizenship documents.



## Why work with Aegean Locations?

### Licensed Agency

Aegean Locations is a member of the "National Association of Realtors", the İzmir chamber of commerce, and has all local real estate licenses in place (Mesleki Yeterlilik Kurumu).

### Live property tours from distance

It is common practice to schedule live property tours from distance, this way clients are able to have a clear impression of certain property options before their arrival in Turkey.

### Detailed property reports

Aegean Locations is providing comprehensive property reports to each client. Background title deed checks, and quality controls are some of the topics in these reports.

### Local Procedures

We organize the whole process of purchasing your property in İzmir-Turkey. This includes assistance with opening your own bank account, transactions and title deed arrangements at local government institutes.

### Account Manager

Each client of Aegean Locations has its own personal account manager who is available for you 24/7, and will assist you with all your questions in fluently English.

# Real Estate Purchase Process

## 1. INTRODUCTION:

Introduction call with one of our consultants. We will define the exact needs, in order to find the most suitable properties in İzmir or Çeşme for the client.

## 2. PROPERTY OPTIONS REPORT:

After there are enough suitable properties gathered in İzmir, Çeşme or Alaçati, we will prepare a detailed property report for the client.

## 3. PROPERTY TOURS:

The client will select a number of properties they want to visit in real-life, and property tours will be arranged. Transportation is organized by Aegean Locations.

## 4. TURKISH BANK ACCOUNT / TAX NUMBER:

A tax number and bank account will be opened on the client's name with our assistance.

## 5. SALES AGREEMENT:

If the client decided on a property, an official sales contract and pre-payment to the seller or developer will be made.

## 6. APPRAISSAL:

Aegean Locations will guide the whole mandatory appraisal process together with an independent appraisal company.

## 7. "TAPU" (Title Deed) APPLIANCE:

After the appraisal is finalized, Aegean Locations will apply for the official Title deed exchange.

## 8. TRANSFER OF FUNDS / TITLE DEED EXCHANGE:

On the Title deed exchange date, the transfer costs, property funds, and exchange of title deed will be organized together with our specialists.

## 9. TITLE DEED RECEIVED:

The client will receive his ownership documents. Afterwards our real estate commission, success-fee payment will be made.



## Our Real Estate Services:

- Live property tours from distance.
- Comprehensive property information report, tailored to client's needs.
- Assistance with opening bank accounts on the client's name in Turkey.
- Appliance of local tax number.
- Property price negotiation.
- Detailed background check of official title deed papers (no loans etc.).
- Setting up official sales contracts, approved by local authorities.
- Arranging the pre-payment to the seller/developer.
- Organizing (mandatory) appraisal services before "Tapu" appliance.
- Assistance with the transaction of funds + title deed exchange.
- Utility contracts and tax procedures.



### Time Schedule Visit Turkey

Steps	Activity	Duration
1	Property Tours	Max 2 Days
2	Opening Bank Account and Tax number in Turkey	1 Day
3	Decide on Property / Set-Up Sales agreements	2 Day
4	Appraisal Appointment	Max 5 Days
5	Apply for Title Deed ("Tapu") Exchange	Max 5 Days
6	Transfer of Funds and Title Deed exchange	1 Day

In general, we can say that for purchasing a property, a client needs to stay about 15 days in Turkey for all procedures.

### Real-estate service commission Aegean Locations

For all above mentioned services Aegean Locations handles a real estate commission of %2 from the sales price of a property. This commission rate is officially stated by Turkish law, and backed up by our NAR license.

### \*IMPORTANT NOTE

Please be aware of (non-licensed) agencies who do not claim any commission. Unfortunately, there are plenty of unreliable agencies in Turkey, which are receiving outrageous commission percentages of more than %10 from sellers or developers.



## Citizenship Process

### 1. INTRODUCTION CONSULTANT AEGEAN LOCATIONS:

Our advisors will assess your personal preferences and help you choose the most suitable investment option. The lead applicant can also add members to the application, including their spouse, children under the age of 18, and disabled children of any age.

### 2. PREPARE DOCUMENTS:

You will receive a complete checklist, and will be supported in collecting documents. Our experienced immigration consultants will review all documents to ensure requirements are met.

### 3. COMPLETE INVESTMENT:

Before proceeding with the citizenship application, investors need to open a bank account in Turkey and complete the investment (property title transfer).

### 4. SUBMIT CITIZENSHIP APPLICATION:

Investors can apply for citizenship immediately after the residence permit is granted. No physical presence or interview is required during the application process. The processing time for this procedure is 30 to 90 days.

### 5. RECEIVE TURKISH PASSPORT:

The client is able to get Turkish citizenship in just 90 days, and enjoy all the benefits that come with it. As a naturalized Turkish citizen, an investor wishing to start a business in the UK or the US would have better chances of doing so and could consider relocating along with their entire family later on.

## Residence Permit

For a residence permit with a duration of 1 year, a service cost of \$950 per person is required. The service includes health insurance, notary deeds and other government registrations. The whole process will take 1 to 2 weeks.

## Citizenship Turkey

Citizenship for foreigners by investment is described in subparagraph A of Article 12 of the Turkish Citizenship Law. Persons who have purchased real estate worth of at least \$400,000 Dollars are able to obtain the Turkish Citizenship. If the buyer is married, his spouse and children under the age of 18 are entitled to citizenship as well.

There is no limitation on the quantity, and category of the immovables to be acquired (residence, office, land, etc.). An official appraisal report should be prepared by an independent appraisal company.

For the appliance of Citizenship, the Turkish lira rate provided by the TCMB is always taken in consideration. First, the foreign currency must be sold by the buyer to the Turkish bank. Afterwards a foreign currency certificate must be obtained, and then the transfer of funds has to be made to the seller's account by the buyer. We will guide the client during this process.

After the purchase process is completed and the title deed is received, an official document which states that the property cannot be sold for 3 years, will be provided to the land registry. A certificate of conformity will be obtained from the Ministry of Environment and Urbanization. After this process, a residence permit will be obtained from the Immigration Administration. The Citizenship application will be made after the residence permit is issued. All procedures will be followed up with a power of attorney that can be given to us.



## Why Invest in İzmir?

### Capital gain of real estate in İzmir:

According to multiple researches, İzmir is providing investors the highest capital gains on properties in Turkey. Yearly value increases from 5% to 10% quoted in Dollars are quite normal in this region.

### Modern Lifestyle:

İzmir has the youngest population of whole Turkey, its universities and multicultural composition makes İzmir the most modern and vibrant city.

### Amazing climate:

More than 300 days of sunny weather. Because of the comfortable breeze in Çeşme, this area is not too hot in the summer months, which is more tolerable in comparison with much hotter regions of Turkey.

### Strategic location:

At the intersection point of Europe, Central Asia, and the Middle East, İzmir is the western gate of Turkey with many logistic opportunities. With its 15 ports for different cargo types İzmir is a Port City that provides investors a logistic advantage.

### Ideal for families:

İzmir has a much lower crime rate than İstanbul, furthermore the city İzmir is less hectic in comparison with İstanbul.

### Healthcare in İzmir:

In case of an emergency or an operation, the easy to reach (low traffic) general/public hospitals provide free and partially paid services. The 3 biggest private hospitals provide state of the art healthcare for reasonable fees.

### Food in İzmir:

İzmir is a city known for both olive oil dishes and fresh seafood. Especially in the coastal areas, you can find tables dominated by appetizers prepared with Aegean herbs and fishes from the sea, freshly caught in the morning.

**Cost of Living in İzmir:** The cost of Living in İzmir is much lower in comparison with İstanbul.



## Costs Citizenship Appliance

The total costs for citizenship application are \$5.500 per family, excluding registration fees, notary fees, translation fees and service fees.

### \*IMPORTANT NOTE

In numerous offerings of real estate agencies, a “free” citizenship appliance is offered. In these cases, very high commission fees are taken from the seller/developer, by these unlicensed agencies.



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