

Our Terms and How We Work

HOW WE WORK

1 • Introduction record. Which property was introduced, and by whom, is put on record with the viewing form. Our viewing form covers digital and physical showings alike — presenting a property to you on a video call and showing it on site carry the same weight.

2 • Viewing. If you wish, properties are shown over a video call; or, during your visit, we collect you from the airport and build a comprehensive two-day viewing programme, accompanying you throughout. Before the viewing we kindly ask you to sign the viewing form. Viewing and information are free of charge.

3 • Service fee. On most Golden Visa properties we charge our clients no service fee; our only request is that the purchase of a property we introduced is completed through our firm. On some properties a service fee may apply; where it does, it is capped at **2% + VAT**.

4 • Reservation. If you wish, the full legal review (title history, mortgage/lien, permits) is carried out by our lawyers; once the preliminary review is complete, we proceed to reservation. The reservation amount is generally capped at **10%** of the purchase price; the property can be paid in full or in instalments.

5 • With you throughout. From the purchase itself to the Golden Visa application and its renewals, we are at your side at every step.

VIEWING FORM

PROPERTY VIEWING AND ADVISORY AGREEMENT

Selection dated 19 August 2026 · Avla Real Estate Gayrimenkul A.Ş.

CONTRACTING PARTY

Mr Mousa Loulou

TELEPHONE

+971 56 109 0900

EMAIL

sykon_llc@yahoo.com

CLIENT REFERENCE

STMSYOSHP7

CLIENT RECORD NO.

846636188891

ADVISER

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AGENCY

Avla Real Estate Gayrimenkul A.Ş. · Istanbul · Athens · Dubai · London

REGISTERED OFFICE

Caferağa Mah. Şifa Sok. No:19 Kadıköy · İstanbul / Türkiye

TAX OFFICE / NO.

Kadıköy V.D. 1061174832

DATE OF INTRODUCTION

19 August 2026

Properties covered by this selection

The reference codes below are Avla's internal file numbers, shown here so that the agreement identifies each property unambiguously.

REF	PROJECT	NEIGHBOURHOOD	TYPE	AREA	PRICE	SERVICE FEE
A0161	Ano Glyfada Terraces	Ano Glyfada · Athens Riviera	1 bed	34.8 – 41.3 m ²	€261,000 – €316,000	0%
A0169	Elliniko Garden Suites	Elliniko · Athens Riviera	1 bed	28 – 36 m ²	€295,000 – €380,000	2% +
A0135	Neo Faliro Park Residences	Neo Faliro · Athens Riviera	1–2 bed	35 – 65 m ²	€280,000 – €410,000	0%
A0160	Piraeus Court Suites	Piraeus	Studio–2 bed	20.1 – 58.8 m ²	from €250,000	0%
A0168	Kaminia Loft Residences	Kaminia · Piraeus	1–3 bed	27 – 97 m ²	€250,000 – €420,000	0%
A0156	Piraeus Prime Suites	Piraeus	1–2 bed	Turnkey 1–2 bed	from €250,000	0%
A0123	Kallithea Central Suites	Kallithea · Athens	1 bed	38 – 60 m ²	€250,000 – €348,000	0%

REF	PROJECT	NEIGHBOURHOOD	TYPE	AREA	PRICE	SERVICE FEE
A0148	Nea Erythraia Garden Residences	Nea Erythraia · North Athens	Studio– 2 bed	25 – 60 m ²	from €250,000	0%
A0134	Marousi Central Residences	Marousi · North Athens	1–2 bed	35 – 58 m ²	€280,000 – €350,000	0%
A0155	Athens Central Court	Athens Centre	1–3 bed	39 – 86 m ²	from €262,500	0%
A0166	Kallithea South Residences	Kallithea · Athens	1 bed	39.8 – 51.3 m ²	from €257,000	0%

Service fee is **0%** on every property in this selection, with a single exception: **Elliniko Garden Suites (A0169)**, where a service fee of **2% + VAT** applies. Prices are the bands in the developers' most recent lists and are not binding offers; the binding price for a specific unit is fixed by written confirmation.

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) Service fee:** 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 "Service fee" 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, including the DIFC Courts' Small Claims Tribunal.

THE CONTRACTING PARTY

Mr Mousa Loulou · Client record no. 846636188891
completed together before the viewing

SIGNATURE

DATE

THE REAL ESTATE AGENCY

Avla Real Estate Gayrimenkul A.Ş. · Alicia Karavani, Real Estate Investment Adviser
Caferağa Mah. Şifa Sok. No:19 Kadıköy · İstanbul / Türkiye · Kadıköy V.D. 1061174832

SIGNATURE

DATE