



Morocco

Morocco nestles on the north western tip of Africa, separated from the rest of the continent by the towering Atlas Mountains and by the Sahara. Its climate, geography and history are more closely related to the Mediterranean than to the rest of Africa and for this reason visitors are often struck by the odd sensation of having not quite reached Africa. In the north, its fine beaches, lush highland valleys and evocative old cities reinforce this Mediterranean impression.

- BEAUTIFUL BEACHES & AMAZING NATURE
- LOW COST OF LIVING
- SUNSHINE THROUGHOUT THE WHOLE YEAR
- OPTIMAL INVESTMENT OPPORTUNITY

MOROCCO

Geography

Morocco's varied geography includes no less than four separate mountain ranges, lush river valleys, beautiful sandy coasts and wide expanses of desert. The ascent of the country's highest peak, Jebel Toukbal (13,665 ft./4,165 m.), is a spectacular and not particularly difficult High Atlas trek. The Moroccan coastline which fronts onto both the Mediterranean and the Atlantic, offers plenty of great beaches as well as a number of fascinating old coastal cities.



Mediterrania-Saïda has excellent communications that allows the resort to be easily and quickly connected

with the main cities in Morocco, Europe and the rest of the world. The international airports of Oujda, Nador and Melilla meet all the requirements of air transportation which will be complemented by the improvement of the road network, the construction of the marina as well other ports existing in the area.15 Airlines so far are planning to start with flights to Oujda in the coming 3 years. It is forecast that Mediterrania-Saïda will attract a minimum of 250.000 visitors a year increasing to more than 500.000 by 2012.



Development

In 1999, His Highness Crown Prince Sidi Mohammed was declared King of Morocco "His Majesty King Mohammed VI". After his enthronement, the King uncovered his ambitious development plans for Morocco. In 2001, the Moroccan government presented Vision 2010 as Morocco's national tourism strategy (Azur programme): The main objectives were to attract five times as many visitors in 2010 as in 2002 and to create 600,000 jobs in the tourist industry.

The government has decided to:

CREATE 6 NEW COASTAL RESORTS

BUILD NEW ROADS

DEVELOP REGIONAL AIRPORTS

INCREASE DIRECT FLIGHTS FROM ALL OVER EUROPE



Climate

The climate in the north of Morocco is reliably dry. The average temperature in the summer is 29°C. The months between October and April are slightly cooler providing welcome winter sun.

The Resort

Within the Azur Programme, Mediterranean-Saïda was created, a project of 7,000,000m² with 6kms of unspoilt coastline, 11 hotels, three 18 hole golf courses, large marina (840 mooring points), several shopping areas and more than 3,000 accommodation units. The development is going to be a meeting point of cultures of the exotic Mediterranean and latest-generation holiday resort.



Le Jardin de Fleur

BEACH & GOLF RESORT



Le Jardin de Fleur Beach & Golf Resort is a fantastic opportunity to live and to invest in one of the most exclusive developments in Mediterranean-Saïda. Le Jardin de Fleur offers modern and beautifully designed apartments, penthouses and villas.

The apartments and penthouses are situated within walking distance of the harbour, beach and shopping centres amidst a beautifully landscaped park with swimming pools and a clubhouse.

The villas are located on an island surrounded by one of the three golf courses and will all have golf views. They sit naturally within this unique location.

All the properties will be built according to European standards and will have a 10 year construction guarantee.

The Apartments and Penthouses

These are built in blocks of four apartments and a penthouse, connected through a lift with another block. Because of the large plot (72.000m²) the environment will feel spacious. There will be 3 swimming pools (1 heated) and a clubhouse where you will be able to meet and greet. The penthouses have a beautiful roof terrace, overlooking the Mediterranean and the harbour area, with the option of a jacuzzi and/or a built-in barbecue. The apartments and penthouses are fully furnished and are equipped with air conditioning and satellite TV. The kitchen will have all modern appliances.

The Villas

There are three different Mediterranean villa designs with a Moroccan influence. Each villa has its own swimming pool but there is also a heated swimming pool located at the clubhouse. Most of the villas have a roof terrace with the option of a Jacuzzi and/or a built-in barbecue. The villas are fully furnished and are equipped with air conditioning and satellite TV. The kitchen will have all modern appliances.

The Clubhouse

The apartment resort and the villa resort will both have their own clubhouse.

Some of the facilities the clubhouses offer are:

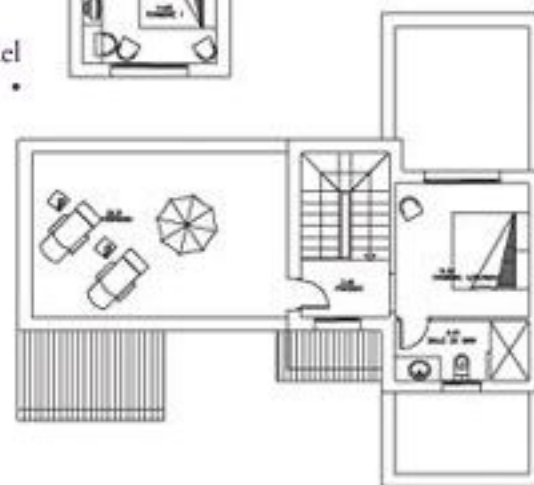
- > 24 hours reception and security service
- > Bar where you can enjoy your coffee in the morning

The members of Jardin de Fleur will be able to extend the services within the clubhouse, subject to general agreement, for example:

- > Special entertainment evenings
- > Crèche service for babysitting your children
- > A monitored children's play area



Floorplan Villa Lavendel



Villa Lavendel



Villa Lavendel

A three bedroom villa, with golf views, arranged over two floors. Benefits include fully equipped kitchen, private swimming pool, large solarium on the roof and access to beautifully landscaped subtropical garden. These villas are fully furnished including garden furniture and have air conditioning and parking. Membership to the beautifully designed clubhouse with 24 hour reception/security and maid service, heated swimming pool and beverage facilities is also included. At an additional cost it is possible to install a Jacuzzi and/or a roof garden.

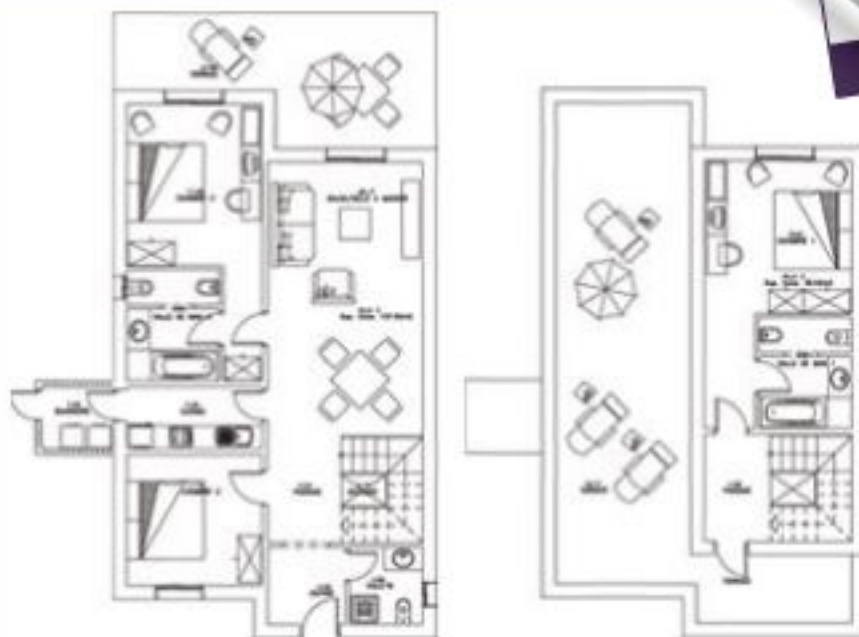


Floorplan Villa Hibiscus

Villa Hibiscus

A stunning single storey, 3 bedroom, 2 bathroom villa with golf views. This well designed villa also benefits from a fully equipped kitchen, private swimming pool, large solarium on the roof and access to beautifully landscaped subtropical garden. These villas are fully furnished including garden furniture and have air conditioning and parking. Membership to the beautifully designed clubhouse with 24 hour reception/security and maid service, heated swimming pool and beverage facilities is also included. At an additional cost it is possible to install a Jacuzzi and/or a roof garden.

Villa
Hibiscus



Floorplan Villa Bougainville

Villa Bougainville

A beautifully designed two storey, 3 bedroom, 2½ bathroom villa with golf views. Benefits include fully equipped kitchen, private swimming pool, large solarium on the roof and access to beautifully landscaped subtropical garden. These villas are fully furnished including garden furniture and have air conditioning and parking.

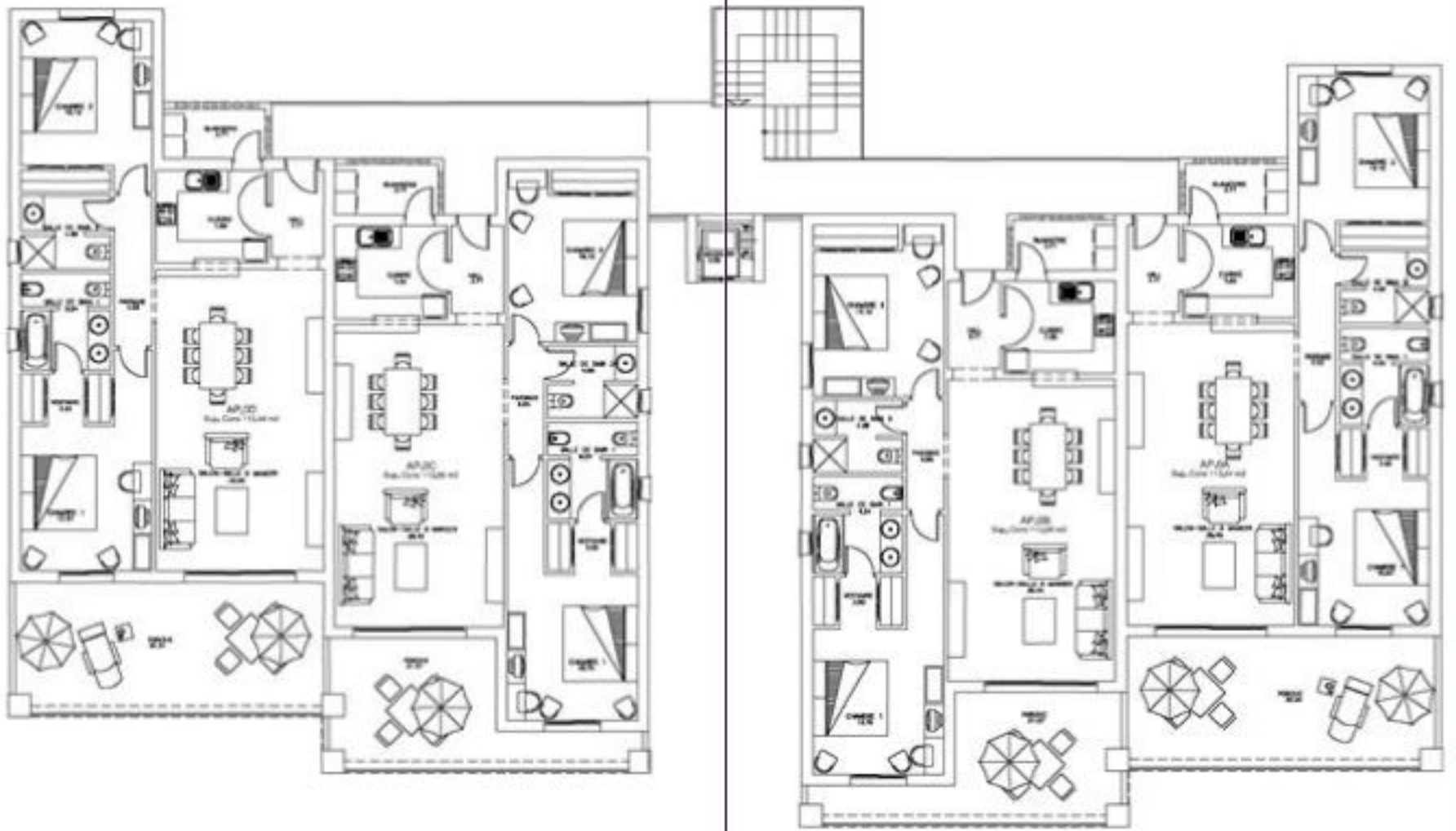
Membership to the beautifully designed clubhouse with 24 hour reception/security and maid service, heated swimming pool and beverage facilities is also included. At an additional cost it is possible to install a Jacuzzi and/or a roof garden.

Villa
Bougainville



Floorplan: Penthouse





Floorplan Apartments: Ground & First Floor





Apartments



**PHASE ONE
APARTMENTS**

5A
5B
6A
6B
7A
7B
8A
8B

4B
4A
3B
3A
2B
2A
1B
1A

SitePlan





Mediterrania-Saïdia





Why Mediterranean Saidia?

A UNIQUE OPPORTUNITY TO INVEST AND LIVE IN ONE OF THE MOST PRESTIGIOUS DEVELOPMENTS IN THE WORLD.

ONLY HOURS AWAY FROM THE MAJOR CITIES IN EUROPE.

6 KM OF BEAUTIFUL SANDY BEACHES.

A PROMENADE WITH 17 BEACH CLUBS.

3 DESIGNED 18 HOLES GOLF COURSES.

A MARINA WITH 850 MOORING POINTS.

A DIVING AND SAILING CENTRE.

A YACHT CLUB.

RESTAURANTS AND BARS IN THE HARBOUR.

A EUROPEAN SHOPPING CENTRE WITH ALL EUROPEAN PRODUCTS YOU NEED.

A MOROCCAN MEDINA.

A MEDICAL CENTRE.

FIRST CLASS SPORT FACILITIES (EQUESTRIAN, OLYMPIC SWIMMING POOL, FOOTBALL GROUND, TENNIS FACILITIES).

AN AQUATIC PARK.

A SPA.

AN AMUSEMENT PARK.

ELEVEN 4 & 5 STAR HOTELS WITH ALL THEIR FACILITIES.

AN EXHIBITION CENTRE.

A CONFERENCE CENTRE.

A HELIPORT.

Finance

Is it possible to get a mortgage as a non-resident in Morocco?

Yes, Moroccan banks sometimes lend up to 100% but 60% of the property value is standard.

Are you free to choose your own bank?

Yes, but we have contact with a few major banks and have negotiated favourable terms for our clients.

What is the local currency?

The currency of Morocco is the dirham (DRH).

Do I need a bank account in Morocco?

Yes, but we can arrange that for you with the local branches of the major Moroccan banks.

How do I transfer money to Morocco?

You can use your own bank or a money-broker.

Property

How do I reserve a property?

We will reserve a property for a maximum period of 14 days. To do this you have to pay an initial holding deposit of €3,000 or £2,000. This gives you the time to either visit Mediterranean Saidia or to buy site unseen. If you change your mind, within the 14 day period, the holding deposit is fully refundable.

What is the payment structure?

On exchange of contracts, 20% of the purchase price is payable (less the initial holding deposit). A second payment of 20% is due when building works commence i.e. when ground work and foundations are started (this is anticipated to be early to mid 2007). On completion, the outstanding balance of 60% is due either by mortgage or cash to complete your purchase.



What are the purchasing costs?

You should budget for about 5 to 6% over the purchase price to cover:

Stamp duty : 2.5%

Legal fees : 1.1%

Notary fees : 0.5%

Land registry : 1.5 to 2%

Dispatch fees : about 500 DRh or €30

Misc (certificates) : about 500 DRh or €30

Do I need a solicitor?

Normally you can use the local notary but because of the distance and language problems it might be better to use a London-based Moroccan solicitor who can advise you on buying property in Morocco.

Rental and ongoing costs

Is it possible to rent the property out?

Yes, of course, and because of the aim to increase tourism, owners are tax-exempt for the first five years.

Are there ongoing costs besides water, electricity and local property tax?

We estimate these costs will be around €100 (£70) per month for utility, maintenance and management charges.

Taxes

What do I need to know about taxes in Morocco?

There is a double tax treaty between the UK and Morocco to ensure that Capital Gains Tax (TPI) is not paid in both countries. In Morocco, TPI is 20% of the profit with a minimum of 3% of the sale price. If you sell your property after ten years of ownership, you are fully exempt from TPI.

Owners who sell their property after five years but within ten years are subject to TPI of 10% of any capital gain over 1 million DRh (€65,000). There are no death duties as long as the property stays within the family (however, it is advisable to seek professional tax advice as individual circumstances and company purchases of property can alter your tax liabilities).

What if I want to sell my property before completion?

You can sell your property to a third party once the initial 20% instalment has been paid. A 1.5% administration fee plus VAT will be charged by Property Logic Morocco for onward sales not introduced by PLM. 5% plus VAT will be charged for direct introductions from PLM. Selling on your investment is very easy via a transfer contract organised by your solicitor.

Who can tell me more about Moroccan culture, history and economics?

Moroccan Embassy,

49 Queens Gate Gardens,

London SW7 5NE.

Tel.: 020 7581 5001

Internet: www.morocco.embassyhomepage.com

