



AVLA REAL ESTATE

GAYRİMENKUL A.Ş.

Güvenilir Çözüm Ortağınız

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PROPERTY VIEWING AND COMMISSION AGREEMENT

Document No.: Date: / / 2026

Contracting Party

Full Name:

ID / Passport No:

Tax Identification No (TIN):

Telephone:

Residential Address:

Email:

CRM Record ID:

Properties Shown

Address / Property	Type	Sq.m.	Price (€)	Commission
Riviera Onyx, Palaio Faliro — Unit B2 (2nd floor)	3-bed / 3-bath	137	625.000	2%

Approximate net area (sq.m.) and price per the developer's latest list; availability and prices are subject to change.

General Terms

The Contracting Party confirms that the property(ies) listed above were introduced and shown to them by AVLA REAL ESTATE GAYRİMENKUL A.Ş. (the "Agency") and that they had no prior knowledge of these properties from any other source. Any prior acquaintance or relationship of the Contracting Party with the owner, developer, or constructor of the listed properties does not constitute prior knowledge of the properties themselves and shall in no way affect or invalidate the Agency's rights under this Agreement, the decisive factor being the introduction of the specific properties by the Agency. (a) Commission: if the Contracting Party, directly or indirectly, or through a spouse, relative, close associate, or any related person or legal entity, purchases or leases any of the listed properties through the mediation of the Agency, they shall pay the Agency the fee stated in the "Commission" column, calculated on the final transaction price, automatically due and payable upon the signing of the final sale or lease agreement. (b) Circumvention Penalty: if the Contracting Party, or any of the above related persons, acquires or leases any of the listed properties without the involvement of the Agency, by contracting directly with the owner or through any third party, they shall pay the Agency, as an agreed contractual penalty (liquidated damages), an amount equal to five percent (5%) of the final transaction price plus VAT, if applicable, without the Agency being required to prove any damage. No subsequent change in the price or in the negotiations shall cancel or reduce these obligations. The parties acknowledge that the Agency's fees under this Agreement will be invoiced from the United Arab Emirates or Türkiye and are accordingly exempt from VAT. Personal data provided herein is processed solely for the purpose of this mediation, in accordance with Regulation (EU) 2016/679 (GDPR). This Agreement is governed by the applicable laws of the United Arab Emirates; any dispute arising from it shall be subject to the exclusive jurisdiction of the Courts of the Dubai International Financial Centre (DIFC Courts), Dubai, United Arab Emirates, and the parties agree in writing that any claim within the applicable limits shall be heard by the DIFC Courts' Small Claims Tribunal.

THE CONTRACTING PARTY

Full Name:

Signature

THE REAL ESTATE AGENCY

Avla Real Estate Gayrimenkul A.Ş.

M. Sami Akbeniz

Gayrimenkul Yatırım Danışmanı

