



SOLARIS VILLAS - EASY PAYMENT STRUCTURE:

The process of buying a villa at Solaris villas is very straightforward and uncomplicated. You are buying an off-plan construction, therefore you will only make four staged-payments (the initial deposit is refundable) during a nine to thirteen month time period, which is the duration of the start of construction and the completion of your villa.

We aim to assist you in every way that we can and offer the following price structure:

1. RESERVATION DEPOSIT OF 10% (NON REFUNDABLE)

To reserve your building plot at Solaris Villas as well as starting the purchasing procedure you will need to make a 10% initial payment. This deposit also covers paperwork and administration costs and reserves your specific villa plot for you.

2. FIRST PAYMENT OF THIRTY PERCENT:

Within four weeks of making the reservation deposit you will need to pay 30% of the sales price of the villa so that construction can commence.

Before you make this payment however, our “Terms and Conditions”, “Service Level Agreement” and our “Guarantee” contracts should be read and signed/counter-signed in the presence of a solicitor, or if you are in Turkey, these documents should be signed in the presence of a legal translator and a Government’s Notary in order to legalise the process. Also during this time, we will discuss and agree any additional build requirements you may have with your villa. For example if you would like to upgrade your air conditioning or would like additional rooms in the basement then there would be an additional cost that would need to be agreed. After we receive the payment, we will commence with the construction of your villa.

Meanwhile we will initiate a “Mandatory Security Check” that is obligatory under Turkish Law for any foreign national purchasing a property in Turkey. This Security Check is mainly to find out if the money transferred from your home country to Turkey is legitimate and it is not being used to support any terrorist organisation etc. in Turkey. This is similar to the Money Laundering Act in the UK. To initiate the process, your passport details and your photographs (two of them) will be sent to the Headquarters of the Turkish Ministry of Defence for them to initiate the search about you on their system. This search will take three to four months as the Turkish Minister of Defence will write to the Home Office in the UK. When you pass the Security Check, the Turkish Ministry of Defence will write to us and we will inform you immediately for the results. If approval has been given, you can legally own property and live in Turkey.

While all the procedures explained above are continuing, your villa will be under construction. The foundation of your villa will complete within three months and the necessary external and underground infrastructure (power, sewage, water etc) will be in place ready for the next stage of construction to commence.

3. SECOND PAYMENT OF THIRTY PERCENT

After the foundations of the villa have been completed, there will be a requirement to pay another 30% to allow for the next stage of construction to commence. This will involve building the outer walls and completing the roof of your villa. This process will take approximately three months to complete.

4. THIRD PAYMENT OF THIRTY PERCENT

After the walls and roof have completed, there will be a requirement to pay another 30% for us to start internal decoration and for the gardens to be fully landscaped. This process should take a further three months to complete and once finished your villa will be ready to move into.

5. FINAL FIXED PAYMENT OF £9,000

At this point your villa will be cleaned and will be awaiting you to move in. When this stage is reached, the final amount of £9,000 is payable. Once paid in full you will take ownership and title of your new villa and you will become part of the Solaris Villas community.