



Saffron Villas
Exclusively Morocco

Marrakech city centre apartments with prices starting from £83,000



Residence Jasmine



Djemaa el Fna Square



La Palmerie

Located only ten minutes from Djemma El Fna Square in the chic Gueliz area of Marrakech these apartments will prove the ideal investment, or downtown weekend escape. Demand in this area of Marrakech is particularly high, and as far as location goes this is difficult to beat.

During the day you can wander in the famous Medina, marvelling at the sights sounds and smells of this exotic ancient environment, or explore the Atlas Mountains, the second highest mountains in Africa.

Comprising twenty, one and two bedroom apartments of 60m² or 100m². These well-finished apartments will provide owners

with either a magnificent city centre getaway, or a strong addition to their investment portfolio.

Situated in the centre of Gueliz, Residence Jasmine is ideally placed for the sights and attractions of the old city, or the pleasures of the new; with many bars and restaurants being only a short walk away, and the touristic hotels and restaurants of Hivernage being five minutes taxi ride. Even the Airport is no more than a ten to fifteen minute taxi ride, and the newly rebuilt train station is also close at hand. From here the new high-speed rail service will, when completed, bring Tangier within a three hour train journey. For the more adventurous the Atlas Mountains are a one hour drive away, where you can hike and even ski.

- ✓ **6% guaranteed return for 2 years**
- ✓ **70% mortgages available**
- ✓ **Low deposit required**
- ✓ **High capital growth**
- ✓ **Guaranteed rentals**
- ✓ **Fully managed**

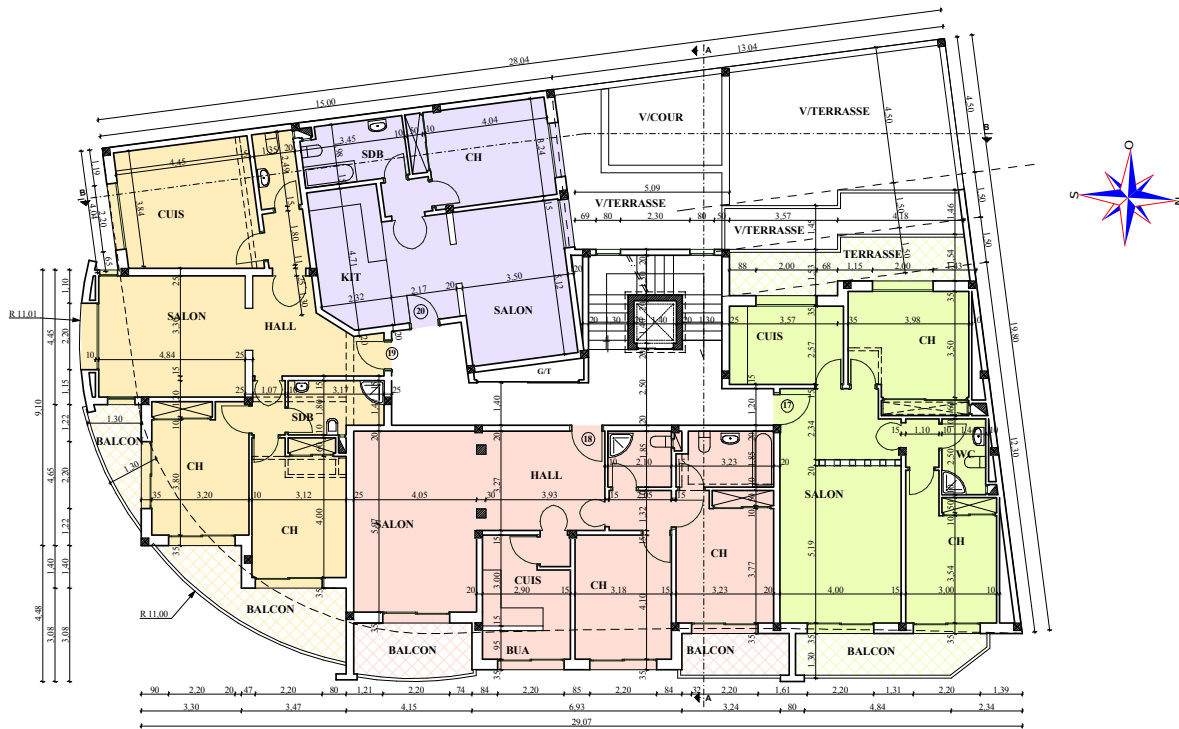
Payment Terms

- Reservation deposit £3000 (fully refundable within 21 days)
- 40% on signing of contract (30 days after deposit)
- 60% on completion (anticipated January 2009)
- Closing costs approx 5%



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Residence Jasmine prices starting from £82,000



The top four floors of the five storey complex are laid out identically, each floor comprises:

- Three 2 bedroom apartments plus one 1 bedroom apartment
- All two beds have external terraces
- There's a choice of the style of bathroom layout in the two bedroom properties
- Two bathrooms (one of which is en-suite)
- One 1/2 bath
- One bath
- Utility / laundry room in largest two bedroom property

First floor apartments also benefit from a terrace in the one bed properties and a 41m² terrace in one of the two bed properties.

Prices

Prices start at:

£83,000 for a second floor one bed

£168,500 for a two bed penthouse

£196,000 for a first floor two bed

property (41m² terrace)

Many properties also include underground parking.

Floor	Beds	Built M ²	Terrace M ²	Car Park	Price £
1	2	101.55	41.44	YES	195,734
1	2	96.53	11.84	YES	149,303
1	2	99.62	14.89	YES	153,880
1	1	62.67	16.22	NO	104,801
2	2	101.6	8.39	YES	151,956
2	2	96.53	11.84	NO	143,273
2	2	99.52	14.93	YES	153,880
2	1	62.67	0	NO	82,913
3	2	101.6	8.39	YES	145,323
3	2	96.53	11.84	NO	143,273
3	2	99.52	14.93	YES	153,880
3	1	62.67	0	YES	88,943
4	2	91.21	18.92	YES	159,252
4	2	96.53	11.84	NO	150,436
4	2	99.64	14.92	YES	165,222
4	1	62.67	0	NO	86,229
5	2	62.67	19.39	YES	125,424
5	2	96.94	11.83	YES	164,559
5	2	96.63	14.94	YES	168,539
5	1	62.61	0	NO	91,204

Please note: This material is based upon information which we consider to be accurate. This document has no contractual value and prices are subject to exchange rate fluctuations.

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