



Royal Asilah Beach Club

Royal Asilah Beach Club - Morocco *Asilah*

Prices from £62,000



Background

Magnificent ocean front homes beside a virgin beach of golden sands and overlooking the Atlantic – just 30 minutes from Tangiers and the Airport.


Due to the importance of the development it is envisaged that the local authority will install a police post and Red Cross medical centre. A free bus service to and from Asilah town will be available to purchasers at Royal Asilah Beach Resort.

Golfers will be pleased to know that the 18 hole par 70 Tangier Golf Course can be reached in under 30 minutes from Asilah, expect to pay roughly £15 a round.

Purchasers at the Royal Asilah Beach Resort with its ocean front location and diversity of on-site leisure facilities plus its proximity to the Airport and a charming Moroccan town will benefit considerably in terms of escalating property prices as the tourist boom filters through the economy.

Those looking for rental income won't be disappointed. High season rates often reach £100 per night. The Royal Asilah Beach Resort will have an on-site rental and management office which will offer a complete range of services.

Get there before the crowd



Royal Asilah Beach Club

Apartment Prices



2 bed 2 bath penthouse apartments

90m² including terraces

from £62,672

Deposit Required: £25,000



3 bed 2 bath penthouse apartments

116m² including terraces

from £73,108

Deposit Required: £29,244

(No mortgage repayments are necessary until the Title Deeds are signed and you take possession of your Apartment.) All properties are sold in Dirhams. The GBS price in this document is based on an exchange rate of 15.8 Dh/£ and serves as a guide only as exchange rates may vary. Your local representative can advise you of the best rates and methods of transfer.

The Mortgage

We are happy to recommend a choice of mortgages from a panel of lenders. Mortgages of up to 60% are available with terms and conditions to suit your circumstances.

Extras on the Purchase Price

You will need to budget for roughly 5% in addition to the purchase price to cover Notarial Fees, Property Registration Fees and bank charges for arranging the mortgage. Moroccan VAT is already included in the price.

Legalities

We can recommend the services of specialist, bi-lingual, overseas conveyancing lawyers in Spain and Morocco who will help you with all aspects involved in the completion of the property purchase. They will provide a translation of the final purchase contract for you to study as well as offering Power of Attorney services to purchasers in Morocco who do not wish to be present to sign the title deeds.

Please note that there is no charge for legal services as provided by recommended lawyers as this is covered by the Agency fees.



Royal Asilah Beach Club

Qualities List

Exterior

Gated community with garden areas,
Adult and children's swimming pools.
24 hour security.
Walkways and parking areas.
Commercial area with café/bar, mini-market, gymnasium
and property management office.

Foundations and structure

All building with reinforced concrete.
Double walls with cavity.

Roofing

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

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.

Windows and doors:

Windows will be in white 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 points to principal rooms.

Kitchen

Fitted with wall & base units.
Equipped with split level hob/oven and fridge freezer.

Interior carpentry

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



Site Features & Facilities

24 Hr Security on Site
Gated community
Gymnasium
On site rental agency
Supermarket
Swimming Pool
Water sports available



Investment / The light is on amber

- No income Tax on the rent (double Taxation agreement applies so no UK Tax will apply)
- High quality property within a low rise, low density resort - all very tastefully done in Moroccan style by UK and Spanish builders - so renting will be easy.
- Capital Gains Tax above £60k @ 20% in first 5 years. Between 5 - 10 years its 10%. After 10 years its 0. If transferring to a family member no Capital Gains Tax applies.
- The King has announced 'Vision 2010', which aims to have Morocco become a premier destination by 2010.
- Huge developments - Dubai style are underway backed by Emaar Properties, the world's largest developers.
- An 8km tunnel will link Gibraltar to Tangiers by 2009
- The 'stars' are moving in. The Beckhams, Jude Law and Brad Pitt have recently bought - this is important, it sets the trends. George Clooney has recently bought a house outside Casablanca. Puts Morocco on the map.
- An 'open skies' agreement has been signed and the Government guarantee world class airport upgrades by 2010.
- Ryan Air have announced flights to begin by this summer, other low cost airlines will follow soon.
- White sand, huge beaches so much more attractive than the black sand in the Canary Islands and over 1 hour closer.
- Exotic, yet close. Morocco still has great allure and is set to be discovered by more and more people.
- Huge infrastructure improvements underway. The Americans are investing billions in new ports.
- Its just a hop from Spain BUT PRICES UP TO 10 X LOWER
- Spain is yesterdays news and Morocco is almost as close.

Morocco is not another Bulgaria. Big players are attracted by the vast natural beauty, year round climate and the fact that this is the closest "exotic" place to the UK, with flight times fractionally longer than to Southern Spain.

"I look at property all over the world and have found nothing of this quality for the price this close to home. Places such as Bulgaria are way less important given the short season and lack of feel good sun factor."

K. Clement, International Property Investor

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Picture: RAY ROBERTS

Magic of Morocco



ALLURING: Morocco's reasonably-priced properties – and its exotic kasbahs, souks and carpet sellers – are attracting a new breed of UK tourist

WITH the likes of Elizabeth Taylor, Brad Pitt, Mick Jagger and rapper P Diddy all owning properties in Morocco, it is hardly surprising that the country's popularity has extended to house-hungry Brits, who can buy property at less than half the price of neighbouring Spain.

Until 1956 Morocco was a French colony but now this North African kingdom of kasbahs, souks and carpet sellers is the target of some serious investment – and attracting a new breed of foreign visitor.

The Morocco National Tourist Office reported a 25 per cent increase in the number of British tourists visiting in 2005 alone. "UK visitors occupy the third largest tourist segment after France and Spain," says Said Ali El Kasmi, MNTO's director for UK & Eire.

Morocco is particularly alluring because it is cheap – and less than four hours' flight from London.

The unique ambience of towns such as Marrakech and Tangier – and the rugged, natural scenery – are magnets to growing numbers of overseas housebuyers looking for exotic destinations that haven't yet been subjected to the bulldozer.

The image of Morocco as desert, camels and Casablanca is naive. The north is rich in agricultural land, with forests, vineyards and rugged mountains a natural backdrop to long, golden beaches.

Meanwhile, the south offers skiing in the Atlas Mountains around Marrakech and some of the best golf courses in the world.

Sir Winston Churchill was a huge fan of Morocco and used to stay at Marrakech's signature hotel La Mamounia, to paint the Atlas Mountains. Built within the Medina walls, la Mamounia is still among the top places to stay in the city.

Terry Kendall, director of Prestige Properties Overseas,

Holiday-home Brits are off to north Africa for bargain beachfront investment opportunities

By **Francesca Lombardo**

explains modernisation plans by Moroccan King Mohamed VI: "The government has earmarked £210million to improve and develop the country's infrastructure, with the goal of attracting 10 million tourists by the year 2010," he says.

The plan includes building hotels and roads, a new airport in the Tautan region, a port in Tangier, railways and motorways to connect the cities. This will have a significant impact on property prices in prime tourist areas.

Already the low property prices are boosting the confidence of British buyers squeezed out of the neighbouring Spanish costas. But as demand for property in Morocco increases, prices will inevitably rise.

Company director David Williams, 60, has recently bought a two-bed flat in the Cabo Negro resort near Tangier for £39,000.

"I was in Morocco 25 years ago, and it was very much a Third World country. I went back this year with a

view to buy and was very surprised, as it has changed tremendously. Buying here is like buying in Spain 20 years ago, which means a huge potential in capital growth."

Mark and Lucie Hutchings, a retired couple from Somerset, had never considered buying in Morocco until a visit in July when they fell in love with the place and the people.

They bought a three-bed penthouse apartment overlooking the Atlantic for £75,000 at the Royal Asilah Beach Resort.

"In Tangier the culture seemed very strong, but people were friendlier than we thought they would be," said Mark. "The long, golden beaches are also much better than the Spanish ones."

"We are looking to spend most of our free time here now that we have retired. But I also believe it is a great investment opportunity."

Recent discussion about opening its airspace to other airlines with more frequent and cheaper flights, as well as low property taxes and an easy buying process similar to

France, are among other incentives to foreign buyers. "If you sell before the completion date and before you put your name on the deeds, you are exempted from paying tax," adds Mr Kendall. "That's not to mention property prices being 50 per cent less than other European resorts – but rising by an average of 15 per cent per year. And rental occupancy is virtually 65 per cent."

MOROCCO has a wide range of properties to suit every budget. Upmarket Marrakech is the number one destination for wealthy UK and European buyers.

Houses – known as riads – tend to be built around a central courtyard with a fountain, while attractions include cafés, restaurants and the nation's best golf courses.

The luxury hotel chain Four Seasons has recently launched a top-end development built in

Moorish style within walking distance from the Medina in Marrakech, with two-and three-bed townhouses – or riads – and detached three and four-bed villas.

First-phase prices start from £430,000 for a two-bed riad, to £740,000 for a four-bed villa (see [http://www.fourseasons.com/morocco](#)).

Those wanting to tap into a less mature, but fast-growing, market should head toward the more rural northern coastline, with its numerous off-plan developments offering excellent value for money.

The Royal Asilah Beach is a new oceanfront development 30 minutes from Tangier, with 400 properties – from two-bed, low-rise apartments to penthouses – all with direct access to miles of virgin beaches.

Second phase prices start from £40,000 for a two-bed flat. [http://www.royal-asilah.com](#)

This gated community has 24-hour security, management and rental offices. Property owners can use the resort facilities – including swimming pools, landscaped gardens, a café and mini market.

For golfers there are two new off-plan oceanfront developments at Mirador Golf Resort and Mediterranean Sadia Resort.

And near Tangier is Marina Smir, on the Atlantic Ocean, where beachfront, low-rise properties with views and access to the 18-hole Cabo Negro golf resort offer two-bed, open plan flats for around £35,000 ([http://www.marina-smir.com](#)).

Close to Melilla, Nador and Oujda international airports is the beachfront Mediterranean Sadia Resort, on the Mediterranean coast of northern Morocco. Its 250 flats and 68 detached villas have access to a beach club, a 750-berth marina, three 18-hole golf courses plus a leisure and commercial centre.

Prices range from £75,000 for a two-bed flat to £170,000 for a three-bed villa.

Morocco property fact file



Salé transactions are in local currency: £1 exchanges for around 16 Moroccan Dirham.

Mortgages are available through Moroccan banks such as Arab Bank plc, Banque Populaire and Crédit du Maroc.