12 checks before the deposit: buying property in Turkey

Based on ANPA Estate's deal experience in Antalya and Istanbul. Up to date for 2026.

01 **District status for a residence permit**
Address verified against the migration authority database on the day the deposit is paid (for residence-permit purposes).

02 **Owner on the TAPU**
The seller matches the real owner listed on the title deed.

03 **Encumbrances**
No mortgage, lien or pledge on the property.

04 **Genel İskan**
The building has an official occupancy permit.

05 **Ferdi İskan**
An individual occupancy permit exists for the specific apartment (otherwise utility tariffs may be higher).

06 **Aidat arrears**
Checked: in Turkey these are tied to the property and pass to the buyer.

07 **Utility arrears**
Electricity and water: no outstanding debts, meters can be transferred.

08 **Developer reputation**
Years on the market, completed projects, history of delays (for new builds).

09 **Yapı Ruhsatı**
The building permit is in place (for properties under construction).

10 **Cadastral vs market value**
Clear which amount the tax and the residence-permit ($200,000) / citizenship ($400,000) thresholds are based on.

11 **Full deal cost breakdown**
4% tax, land-registry fee, translator, notary, DASK - all calculated in advance.

12 **Rental legality**
Short-term: a licence is required and the complex's rules apply; long-term: no restrictions.

Unsure about any item? Message us on WhatsApp +971 58 580 0932 - we will review your property and send the full cost breakdown. ANPA Estate, Dubai and Antalya · anpaestate.com