

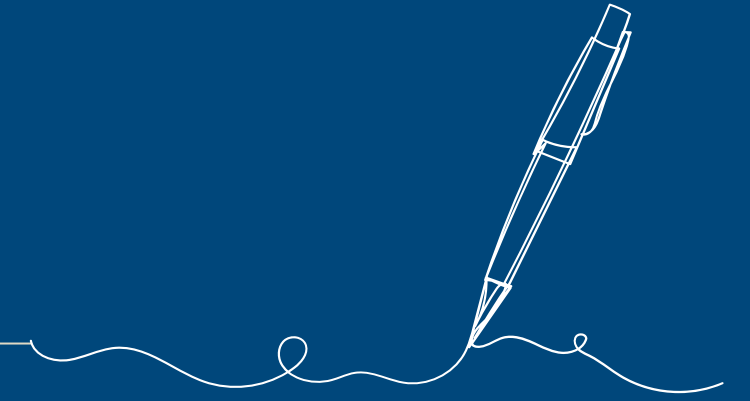


# VISION

## Turkish Properties

VISIONTURKISHPROPERTIES.COM

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# About Us



Turkish Vision Properties was established in 2005 by **Ayhan Kara** with a simple yet powerful goal: to offer inclusive and personalized services to our valued customers.

At Vision, our work ethic is defined by qualities such as diligence, efficiency, approachability, adaptability, and conscientiousness. We excel in a team of similarly driven and business-focused individuals.



All the various stages of property purchasing in Turkey are carefully handled by us, ensuring a smooth process for our clients.



Our company's aims and values are regularly reviewed and updated to guarantee the delivery of exceptional service to our clients.

In addition to Turkish we are proficient in English and Dutch.

As official legal translators, we have a strong grasp of Turkish law.



We're proud to have a deep understanding of Didim, Altinkum, and the surrounding regions, where the landscape is ever-changing.

Although Vision is based in Didim, we also serve in bustling Turkish cities like Istanbul, Izmir, and Antalya.

# Meet The Team



*Ayhan Kara*  
DIRECTOR/CEO



*Samantha Brown*  
SALES REPRESENTATIVE



*Mehmet Para*  
SALES REPRESENTATIVE



*Alan Mitchell*  
EDITOR & CONTENT  
WRITER





# LIVING IN DIDIM



## Journey Through Time

FROM 8TH CENTURY BC

Temple of Apollo has to be one of the most iconic and historically significant landmarks that's located in Didim. Apollo, also known as the "Didymaion." Located just a few kilometres from the town centre, this ancient Greek temple dates to the 8th century BC.

## Temple of Apollo

**DIDYMAION**

The Temple of Apollo, in the ancient world, was revered as one of the most important oracles, pilgrims and visitors seeking prophetic guidance, travelled vast distances to seek them. Today, visitors can explore the awe-inspiring ruins, including the impressive columns that stand tall as a testament to the site's grandeur.





# Miletus Ancient City

An aerial photograph of the Miletus Ancient City ruins. The central feature is a large, semi-circular stone theatre with tiered seating. Surrounding the theatre are various other ruins, including walls, foundations, and smaller structures. The site is situated in a valley with a mix of dry, brownish soil and patches of green vegetation. In the background, a river valley is visible under a clear sky.

Ancient City of Miletus, nestled in the valley of the Büyük Menderes River, a captivating landmark in Didim.

Located just 25 kilometers from the town center, Miletus was once a bustling port city, serving as a vital hub of trade and culture that left an indelible mark on western civilization.

Today, Miletus stands as an archaeological treasure, offering a glimpse into ancient life with its well-preserved theatre, baths, and other historic structures, each telling stories of a bygone era.

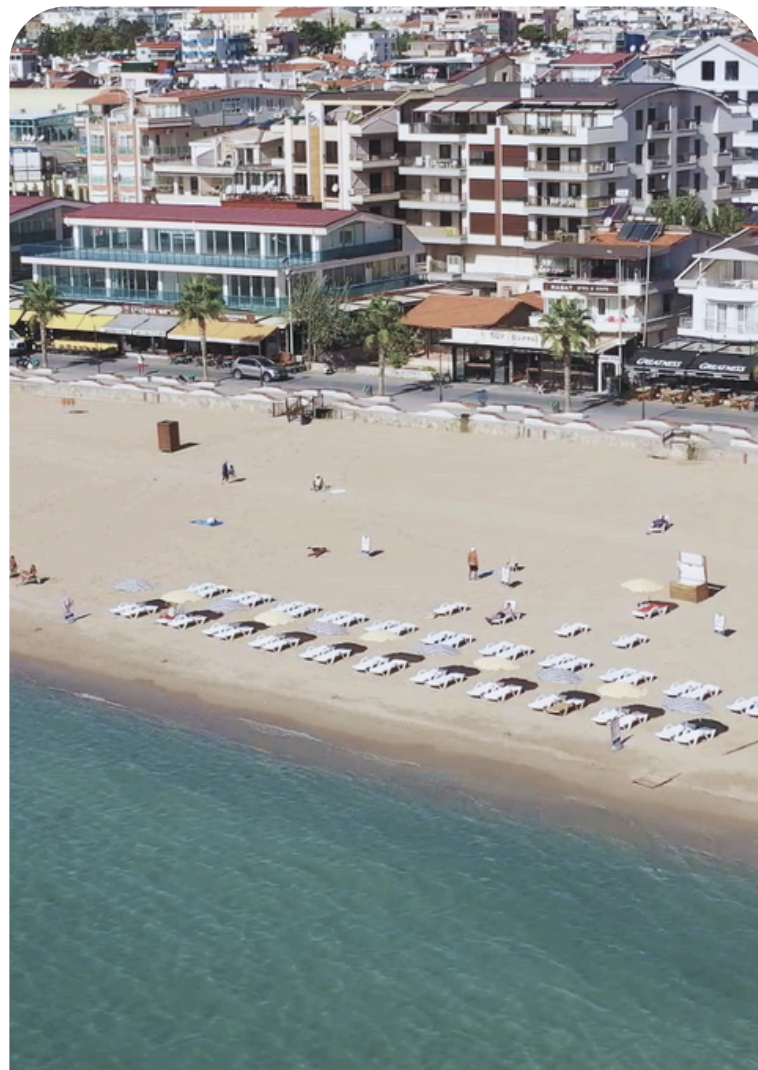


## WATER SPORTS



It offers a variety of water sports and beachside activities.

It's name translates to "Golden Sand," and true to its name, the beach boasts soft, golden sands and crystal-clear waters.



## Altinkum



## BEACH

## NIGHTLIFE



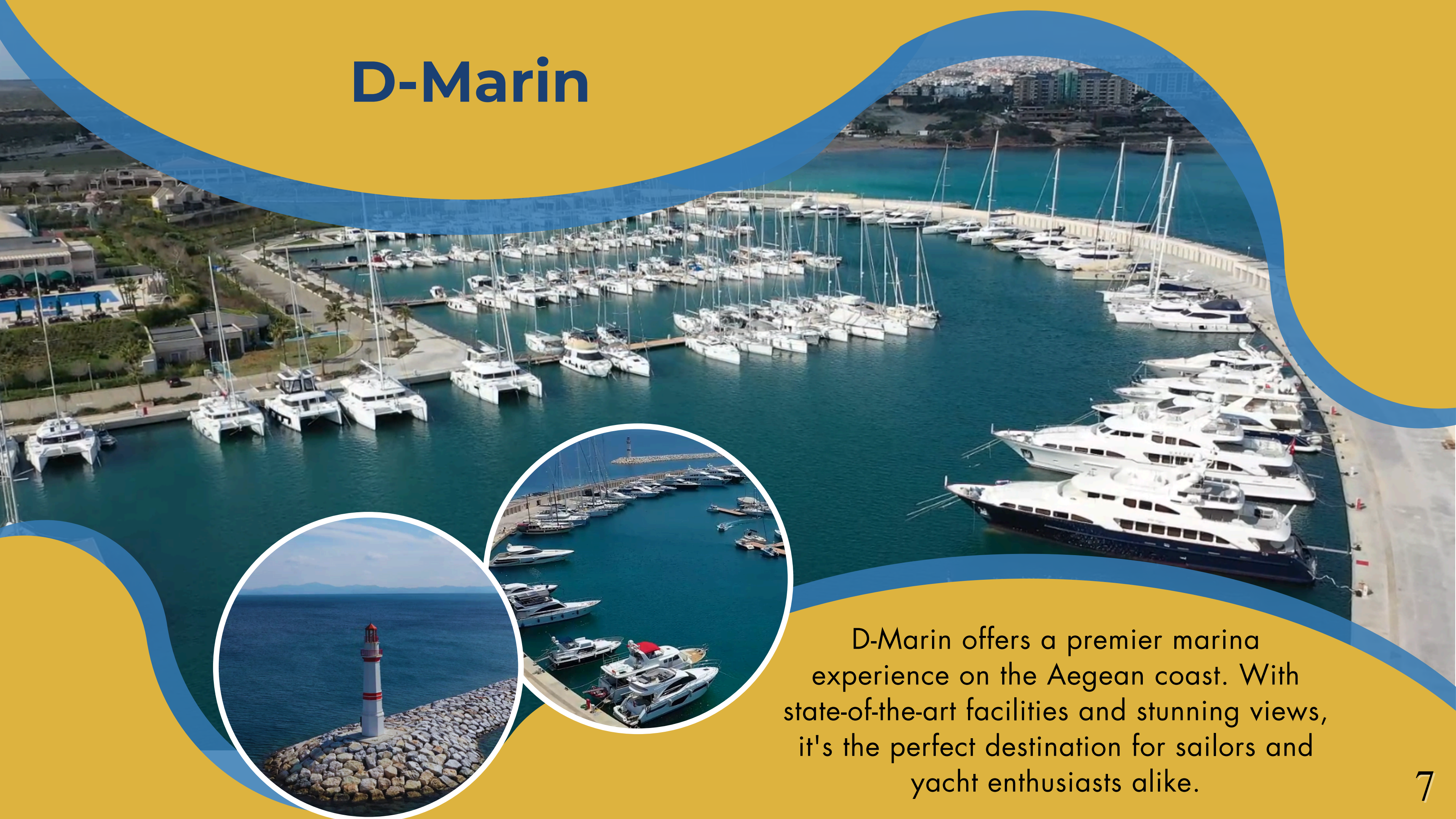
An abundance of beachfront cafes and restaurants lining the coast, offering mesmerizing vistas of the sea coupled with delectable Turkish cuisine.



A fantastic spot to unwind and relax, or immerse yourself in the vibrant nightlife scene.

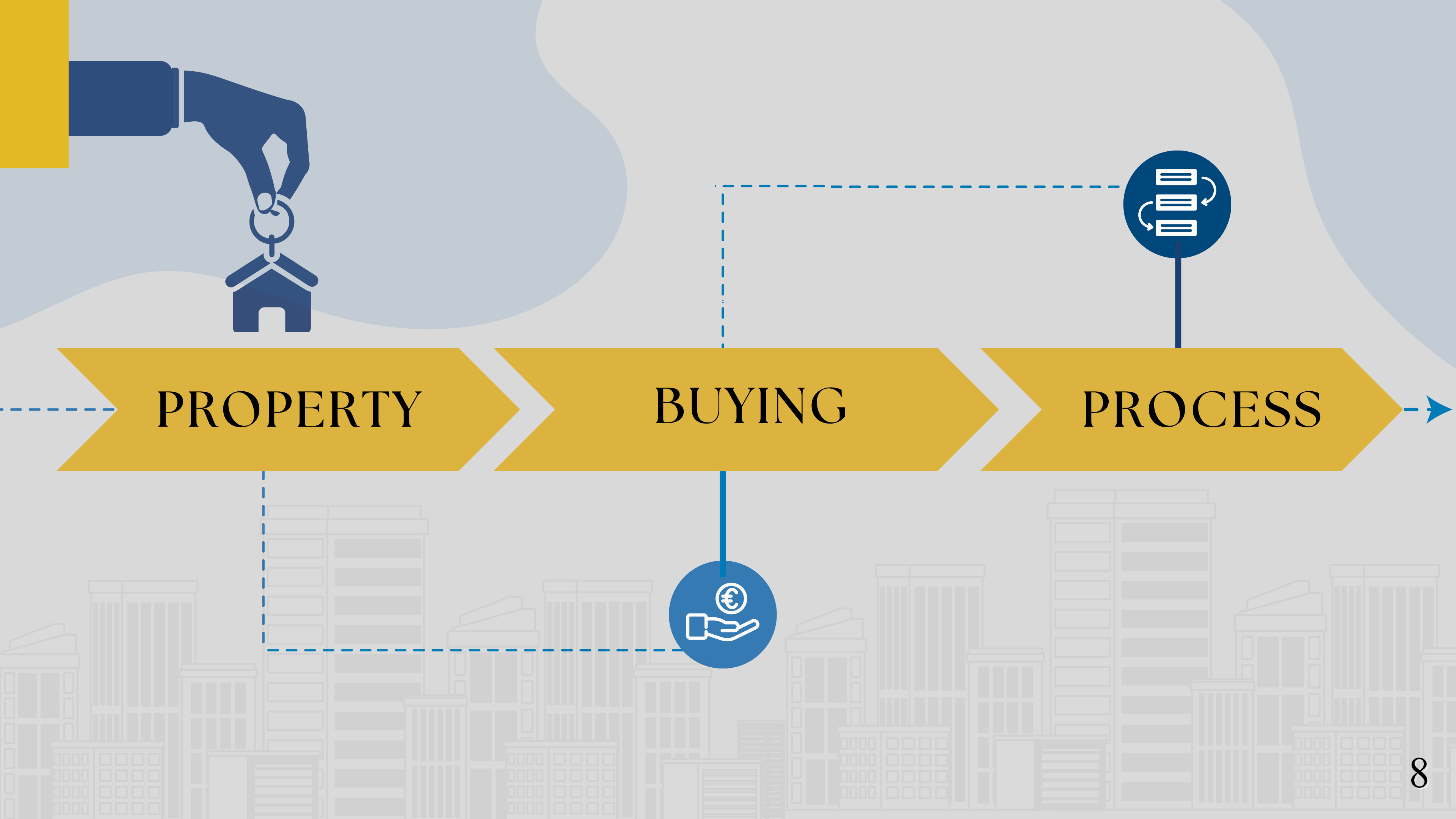


# D-Marin



D-Marin offers a premier marina experience on the Aegean coast. With state-of-the-art facilities and stunning views, it's the perfect destination for sailors and yacht enthusiasts alike.





# property buying process



1

## VIEWING

### Embark on Your Property Journey With Us

- Begin at our office to gain insights into the local area.
- Explore property options in your chosen area, and we'll seamlessly organize viewings.

The entire process to buy a **freehold property**, From the first glance to ownership, takes just **3 days**.

2

## TAX NUMBER

### From meeting at our office, we will

- Proceed to the tax department. Where we will get a tax number.
- You will need your passport and a photocopy of it for the tax office.

Tax number plays a crucial role in various financial transactions and is required for most legal documents related to monetary matters.

3

## BANK ACCOUNT

### We will assist you in opening a Turkish bank account

- Choose from reputable banks like HSBC, Akbank, TEB, Ziraat, İş, and Halkbank.
- Bring utility bills for proof of address.

Opening a Turkish bank account, is a necessary step for making payments to the property owner/builder.



# property buying process



4

## VALUATION REPORT

We will submit an application for you to acquire a valuation report that will

- Be a comprehensive report showing market value and comparisons in the area.
- Safeguard your investment with valuable market insights.

Applying for a valuation report takes two days.

5

## CONTRACT/DEPOSIT

After completing steps 1 to 4 in your property journey you need to

- Pay an agreed deposit;
- Sign a bilingual sales agreement.  
(Maintaining one copy for your records while the other is retained by the seller.)

The Contract outlines full payment details.

Once signed, the contract/agreement is legally binding.

# property buying process



6

## CURRENCY EXCHANGE

### Legal Requirements for Property Purchase in Turkey (Article 13, 01/24/2022)

- Payment in local currency (Turkish lira) is mandatory.
- Foreign buyers must transfer funds through a bank.
- Obtain a Currency Exchange Certificate (DAB) showing the sale of foreign currency to a Turkish bank.
- This certificate must be submitted to the Land Registry before the title deed transfer.
- Non-compliance after January 24, 2022, will hinder the property purchase process.

7

## COMPLETION

### Acquiring Tapu (Deeds) in Turkey

- Tapu is issued upon full payment, confirming property ownership.
- Our assistance includes Tapu application, government tax payment, commission settlement, and overseeing the official deed transfer at the Tapu office.

**Your presence is mandatory during Tapu application and collection.**



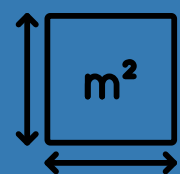
# PROPERTIES IN DIDIM







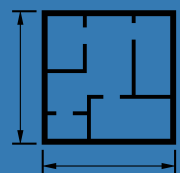
## FEATURES



GROSS: 88-150 m<sup>2</sup>



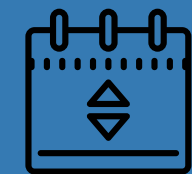
BED: 2+1, 3+1



NET : 74-120 m<sup>2</sup>



TO SEA: 1 km



AGE: 17



TYPE: Flats,  
Duplexes



MAINT FEE: 520€ p.a.



FURNITURE: YES

# GREEN PARADISE

2+1 / 3+1 / Duplex in a Gated Residential Complex with Communal Garden and Pool. This vibrant complex even boasts a volleyball court and amusement facilities. It is conveniently located near the main road, central district, and bazaar.



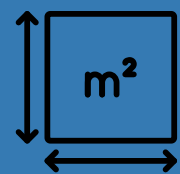




## FEATURES

# MEGEPINE

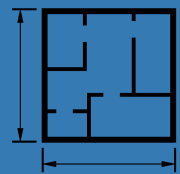
This residential complex offers 5-2 bedroom apartments with separated kitchens and expansive terraces and balconies. This complex features a communal pool and garden facilities and convenient access to pharmacies, schools, police stations, supermarkets and more.



GROSS:88-150 m<sup>2</sup>



BED: 2-5



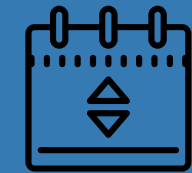
NET : 73-120 m<sup>2</sup>



TO SEA: 2.5 km



MAINT FEE:460€ p.a.



AGE:17



TYPE: Flats,  
Duplexes



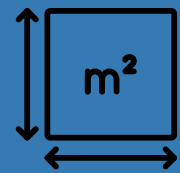
FURNITURE: YES







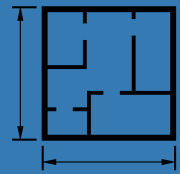
## FEATURES



GROSS: 130 m<sup>2</sup>



BED: 3



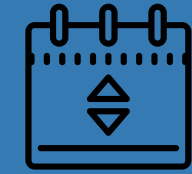
NET : 110 m<sup>2</sup>



TO SEA: 3000 m



MAINT FEE: 520 € p.a.



AGE:3



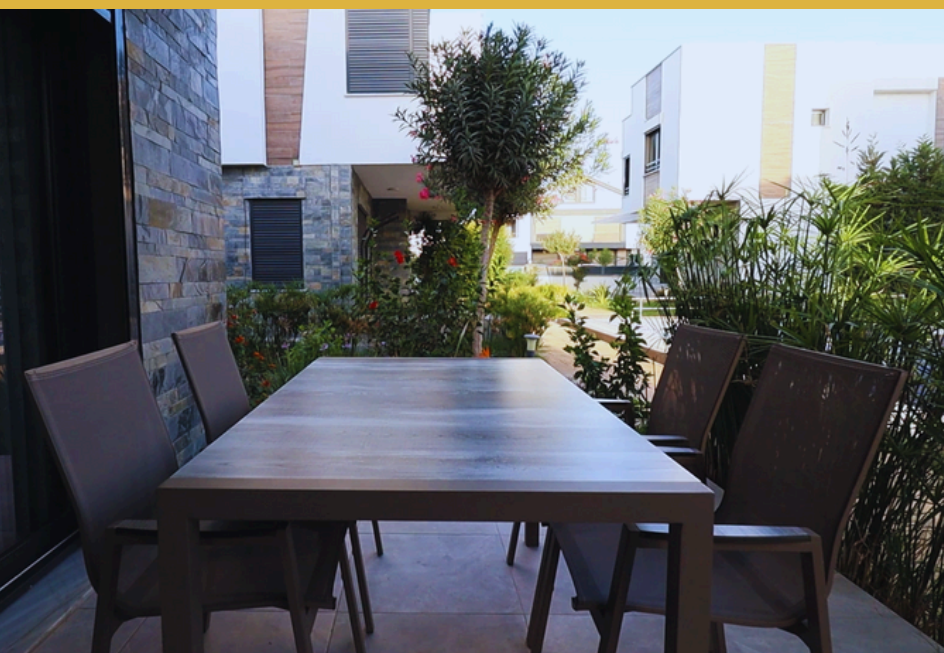
TYPE: VILLA



FURNITURE: YES

# ÖZBİLEK PARK

This newly built villa is located in a villa complex with 2 large pools and a garden with a stylish landscape design. The houses are fully isolated, which makes it warmer in the winter and cooler in the summer. The complex is located in the Efeler district of Didim.



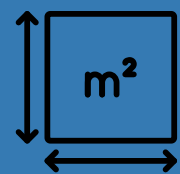




## FEATURES

# SAYGIN EXCLUSIVE

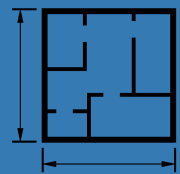
Modern Seaside Apartments in Altinkum with 2 and 3 bedrooms Duplex designs that offer breathtaking sea views. These homes feature large balconies, LED lighting, top-quality granite tiles, and access to a communal swimming pool, children's playground, and green areas in the complex.



GROSS: 65 m<sup>2</sup>



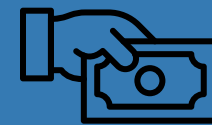
BED: 2-3



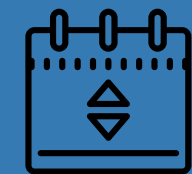
NET : 55-120 m<sup>2</sup>



TO SEA: 120 m



MAINT FEE: 760€ p.a.



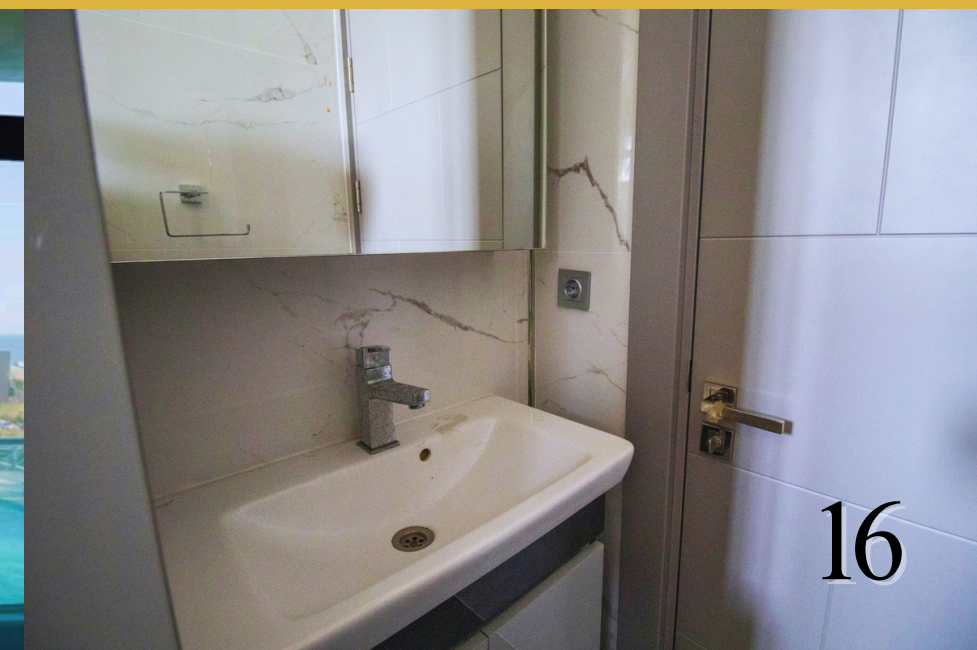
AGE: 4



TYPE: Flats,  
Duplexes



FURNITURE: No

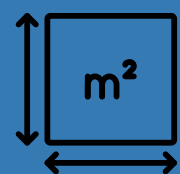






## FEATURES

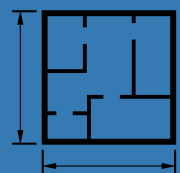
# YEŞİLKENT MANSIONS



GROSS: 231 m<sup>2</sup>



BED: 4



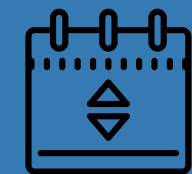
NET : 166 m<sup>2</sup>



TO SEA: 600 m



MAINT FEE: 1300 € p.a.



AGE: 3



TYPE: Villa



FURNITURE: No

Yeşilkent Mansions is a new project, it's located just at the entrance to Yeşilkent and only 600 meters away from the Aegean Sea. The gated complex has a communal pool and a beautiful garden. It has two types of villas: 4 bedrooms with a separate kitchen and 5 bedrooms with an open kitchen. Each villa has underfloor heating, making living all year round comfortable.





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# DIDIM NEWS

Vision Turkish Properties  
proudly presents Didim  
News, a webpage that  
delves into the unique  
lifestyle and history of the  
Turkish Aegean Region.



Also sponsoring  
DIDIM TV a  
youtube channel  
which gives an  
overview of Didim



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