

Bestate

PROPERTY

BUYING PROPERTY IN NORTH CYPRUS

The Buyer's Guide

From first search to final key: permits, taxes, title deeds and the checks before you sign.



BESTATE
PROPERTY

CLARITY BEFORE COMMITMENT · bestate.ai

WHO WE ARE

First, we understand you. Then, we find the right place.

Established in Girne in 2017.



Founded in Girne in 2017, BESTATE PROPERTY works as a property investment consultancy rather than a listings desk. Years of experience in the North Cyprus market sit behind every portfolio we put in front of an investor or a family looking for a home. We aim for a long-term relationship that continues well beyond a single transaction.

Our work covers sales, long-term lets and holiday rentals, and we advise in Turkish, English and Russian. When you buy, we prepare the sales contract and transaction documents with the parties and handle the offer and negotiation. We also coordinate the rest of the process: title and encumbrance checks, the Permission to Purchase (PTP) file for foreign buyers, the tax and Land Registry steps, payments and handover. Where you want a separate legal opinion, or where formal legal representation is required, we coordinate that work with an independent TRNC lawyer.

A property investment consultancy, not a listings desk.

We are among the first agencies in North Cyprus to bring AI-supported market analysis, virtual property tours, call-centre support and high-resolution drone imagery into everyday practice. We also founded



Burcu Yücel, Broker / Owner, with the Platinum and Gold trophies at the 2025 PropertyNC Awards.

Bestate Academy, the first real-estate training institution in North Cyprus approved by the Ministry of National Education (MEB).

BESTATE PROPERTY is a member of the Cyprus Turkish Association of Estate Agents (KTEB). At the 2025 PropertyNC Awards, we received the Platinum Award for Best Real Estate Agency and the Gold Award for Best Sales Team.

We are a local team that listens carefully, understands your brief and stays close from the first conversation to completion. You can meet the whole team on our website.



Meet our advisors
bestate.ai/en/advisors

BESTATE PROPERTY · GIRNE OFFICE

Mustafa Çağatay Cad. No:43 (next to the Land Registry), Girne, North Cyprus

Telephone / WhatsApp: +90 533 852 0440

Email: info@bestateproperty.com

Web: bestate.ai

Monday–Friday 08:30–18:00 · Saturday 11:00–18:00

A letter from Burcu Yücel

Dear reader,

I founded BESTATE PROPERTY in Girne in 2017, and since then we have worked on one simple idea: anyone buying a home here deserves advice before listings, and clarity before commitments.

Buying in North Cyprus has its own rules. Foreign buyers need Permission to Purchase (PTP), title deeds (koçan) come in several kinds, and costs do not all fall due at once: a foreign buyer pays part of the transfer fee when the contract is registered at the Land Registry, and the balance at transfer. None of it should surprise you.

Whoever you work with, here is what I believe a good agent owes you.

Honesty about costs and paperwork before you sign, not after. A property's open questions deserve to be discussed as frankly as its strengths.

Knowledge of the place, not just the property: the street, the neighbourhood, how daily life works there.

Plain words about where the agent's role ends. We can prepare the contract and transaction documents and coordinate each step, but an agent is not a lawyer. Where your case needs a separate legal or tax opinion, we bring in an independent lawyer or a mali müşavir (a qualified accountant who advises on tax).

And support that continues after the keys are handed over. Our office is right next to the Land Registry, where the title is finally transferred to you, but for us the relationship does not end at its door.

This guide is where that honesty begins. Some of the rules for foreign buyers rest on a temporary decree-law and can change. When the rules change, we update the buying guide on our website. Before you sign, confirm the current position with a lawyer.

Read it at your own pace, mark whatever is unclear, and bring your questions to us. When it is your home, no question is too small.

With warm regards,



BROKER / OWNER



Burcu Yücel

Broker / Owner

*When it is your home,
no question is too small.*

IN THIS GUIDE

Contents

BEFORE WE BEGIN

- **Who we are** 02
In Girne since 2017. Our office, our team and how we work.
- **A letter from Burcu Yücel** 03
Our Broker / Owner on why we wrote this guide.

BUYING

- 1 **Who may buy what** 05
The limits for foreign buyers, and the permission every foreign purchase needs.
- 2 **Buying, step by step** 06
Seven steps from the first deposit to the keys: reservation and deposit; title and project checks; the sales contract; stamping and registration; the purchase permit (for foreign buyers); completion and transfer; after the keys.
- 3 **Title deeds, explained** 08
The kinds of title deed (koçan), shared and individual titles, the condominium right (kat irtifakı), and the checks to run before you sign.
- 4 **Off-plan or resale?** 09
Neither is simply better; they carry different risks. What to look for in each.
- 5 **The purchase permit (PTP)** 10
The application, the documents, the security check, and the deadlines before and after permission.
- 6 **Costs at a glance** 11
Stamp duty, transfer fee, VAT and the seller's tax. Which applies, who pays and when.
- 7 **Financing and currency** 12
Developer instalments, the limits of bank lending, and finding your way between pounds, euros, dollars and lira.

OWNING

- 8 **Residency after you buy** 13
Owning a home can support a residence-permit application, but it does not grant residence automatically.
- 9 **Buying as an investment** 14
Four approaches, an honest list of risks, and how to model your own numbers.
- 10 **Renting out your property** 15
Long-term, holiday and student lets. Rental withholding tax, holiday-home registration and permits, and management options.

KEEP TO HAND

- **Your checklist** 16
Before you reserve, before you sign and once you have the keys.
- **Rules and rates** 17
Rates, limits and deadlines on one page.
- **Get in touch** 18
Our office, our details and your next step.

HOW TO READ THIS GUIDE

- Every chapter ends with a QR code that opens the related page or tool on our website, in English.
- Rules, rates and deadlines can change, and some rules for foreign buyers rest on the temporary Decree-Law 89/2026. Check the current position before you act; the rates are on page 17.
- This guide is general information, not a personal legal or tax opinion. Before you sign, confirm legal questions with a lawyer and tax questions with a mali müşavir (accountant and tax adviser).

01 Who may buy what

Every foreign purchase needs permission and comes with limits: know yours first.

Foreign individuals and qualifying companies may buy property under Law 52/2008 as amended by Law 39/2024. Decree-Law 89/2026 temporarily replaces some of its rules (see page 17).

Three kinds of buyer

- **TRNC citizens** are exempt from permission and the limits below.
- **Nationals of states that recognise the TRNC** and grant reciprocal rights (such as Turkish citizens) need permission; only their apartment and villa limits are higher.
- **All other foreigners** need permission; the standard limits apply.

What a foreigner may buy

With permission, a foreigner may buy **one** of these:

- buildable land for a single dwelling;
- apartments, up to a set number;
- a detached house on land that allows no second dwelling;
- two-storey detached villas in a housing development or site, up to a set number.

Each has its own size or number limit (see page 17). The law joins them with “or”: apartment and villa limits do not add up. If you own property here or plan multiple purchases, have a lawyer confirm your remaining entitlement before reserving.

Closed land, project limits

Agricultural and forest land, and land on a shared title (hisseli koçan), are closed to foreigners. A limited number of foreign individuals may share a flat or house on its own

title (see page 17).

Housing projects in zoned development areas may sell only a set share to foreigners. Under the decree, foreigners who are first-degree relatives by blood or marriage, or compatriots, may together buy only a set share of the apartments on one parcel (see page 17). Either rule can block an otherwise eligible purchase: ask the developer and your lawyer about the project before you reserve.

Permission and the security check

No transfer completes without the Council of Ministers’ Permission to Purchase (PTP), which is not automatic: the Ministry of Interior runs security and archival checks, and a negative security result means refusal. Chapter 5 (page 10) covers the application.

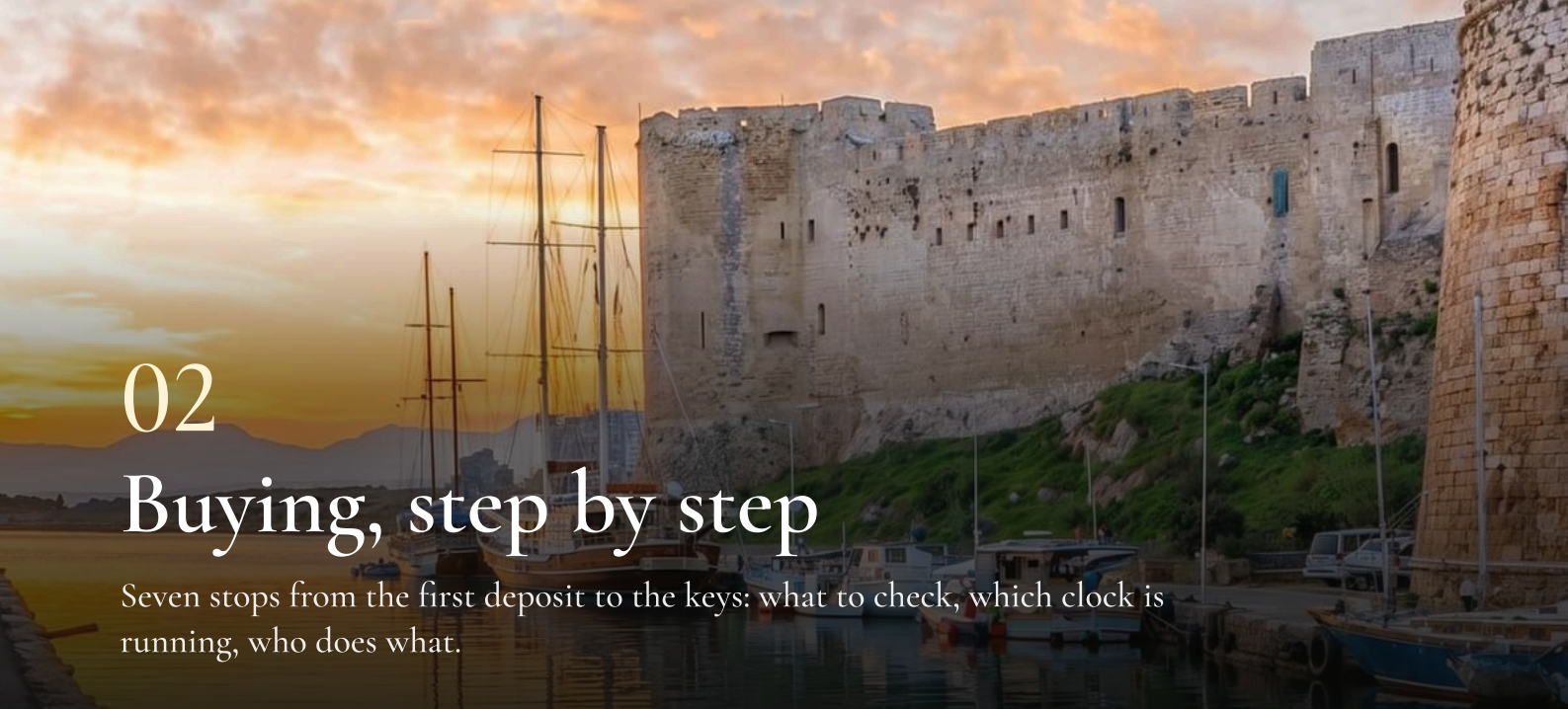
IF THE DECREE ENDS

If Decree-Law 89/2026 lapses unreplaced, the stricter rules of Law 52/2008 as amended by Law 39/2024 return, including fewer properties per buyer and shorter deadlines after permission. If your purchase is then under way, ask a lawyer how this affects your contract.

This chapter gives general information, not personal legal advice. Confirm your entitlement with an independent TRNC lawyer.



Foreign Buyer Roadmap: the published baseline limits by buyer group and property type
bestate.ai/en/tools/foreign-acquisition



02

Buying, step by step

Seven steps from the first deposit to the keys: what to check, which clock is running, who does what.

Buying a home in North Cyprus follows a set order, and each step has its own papers and its own deadlines. Some rules for foreign buyers rest on Decree-Law 89/2026, a temporary measure, and may change when it stops applying.

1 Reservation and deposit

A reservation deposit takes the property off the market. The price, payment schedule, target completion date and any conditions go into a written reservation agreement. Agree in writing whether the deposit is refunded if the legal checks find a problem, and how quickly. If you are a foreign buyer and already own property in North Cyprus, have a lawyer confirm your remaining entitlement before you reserve.

Whether the deposit is refunded, and how quickly, is the clause most often left vague.

2 Title and project checks

Before any reservation or contract is signed, the title is searched to confirm that the registered owner is the seller and to check for any mortgage, lien, annotation or court order. The type of title – pre-1974 Turkish, exchange (eşdeğer) or state-allocated (tahsis) – affects risk, financing and resale. Ownership of some property in the north is disputed internationally, and no title type should be described as guaranteed. Have an independent TRNC lawyer check the title's history.

Buying off-plan? Under Law 40/2024 a property can be sold or transferred at the Land Registry only if it has its own title deed and/or a registered condominium right (kat irtifakı); a sale contract made otherwise is void. Before you sign, check with the developer and a lawyer that the kat irtifakı is registered. BESTATE PROPERTY coordinates these checks.

3 The sales contract

As an agency registered with KTEB, the Cyprus Turkish Association of Estate Agents, BESTATE PROPERTY can prepare the sales contract and transaction documents with the parties. The contract should state the price, payment plan, completion and handover dates, the consequences of delay, how disputes are resolved and which party pays each tax and fee. If you are a foreign buyer, the key clause is what happens to your payments if purchase permission is refused.

4 Stamping and registration

The contract is stamped, then registered at the District Land Registry. Registration protects your interest against a later sale or encumbrance by the seller.

A foreign buyer must register the stamped contract, apply to the Ministry of Interior for purchase permission and pay the taxes and fees then due, all within a set period, or the contract becomes void automatically. For sales through an estate agent, the Estate Agents Law sets a separate registration deadline (both periods are on page 17). If both could apply, plan for the earlier one: BESTATE PROPERTY sets out the timetable before you sign, and a lawyer can confirm it.

5 Permission to Purchase (PTP)

Buyers who are not TRNC citizens need Council of Ministers permission before the transfer can complete. You apply online through the Ministry of Interior, paying a service fee of half the current monthly gross minimum wage.

Permission is not automatic. The purchase must fall within the legal limits and the file must be complete, including a criminal record from your own country; the Ministry also runs security and archival checks, and a negative security result means refusal. Processing time is not fixed. Once permission is published in the Official Gazette, set periods run for paying the title-transfer fees and transferring the title; miss them and the permission is cancelled automatically (see page 17). When the transfer period starts can depend on how the price is paid, so ask your lawyer how it applies to your payment plan.

6 Completion and transfer

You complete the payments, and the seller provides tax and municipal clearance certificates. At the Land Registry, with the parties or their authorised representatives present, the balance of the transfer fee is paid, the transfer declaration is signed and you are registered as the owner. BESTATE PROPERTY coordinates the appointment, documents and handover.



7 After the keys

Transfer the electricity, water and internet accounts into your name. Permanent water and electricity cannot be connected to a foreign buyer's home until all taxes and fees on the purchase are paid. You pay annual property tax to the municipality. Letting for short tourism stays needs registration and an operating permit under the Holiday

Homes Law (see page 15). Ownership may support a residence application, but it does not grant residence automatically.

WHAT TO CHECK BEFORE YOU SIGN

- Is the registered owner the seller, with authority to sell?
- Is the title individual or shared?
- Any mortgage, lien, annotation or court order on it?
- Has an independent lawyer checked the title's history?
- Off-plan: is the kat irtifakı registered?
- Does the project's foreign-ownership position allow your purchase?
- In what circumstances, and how quickly, is the deposit refunded?
- Does the contract say what happens to your payments if permission is refused?

TAXES AND DUTIES TO EXPECT

- **Title transfer fee (tapu devir harcı):** the rate depends on the buyer's nationality and how many properties they have bought, and it is charged on the higher of the contract price and the Land Registry's assessed value. Foreign buyers pay part at registration and the balance at transfer; ask the Land Registry whether the part paid at registration is refundable if the purchase does not go ahead.
- **VAT (KDV):** whether it applies depends on the seller and the sale; it is usually charged on a new home bought from a VAT-registered developer.
- **Stamp duty (pul vergisi):** charged on the sales contract, which is stamped before it is registered.
- **PTP service fee:** paid when you apply.

The rates are on page 17, and the current ones are in our taxation guide at bestate.ai/en/taxation. To run your own figures:



Tax and Duty Calculator
bestate.ai/en/taxation/calculator

Confirm the amounts with the Land Registry or a mali müşavir (accountant and tax adviser).

This chapter is general information, not personal legal advice: before you sign, go through your own case with an independent TRNC lawyer and any tax questions with a mali müşavir.

03 Title deeds, explained

The koçan proves your home is yours. Learn to read one before you sign.

What the koçan shows

Issued by the Land Registry, the title deed (koçan) records the owner's name, location (district, quarter, parcel and plot number), type (land, building or independent unit) and registered encumbrances. A sales contract registered there protects your contractual rights; ownership passes only once the title is in your name.

Three kinds, shared or individual

- **Pre-1974 Turkish title (Türk koçanı):** for land Turkish Cypriots owned before 1974. Historically the least contested, but verify it independently.
- **Exchange title (eşdeğer):** for northern land given to Turkish Cypriots after 1974 in exchange for southern property. Independent legal verification is strongly recommended to confirm the exchange was properly executed and no competing claim exists.
- **State-allocated title (tahsis):** for land allocated by the TRNC state; some restrict resale or need state consent for transfer. The original allocation conditions and any outstanding obligations need careful legal review.

A shared title (hisseli) is one deed for a plot or building, recording each owner's share; an individual title (müstakil) is a unit's own deed, usually easing financing and resale. Foreigners cannot buy land on a shared title.

Law 40/2024 and kat irtifakı

Law 40/2024 allows sale or transfer at the Land Registry only with an individual title and/or registered kat irtifakı (condominium right). Otherwise the contract is void; making or brokering such a sale is an offence. Off-plan?

Before signing, confirm with the developer and a lawyer that kat irtifakı is registered, and ask for the developer's committed final-title timeline. If it cannot yet be registered, a temporary route for the purchase-permit application exists; ask a lawyer how it sits with Law 40/2024 (see page 9).

Check the history, too

Ownership of some northern property is disputed internationally; no title type should be called guaranteed. Have an independent TRNC lawyer check the title's history before you commit. BESTATE PROPERTY coordinates title checks before any reservation or contract.

WHAT A LAND REGISTRY SEARCH SHOULD SHOW

- That the registered owner is the seller.
- Whether the title is shared or individual.
- That there is no mortgage (ipotek), lien (haciz), annotation (şerh), court order or restriction.
- That parcel and plot boundaries match the actual property.

Check the zoning (imar durumu) too: it should match the property's use, with no demolition order. Agricultural land is sometimes marketed as buildable without planning approval.

This chapter is general information, not personal legal advice.



The full title deed guide
bestate.ai/en/title-deeds

04 Off-plan or resale?

Neither is simply better; they carry different risks.

Buying off-plan, at construction-stage prices, can offer a lower entry price, modern specification and staged payments, but risks delay, developer default and late title separation.

Off-plan: condominium right first

Under Law 40/2024, a property can be sold or transferred at the Land Registry only with its own title deed and/or a registered condominium right (kat irtifaki); otherwise the contract is void. Before signing, confirm the registration with the developer and a lawyer.

Decree-Law 89/2026 adds a temporary route: where a condominium title cannot yet be set up, the purchase-permit application can rely on the building permit or planning approval. The route sits alongside Law 40/2024; before signing, ask a lawyer how both apply to your unit.

A registered sales contract protects your contractual rights; ownership passes only with the title in your name. Off-plan puts the build in between. Foreign buyers must complete the transfer within a set period after permission; when it starts can depend on how you pay. Ask your lawyer how this fits your payment plan (see page 17).

OFF-PLAN QUESTIONS

- Is the developer's land title clean, with no bank mortgage that could block title separation?
- Where do the construction licence (ruhsat) and occupancy permit (iskân) stand? Have you seen the approved plans and specification?
- Does the contract fix the completion date, consequences of delay, stage payments and title timetable? Are payments guaranteed or insured?

- Can you visit the developer's completed projects?
- Foreign buyer? Before reserving, ask the developer and your lawyer whether the project's foreign-ownership quota allows your purchase (limits: page 17).

Resale: visit, then check

A resale home may have its own title and often has a rental history, which cannot guarantee future income. Before reserving:

- **Title:** is the seller the registered owner? Any mortgage, lien, annotation or court order? Have an independent TRNC lawyer check its type and history (see page 8).
- **Planning:** does the zoning match the use? Any demolition order or enforcement?
- **Costs:** ask for recent utility bills, current site-fee and municipal property-tax figures.
- **Condition:** consider an independent survey; agree its scope and fee in writing first.

Either way

Non-TRNC citizens need purchase permission (PTP) to complete the transfer (see page 10). BESTATE PROPERTY coordinates the title, planning, developer, utility and infrastructure checks; add separate legal or technical review where needed.

General information, not personal legal advice.



Frequently Asked Questions

Investment & Market: "Is off-plan better than resale?" · bestate.ai/en/faq

05

The purchase permit (PTP)

If you are not a TRNC citizen, the title cannot pass to you without Council of Ministers permission.

Every foreign buyer, individual or company, needs this Permission to Purchase (PTP). In Chapter 2 (pages 6–7), it comes between registering the contract and transferring the title: the contract must stay registered throughout.

Applying

You apply online through the Ministry of Interior, paying a service fee of half the current monthly gross minimum wage; ask your advisor for the exact amount. BESTATE PROPERTY prepares and coordinates the file and tracks its timetable. Where appropriate, a representative or lawyer can act for you under a valid power of attorney.

Documents and source of funds

The Ministry sets the document list by circular: a valid passport, a criminal record from your own country (for a company, also its shareholders') and signed sales documents; more can be requested. Before ordering from abroad, ask your advisor about the current list, whether the criminal record needs an apostille and how recent it must be.

Estate agents are obliged parties under TRNC anti-money-laundering law, so expect to show ID and explain your source of funds.

Security check and waiting

Permission is not automatic: the Ministry runs security and archival checks; a negative security result means refusal. Before paying, make sure the contract says what happens to your payments on refusal. Processing time varies: plan around your case's timetable, not a published average.

Deadlines before and after permission

While the temporary Decree-Law 89/2026 is in force, you must register the stamped contract, file the application and pay the taxes and fees then due within a set period, or the contract is automatically void. Once permission is published in the Official Gazette, the decree also sets periods for paying the title-transfer fees and transferring the title; miss them and permission is automatically cancelled. When the transfer period starts can depend on how the price is paid; ask your lawyer about your payment plan. If permission is cancelled for late fees, reapplying for the same property costs more and attempts are limited.

The Estate Agents Law adds a registration deadline for sales through an agent; if both deadlines could apply, plan for the earlier one (see page 17).

PAYING THE FEE: BEWARE OF SCAMS

- Send card details only to your own advisor or the official BESTATE PROPERTY WhatsApp line, +90 533 852 0440.
- Use no other number or profile.
- Never share bank verification codes.

This chapter is general information, not personal legal advice: before signing, review your case with an independent TRNC lawyer.



The full legal process
bestate.ai/en/legal-process

06

Costs at a glance

Beyond the price: what falls due, who pays and when. Rates on page 17.

Items vary by buyer, seller and whether the home is new; the contract must say who pays each.

Price or assessed value?

The transfer fee and seller's tax are charged on the higher of the contract price and the District Land Registry's assessed value (rayiç değer).

On the purchase

- **Title transfer fee (tapu devir harcı):** the buyer pays unless otherwise negotiated; the rate depends on nationality and how many properties you have bought. Foreign buyers, Turkish citizens included, pay in two parts; ask the Land Registry what is due at each and whether the first is refundable if the sale falls through.
- **VAT (KDV):** depends on seller and sale; usually due on a new home from a VAT-registered developer, generally not on a private resale. Confirm with a mali müşavir (accountant and tax adviser).
- **Stamp duty (pul vergisi):** on the contract amount, typically paid by the buyer.
- **PTP service fee:** paid by foreign buyers on application.

The seller's tax

The Land Registry withholds this tax (stopaj) at transfer: the seller's cost, and yours when you sell. Foreigners, even TRNC residents, cannot use the one-time exemption available to some sellers.

Running costs

Owners pay annual municipal property tax, set by covered area, building category and the municipality's schedule; ask how and when it is billed. Managed complexes may

add a site fee. Before buying, ask for recent bills and current fee and tax figures. Letting? See page 15.

Professional fees

Agency, independent legal review, valuation, surveying and tax advice are separate, commercially priced services. Agree in writing beforehand what each covers, who pays and when. BESTATE PROPERTY can draw up your cost schedule.

WHEN A FOREIGN BUYER PAYS

- **Registration:** contract stamped and registered, part of the transfer fee paid, PTP application filed with its fee. If late, the contract is void automatically (see page 17).
- **Permission published:** pay transfer fees by the deadline, or it is cancelled automatically and reapplying for the same property costs more (see page 17).
- **Transfer:** transfer-fee balance paid, seller's tax withheld.
- **After the keys:** no permanent water or electricity until every purchase tax and fee is paid.

The calculator uses the amount you enter; if the assessed value is higher, it understates the transfer fee and seller's tax. Before signing or paying, confirm final figures with the Land Registry, the Income and Tax Department and a mali müşavir or independent TRNC lawyer.



Tax and Duty Calculator
bestate.ai/en/taxation/calculator

07

Financing and currency

Instalments, loan or cash: what to check on each route, and which currency is used where.

Developer instalment plans

Developer plans, North Cyprus's most common financing route, usually run from a reservation deposit, through stage payments at milestones such as foundation and roof, to the balance on handover; some continue after completion. Terms vary widely: compare plans side by side.

Foreign buyer? How the price is paid can affect when the title-transfer period after purchase permission (PTP) starts (see page 17). Ask your lawyer how this fits your plan.

Bank lending

Mortgages are possible but limited. Local banks usually lend in hard currency, with higher deposits and shorter terms than UK or EU buyers expect, variable rates and full income documentation. Non-resident foreigners face stricter criteria; the title-deed type (koçan) also affects financing. Many buyers choose a developer plan or home-country finance. Lenders' terms differ substantially.

Cash or finance?

Cash means faster completion, more negotiating power and no interest, but ties up capital. A loan preserves cash but increases exposure to gains and losses, adds interest-rate risk and lengthens the process. Your own figures decide.

Which currency?

Property is generally priced in sterling (GBP), with euros and US dollars also used; day-to-day spending is in Turkish lira. Leases are commonly in hard currency, leaving owners less exposed to lira inflation, though currency risk

remains. In practice, the rental withholding rate also depends on the lease currency (see page 17); ask a mali müşavir how it applies to you.

Our Currency Converter (bestate.ai/en/tools/currency-converter) uses dated European Central Bank reference rates, not transaction rates; bank, card and exchange-office spreads and fees can change what you receive.

BEFORE YOU PAY, ASK

- Is the master title free of bank mortgages that could stop individual title deeds being issued?
- Is each stage payment protected by a guarantee or insurance?
- Foreign buyer? Does the contract say what happens to your payments if permission is refused?
- Borrowing? How does the title type affect the loan? Have you compared offers?

The Mortgage Calculator shows how deposit, term, interest rate and extra payments change the monthly instalment and total repaid. Enter a lender's quoted rate; results exclude bank fees, insurance, variable rates and exchange-rate effects.

This chapter is general information, not personal financial, legal or tax advice. Confirm loan terms with your lender, and how your payment plan fits the contract and deadlines with an independent TRNC lawyer.



Mortgage Calculator
bestate.ai/en/tools/mortgage-calculator

08

Residency after you buy

Ownership can support a residence-permit application but does not grant residence automatically. Who can apply, on what terms and when?

A summary of the Residence Permits and Visas Regulation, not the official text; the Immigration Department (Muhaceret Dairesi) decides every application.

What ownership gives you

Foreign home buyers may apply for a **short-term residence permit based on immovable property**; ownership alone gives neither residence nor citizenship. The first permit is shorter; the period lengthens once the title is yours. The periods have changed several times, so we quote none; ask the Immigration Department first.

If the title is not yet yours

Contract buyers must also have paid **at least one third of the price** and applied to the Council of Ministers for **Permission to Purchase (PTP)** (see page 10).

Income and the home

An **income requirement** applies, linked to the monthly minimum wage and raised by any ongoing contract-purchase instalment; it too has changed several times, so we give no figures. Health, insurance and family requirements vary by applicant.

The home must be habitable and lived in. Shared titles follow the “one permit per dwelling” rule: one shareholder may get a permit; a second only if no family permit was issued through the first. If a home has multiple permits, none can support a family permit.

Your family

Someone with lawful status may sponsor family: under current rules, a foreign spouse or partner, and children meeting age, marital-status or disability conditions, may

qualify for a family permit. A family permit cannot outlast the sponsor’s lawful stay.

Applying and renewing

Apply on the official **permissions.gov.ct.tr** portal **while your entry visa or other lawful stay is still valid**. After review by the District Police Immigration Branch, complete the health process through the authorised system; the positive report must reach the Immigration Department within the deadline in our Residency Permit Guide.

Renew **before your permit expires**; late applications can incur delayed-application and retrospective permit charges. BESTATE PROPERTY advisors help with property and application documents; the authority decides.

BEFORE YOU APPLY

- Contract purchase: payment condition met, PTP applied for?
- Current income requirement and permit periods checked with the Immigration Department?
- Shared title: another permit issued?
- Permit expiry in your diary?

Nothing in this guide guarantees residency status. For a shared title, a family permit or a late application, consult an independent TRNC lawyer before applying.



Residency Permit Guide
bestate.ai/en/residency

09

Buying as an investment

No yield tables, no forecasts: do your own sums.

We print no yield or capital-growth figures: we hold no data to support them. Our BESTATE PROPERTY Price Index shows median asking prices per m² from our active listings, by city and purpose; small-sample rows are portfolio indicators, not a market index.

Four approaches

- **Long-term letting.** Tenants: local professionals, expatriates, university staff. Less management, steadier cash flow; typically suits city flats and homes near universities.
- **Holiday letting.** Higher gross nightly income, more cost and effort: cleaning, guests, pricing, platform fees. Needs registration and an operating permit (see page 15).
- **Off-plan.** The discount reflects your risk: delay, developer default, late title separation. Before signing, have the developer and a lawyer confirm the condominium right (kat irtifakı) is registered (see page 9).
- **Hybrid.** Part personal use, part letting; best in resort developments with on-site management.

Demand drivers

Many international students; coastal tourism; limited developable coastal land; prices and rents commonly in hard currency; continuing infrastructure investment. None guarantees appreciation.

WHAT CAN GO WRONG

- **Title.** Title type affects risk, financing and resale; ownership of some property in the north is disputed internationally. No title type should be called guaranteed: have an independent TRNC lawyer check the title's history (see page 8).

- **Developer.** Ask for guarantees against default or delay; tie stage payments to milestones like foundations and roof.
- **Currency.** Hard-currency prices and rents can reduce this risk, not remove it.
- **Void periods.** Holiday lets are seasonal.
- **Changing rules.** Acquisition limits, tax rates and the PTP process have changed recently, and some foreign-buyer rules rest on the temporary Decree-Law 89/2026: confirm the current position with a lawyer before signing.
- **Liquidity.** Resale can take longer; price transparency is limited.

Your own numbers

Enter price, rent, costs, vacant months and holding period in our Investment Calculator (bestate.ai/en/tools/investment-calculator); it can add purchase taxes and fees. Net yield, cash flow and payback are after rental withholding tax (stopaj), whose rate depends in practice on the lease currency (see page 17). The calculator's profiles and scenario buttons preset growth assumptions; use your own. Run at least two scenarios, one pessimistic; have an advisor test your rent against comparables. Results are illustrative, not a guaranteed return or personal tax opinion; confirm your tax position with a mali müşavir.



Investment Guide

bestate.ai/en/investment-guide

10

Renting out your property

Three ways to let, the rent tax, holiday-let paperwork and who minds the home in your absence.

No yield figures: they depend on price paid and achievable rent. Use our Investment Calculator.

Three ways to let

- **Long-term.** Typically local professionals, expatriate families, university staff and civil servants. Leases: usually annual, renewable, in hard currency. Light work: rent collection, annual inspection, maintenance.
- **Holiday.** Tourists and visiting families. Prices swing sharply, summer peak to winter low; platform commission takes a meaningful share of gross income. Heavy work: cleaning, check-ins, guests, pricing.
- **Student.** Academic-year leases from September, often prepaid by semester, frequently guaranteed by a parent. Summer voids are normal.

Rent tax (stopaj)

Gross rent, including advance payments, is taxed by withholding; costs are not deductible. The owner or a representative pays the Income and Tax Department; tax periods are calendar months. Lira and foreign-currency leases carry different rates (see page 17). Rates can change: confirm yours with a mali müşavir (accountant and tax adviser) before setting the rent. A small-letting exemption needs prior Department approval and excludes non-residents and business-held property.

Holiday lets: registration and permit

Short tourism stays fall under the Holiday Homes Law (for the day limit, see page 17). Before offering the home to guests, register with the Tourism Planning Department and obtain a registration certificate (sicil belgesi) and an annual operating permit (işletme izni belgesi). BESTATE PROPERTY can prepare the documents and coordinate registration.

Who manages it?

Three common models:

- **Full management:** marketing, tenant vetting, leases, rent collection and stopaj, maintenance, inspections.
- **Rent collection only:** the agent collects, pays stopaj, remits the rest; you handle repairs and tenants.
- **Local representative:** a trusted person under your power of attorney; no management fee, but they do everything.

Fees vary by provider; get written quotes.

WHAT A LEASE SHOULD RECORD

- Parties (passport or ID), address, title reference
- Rent, currency, payment dates, bank details
- Term, renewal, deposit, refund
- Photographed inventory
- Maintenance: landlord for structure and systems, tenant for day-to-day
- Termination and notice; TRNC courts for disputes
- Who pays stopaj and stamp duty (pul vergisi) due on signing

Take legal questions on the lease to an independent TRNC lawyer.



Rental Income Guide
bestate.ai/en/rental-income-guide

Your checklist

Tick as you go; deadlines and rates are on page 17.

Before you reserve

- ☐ Is the registered owner the seller, with authority to sell?
- ☐ Any mortgage, lien, annotation or court order on the title?
- ☐ Which kind of title, and is it individual or shared? Have an independent TRNC lawyer check its history.
- ☐ Already own property here as a foreign buyer? Have a lawyer confirm your remaining entitlement.
- ☐ Ask the developer and your lawyer where the project stands on sales to foreigners.
- ☐ Off-plan: is the master title free of bank mortgages? Can you visit the developer's finished projects?
- ☐ Ask for recent utility bills, the site fee and the property-tax figure.
- ☐ Agree in writing whether, and how quickly, the deposit is refunded if the checks find a problem.

Before you sign

- ☐ Off-plan: have the developer and a lawyer confirmed the condominium right (kat irtifakı) is registered?
- ☐ Does the contract cover price, payment plan, completion and handover dates, delays and disputes?
- ☐ Does it say who pays each tax and fee?
- ☐ Foreign buyer: does it say what happens to your payments if permission is refused?
- ☐ Developer payment plan: are your stage payments protected by a guarantee or insurance?
- ☐ Which registration deadline applies, and who registers? If two could apply, plan for the earlier one (see page 17).
- ☐ Ask the Land Registry what is due at registration, and whether it is refundable if the sale fails.
- ☐ Be ready to explain your source of funds. Foreign buyer: does your criminal record need an apostille?

After the keys

- ☐ Put the utilities in your name. A foreign buyer's home gets no permanent water or electricity until all purchase taxes and fees are paid.
- ☐ Ask the municipality how and when annual property tax is billed; on a complex, budget for the site fee.
- ☐ Keep the contract, title deed, receipts and clearances in one secure file.
- ☐ Holiday lets: registration and the annual operating permit come first (see page 15).
- ☐ Letting? Stopaj (withholding tax) is due monthly on the gross rent; confirm your lease's rate with a mali müşavir (see page 17).
- ☐ Living abroad? Compare management options and get the fees in writing.
- ☐ Ownership may support a residence application but does not grant residence automatically; apply within your lawful stay and renew before expiry (see page 13).



Buying Guide
bestate.ai/en/buying-guide

Rules and rates

Checked on 27 September 2026 against the Official Gazette and the consolidated laws. Rules can change; check the current position before you act.



Taxation guide: the current rates online
bestate.ai/en/taxation

TAXES AND DUTIES ON A PURCHASE

ITEM	RATE	WHO PAYS	SOURCE
Transfer fee: TRNC citizen	6%; one-time 3% where eligible	Buyer	Land Registry fees regulation
Transfer fee: citizen of a state recognising the TRNC (e.g. Turkey)	6% first property, 8% second; 9% third and any fourth to sixth apartment	Buyer	Same regulation, amended 2025 (A.E. 385)
Transfer fee: other foreigners	9% on each of the first three properties	Buyer	As above
VAT (KDV), where it applies	5%; 10% on a home of 300 m² covered area or more	Buyer	VAT rates regulation
Stamp duty on the contract	0.5% on the first 89,000,000 TL; 0.1% above	Buyer	Stamp Law 19/1963, as amended by 2/2026
Seller's tax (stopaj)	2.8% private seller; 4% company or professional seller	Seller, withheld at transfer	Income Tax Law 24/1982
PTP service fee	Half the current monthly gross minimum wage	Buyer	Ministry of Interior

- Ask the Land Registry whether a one-time reduced rate applies to you.
- The Council of Ministers can lower the private seller's 2.8% in January; recheck it every year.
- The contract must state which party pays each item.

RENTAL INCOME

LEASE CURRENCY	RENTAL WITHHOLDING TAX (STOPAJ)	WHO PAYS	SOURCE
Turkish lira	8% of gross rent	Owner, monthly	Temporary decree of 16 June 2023; still applied in practice by the Income and Tax Department
Foreign currency	13% of gross rent	Owner, monthly	As above

Confirm the rate for your lease with a mali müşavir before you set the rent.

Holiday Homes Law: a tourism stay of 60 days or less counts as short-term letting, and the home needs registration and an operating permit renewed every year (see page 15).

FOREIGN BUYERS UNDER DECREE-LAW 89/2026 (TEMPORARY)

RULE	LIMIT OR DEADLINE
Buildable land for one dwelling	Up to 1,338 m²
Apartments	Up to 3 (citizens of recognising states: 6)
Detached house	One, on up to 3,300 m² of land; no second dwelling on it
Two-storey detached villas in a housing development or site	Up to 2 (citizens of recognising states: 3)
Share of a housing project (zoned area) sold to foreigners	At most 80%
Apartments on one parcel: foreigners who are first-degree relatives or share a nationality	Together, no more than half
Register the stamped contract, apply for PTP, pay the taxes and fees then due	1 month, or the contract becomes void automatically
Sale through an estate agent: registration (Estate Agents Law)	21 days
Pay the transfer fees once PTP is published in the Official Gazette	75 working days
Transfer the title	1 year; miss this or the fee deadline and the permission is cancelled automatically
Validity of the decree (TRNC Constitution)	90 days; in force since 7 August 2026 (Official Gazette No. 147)

- The first four rows are alternatives, not a total. If you already own property here, have a lawyer confirm your remaining entitlement.
- Separately from the decree, under Law 52/2008 as amended by Law 39/2024, foreigners may not buy land on a shared title (hisseli koçan), and a flat or house on its own title may be shared by at most 3 foreign individuals.
- If two registration deadlines could apply, plan for the earlier one. When the year starts can depend on how the price is paid; ask your lawyer.
- If permission is cancelled because the transfer fees were paid late, reapplying for the same property costs double the application fees, and the same buyer cannot apply a third time for that property.
- If the decree lapses with nothing to replace it, the stricter rules of Law 52/2008 as amended by Law 39/2024 apply again.

This page is general information, not a personal legal or tax opinion. Before you sign or pay, go through your own case with an independent TRNC lawyer and a mali müşavir.

GET IN TOUCH

Your next step: a conversation.

Bring us your questions, at our office, by phone or on WhatsApp.

BESTATE PROPERTY

Mustafa Çağatay Cad. No:43 (next to the Land Registry), Girne, North Cyprus

Telephone / WhatsApp: +90 533 852 0440

Email: info@bestateproperty.com

Monday–Friday 08:30–18:00 · Saturday 11:00–18:00



Contact form
bestate.ai/en/contact



OFFERING GOLDEN MOMENTS · bestate.ai

General information only, not a personal legal, technical or tax opinion. Rules can change; check the current position before you act. Some rules rest on a temporary decree-law, and rules, rates and limits can change. For your own case, confirm legal questions with a lawyer, tax questions with a mali müşavir (accountant and tax adviser), and technical questions with the relevant authority or a qualified professional.