

Table of Contents (Online Video Course):

Detailed Guide to Buy Property in Türkiye

Module 01 [03:44 Min]: Why is this course relevant for you?

Module 02 [03:50 Min]: Who am I?

Module 03 [12:32 Min]: Property buying journey in Türkiye

- Property buying journey in Türkiye (main framework; structures complete course)
- Length and stress level along the buying journey
- My experience buying properties in Türkiye

Module 04 [09:21 Min]: Determining city and location

- Some basic info about Türkiye and Istanbul in particular
- Top 10 cities where foreigners bought properties
- Determining search criteria
- Get an idea of the location

Module 05 [06:10 Min]: Finding best fitting property

- Online property listing sites
- Finding THE RIGHT property on listing sites take time
- Live Demo of most popular property listing site

Module 06 [20:26 Min]: Attention points of properties

- Particular Turkish designations
- Attention points while searching for properties
 - Title deeds
 - Purchase date of property of current owner
 - Earthquake risky areas in Türkiye
 - Properties in some neighborhoods not be rented to foreigners
 - Be vigilant when buying uncompleted properties (i.e. off-plan properties)
 - Residential versus commercial properties
 - Citizenship by investment program
- Some tricks used in property listings
- My own filter criteria for investment properties

Module 07 [13:40 Min]: Working with real estate agents

- When to work with real estate agents along the property buying journey
- 7 interesting facts about real estate agents (what motivates them; detailed explanation)

Module 08 [11:39 Min]: Property viewing

- Getting in contact
- First viewing
- Second viewing
- Double check these important information if you want to buy the property
- Enquiring additional information from other people
- Making an offer
- Bargaining

Module 09 [17:07 Min]: Title deeds - types and possible restrictions

- Three types of title deeds for properties
- Possible restrictions on title deeds
- Checking online the title deed status
- Detailed check of title deed via most important online system
- Detailed check of physical title deed

Module 10 [10:27 Min]: Buying rented property, restrictions rent rise and Airbnb

- Buying a property with a tenant
 - Attention points when buying a property with a tenant
 - Legal options to evict a tenant if tenant is not willing to move out
- Restrictions on rent rise
 - Rent for new tenants
 - Officially allowed rent rises
- Regulation on Airbnb-type letting
 - Requirements for Airbnb-type letting
 - Support in operating Airbnb-style property

Module 11 [02:41 Min]: Determining property to purchase

- Determining property to purchase
- Most important criteria for investment properties

Module 12 [08:48 Min]: Total costs of property purchase

- Breakdown of total costs of property purchase
- Three exemplary versions of cost calculation
 - Official and correct version
 - Modus operandi selling to *some* Turks
 - Modus operandi selling to foreigners

Module 13 [03:52 Min]: Sale contract with seller

- Sale contract with seller
- Attention points of a sale contract

Module 14 [08:07 Min]: Preparation of purchase

- Four important to dos you should do in any case before signing a sale contract
- Four important to dos after signing a sale contract with the seller

Module 15 [07:20 Min]: Payment options

- Payment option 1 and how it is conducted on the day of purchase
- Payment option 2 and how it is conducted on the day of purchase
- Payment option 3 and how it is conducted on the day of purchase

Module 16 [31:51 Min]: Purchase transaction process

- Purchase transaction process in 8 steps (very detailed step-by-step explanation)
- Remote purchase transaction
- Purchase transaction at a Turkish notary
- Attention points for the citizenship by investment program
- Two practical recommendations during the purchase transaction process

Module 17 [03:33 Min]: After purchase to dos

- Municipality declaration
- Registration of electricity, water, gas and internet
- Get to know administrator of building

Module 18 [14:36 Min]: Yearly taxes on property and rent

- Types of taxes to be paid yearly
 - Property tax
 - Rental income tax
 - Luxury property tax
- Exemplary calculations
 - Exemplary calculation of residential rental income tax
 - Exemplary calculation of commercial rental income tax
 - Exemplary calculation of luxury property tax

Module 19 [23:46 Min]: Checklist all to dos and attention points -detailed summary

- Determining city and location
- Finding best fitting property
- Property viewing
- Determining favored property
- Sale contract with seller
- Preparation of purchase
- Purchase transaction process
- After purchase to dos
- Remote purchase transaction
- Purchase transaction at a Turkish notary
- Turkish citizenship by investment (CBI) application

Module 20 [01:45 Min]: How can I further help?

In total: 3 hours 35 minutes