

Bestate

PROPERTY

SELLING PROPERTY IN NORTH CYPRUS

The Seller's Guide

From the right price to the title transfer: documents, taxes, the buyer's permit 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 buyer.

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 sell, 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

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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 selling a home here deserves the right advice before the listing, and clarity before commitments.

Our price advice rests on completed sales, not hopeful asking prices. Price too high and a home can sit on the market; too low and you can lose money that is rightly yours. We also work out the seller's tax (stopaj) and other costs in advance, so you can see your net proceeds before you sign.

Before marketing, we coordinate a check of the Land Registry records: is there a mortgage, lien or annotation on your title deed (koğan)? Better to find a problem before the listing than after an offer.

If your buyer is not a TRNC citizen, they need Permission to Purchase (PTP), which lengthens the process considerably. The application goes through security and archival checks, with no fixed processing time. Strict deadlines apply to registering the contract and paying the fees, and some of these rules rest on a temporary decree-law. So we set the timetable with you before signing.

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 (accountant and tax adviser).

We stay with you until the keys change hands. We coordinate the tax and municipal clearance certificates needed for the transfer, the Land Registry appointment and the handover.

Read at your own pace and bring us your questions. Your home is far more than a listing to you; we see it that way too.

With warm regards,



BROKER / OWNER



Burcu Yücel

Broker / Owner

*We stay with you until
the keys change hands.*



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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 13.
- This guide is general information, not a personal legal or tax opinion. Before you sign, confirm legal questions with an independent TRNC lawyer and tax questions with a mali müşavir (accountant and tax adviser).

01

Before you list

Get your papers ready before you advertise: a problem found late can stall a sale.

What to have ready

- **Title deed (koçan):** legal proof the property is yours.
- **Passport or ID card:** needed for Land Registry filings.
- **Running costs:** buyers ask for recent utility bills, any site fee and the municipal property-tax figure.
- **Planning and permits:** buyers check that the zoning (imar durumu) matches the use, with no demolition order or planning enforcement; for a new build they also ask about the construction licence (ruhsat) and occupancy permit (iskân).
- **Area:** the area you advertise should match the koçan or the survey plan, where buyers are told to check it.

Is the title clean?

Before marketing, BESTATE PROPERTY coordinates a check of the Land Registry records for mortgages (ipotek), liens (haciz) and annotations (şerh); a buyer's search will also look for court orders and other restrictions. If the check finds any of these, ask a lawyer how it can be cleared before you agree a sale. The kind of title matters too: some state-allocated (tahsis) titles restrict resale or need state consent for transfer. Any separate legal opinion is given by an independent TRNC lawyer.

Who may sell?

Buyers check that the seller is the registered owner or has authority to sell. If the property has more than one owner, or sits on a shared title (hisseli koçan) where each owner holds a defined share, ask a lawyer whose consent and signatures the sale needs. Inherited the property? Ask a

lawyer what the heirs will need before you list. If you cannot attend the Land Registry, a representative can act for you under a valid power of attorney (vekâletname); ask your lawyer how it should be drawn up.

The area you advertise should match the koçan or the survey plan.

Off-plan units

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 irtifakı). Otherwise the contract is void, and making or brokering such a sale is an offence. Selling an off-plan unit? Before you list, confirm with the developer and a lawyer that its kat irtifakı is registered.

TWO CERTIFICATES FOR COMPLETION

You provide a tax clearance certificate (vergi borcu olmadığına dair belge) from the Tax Office and a municipal clearance certificate (belediye borcu olmadığına dair belge), confirming that no property tax or utility debts are outstanding. Obtain both before completion.

This chapter is general information, not personal legal advice.



Title deed guide: deed types, the Land Registry search and the transfer steps
bestate.ai/en/title-deeds

02

Pricing your property

Price on evidence, not hope: set it too high or too low and it costs you.

How we arrive at a price

BESTATE PROPERTY prepares a comparative market analysis (CMA). It sets your property beside similar ones in the area, drawing on the prices comparable properties have actually sold for, where known, and on current market data, rather than on hopeful asking prices. Ask your advisor to show you the comparable properties behind the figure. If you need a formal valuation, that is a separate professional service: agree its scope and fee in writing in advance.

Asking prices are not sale prices.

Too high, too low

An asking price set too high tends to keep a property on the market longer and weakens your position in negotiation; one set too low gives away value you could have kept. Resale here can take longer than in more mature markets, and price information is less transparent.

PRICE AND THE RAYIÇ DEĞER

The District Land Registry sets its own assessed value for the property (rayiç değer). The seller's tax (stopaj) and the transfer fee (tapu devir harcı) are worked out on whichever is higher: the price in the contract or the rayiç değer. The law sets this rule, and it makes the rayiç değer a floor: whatever price you agree, these charges are not worked out on less.

Title and value

The kind of title affects risk, financing and resale: an individual title (müstakil koçan) usually makes financing and resale easier, and foreign buyers cannot buy land on a

shared title (hisseli koçan). Buyers are advised to have an independent TRNC lawyer check the title's history before they commit (see page 5).

What you will keep

Before you fix the price, work out your net proceeds: the price less the seller's tax and your own costs (see page 11). The private-seller rate can change, and the one-time exemption does not apply to foreigners or to professional sellers, so have a mali müşavir (accountant and tax adviser) confirm the current rate and your position first (see page 13). BESTATE PROPERTY can prepare a cost schedule for you.

The BESTATE PROPERTY Price Index

The index shows the median asking price per m² in BESTATE PROPERTY's own active residential listings and a typical range, with outliers removed and the sample size shown. Asking prices are not sale prices, and a row with a small sample is a portfolio indicator, not a market index. Results are shown separately by city, sale or rent, and currency: property here is generally priced in GBP, with EUR and USD also used. Use the index as a reference point alongside the CMA.

This chapter is general information, not personal tax or legal advice.



BESTATE PROPERTY Price Index: median asking prices per m² from our own listings, with sample sizes
bestate.ai/en/tools/price-index

03

Marketing and viewings

How your property is presented, who sees it, how viewings and offers work.

First impressions are often made online, so we start with presentation.

EVERY BESTATE PROPERTY LISTING RECEIVES

- professional photography;
- a professional real-estate video (4K video tour);
- a 360° virtual tour;
- licensed drone footage.

Drone footage shows the setting: the distance to the sea, a mountain backdrop or the land boundaries.

Who sees it

Your listing appears on bestate.ai in Turkish, English and Russian, the three languages our advisors work in. It is also presented to buyers abroad through our own investor network in the UK, Turkey, Germany, Scandinavia, Russia and the Gulf, through private newsletters and on international property portals.

Viewings

Viewings are arranged by appointment and accompanied by an advisor. Before a viewing, we ask buyers about their plans and budget; this helps protect your time and your privacy. Your personal details are shared only as far as your sale requires, for example with the Land Registry and the tax office, and BESTATE PROPERTY does not sell personal data.

Look beyond the price when you compare offers.

Offers and the deposit

Your advisor handles offers and counter-offers and helps agree the payment schedule; the decision to accept is yours. Estate agents are obliged parties under the TRNC anti-money-laundering law, so buyers are asked to show identification and explain the source of their funds.

Look beyond the price when you compare offers. A cash purchase generally completes faster; a mortgage lengthens the process, bank lending here is limited, and criteria are stricter for non-resident foreigners. A sale to a buyer who needs purchase permission (PTP) takes considerably longer (see page 10).

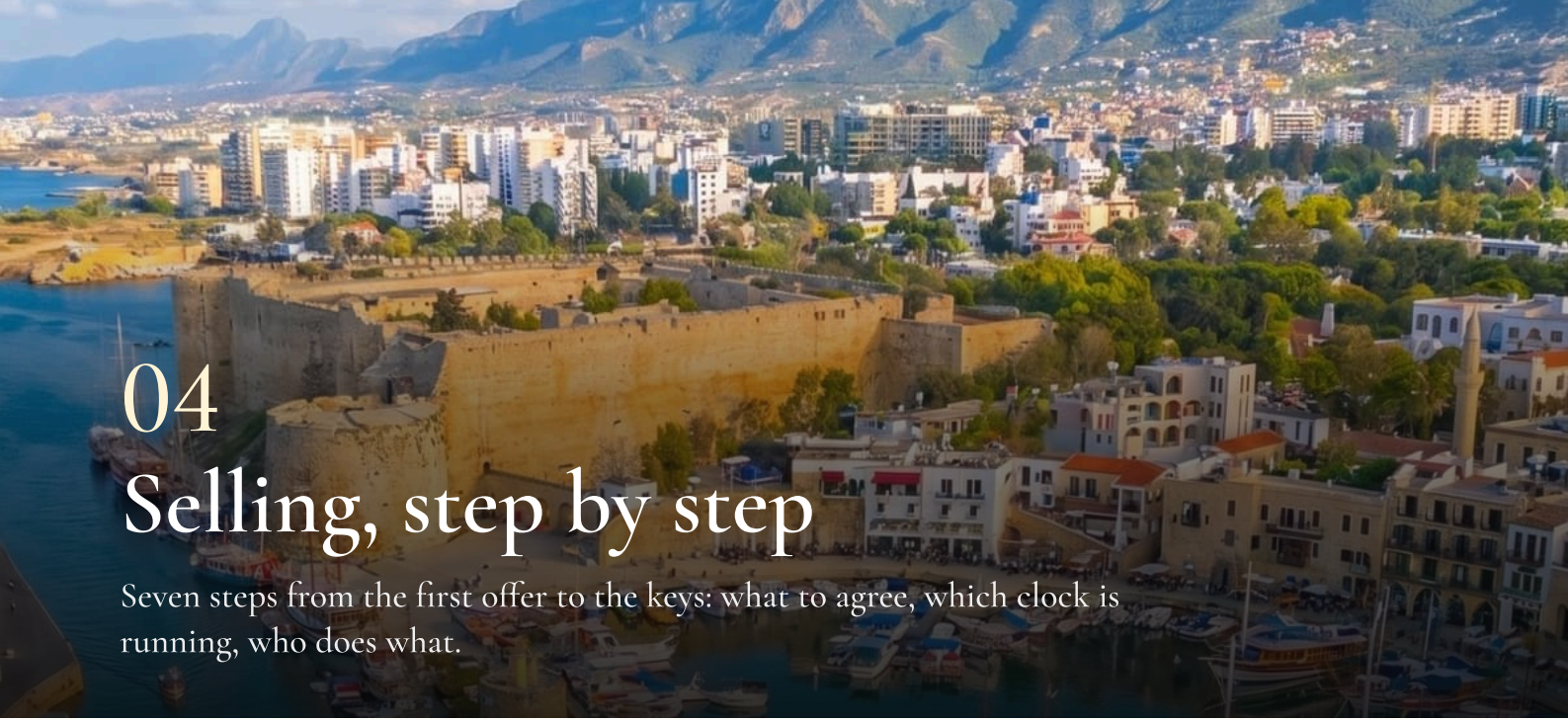
Once a price is agreed, a reservation deposit (kaparo) takes the property off the market, and the terms go into a written reservation agreement: price, payment schedule, completion target and any conditions, such as a survey, a legal check or finance. Agree in writing whether, and within what period, the deposit is refunded if the buyer's legal checks raise a problem. This is the clause most often left vague.

BESTATE PROPERTY then prepares the sale contract (see page 8). With a buyer who needs permission, it should also say what happens to their payments if permission is refused.

This chapter is general information, not personal legal advice.



Why sell with BESTATE PROPERTY: pricing, marketing, title checks and negotiation
bestate.ai/en/why-sell-with-bestate



04 Selling, step by step

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

Selling a property in North Cyprus follows a set order, and each step has its own papers and its own deadlines. If your buyer is foreign, some rules rest on Decree-Law 89/2026, a temporary measure, and may change when it stops applying. Timing depends on the buyer, the property and whether a permit is needed, so ask for a timetable for your own sale rather than a general average.

BESTATE PROPERTY coordinates each step and keeps both parties to the agreed timetable. An independent TRNC lawyer has a separate role when you want a legal opinion or formal representation; tax questions go to a mali müşavir (accountant and tax adviser).

1 Offer and negotiation

BESTATE PROPERTY manages offers and counter-offers and coordinates the negotiation and communication with the buyer. Look beyond the price to the payment plan, the target completion date and any conditions, such as a survey, a legal check or finance. If an offer depends on a bank loan, weigh that too: mortgages exist here but are limited, and non-resident foreign buyers generally face stricter criteria. Find out early whether the buyer is a TRNC citizen or a foreign national: a foreign buyer needs purchase permission, which lengthens the process considerably (Chapter 5, page 10). Before you accept, work out what you will net: the seller's tax and your costs are in Chapter 6 (page 11).

2 Reservation and deposit

Before any reservation or contract is signed, the title is searched: are you the registered owner, and is there any mortgage, lien, annotation or court order on it? The buyer

may also have an independent lawyer check the title's history. Ownership of some property in the north is disputed internationally, and no title type should be described as guaranteed. The buyer then pays a reservation deposit and the property comes off the market. The price, payment plan, target completion date and any conditions go into a written reservation agreement. Agree in writing what happens to the deposit if the legal checks find a problem or purchase permission is refused and, if it is to be refunded, how quickly. A foreign buyer's permit file includes proof of payments, so make sure every payment, starting with the deposit, has a receipt or bank record.

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, working from a checklist for your particular sale rather than a generic list. Where a separate legal opinion is requested or required, an independent TRNC lawyer reviews the contract; if you instruct your own lawyer or a mali müşavir, agree the scope and fee in writing in advance. The box lists what the contract should say; do not leave who pays which tax or fee to unwritten custom. Stamp duty (pul vergisi), for example, is charged on the contract amount, and the contract should say which party pays it. If your buyer is foreign, the key clause is what happens to the payments made so far if purchase permission is refused.

Who pays what belongs in the contract, not in custom.

4 Stamping and registration

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

Which registration deadline applies, and who must register the contract, depends on the buyer and the deal. With a foreign buyer, the stamped contract must be registered, the permission application filed and the taxes and fees then due paid 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 13). If both could apply, plan for the earlier one: BESTATE PROPERTY sets out the timetable before you sign, and a lawyer can confirm it. If the contract was signed before the current rules came in, special transitional deadlines may apply to registering it or completing the transfer; check your dates with a lawyer promptly.

5 The buyer's purchase permit (PTP)

A TRNC-citizen buyer needs no permission. A foreign buyer must obtain Council of Ministers permission to purchase (PTP): the transfer cannot complete until it is granted, and the contract must stay registered meanwhile. BESTATE PROPERTY coordinates the application file and tracks the timetable. Permission is not automatic: the Ministry of Interior runs security and archival checks, and a negative security result means refusal. Processing time is not fixed, and this is often the longest stage of the sale.

Once permission is published in the Official Gazette, set periods run for the buyer and the seller to pay the title-transfer fees and for the transfer itself; miss them and the permission is cancelled automatically (see page 13). Ask the Land Registry or a mali müşavir (accountant and tax adviser) which of these fees fall to you, and when. Chapter 5 (page 10) has the detail.



6 Completion and transfer

The buyer completes the payments under the contract. Before the transfer, you obtain a tax clearance certificate (vergi borcu olmadığına dair belge) from the Tax Office, and a municipal clearance certificate (belediye borcu olmadığına dair belge) confirming no unpaid property tax or utility debts. Make sure the title is clean by then: no mortgage, encumbrance or tax debt. At the Land Registry, with both parties or their representatives authorised by power of attorney (vekâletname) present, the balance of the transfer fee is paid, the transfer declaration signed, the buyer registered as owner and a new koçan issued in their name. The seller's tax (stopaj) is withheld at this point, on the higher of the sale price and the rayiç değer (Chapter 6, page 11). Then the keys are handed over. BESTATE PROPERTY coordinates the appointment, documents, payment sequence and handover.

7 After the sale

Agree with the buyer the day the electricity (Kib-Tek), water and internet accounts pass to them, and settle your final bills and any site fee. While the decree is in force, permanent water and electricity cannot be connected for a foreign buyer's purchase until all its taxes and fees are paid; plan the account handover accordingly. Keep the contract, receipts, clearance certificates and transfer papers in a safe file. For a private seller, the tax withheld at transfer is final; companies and professional sellers resident in the TRNC credit it against their income or corporate tax. Ask a mali müşavir whether you need to declare anything else.

WHAT THE CONTRACT SHOULD SAY

- The price, payment plan and payment stages
- Completion and handover dates
- The consequences of delay
- Which party pays each tax and fee (rates on page 13)
- What happens to payments made if the buyer's purchase permission is refused
- Your commitments as seller
- How disputes are resolved



Legal Process Guide: registration, permission and transfer, stage by stage
bestate.ai/en/legal-process

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.

05

Selling to a foreign buyer

If your buyer is not a TRNC citizen, the sale depends on their purchase permit: plan around it.

A TRNC-citizen buyer needs no permission. A foreign buyer needs Council of Ministers permission (PTP), which lengthens the process considerably. Processing time is not fixed, and this is often the longest stage of the sale. The permission comes between registration and transfer (pages 8–9); BESTATE PROPERTY coordinates the file and timetable.

Can this buyer buy your property?

With permission, a foreigner may buy just one of these, up to a set number or size (limits on page 13):

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

A buyer who already owns property here should have a lawyer confirm their remaining entitlement before reserving.

Only a set share of a housing project in a zoned area may be sold to foreigners, and foreigners who are first-degree relatives by blood or marriage, or who share a nationality, may together buy only a set share of the apartments on one parcel. Either can block a buyer: if your property is in a project, have its position checked before reserving. Agricultural and forest land, and land on a shared title (hisseli koçan), cannot be sold to foreigners.

Permission can be refused

Permission is not automatic: the Ministry of Interior runs security and archival checks, and a negative security result means refusal. If permission is refused, the contract

should say what happens to payments made, deposit included.

Deadlines

Under the temporary Decree-Law 89/2026, the stamped contract must be registered, permission applied for and the taxes and fees then due paid within a set period, or the contract becomes void automatically. Once permission is published in the Official Gazette, set periods run for the buyer and seller to pay the title-transfer fees and for the transfer; miss either and permission is cancelled automatically (deadlines on page 13). Where no mortgage is registered in your favour, the transfer period runs from payment of the full price shown in the application documents; ask a lawyer how this fits a payment plan.

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, for example fewer properties per buyer and shorter deadlines after permission. If your sale is then under way, ask a lawyer how this affects your contract.

This chapter is general information, not personal legal advice: review your buyer's position and your contract with an independent TRNC lawyer.



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

06

Your taxes and costs

What you pay, what the buyer pays, and the papers you need. Rates on page 13.

The seller's tax (stopaj)

The Land Registry withholds this tax at transfer, on the higher of the sale price and its own assessed value (rayiç değer). The rate differs for private and professional sellers. Companies, property traders and individuals who sell more than a set number of properties in a set period count as professional (see page 13). It is final for a private seller and not refunded; TRNC-resident companies and professional sellers credit it against income or corporate tax.

Some private sellers can use a one-time exemption (scope on page 13); professional sellers and foreigners cannot, whether or not they live in the TRNC. The Council of Ministers can lower the private sellers' rate in January of any year, so confirm the current rate and your eligibility with a mali müşavir (accountant and tax adviser) before pricing.

What the buyer pays

The buyer pays the title transfer fee unless otherwise agreed, and typically the contract stamp duty. VAT depends on the seller and the sale: usually due on a new home from a VAT-registered developer, generally not on a private resale. The contract must state which party pays each item. With a foreign buyer, once permission is published in the Official Gazette, buyer and seller must pay the title-transfer fees within a set period, or the permission is cancelled automatically (see page 13).

The contract must state which party pays each item.

Clearances

Before transfer you need clearance certificates from the tax office (vergi borcu olmadığına dair belge) and the municipality (belediye borcu olmadığına dair belge). They confirm there are no unpaid tax, property tax or utility debts, so settle any arrears in good time.

WHAT COMES OFF YOUR SALE PRICE?

- **Seller's tax:** withheld at transfer unless you are exempt.
- **Debts:** any tax, municipal or utility arrears.
- **Mortgage or other charge:** the title should be clean; plan its release with your lawyer.
- **Professional fees:** each service you use, such as independent legal review, valuation or tax advice, is separate; agree its scope and fee in writing in advance.
- **Anything you take on:** a buyer's tax or fee the contract moves to you.

The calculator's Purchase tab shows the seller's tax for either seller type. It works on the price you enter, without the exemption; if the assessed value is higher, the tax will be higher than shown. BESTATE PROPERTY can draw up your cost schedule. Confirm the 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

Your checklist

Tick as you go; rates and deadlines are on page 13.

Before you list

- ☐ Is the title deed (koçan) in your name? Which kind of title, and is it individual or shared?
- ☐ Any mortgage, lien or annotation? Have the title checked before marketing.
- ☐ State-allocated (Tahsis) title: ask a lawyer whether a sale needs state consent.
- ☐ New or off-plan flat: does it have its own title deed or a registered kat irtifakı? Without either, it cannot be sold at the Land Registry.
- ☐ Check the area on the title deed or survey plan, not a brochure.
- ☐ Gather recent bills, the site fee and the property-tax figure; buyers will ask.
- ☐ Before pricing, confirm the current seller's tax rate and your exemption eligibility with a mali müşavir (accountant and tax adviser).
- ☐ New build: are the building licence (ruhsat) and occupancy permit (iskân) in order? Does the zoning (imar) match the property's use, with no demolition order or planning enforcement?
- ☐ Prepare the property for photography, video, a 360° virtual tour and drone filming.

Before you sign

- ☐ Does the reservation agreement state the price, payment schedule, completion target, conditions, and whether and how fast the deposit is refunded if checks find a problem?
- ☐ Does the contract cover payment stages, completion and handover dates, delays, your commitments and disputes?
- ☐ Does it say who pays each tax and fee?
- ☐ Foreign buyer: does the contract say what happens to payments if permission is refused? Allow time for the permit.
- ☐ Which registration deadline applies, and who registers? If two could apply, plan for the earlier one (see page 13).
- ☐ Foreign buyer: if they already own property here, have their remaining entitlement checked, and in a project, the development's position on sales to foreigners (see page 13).
- ☐ Foreign buyer paying in instalments? Ask your lawyer when the transfer period starts, and how a mortgage in your favour affects it (see page 13).
- ☐ Agree each professional service's scope and fee in writing in advance.
- ☐ Want a separate legal opinion? Ask an independent TRNC lawyer.

At completion and after

- ☐ Obtain the tax and municipal clearance certificates before completion.
- ☐ Cannot attend the Land Registry? Give a representative a valid power of attorney (vekâletname).
- ☐ Foreign buyer: once permission is published, buyer and seller must pay the transfer fees in time, or it is cancelled automatically (see page 13).
- ☐ Confirm the final payment is made as agreed; the seller's tax is withheld at transfer.
- ☐ After transfer, confirm the buyer is registered as owner and a new koçan is issued in their name.
- ☐ Hand over the keys and possession as agreed.
- ☐ Foreign buyer: under the temporary decree, permanent water and electricity cannot be connected until all purchase taxes and fees are paid; plan the utility handover around it.
- ☐ Keep the contract, receipts and clearances in one secure file.
- ☐ TRNC-resident company or professional seller? Give your mali müşavir the papers to credit the tax withheld.



Frequently Asked Questions
 "How do I sell my property later?" · bestate.ai/en/faq

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

THE SELLER'S TAX (STOPAJ)

TOPIC	RULE
Rate	2.8% private seller; 4% company or professional seller
Basis and withholding	The higher of the sale price and the assessed value (rayiç değer); withheld by the Land Registry at transfer
Final or credited?	Private seller: final, not refunded; a company or professional seller resident in the TRNC credits it against income or corporate tax
Professional sellers	All companies; anyone who buys and sells property as a business; any individual who sells more than 3 properties in one calendar year or more than 5 in three calendar years
Not counted	Sales worth less than 40 times the monthly minimum wage; transfers of property received by inheritance or gift
One-time exemption	One house (with up to one dönüm of land) and one plot, or one dönüm of field in place of the plot, or a workplace of up to 300 m ² instead of both; not for professional sellers, or for foreigners whether or not they live in the TRNC
Lower private rate	The Council of Ministers can lower the private-seller rate in January; recheck it every year

- The seller's tax rests on Income Tax Law 24/1982. Before you set your price, confirm the current rate and your eligibility with a mali müşavir (accountant and tax adviser).

PURCHASE TAXES THE CONTRACT SHOULD ALLOCATE (NORMALLY PAID BY THE BUYER)

ITEM	RATE	SOURCE
Transfer fee: TRNC citizen	6%; one-time 3% where eligible	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	Same regulation, as amended (A.E. 385)
Transfer fee: other foreigners	9% on each of the first three properties	As above
VAT (KDV), where it applies	5%; 10% on a home of 300 m² covered area or more	VAT rates regulation
Stamp duty on the contract	0.5% on the first 89,000,000 TL; 0.1% above	Stamp Law 19/1963, as amended by 2/2026

- The contract must state which party pays each item; the buyer pays the transfer fee unless otherwise agreed.

WHAT A FOREIGN BUYER MAY ACQUIRE: DECREE-LAW 89/2026 (TEMPORARY)

RULE	LIMIT
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

- The first four rows are alternatives, not a total; a buyer who already owns property here should have a lawyer confirm what remains.
- 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.

SELLING TO A FOREIGN BUYER: DEADLINES

STEP	DEADLINE	SOURCE
Register the stamped contract, apply for PTP, pay the taxes and fees then due	1 month, or the contract becomes void automatically	Decree-Law 89/2026 (temporary)
Sale through an estate agent: register the contract	21 days	Estate Agents Law
Buyer and seller pay the transfer fees once PTP is published in the Official Gazette	75 working days, or the permission is cancelled automatically	Decree-Law 89/2026
Transfer the title	1 year, or the permission is cancelled automatically; with no mortgage registered in the seller's favour, the year runs from full payment of the price in the application documents	As above
Validity of the decree	90 days; in force since 7 August 2026 (Official Gazette No. 147)	TRNC Constitution

- If two registration deadlines could apply, plan for the earlier one; which applies, and who registers, depends on the buyer and the deal.
- Permission cancelled for late fees: reapplying for that property costs double the application fees; no third application by that buyer.
- 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 set a price or sign, 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.

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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.