

WELCOME TO RIGHTBUYTURKEY

We believe that buying a property in Turkey is a fabulous idea, whether as an investment, a holiday home or permanent residence. It's easy to see why so many people are interested in buying or renting property in TURKEY inexpensive homes, gorgeous seaside, friendly people and warm weather for most of the year. When you consider that you can often buy a beautiful detached home with land in Turkey for the same price as a one-bedroom flat in other European countries,, buying a new home in Turkey becomes all the more attractive.

When buying property in a foreign country it is all too easy to sign contracts that you don't understand, however my company Right Buy Turkey will guide you through the process with ease, with identical documentation both in English and Turkish. ensuring your buying experience is safe and happy. Visit our website ... www.rightbuyturkey.com for more information.. To get help when buying in Turkey we are only a telephone call away Ali Tekin +90 5372997579

TEN REASONS TO BUY OR LET TO PROPERTY IN TURKEY

1. Stunning landscapes Turkey's Turquoise Coast stretches for thousands of kilometres in a string of resorts including Fethiye,Olu Deniz, Saklikent Canyon,Marmaris, Dalaman,Datca, Akyaka,Mugla,Kusadasi , Bodrum peninsula and other amazing coastal resorts. Don't forget the incredibly fascinating inland areas too, with snow-capped mountains and forested foothills teeming with wildlife, or the vibrancy of Istanbul, one of the ancient world's most important cities and still a bridge between East and West.The beauty of the turkish culture awaits you.
2. The more affordable Mediterranean Turkey is lapped by the same sea as Mykonos Rhodes and St Tropez but is far cheaper. You can buy a modern apartment with a sea view for £50- 60 ,000, that's a tenth of what you could pay in Mallorca or Cyprus, for example.
3. Old and modern property Some countries have mainly modern property on the coast (such as the Spanish costas) and some have mainly older properties (such as the Greek islands). In Turkey you get a good mix of all. There is no shortage of new build apartments and villas, but equally there are beautiful fishing villages with pretty stone cottages.The choice is yours and you can buy land and rightbuy turkey will assist you all the way to completion of a property of your choice
4. Cleaner and with more class and distinction , Turkey has excellent seaside resorts, restaurants and hedonistic holiday nightlife as most vacation hotspots in other countries. It is also full of fascinating culture everywhere you look
5. The friendliest people Ask anyone who owns a property in Turkey or travels there regularly and they will tell you there are no friendlier people than the Turkish people.
6. The cost of living is far cheaper than european countries by 40%. It is easy to live and enjoy a high standard of living in Turkey and always have Money left to spare. surprisingly, many of us are being tempted to make our pensions go further with a retirement in the sun.
7. Winter sun In Bodrum,Fethiye,Kusadasi,Antalya and viliges you can expect to get five hours of sunshine a day in January and 10 hours a day all summer. Back in the UK, in Brighton you can

expect an average of two hours of sunshine in January and maybe seven in summer. Enough said!

8. Winter warmth Turkey isn't one of those boring countries where it is always hot and sunny, there is variety. You can even go skiing within an hour's drive of Antalya. But even in winter the sea temperature off is 17°C (which is warmer than the sea off Brighton in summer). While Turkey gets a massive deluge of rain in December (more than 100mm for the month), you can pretty much guarantee that your summer barbecue won't be rained off (less than 10mm falls per month from May to September).

9. Ancient wonders There are towns combining beach life with classical history too, such as Bodrum, site of one of the Seven Wonders of the Ancient World, or Kusadasi, close to the ruins at Ephesus. If you retire here you'll be in exalted company – the Virgin Mary is said to have lived out her later years here too!

10. Plenty to do When you've spent enough time on the beach and done the ruins, Turkey has a wide choice of adventurous activities including white-water rafting, hiking, fishing and even paragliding. And with the British loving the lifestyle and prices in Turkey, there are lively expat communities throughout the country.

THE IMPORTANT DECISION TO BE MADE

Buying a property or moving to Turkey is possible for anyone. Like any big project, it just takes a vision and a succession of small steps that take you closer and closer to your goal. People who have successfully made the move to Turkey didn't wake up one day and think, "It's official, I'm buying a house in Turkey today!" Instead, they started much like you will – with a daydream – excitement at the idea of a Mediterranean view from a spacious villa, a hillside property on the Bodrum peninsula, or a perfectly manicured golf course next to your front garden. Chatting to a friend who has already bought could inspire you to get online and see what types of property are available. A quick phone conversation with an agent could lead to a spot of research about potential neighbourhoods. A few hours spent on expat blogs could provide you with all the information you need about the actualities of buying a property in Turkey. Why not make this the year that you start taking action? Search the internet, consider your financial options, go to an exhibition, buy a book, create a journal outlining everything you want and buy a ticket to Turkey! You have a choice – you can focus on continuing your life in the Europe as it is, or you can focus on how great it will be when you have your own spot in Turkey to relax in the sunshine while your children play safely in the pool.

Can I actually buy a property in Turkey?

Turkey operates a 'reciprocity principle'. This means that foreign citizens are allowed to buy land and property in Turkey, as long as Turkish citizens are allowed to buy land and property in the buyer's home nation. Under this agreement, European and many other citizens are able to buy property in Turkey. If you come from another country, contact your Embassy in Turkey to see whether you benefit from the same freedom to buy. The only restriction in place is that you will need to obtain government approval from the relevant municipality before making a purchase. The reason for this is that specific

PLAN TO BUY OR RENT PROPERTY

Do I need a visa?

You can stay in Turkey for a maximum of 90 days on the multi-entry tourist visa you will buy online before you fly to Turkey. If you want to stay longer, you can leave the country, even just for a period of 24 hours, return and receive another three months instantly. If you want to stay in Turkey on a more full time basis, and you want to buy a car and set up a mobile phone contract, you will need to apply for a resident's visa. These can be valid for a period of one to five years. You will need to apply for this Residency permit within the first month of arriving in Turkey.

The first small step – find out what you want

The very first thing you need to do when you start considering a purchase, or a new life, in Turkey, is think about the reasons for doing so, and what you're looking for:

Buying a home:

- If you want to buy a property to use as a home, what would make it perfect?
- Where is the best location for you and your family?
- What kind of property is the most suitable for your needs? An apartment, a private villa, or a complex?
- How many bedrooms and bathrooms do you need?
- Would you like a pool or an onsite gym?
- How close would you like to be to schools, and other amenities?
- If you plan on spending a lot of time at the beach, or on the golf course, how close would you like to be?

Buying-to-let:

- If your plan is to rent out the property, what kind of tenants are you looking to attract?
- What location, and how large will the property need to be, to attract your desired tenants?
- Which areas are closest to the international schools and to the areas where renters are likely to work?
- What other facilities will make it an attractive rental property: a pool, a gym, off-road parking?
- What rental yield can you expect to receive? What rental yield do you need to receive? Buying as an investment: Right buy Turkey has all the experience and can advise you
- If finding a long-term investment is your focus, which future developments offer the best investment package? Right buy Turkey has the answers at its fingertips.
- Which areas are going to be made even more desirable by future infrastructure changes?
- What's the likely return on investment? Your dreams and intentions may well change along the way, but organising your initial thoughts is a great place to start. Having your aims clearly written out will give you a firm foundation on which to start your research. Plus, it'll allow you to start thinking about a realistic budget. The more time you take to really think about what you want, why

you want it and when you want to do it, the easier it will be to achieve your goals. It doesn't take long to sit down and work out exactly what you're looking for, how you plan to achieve it and by when. This useful process instantly transforms your idea from a daydream into an action plan. It's those who don't dedicate enough time to this task that end up missing out on their dreams. Spending just a little bit of time organising your thoughts and aims could make all the difference.

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To get you started, why not write down something like this: I'd like to buy a property in Turkey because:

- I want to have a better quality of life – more space, more fresh air, more sun, better food, and less hustle and bustle.
- I want somewhere that I can go to enjoy memorable holidays with family and friends.
- I've always wanted to live in Turkey and I don't want to wake up at the age of 96 never having made the move and regretting it.

Gather the necessary information

Next you need to start pulling together as much information on Turkey as you can then contact Right buy Turkey who will start the process of finding the property of your choice.

What would make your property perfect?

About the property

- Are there any specific areas you are interested in? For instance Fethiye area or other parts of Turkey ? It's usually best to aim for the place you like most, rather than a cheaper version.
- Would you prefer to live in a town, a development, or the countryside?
- Do you want to be in an area popular with tourists, or in a more residential area that's popular with expats?
- What type of property are you interested in – a house, apartment, bungalow, villa, or perhaps a farm?
- How big does the property need to be? How many bedrooms? How many bathrooms?
- Would you prefer an old house or something new? If old, are you happy to manage a serious renovation? Or is a redecoration more in line with your plans and budget?
- Do you want a balcony, a garden, a terrace, or swimming pool?
- Do you require off-road parking or private parking?

Healthcare

Although public healthcare in Turkey is excellent , to receive the high level of healthcare you will have been used to back home, you will need to go private. The cost of your monthly policy will depend on how many family members you want it to cover, and your individual needs. SGK Government Insurance Office provides health care services to the over 65 population.Other Insurance companies cover people under 65 .Right buy Turkey will guide you through of all of this as part of our service to you at no extra costs .

Education

If you are moving with children, you may want them to receive their education in an international school or you may prefer your children to attend the local Turksih school. The choice is yours .Of course private schools will incur charges.

FOOD

The most cost effective way of food shopping in Turkey is to buy all of your products at local markets which are exceptional and offer fresh fruit and vegetables and local sourced foods at incredibley reasonable prices and excellent quality . There are also many supermarkets available to buy any other items you may require .Localmarkets are open each day in different areas and easily accessible

Where to buy in Turkey?

If you are looking to purchase investment property, Istanbul is a stand out location. Property prices are cheap and the city is growing rapidly into an international hub, linking East and West. Plus, its attractiveness as a holiday destination means that tourist footfall is heavy no matter what time of year. Look to Beylikduzu, a popular area on Istanbul's outskirts. If you're looking to make a

lifestyle purchase, you need to head south or southwest, to the coast where the bargain properties are to be found. Popular areas to consider include Fethiye, Alanya, Izmir, the Cesme Peninsula, Kusadasi and Didim.

FINANCE

The costs that come with buying property (taxes and fees)

- The cost of maintaining the property, and your lifestyle
- You maximum purchase price, including taxes and fees What other costs are involved in buying property in Turkey? The various costs associated with your Turkish property purchase, will depend upon the type of property, the purchase price, and whether or not you are buying with a mortgage from Turkey or Europe.

Costs include: A deposit: A deposit of anywhere between 10 % is required to secure your Turkish property, and it is payable at the time you sign the purchase contract.

Estate agent commission: On resale properties this will be charged at a rate of 2%,

Deeds transfer tax (stamp duty): This is charged at a rate of 4% on the value of the property and is usually split equally between the buyer and the seller.

Registration of property title deed: You will need to have a Turkish tax number in order to make this payment, Right buy Turkey will escort you to the tax Office to get your tax number . service free.

COUNCIL TAX (Emlak vergisi): Payable annually in two installments or a one off payment, you choose which suits you . This amount is arranged by the Belediye (local council) and the price is negligible depending upon the size of your property and its value.

Right buy Turkey Contracts are identical but in English as well as Turkish and will arrange for your passports to be translated by a registered Translator to be notarised Again the fees are set fees at the notary .

DASK Insurance(earthquake insurance): This is a compulsory insurance policy that will cover the rebuild cost if it is damaged during an earthquake (In both English and Turkish it explains what is covered and a property cannot be purchased without DASK insurance) If you have an additional Insurance Policy covering your home and contents it covers everything in the event of an earthquake or other risk .

When you pay commission to right buy Turkey it includes all your paperwork being completed.your tax number organised and all services connected to be put in your name .(Electricity , Water, Internet and registration with the Belediye making it a totally stress free process) The Electricity and Water companies will require a small deposit from you and this Money will belong to you and should you wish to sell your property at a later date will be refunded.

THE BUYING PROCESS

Once you find a property that you like, it is time to negotiate on price and terms of the sale Right

buy Turkey will look at all relevant paperwork with regards to property, including the TAPU (title deeds) and Iskan (habitation licence). They will also make sure that the property can be sold legally to all buyer.

Next you will need to pay a small holding 10% deposit to secure the property and to have it taken off the market.

Right buy Turkey will make sure that you have a Turkish bank account and a Turkish tax number in order to proceed further and do this with you .

Sale contract Always Right buy Turkey will prepare a legal Sale Contract in Turkish and the language of the buyer. This will include details on the agreed sale price, the deposit to be made, and the date of transfer.

Many foreign buyers opt to give Right buy Turkey Power of Attorney to perform all of the necessary checks on the property, and to obtain the title deeds on the property on the customers behalf.. This is especially useful for those who are unable to remain in the country for the entire duration of the sale.Power of Attorney is a simple process completed with the buyer and Right buy Turkey at the Notary .

The final step , the title deeds for the property will be reissued in the new owner's name . At this stage, the final payments will be made and the title deeds to your new Turkish property will be handed over! Following this your proerty will neeed to be registered with the Belediye.

You will now be a proud owner of a Turkish Property

Following completion Right buy Turkey is still with you assisting with all you need

If you wish to renovate or change your property outside of the property permission is required from the Belediye(example ,If your property does not have a swimming pool and you wish to erect one you will need permission to do this or any extention to the property outside of the current size)

REAL ESTATE AGENTS

All Turkish estate agents are bound to follow strict regulations under the Estate Agents Acts. Right buy Turkey is fully registered with an official trade organisation. The Federation of Turkish Estate Agents and the Real Estate Association for the Mugla region. Adeed to this Ali Tekin as Owner Manager of Right buy Turkey is highly qualified and experienced in real estate of all types.An added bonus is Alis excelllent command of the English language which puts you at ease straight away.

He has a full understanding of the kinds of concerns that all nationalities as buyers may have. Stays with you until the end: A good agent doesn't up and leave the minute the final contract is signed.

Right buy Turkey also helps you further in terms of opening a bank account, finding a builder, a doctor, schools – whatever you need.

MOVING TO TURKEY

Your needs in relation to removals will depend entirely upon whether you are moving to Turkey permanently, or whether you are simply buying a holiday home there. If you're buying a holiday home, your best bet is to either enjoy the process of shopping for your furniture locally, or to

purchase a furniture pack. These packs are great value, and allow you to order all of the standard furniture needed to kit out a home and Right buy Turkey will assist you if required.

Right buy Turkey will complete your Turkish side of the move and liaise with the Company of your choice from the Country of origin each step of the way . If you're relocating to Turkey permanently, you'll need to ship all of your belongings. There are a huge number of removals companies out there, so you need to make sure you find one that is accredited by the Association of Removers or The International Association of Movers (IAM). Speak to other people who have made the move already, and find out which companies they recommend. At the Turkish Side Right buy Turkey uses a reliable and first class fully registered service from the ship to your home . Right buy Turkey will also deal with the necessary procedures including customs and all legalities. Shipping can take anything from 3 -8 weeks depending upon the number of drops the company has to make in different countries before reaching Turkey.

You must remember to check the insurance status of your potential removals company:

- Does its policy cover possessions while in storage, awaiting removal?
- You will need to make sure that your possessions are still insured once they arrive in Turkey in your new home,

The best time to contact a prospective removals company is three to six months and then fit you into their schedule. It may be worth paying a few extra pounds to get your belongings professionally packed, especially as some companies will not guarantee your goods unless they've packed them.

COMPLYING WITH REGULATION

It is important to comply with all regulations that apply to goods entering Turkey. Your removals company will be able to give you a specific list of what can and cannot enter Turkey. Its easy to get electrical goods rewired to the Turkish system when here.

Right buy Turkey is experienced in helping customers relocate to Turkey from a variety of countries so far. The UK, Spain, Germany, France, The Lebanon and Belgium .

RIGHTBUYTURKEY PROPERTY MANAGEMENT

If you are buying a holiday home in Turkey, or a property that you plan to rent out, it will be helpful for you to have your property managed . We will build together a personal service of your choice , to include key –holding . This is useful whether or not you rent out your property. For example, if there is a domestic emergency and someone needs to enter the property in your absence. Bills and accounting Your property will come with on-going bills, including utilities, which you can ask Right buy Turkey to take care of for you. Changeovers and cleaning This includes preparing everything for you – and meeting – rental guests, and carrying out inspections during changeovers. Rental bookings You can choose to get bookings yourself, or you could instruct us as your management company to fill the extra weeks for you.

Pool maintenance Ideally, this should be carried out on a weekly basis, and include cleaning the filters, testing the water's chemical levels and cleaning the patio and patio furniture. Garden

maintenance Lawns will need regular mowing, especially in summer, and borders and pathways will need weeding – appearance is especially important for rentals. Protecting your property .

As a final, but very important thought, you need to think about your healthcare options in Turkey. Right now, you probably know where your nearest hospital is, the name of your doctor or the best time to make an appointment at your surgery, but once you're in Turkey, you'll need to start from scratch. This is equally important for second home owners who spend long stints in the country as it does to new permanent residents. Things do not work the same way in Turkey as they do in other countries. This is where Right Buy Turkey will assist you by giving you all the relevant details and also going with you to Register at your local Turkish GP. An excellent and free service from your own Turkish GP when you have a residence permit ,treated like turkish people and excellent .

For example, your first port of call for any minor ailments could be a pharmacy (eczane), rather than your doctor. Turkish pharmacists, located on practically every street corner, have been trained to diagnose, offer treatment and to advise as to whether consulting a doctor is necessary. The only way to ensure that your healthcare needs are covered upon your arrival in the country is by taking out private medical insurance. In fact-- if you are applying for a residency permit, all applicants between 18-65 must have private medical insurance which Right Buy Turkey will help you with giving a full and comprehensive service as part of the commission you pay them upon purchase of your property and a very valuable service indeed '. A service not given by many Real Estate agents.

Private healthcare providers will be able to guarantee when you will be treated, where you will be treated (typically in private hospital facilities with en-suite rooms), who will be treating you (usually you can choose your consultants and specialists), and how you'll be treated (in some cases, using treatments and drugs that aren't available on the NHS) The health care services are second to none with no waiting lists and immediate consultations here in Turkey You cannot beat the healthcare system .(many foreigners travel here in order to receive the excellent medical services provided here in Turkey)

You will be so pleased with the full and personal service given by Ali Tekin . Right buy Turkey that you will for sure recommend him to other people . Many referrals come from recommendations and 100% satisfaction is always acknowledged.

RENTALS

Right buy Turkey deals with all sorts of rentals .long term, short term rentals or Holiday rentals. You may wish to use this service to chose the right place to enjoy your Turkish home. Whether a villa or apartment we can find accommodation to suite your requirements .

We would need to know your budget, the size and description of what you would like to rent. Whether furnished or unfurnished and in the area of your choice .

Right Buy Turkey does have its own property for rentals too

Rental finance agreement for long or short term right buy turkey contracts you will pay one month in advance, a deposit of one months rental.and one months rent commission.

Right buy Turkey will complete all the legalities involved with this and residency if required

Holiday rentals –Payment is required initially with a deposit to secure your holiday dates and full payment six weeks before travel . At the end of your holiday your deposit will be returned upon checking the property . Electricity and water is negotiable

MESLEKİ YETERLİLİK KİMLİK KARTI (VOCATIONAL QUALIFICATION IDENTIFICATION CARD)	
 KARIYER BELGELENDİRME	Kariyer Yapı Mimarlık İnşaat San. Tic. Ltd. Şti. KARIYER STRUCTURE ARCHITECTURE TRADING COMPANY LIMITED
Adı Soyadı: <i>(Name and Surname)</i>	Ali TEKİN
T.C. Kimlik No: <i>(T.C. ID / Passport No.)</i>	37714112668
Ulusal Yeterlilik: <i>(National Qualification)</i>	Sorumlu Emlak Danışmanı (Seviye 5) Supervisor Real Estate Consultant (Level 5)
Belge No: <i>(Certification No.)</i>	YB0117/17UY0333-5/00/3582
Düzenlenme Tarihi: <i>(Date of issued)</i>	28.08.2020
Geçerlilik Tarihi: <i>(Expiry Date)</i>	27.08.2025
 	

Ulusal Yeterlilik: <i>(National Qualification)</i>	Sorumlu Emlak Danışmanı <i>Supervisor Real Estate Consultant</i>
Ulusal Yeterlilik Kodu: <i>(National Qualification Code)</i>	17UY0333-5
Ulusal Yeterlilik Revizyonu: <i>(National Qualification Revision)</i>	00
Ulusal Yeterlilik Revizyon Tarihi: <i>(National Qualification Revision Date)</i>	-
Ulusal Yeterlilik Yayımlanma Tarihi: <i>(National Qualification Release Date)</i>	29.11.2017
Belge Doğrulama (<i>Certificate Verification</i>) Bu belge aşağıdaki yöntemlerle doğrulanabilmektedir. (This certificate can be verified through following methods.)	
<ul style="list-style-type: none">• www.myk.gov.tr/doegrula• www.kariyerbelgelendirme.net• www.turkiye.gov.tr• Kare kod (QR Code)	
	

	MUĞLA EMLAK DANIŞMANLARI ESNAF ODASI
Kart No: 570	ÜYE KİMLİK KARTI
	T.C. Kimlik No : 37714112668 Adı Soyadı : Ali TEKİN Meslek Dalı : Sorumlu Emlak Danışmanı Esn. ve San. Sicil No: 127006 Oda Kayıt No : 570 Yetki Belgesi No : 4800740

Baba Adı : Şükrü	Doğum Yılı : 12.11.1959
İşyeri Ünvanı : Rightbuy Turkey Emlak	Kan Grubu : O Rh+
<p>1- 5362 Sayılı Kanun'un 13. Maddesi gereğince verilmiştir.</p> <p>2- Mesleği terk halinde Kimlik Kartı geçersizdir.</p> <p>3- Baskı yetkisi 5362 Sayılı Kanun'un 66. Maddesi gereğince Türkiye Esnaf ve Sanatkarları Konfederasyonuna aittir.</p>	
 <p>GENEL SEKRETER Sevgi TARCAN</p> <p>ODA BAŞKANI Xiya ERÇAN</p>	

**T.C.
MUĞLA VALİLİĞİ
Ticaret İl Müdürlüğü**

**TAŞINMAZ TİCARETİ
YETKİ BELGESİ**

RİGHTBUY TURKEY EMLAK

Taşınmaz Ticareti Hakkında Yönetmelik hükümlerine göre yetkilendirilmiştir.

Adı Soyadı	: ALİ TEKİN	MEHMET DEMİRTAŞ
T. C. Kimlik Numarası	: 37714112668	İl Müdür V.
Yetki Belgesi Numarası	: 4800740	
Düzenlenme Tarihi	: 02.11.2020	
İşletme Adresi	: PAZARYERİ MAHALLESİ ŞEHİT OSMAN TOSUN CAD. No:97 -1/1 FETHİYE / MUĞLA	

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