

ATLANTIC GOLF VIEW
TANGIER - ASILAH - MOROCCO

2 BEDROOM/2 BATHROOM
SPACIOUS APARTMENTS

from 75.899 €! (£58,384)
deposit 22.770 € (£17,515)

70% mortgages available
Moroccan VAT is included in the price

- o 18 hole Golf Course
- o A stroll to sandy beaches
- o Numerous swimming pools
- o 15 mins to Tangier Airport
- o Plentiful low-cost flights

FRONT LINE GOLF ON THE ATLANTIC COAST

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A GOVERNMENT BACKED PROJECT

The Moroccan Government's vision of major increases in both tourism and foreign investment over the next two years is being partly achieved by zoning large tracts of (mainly beachfront) government owned land for touristic construction.

Atlantic Beach Paradise Resort S.A.R.L. is a Moroccan Company with both British and Moroccan Directors.

The Company has been selected by the Government of the Kingdom of Morocco to develop the site for the Atlantic Golf View Resort.

The Company has a Convention Agreement for both the site and development, signed by the relevant Government Ministers.

The Developers of Atlantic Golf View Resort are also developing the Paradise Golf & Beach Resort which is under construction closeby. They have also successfully introduced numerous major Spanish projects to the British and Irish markets.

THE GOLF COURSE

Steve Ritson Golf Design has been chosen to design and landscape the Golf Course. Steve Ritson is a member of the Institute of Golf Course Architects and a BSC (Hons) in environmental science.

The company's brief is to design a quality 18 hole course suitable for players of all abilities. Current projects include: The Brookfield Golf Club, Kettering Golf Course and Le Meridien IBOM Hotel and Golf Resort in Nigeria. In the pipeline are new courses in the South of France and Mauritius.

THE BANK

Groupe Banque Populaire is one of the leading banking groups in Morocco. They will be supporting the Atlantic Golf View Resort.

Payments for construction and development of the project will be made using the "Certification System". Payments will only be made once technical experts and architects have visited the site to ensure that all work has been carried out according to specification.

Groupe Banque Populaire will also provide mortgages to purchasers where required. These, of course, will be subject to status. Groupe Banque Populaire offer the full range of banking services including: cash points, credit cards, insurance, direct debits, internet banking, etc.



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INVESTMENT

As the development progresses and demand grows, the prices will naturally increase. Early reservations can be sure of price appreciation and can secure priority positioning adding to the property value.

Options

Buy to sell: Sell before completion, taking advantage of the capital appreciation during construction and minimize outlay (only pay the deposit). Quick investment.

Buy to let: Regular rental income, personal use, and maximise capital appreciation. Northern Morocco has approximately 80% rental occupancy, rental returns are similar to those of nearby Costa del Sol, yet the properties on offer at the Atlantic Golf View Resort are a fraction of the price.

Tips

- Look out for Emerging markets and property hot spots.
- Expected increase in tourism is vital, often indicated by travel companies new destinations.
- Rental potential, where demand exceeds supply, prices will increase.
- Get in early – make the profit whilst others think about it (then complain when prices shoot up!)



TOURISMS' SLEEPING GIANT

Already becoming known as the 'Golden Mile' the stretch of Atlantic coastline between Tangier and Asilah is set to become the jewel in the crown of Moroccan tourism and an investors dream.

A number of world class complexes are at the planning stage. Further Golf Courses, Marinas, Hotels and residential developments will enhance this fabulous location and add to the attraction of the area. Of further importance and essential to bring the region to prominence in terms of tourism and investment is the proximity of the airport of Tangier.

The "Freedom of the Sky's" agreement will offer up Moroccan airspace to the budget airlines. Ryan Air, easy Jet and Monach are all expected to provide low-cost flights to Tangier from many major airports.



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BLOCK LAYOUT



FLOOR PLANS

TYPE 1

Ground floor corner
From 78,676 € (£60,520)



SURFACE AREA	80 m ²
GARDEN	10 m ²
UTILISED AREA	70 m ²
GARDEN	10 m ²

TYPE 2

Ground floor middle
From 77,750 € (£59,807)



SURFACE AREA	79 m ²
GARDEN	10 m ²
UTILISED AREA	68 m ²
GARDEN	10 m ²

TYPE 3

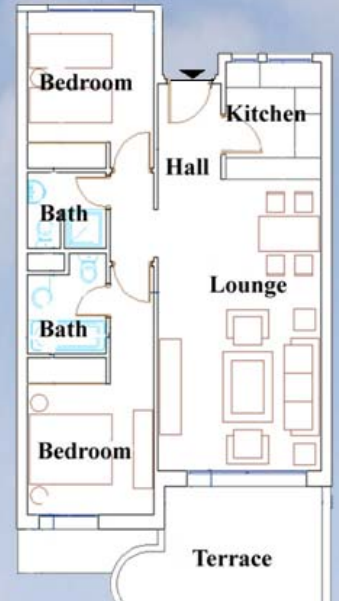
1st - 4th floor corner
From 82,378 € (£63,367)



SURFACE AREA	79 m ²
TERRACE	20 m ²
UTILISED AREA	68 m ²
TERRACE	19 m ²

TYPE 4

1st - 4th floor middle
From 75,899 € (£58,384)



SURFACE AREA	75 m ²
TERRACE	14 m ²
UTILISED AREA	66 m ²
TERRACE	13 m ²

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EXAMPLE OF PAYMENT

75,899 € (£58,384 @ 1.3 €/£)

To reserve your Apartment you will need to pay a HOLDING DEPOSIT of 3,500 € (£2,692)
Plus a Handling Charge of £500

2 weeks later you will need to pay the following:

1) Agency Fees	3,000 € (£2,307)
2) The balance of 30% Deposit	19,270 € (£14,823)

The remaining balance of 70% by Mortgage 53,129 € (£40,869)

(No Mortgage repayments necessary until the Title Deeds are signed and you take possession of your Apartment).

All prices are in euros and inclusive of Moroccan VAT at 20%.

The sterling price is a guide only, the rate of exchange used in this brochure has been based on the last year's history of the rate.

FULLY REFUNDABLE DEPOSITS

For a limited period we are offering the opportunity to reserve a property with a fully refundable deposit. Once you have viewed, if you are not absolutely delighted with your selection, you may switch your reservation to an alternative property, or request a refund - in which case the deposit you have paid will be refunded in full.

THE MORTGAGE

A mortgage will be available - subject to status.

Proof of income will be required e.g. A P60 if you are employed or last year's Tax Return for self-employed persons.

EXTRA TO PURCHASE PRICE

You will need to budget for an extra 6% in addition to the purchase price to cover Notarial, Property Registration fees and bank charges for arranging the mortgage.

LEGALITIES

We will offer all clients the services of our panel of bilingual lawyers in Spain and Morocco who will assist with the completion of the purchase. Services available will include translation of the final purchase contract and accepting Power of Attorney from purchasers who do not wish to be present in Morocco to sign the title deeds on completion. The lawyers are specialists in conveying of overseas property. Please note that there is no charge for legal services as provided by recommended lawyers.

All legal fees are included in the Agency fees.

TYPE1

Pool view	78,676 €
Golf view	82,919 €
Frontline golf	91,521 €

TYPE2

Pool view	77,750 €
Golf view	81,944 €
Frontline golf	90,444 €

TYPE3

Pool view	82,378 €
Pool view penthouse	90,709 €
Golf view	86,821 €
Golf view penthouse	92,097 €
Frontline golf	95,827 €
Frontline golf penthouse	104,130 €

TYPE4

Pool view	75,899 €
Pool view penthouse	83,574 €
Golf view	79,993 €
Golf view penthouse	84,854 €
Frontline golf	88,290 €
Frontline golf penthouse	95,940 €

Penthouses with rooftop sun terrace

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TANGIERS

Located at the Northern tip of Morocco where Africa and Europe face each other across the Straights of Gibraltar. Just 9 miles from the Costa del Sol at it's nearest point. One can arrive at Tangiers airport by direct flight from one of a number of airports or alternatively (and considerably cheaper) fly into Malaga or Gibraltar and take the inexpensive ferry (around £40 return) from Algeciras or Tarifa to Tangiers.

Today's Tangiers is enjoying a makeover and public works are evident in many areas of the city. With such a rich and colourful history Tangiers is full of character and atmosphere.

The Medina with the Kasbah at its highest point - is a sprawl of winding streets and little shops. Beside the Medina is the Grand Socco where local handicrafts can be purchased at bargain prices.

The sea front close to the port has numerous beach bars including one where £2 buys a beer plus 2 tapas!!! Eating out in Tangiers is a delight. Enjoy Moroccan food at its finest at the El Korjan Restaurant at the Hotel Minzah, Spanish at le Detroit, Italian at La Casa D'Italia.



ASILAH TOWN

A brand new motorway accesses Asilah from Tangiers in around 30 minutes – or take the longer and more scenic coastal route. Midway between Tangiers and Asilah is the site for the Atlantic Golf View Resort. There are plenty of taxis to make the trip from Tangiers - or hire a car. There is also a bus and train service if required.

Asilah is an elegant coastal town with a rich history and a population of around 20,000. First impressions are of the wonderful ramparts and turrets built by the Portuguese in the 1500's. There are wide avenues and a pretty palm-lined seafront boulevard, here can be found some of the towns best restaurants – many operated by Spanish owners, serving superb fish and shellfish dishes at a fraction of prices at home. There are plenty of little cafes to choose from plus a discothèque at the Hotel al Khaima.

The Medina or old quarter has ancient but well kept blue and white houses. Little shops with friendly shopkeepers sell a variety of Moroccan handicrafts. Every facility is available in Asilah including banks, chemists, church, numerous hotels with bars open to non-residents and a hospital. The fishing port is a pleasant place for a stroll and there are plans for a yacht Marina.

The Mayor of Asilah is also the Moroccan ambassador to the USA and during the late 1970's this forward thinking gentleman inaugurated an annual summer Arts Festival attended by musicians, painters, poets and writers from all over the world. The financial impact of both tourism and the Arts Festival has transformed Asilah and the town is now extremely clean and prosperous.

Only 5 minutes from the Atlantic Golf View Resort is the Club Tanger de Tiro - a world class country club whose facilities are open to non-members. There are 3 restaurants serving both international and Moroccan cuisine plus a café bar. On a 50 acre site the Country Club has a tennis centre, mini-football pitch and kiddies play area. Also available is clay pigeon shooting and soon to be 18 hole Golf Course.



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QUALITIES LIST

EXTERIOR AND LEISURE:

Garden areas and residents swimming pools.
Residents parking areas.
18 hole Golf Course.

FOUNDATIONS AND STRUCTURE:

All building with reinforced concrete.
Double walls with cavity.

ROOFING:

Penthouse apartments flat for private use.
Covered in rustic style tiles.

FLOORING AND TILING:

Top quality ceramic floors to lounge, bedrooms and hallway.
Non-slip tiles to kitchen and bathroom floors.
Kitchen and bathrooms with top quality wall tiles.

TERRACES:

Exterior terraces will have rustic style tiling.

INTERIOR:

All walls plastered and finished with plastic paint.

WINDOWS AND DOORS:

Windows will be in lacquered aluminium.
Security type entrance door with multi-locks.

PLUMBING AND SANITARY WARE:

Top quality sanitary ware.
All plumbing to current regulations.

ELECTRICAL:

Full installation to current regulations.
TV and telephone point.
Pre-installation for air-conditioning.

INTERIOR CARPENTRY:

Wardrobes fitted as per layout plans.
Interior doors and wardrobes in varnished timber.

FURNITURE:

An optional furniture pack will be available from £4,000.



The above technical description has been composed by the developer and the architect with the maximum care.

Nevertheless there might be small changes to materials which should not affect the quality of the building.

The developer reserves the right to change materials when not available or due to legal regulations.