

STEP BY STEP GUIDE

TO OWNING A PROPERTY IN NORTHERN CYPRUS



EMERGENCY NUMBERS

- 112 AMBULANCE
- 155 POLICE
- 199 FIRE DEPARTMENT
- 177 FOREST FIRE REPORTING
- 158 COAST GUARD
- 188 ELECTRICITY NETWORK (KIB-TEK)

IMPORTANT CONTACT NUMBERS

- +90 392 371 37 90 LONG BEACH MEDICAL CENTER
- +90 533 850 07 12 NOYANLAR HOLIDAYS
- +90 533 824 76 30 BRIEF MAINTENANCE



FREQUENTLY ASKED QUESTIONS (FAQ)

How can foreign investors own property?

Foreign investors can buy property subject to the approval of the Council of Ministers.

Legal Assistance:

We recommend that you seek legal guidance and assistance from a lawyer for any questions you may have.

Required Documents for Council of Ministers Permission:

A valid passport and a criminal record certificate are required. Current legal regulations should be followed via www.icisleri.gov.ct.tr/.

Property Maintenance:

Your annual dues payments and the maintenance and repair of your property will be done by Brief Maintenance.

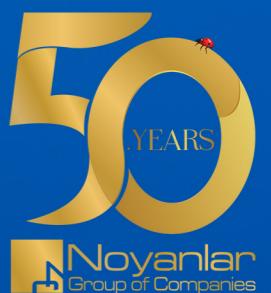
Bills and Services:

You can pay your water bills at the Noyanlar Holidays reception. Please do not forget to bring your water card with you.

You can pay your electricity bills online at <https://online.kibtek.com/>

Nearest Hospital:

The closest private hospital to our projects is Long Beach Medical Center (LBMC).



+90 392 444 60 60
info@noyanlar.com
www.noyanlar.com

1

INVESTMENT SELECTION

Research and select the property that meets your needs and preferences.

2

SECURING YOUR CHOICE

After selecting your property, you can reserve your property by paying a small deposit.

5

VAT

Paid 3 months before delivery according to the property value.

INFRASTRUCTURE FEE

Covers basic services such as electricity, water and telephone. Payment is made three months before the key is handed over.

HOUSE DELIVERY

When the construction is completed, the property is delivered to the homeowner.

3

PREPARATION OF SALES AGREEMENT

Your sales agreement is prepared by agreeing the price and conditions.

6

SERVICE INSTALLATIONS (DURING HOME DELIVERY)

ELECTRICITY METER

You must install an electricity meter when you receive the property. This process is done by Kibtek. The cost is determined by the institution at the time of handover and only with a signed sales agreement.

WATER METER

Installation cost is determined by the municipality or company after you receive your key.

4

REGISTER WHEN BUYING A PROPERTY

Make sure your sales contract is officially recorded in the TRNC land registry.

STAMP DUTY

Paid according to the value of the property on the date the contract is signed.

TITLE TRANSFER FEES

This fee is determined by the value of the property and is divided into two payments. The first payment is taken before the title deed transfer, then the title deed is recorded.

*Current legal regulations should be followed via www.mahkemeler.net.

7

ONGOING PROPERTY TAXES

PROPERTY TAX

This tax is calculated according to the square meters of the closed area. It is paid annually to the local municipality after the house is delivered.

SERVICE TAX

Cleaning services such as road cleaning and waste collection are applied to each residence. Paid monthly to the municipality you are affiliated with.

8

TRANSFER OF TITLE DEED

After the project is completed, the title deed of your property will be prepared by the Land Registry Office you are affiliated with. After the total sales price of the property and the second 50% of the title deed Transfer Fee" are paid, your title deed transfer will be realized.