



GUIDE TO PURCHASING PROPERTY IN NORTH CYPRUS

Introduction

Purchasing property in North Cyprus is an exciting opportunity, whether you're seeking a holiday home, an investment property, or a permanent residence. North Cyprus offers a unique blend of natural beauty, cultural richness, and investment potential. However, the process of buying property here involves specific legal steps to ensure that your investment is secure and compliant with local regulations.

At LEGA LAW AND CONSULTING, we specialize in conveyancing and property investment in North Cyprus. Our experienced legal team is here to guide you through every step of the process, ensuring a smooth and successful property purchase.

Step 1: Identifying the Right Property

Property Search: Begin by identifying the type of property you wish to purchase. North Cyprus offers a variety of options, from beachfront villas to city apartments and countryside homes .

Engagement with Agents: We collaborate with reputable estate agents and property owners to help you find the perfect property that meets your needs and preferences.

Property Visits: Once you've shortlisted properties, we arrange for you to visit them in person. This allows you to evaluate the location, condition, and suitability of the property.

Step 2: Legal Due Diligence

Title Deed Checks: One of the most crucial steps is verifying the title deeds. This ensures that the property has a clear title, free from encumbrances, liens, or disputes. Our legal team conducts thorough checks at the Land Registry to confirm this.

Ownership Verification: We ensure that the seller has the legal right to sell the property and that there are no outstanding debts, mortgages, or legal issues associated with it.

Planning Permission: It's essential to check whether the property has the necessary planning permissions, building permits, especially for newly constructed buildings.

Step 3: Sales Contract Preparation

Contract Drafting: Once you're satisfied with the property, our legal team drafts a detailed sales contract. This contract outlines the terms of the purchase, including the price, payment schedule, and any conditions agreed upon by both parties.

Contract Review: We review the contract with you, ensuring you understand all the terms and conditions. We also ensure that the contract protects your interests fully.

Contract Registration: For Registration the property you purchase will be evaluated by the Land Registry. Based on this evaluation, you will need to pay a 0.5% stamp duty and a 6% registration fee.

Step 4: Payment and Deposit

Deposit Payment: A deposit is typically required to secure the property. This is usually around 10-20% of the purchase price. We ensure that your deposit is held securely, often in lawyer clients account.

Payment Schedule: The balance of the payment is usually made in installments or as a lump sum upon the completion of the sale. We assist in managing the payment schedule, ensuring all payments are made as per the agreed terms.

Step 5: Obtaining Permission to Purchase

Foreign Buyers: Non-citizens of North Cyprus are required to obtain permission from the Council of Ministers to purchase property. This process is standard and typically takes a few months.

Application Submission: We handle the submission of the necessary documents, including police clearance and proof of funds, to obtain this permission on your behalf.

Step 6: Completion and Title Deed Transfer

Final Payment: Upon receiving the necessary permissions, the final payment is made.

Title Deed Transfer: The title deed is then transferred to your name at the Land Registry. This is the final step in the purchase process, officially making you the owner of the property. During this process, you will be required to pay a 6% transfer tax.

Stamp Duty and Transfer Fees: During the transfer, you'll need to pay the previously mentioned stamp duty, registration fee, and transfer tax. We ensure that all payments are made correctly and on time.

Stamp Duty and Transfer Fees: During the transfer, you'll need to pay stamp duty and transfer fees. We ensure that all payments are made correctly and on time.



Step 7: Post-Purchase Support

Utility Connections: We assist with the transfer or connection of utilities such as water, electricity, and internet our team can provide services to maintain and manage your property in your absence



Why Choose LEGA LAW AND CONSULTING?

Expertise: Our legal team specializes in North Cyprus property law, ensuring that every aspect of your purchase is handled professionally and efficiently.

Comprehensive Service: From property search to post-purchase support, we provide a full spectrum of services to make your property purchase stress-free.

Client-Centric Approach: We prioritize your interests, ensuring transparent communication and personalized service at every stage.

Contact Us www.legacyprus.com

If you're considering purchasing property in North Cyprus, we invite you to contact **LEGA LAW AND CONSULTING**. Our team is ready to assist you with all your legal needs, ensuring a secure and successful investment.