



Buyer Guide

luxury living

Official Documents required when buying a property in Turkey

1. A copy of the buyer's passport translated into Turkish by a sworn translator and certified by the notary.
2. 4 personal photos (biometric).
3. The buyer's tax number.
4. The report of real estate appraisal in Turkey. 🏠

Tax Number in Turkey and how to extract it

The tax number in Turkey is a 10-digit identification number that you need in order to complete all financial transactions that include the payment of tax or fees in Turkey, and it is known in the Turkish language as Vergi Numarası. The tax number in Turkey is used to complete the following transactions:

- Opening your bank account in Turkey.
- Pay the bills resulting from the use of some services, such as electricity, water, and gas.
- Completing real estate ownership transactions in Turkey.
- Paying real estate taxes in Turkey.
- Payment of residence fees in Turkey.
- The transaction of obtaining a driver's license in Turkey.
- Buying a car in Turkey.
- Health insurance in Turkey, and all other types of insurance.

How to obtain a Tax Number

in Turkey and how to extract it

There are two ways to obtain a tax number in Turkey:


1.Extracting it from the tax department:

Official documents required to obtain a tax number from the Tax Department:

- A copy of your passport.
- A document that proves your residential address, for example, a bill, or a rental contract, or any document on which your residential address is written in detail.

2.Extract it via the Internet:

The Turkish government has granted foreigners the right to extract the tax number online, without the need to visit the tax departments, according to the following steps:

- Visit this link. 
- Fill in the required data.



Luxury Living

CONDITIONS FOR OBTAINING TURKISH CITIZENSHIP BY PURCHASING A PROPERTY FOR THE YEAR 2022, ACCORDING TO THE RECENT AMENDMENTS ISSUED ON 13/04/2022:

1. Purchasing a property or a group of properties on Turkish lands with a value of at least \$400.000.
2. Maintaining the property and not selling it for at least 3 years.
3. The person wishing to buy a property and obtain Turkish citizenship must hold one of the nationalities that are allowed to own and buy real estate in Turkey. This law includes most nationalities except for the following nationalities: Syrian, Armenian, Cuban, Nigerian, and North Korean.

THE OFFICIAL PAPERS REQUIRED TO APPLY FOR TURKISH CITIZENSHIP BY PURCHASING A PROPERTY:

1. A bank receipt stamped and signed by the bank proving the process of transferring money and purchasing the property.
2. A copy of the property title deed (Tapu).
3. 6 personal photos (biometric).
4. Buyer's tax number.
5. A copy of the buyer's Turkish residence permit and his family members, if any, or a copy of the passport's stamp for the last entry to Turkey.
6. The marriage contract of the buyer, certified by the Ministry of Foreign Affairs of the country of issuance of the document, and attested by the consulate of the passport he is carrying with attestation from the Turkish Consulate, with clarity of the name of the husband and wife and the date of the marriage contract.
7. The birth certificate of the buyer, his wife, and children under the age of 18, certified by the Ministry of Foreign Affairs of the country where the document was issued, and attested by the consulate of the passport he carries with attestation from the Turkish Consulate.
8. If the buyer is divorced, the divorce document shall be certified by the Ministry of Foreign Affairs of the country where the document was issued, and the passport shall be certified by the consulate of the passport he is holding with attestation from the Turkish Consulate.
9. If the buyer is single, the celibacy document is issued by the consulate of the passport he is holding and certified by the Ministry of Foreign Affairs with attestation from the Turkish Consulate.
10. A power of attorney from the buyer (and his wife if he is married) to our company to apply for Turkish citizenship, issued by the Turkish Consulate or from Noter (you do not need to mention the names of the children, and you do not need a power of attorney of children under 18 years old).

TIPS WHEN BUYING A PROPERTY IN TURKEY:

1. Forming a general idea and defining the reasons, goals, and purpose of buying a property in Turkey: is it for housing, for investment, or for the purpose of obtaining Turkish citizenship? Also, determine your budget through which you want to buy a property in Turkey. This in turn will make it easier for you to search and choose the right property. Finally, specify the specifications of the property you are looking for and want to buy (area, number of rooms, etc.).
2. Dealing with a reliable real estate company: It is very important when buying a property in Turkey to choose a real estate agent and deal with a reliable real estate company to help you choose the right property, accompany you during real estate tours and visit projects, and inform you of all the conditions and laws that you must know before buying a property. Among the advantages of dealing with a real estate company is also obtaining many free services provided by companies to you and obtaining real estate and legal advice and exclusive offers that will save you a lot of time and effort searching for the desired property.
3. Visiting projects: You must visit real estate projects in Turkey after sufficiently familiarizing yourself with the appropriate offers to evaluate them, ensure credibility, and conform to the specifications, areas, views, and project completion stages for the photos you have seen previously. Visiting projects may also be done via video phone calls or via the internet in case your visit to Turkey is difficult at the present time.



Luxury Living



CONTACT
US

0 212 924 97 37
info@luxurysignature.net
www.luxurysignature.net

Skyland İstanbul, Huzur Mah.
Cendere Cad. 515/B Blok,
Sarıyer/İstanbul