



Features:

Superb views of the Atlas Mountains

All villas have swimming pools

Gated development

Large roof terraces

Completion due 2009

Full on-site facilities

Secluded gardens

Apple Gardens: An oasis of exotic luxury

A fully managed 51 villa development, with 3 bedroom villas built in traditional courtyard style with the benefits of open plan living. All villas have the latest mod cons, plus their own pool and stunning roof terraces surrounded by secluded gardens.

Located just 15 minutes from the centre of Marrakesh, Apple Gardens is an exclusive development that features endlessly fascinating views across to the Atlas Mountains. It's also within close proximity to the famous Djamaa El Fna square, a UNESCO World heritage site.

The development has a bar, restaurant, well equipped gymnasium, hammam (traditional steam room), communal pool and tennis courts. In addition, preferential green rates have been negotiated with world famous golf courses which are nearby.

Marrakech is the jewel in the crown of the North Africa in the same way Dubai is the jewel in the crown of the Middle East. It already has much of the infrastructure in place, a recently developed airport and increasing tourist numbers. Successfully combining contemporary living with traditional heritage, Marrakech offers residents and visitors the best of both worlds.

Named number 1 at this year's Arabian Hotel Investment Conference (AHIC) for 'the potential to be the next Spain' in terms of tourism development and revenue.

Prices from 250,000 euro

For more information call 0845 074 2900



Apple Gardens: Prices below market value

By averaging the square metre value of other off-plan developments close by, we have calculated the market discount of our properties.

Buying at a discounted price means equity is locked in so that you make money right away on your purchase and capital growth simply adds more to your value.

Even if the market drops, you are still covered by the full amount of your discount. The table shows our developments are between 22% and 30% below market average value of similar property.

Price Comparables

	Apple Gardens	Domaine de L'Akhdar	Domaine Vacances Bleues	Samanah Country Club	Atlas Golf Resort
Minimum price	€ 250,000	€ 374,737	€ 272,800	€ 365,789	€ 175,435
Maximum price	€ 290,000	€ 475,263	€ 441,343	€ 2,497,841	€ 379,120
Average property price	€ 269,705	€ 425,036	€ 337,661	€ 819,294	€ 290,326
Average price per m ²	€ 1,995	€ 2,297	€ 2,252	€ 2,811	€ 2,489
VEFA regulated	Yes	TBC	TBC	TBC	TBC
Distance from Marrakech	15 mins	15 mins	TBC	TBC	TBC
Distance from airport	15 mins	10 mins	TBC	TBC	TBC
Swimming pool	Yes	Yes	Yes	Yes	Yes
Communal swimming pool	Yes	Yes	TBC	TBC	TBC
Spa / Hammam	Yes	Yes	TBC	TBC	TBC
Gym	Yes	No	TBC	TBC	TBC
Restaurant	Yes	Yes	TBC	TBC	TBC
Café	Yes	Yes	TBC	TBC	TBC
Housekeeping	Yes	Yes	TBC	TBC	TBC



Property in Morocco: Key facts

- 1/ Our prices are between 22 and 30% below market value.*
- 2/ 15% annual capital growth (Oxford business group).
- 3/ High rental income arranged via a Swiss management company based in Marrakesh and one of the UK's largest tour operators.
- 4/ 60% stage payment mortgages available – backed by a bank guarantee from BMCI (Banque Marocaine du Commerce et de l'Industrie) – one of France's leading banks.
- 5/ Excellent tax breaks for investors.
- 6/ 247% increase in flights from the UK in the last 12 months. (There are now over 100 flights a week from the UK).
- 7/ Approx. 85% year round occupancy in 4 and 5 star hotels.
- 8/ Tour operators have identified the need for family resorts in the area.
- 9/ Marrakech is a buoyant property market with the majority of buyers being French, Spanish and Middle Eastern. However, this year has seen a significant increase in US and Australian investors.
- 10/ Due to strict building regulations, there will be no repeat of the mass development seen in Spain.

* (Savills valuation)

Detached Villa External view



Detached Villa Interior view



Townhouse Villa External view



Townhouse Villa Interior view



Development layout: Artist impression

