

# Tangier City Apartments



2 bedroom 76m<sup>2</sup>  
Apartments from  
only € 46,455

Special offer  
30 % Deposits  
From € 13,936

FREE  
WEEKEND  
VIEWING  
TRIPS



## The development

The Tangier city apartments are in a busy residential area of Tangier. Set on 6 floors, the building offers excellent all year round rental potential.

Construction of the apartments is at an advanced stage with completion expected mid. summer 2007.

## Features

Stunning architecture  
City views  
Fitted Kitchens  
15 minutes to golf  
Underground parking

15 minutes to the Airport  
City centre address  
New Sports centre close by  
Walking distance to the beach  
Close to Tangier train Station



# Morocco



For Westerners, Morocco holds an immediate and enduring fascination. Though just an hour's ride on the ferry from Spain, it seems at once very far from Europe, with a culture that is almost wholly unfamiliar. Throughout the country, despite the years of French and Spanish colonial rule and the presence of modern and cosmopolitan cities like Rabat and Casablanca, a more distant past constantly makes its presence felt. Fes, perhaps the most beautiful of all Arab cities, maintains a life still rooted in medieval times, when a Moroccan empire stretched from Senegal to northern Spain, while in the mountains of the Atlas and the Rif, it's still possible to draw up tribal maps of the Berber population. As a backdrop to all this, the country's physical make-up is also extraordinary: from a Mediterranean coast, through four mountain ranges, to the empty sand and scrub of the Sahara.

In recent years the worst of the hustlers have been cleared off the streets (anyone who visited in the early 1990s will be amazed at the change) and the unofficial guides you encounter are fewer and more discreet.

Morocco is really an ideal place for independent travel. A week's hiking in the Atlas, a journey through the southern oases or into the pre-Sahara, or leisured strolls around Tangier, Fes or Marrakesh once you adapt to a different way of life, all your time will be well spent. It's also a safe and politically

stable country to visit: the death in 1999 of King Hassan II, the Arab world's longest serving leader, was followed by an easy transition to his son, Mohammed VI. And it's difficult for any traveller to go for long without running into Morocco's equally powerful tradition of hospitality, generosity and openness. This is a country people return to again and again.

Tangier, Casablanca, Marrakesh... just the names of these cities stir a hint of spice in the nostrils. Morocco has been thoroughly mythologized and for good reason. Travellers extol the country's unique living history, its shimmering light and its extraordinary art.



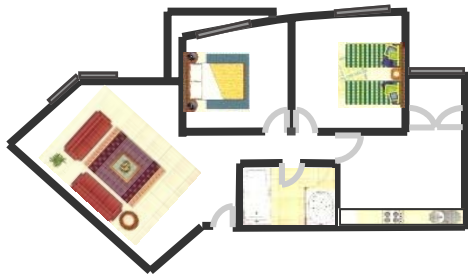
## Tangier

Tangier is a city of northern Morocco with a population of 669,685 (2004 census). It lies on the North African coast at the western entrance to the Strait of Gibraltar where the Mediterranean meets the Atlantic Ocean off Cap Spartel. It is the capital of the Tangier-Tetouan Region. Currently the local authorities are spending vast amounts of money on improving areas of Tangier such as the Promenade, Public walkways and general infrastructure. This is clearly visible to anybody visiting the city.



View of Tangier Beach

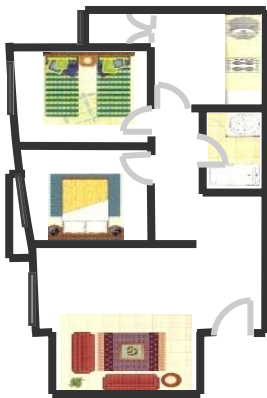
# Floor layouts



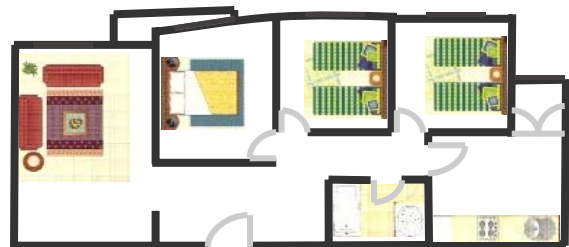
Apartment type A Two bedroom  
Aprox. 68 m<sup>2</sup>



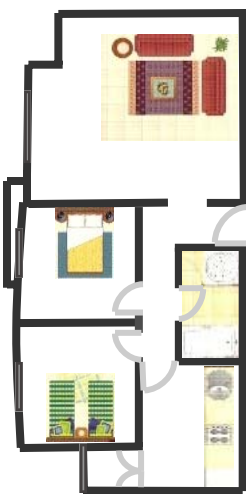
Apartment type B Three bedroom  
Aprox. 89m<sup>2</sup>



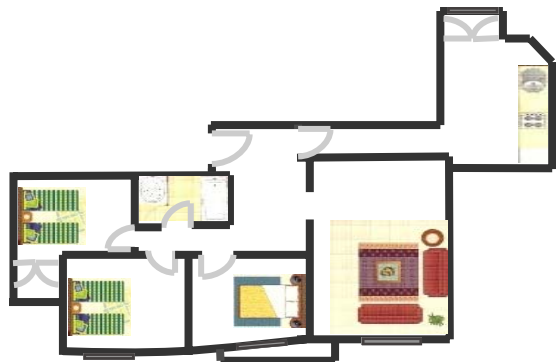
Apartment type C Two bedroom  
Aprox. 78 m<sup>2</sup>



Apartment type D Three bedroom  
Aprox. 96 m<sup>2</sup>



Apartment type E Two bedroom  
Aprox. 92 m<sup>2</sup>



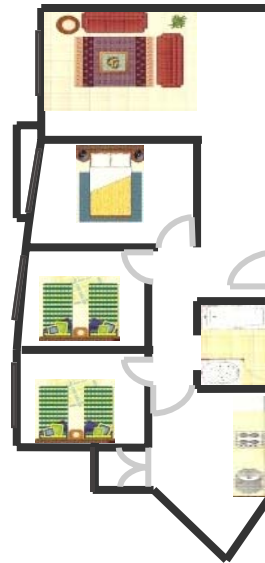
Apartment type F Three bedroom  
Aprox. 79 m<sup>2</sup>



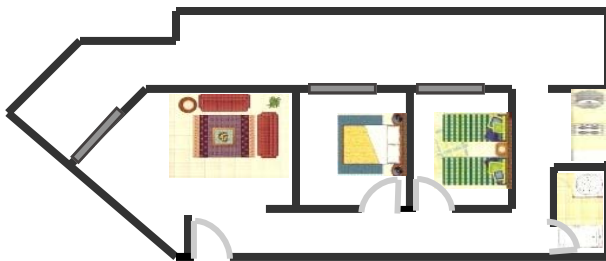
# Floor layouts



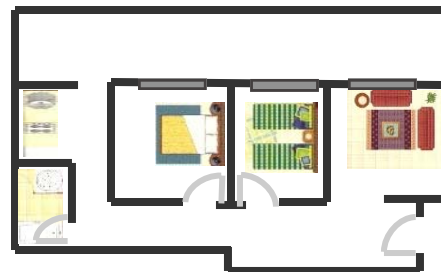
Apartment type G Two bedroom  
Aprox. 78m<sup>2</sup>



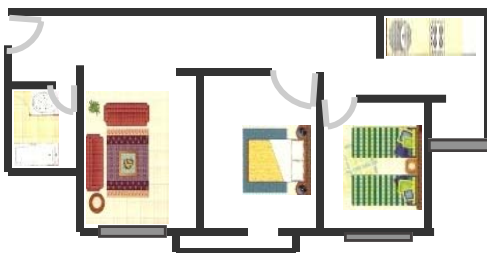
Apartment type H  
Three bedroom  
Aprox. 97 m<sup>2</sup>



Penthouse type K Two bedroom  
Aprox. 109m<sup>2</sup>



Penthouse type M Two bedroom  
Aprox. 98m<sup>2</sup>

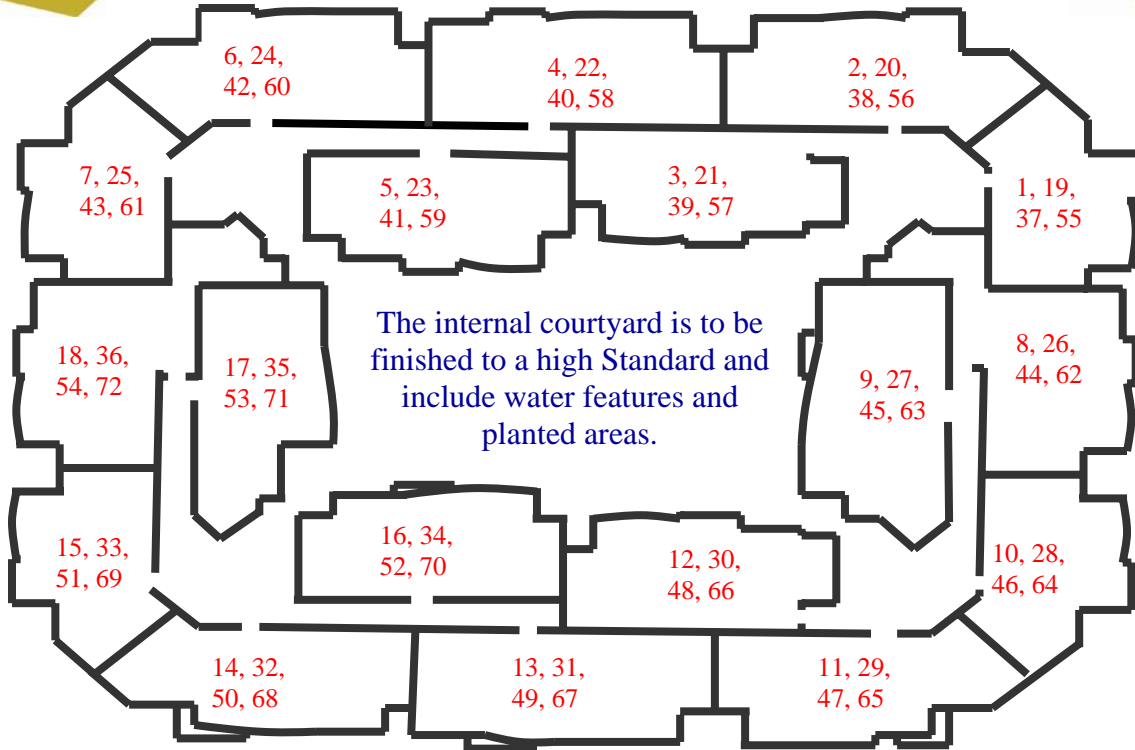


Penthouse type L Two bedroom  
Aprox. 71m<sup>2</sup>

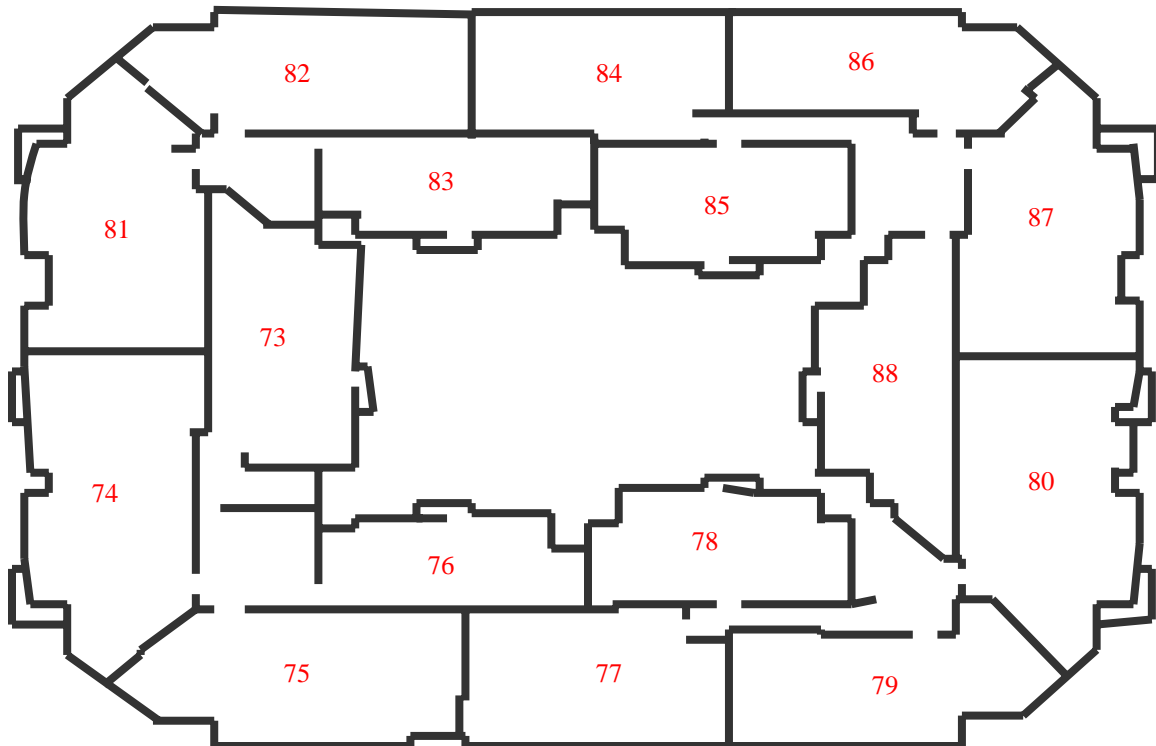


Penthouse type N Two bedroom  
Aprox. 78m<sup>2</sup>

# Floor Layouts



Floor 1 - 4 Layout



5th floor layout

# The Tangier City Apartments

## Example of payment

2 bedroom apartment number 39 ... .. 515,541.68 Dh ( € 46,445.20 @ 11.1 Dh/€ )  
To reserve your apartment you will need to pay a HOLDING DEPOSIT of ... ..40,015 Dh (€3,605 )  
Plus a Handling Charge of 750 €

When you receive your contracts approximately 2 weeks later you will need to pay the following:

- 1) Agency Fees ... .. 51,504 Dh ( € 4.640 )
- 2) The balance of the 30 % Deposit ... .. 114,647.50 Dh ( € 10,328.60 )

The remaining balance of 70% is payable on completion (Sept 07) ... .. 360,879.17 Dh ( € 32,511.64 )

**All properties are sold in Dirhams. The euro price is a guide only as exchange rates can vary.**

## Extras

You will need to budget for an extra 5% in addition to the purchase price to cover Notarial, Property Registration fees and bank charges for arranging a 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 conveyancing 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.**

## Investment

**Morocco** offers major benefits from a financial standpoint which makes it a highly attractive prospect for purchasers:

- Property market booming - average rises of 15% per year achievable.
- Rental occupancy reaching 85% most years.
- Low property taxes
- Safe Investment - Notary supervised property registration similar to France/Spain.
- Full repatriation of funds should you re-sell in the future.
- Only 20% on any capital gains.
- New tax benefits expected to be announced in 2007.



# Price list Tangier City



Type	Floor	Entrance	Apt No.	Bedrooms	Aproximate Size m2	Price Dh	Price €
C	1	I	3	2	84	MAD 561,534.17	€50,588.66
D	1	IV	13	3	100	MAD 668,437.56	€60,219.60
E	1	IV	16	2	92	MAD 595,055.82	€53,608.63
G	1	IV	17	2	89	MAD 582,485.20	€52,476.14
F	2	III	26	3	79	MAD 580,443.24	€52,292.18
A	2	IV	33	2	69	MAD 538,541.19	€48,517.22
B	3	I	38	3	89	MAD 609,874.45	€54,943.64
C	3	I	39	2	76	MAD 515,541.68	€46,445.20
D	3	IV	49	3	96	MAD 639,205.89	€57,586.12
B	3	IV	50	3	89	MAD 609,874.45	€54,943.64
I	5	I	73	3	116	MAD 747,965.95	€67,384.32
J	5	I	74	2	120	MAD 835,190.64	€75,242.40
K	5	I	75	2	113	MAD 807,255.94	€72,725.76
P	5	III	81	2	111	MAD 799,274.59	€72,006.72
M	5	IV	84	2	98	MAD 747,395.86	€67,332.96
O	5	IV	86	2	93	MAD 727,442.50	€65,535.36

The price list and availability was correct at the time of publication. Please contact a member of staff for an up to date availability list.

Underground parking is available but not included in the apartment price. The prices for a parking space will be available shortly before completion. Completion on the properties is expected in the Summer 2007.

