

## ***ORKA HOMES, TURKEY - YOUR QUESTIONS ANSWERED***

### ***Who Are Orka Homes?***

Orka Homes are an award winning developer with over 20 years experience in building hotels and residential property in the Fethiye/Oludeniz area of Turkey on the Mediterranean coastline. Our Orka hotels and properties are featured in the most prestigious travel industry brochures including Thomas Cook. We have won many building property awards over the years for our services and management and have been voted the best company on Trip Adviser many times. Our success has been built on our customer care which is second to none and this is proven by many owners buying more than one property and holidaymakers coming back to stay with us year after year.

### ***Why Should We Purchase a Property with Orka Homes?***

First of all we know how daunting this first step is. We listen to our owners and our properties are built with you in mind. Our portfolio includes 2 and 3 bed apartments on small developments with communal pools giving you the experience of having a holiday home with all the benefits of space and no overcrowding. We also build a range of detached villas where you have the option of a private or shared swimming pool and for the ultimate luxury you can have a custom build villa on a large plot of land with all your own unique specifications and ideas built in. At Orka Homes we will also help you with organising finances, legal advice, banking facilities, property management and rentals. We also have a 24/7, 365 day after sales team to look after you once you have purchased. And you have the added benefit of using all our hotel facilities in any of our Orka hotels.

### ***What If I See an Orka Property I Want to Buy - What Happens Next?***

You can reserve any of our properties with a £2000 deposit that can be paid on a credit card or cash. This deposit removes the property from the market and is fully refundable for a period of 14 days after reservation. A 10% payment is required on signing the contract, which is usually around 30 days, and the balance will be drawn up in your contract with a flexible payment structure to suit both parties. A Turkish Mortgage is available for up to approx. 50% of the property price if required. (Depending on your circumstances) The cost of exchanging legal contracts to you from Orka Homes is included in your Purchase Price. If your property is key ready then once you have paid your final balance you can move straight in. If your property is off plan we will send you periodic updates and photos of the build until completion. Don't forget that all property in Turkey is subject to a 4% Purchase Tax (stamp duty) of the value of the property payable to the Government as standard.

***PLEASE NOTE THAT A LOT OF  
THE ABOVE INFO IS UNIQUE TO ORKA HOMES AND IS NOT AVAILABLE WITH  
ALL OTHER PROPERTY DEVELOPERS***



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