

Sunset Apartments : Fez

Official launch

1,2 and 3 bedroom
Apartments available
Prices from
€ 45,777.19
Mortgage 50%
Deposits from
€ 22,888.60

VIEWING
TRIPS
AVAILABLE

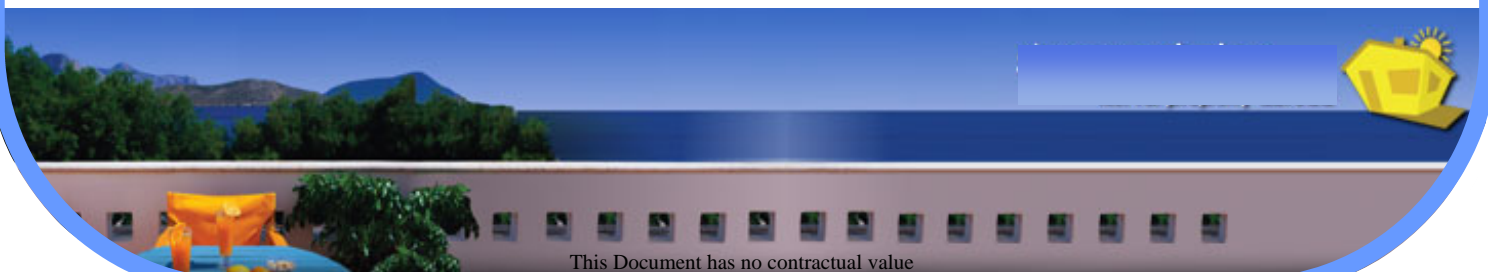


The Sunset Apartments are just outside the City with stunning views of the medina and Zalagh mountains. Fez International airport is a pleasant 15 minutes drive from the development and regular flights are now available from airports across the UK

For golf lovers **Royal Fez golf** course is only 15 minutes away. For Skiers, during a short winter period **skiing** is available in the Michlifien Mountains only an hour away.

Features

- * The development will consist of 84 apartments distributed between 4 blocks
- * Low rise blocks of only 3 stories
- * 2 x Communal swimming pools will be on site
- * The community will be gated
- * Ground floor apartments to have private gardens
- * Roof top terraces on the penthouse apartments





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 the independent traveller. 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.

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, Fez, 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.



Fez

Fez is the cultural and spiritual centre of Morocco described by many as the new Marrakech, the oldest of the three imperial cities. The main attraction in this ancient city is the medieval Medina with its countless bazaars and shops. The more modern part of the city is known as the Ville Nouvelle, and has a decidedly French influence. A visit to the souks will undoubtedly lead to a stopover at Fez's famous tanneries where one of the oldest arts in Morocco, and the world, is practiced to produce the soft leather that has been sought after for centuries.

The best vantage point over the ancient walled city, which lies at the eastern end of the plain of Saiss, bordered by the foothills of the Atlas Mountains, is from the ruined Merenid tombs on a hilltop. From here it is possible to view the skyline, and to pick out some of the magnificent palaces, green-roofed holy places and the Karaouine Mosque, all hemmed in by workshops and tenement, souks and squares. Exotic Fez is a city steeped in culture and history, Fez really is the true Morocco.





The development



The Sunset Apartments are just outside the City with stunning views of the medina and Zalagh mountains. Just over the boulevard is a sumptuous Sheiks Palace.

Fez international airport is a pleasant 15 minutes drive from the development and regular, affordable flights are now available from UK airports.

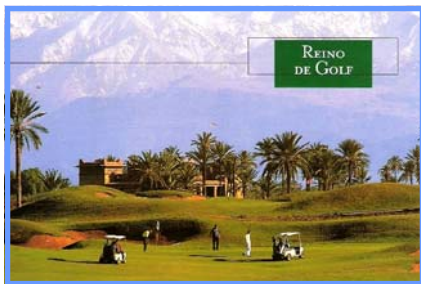
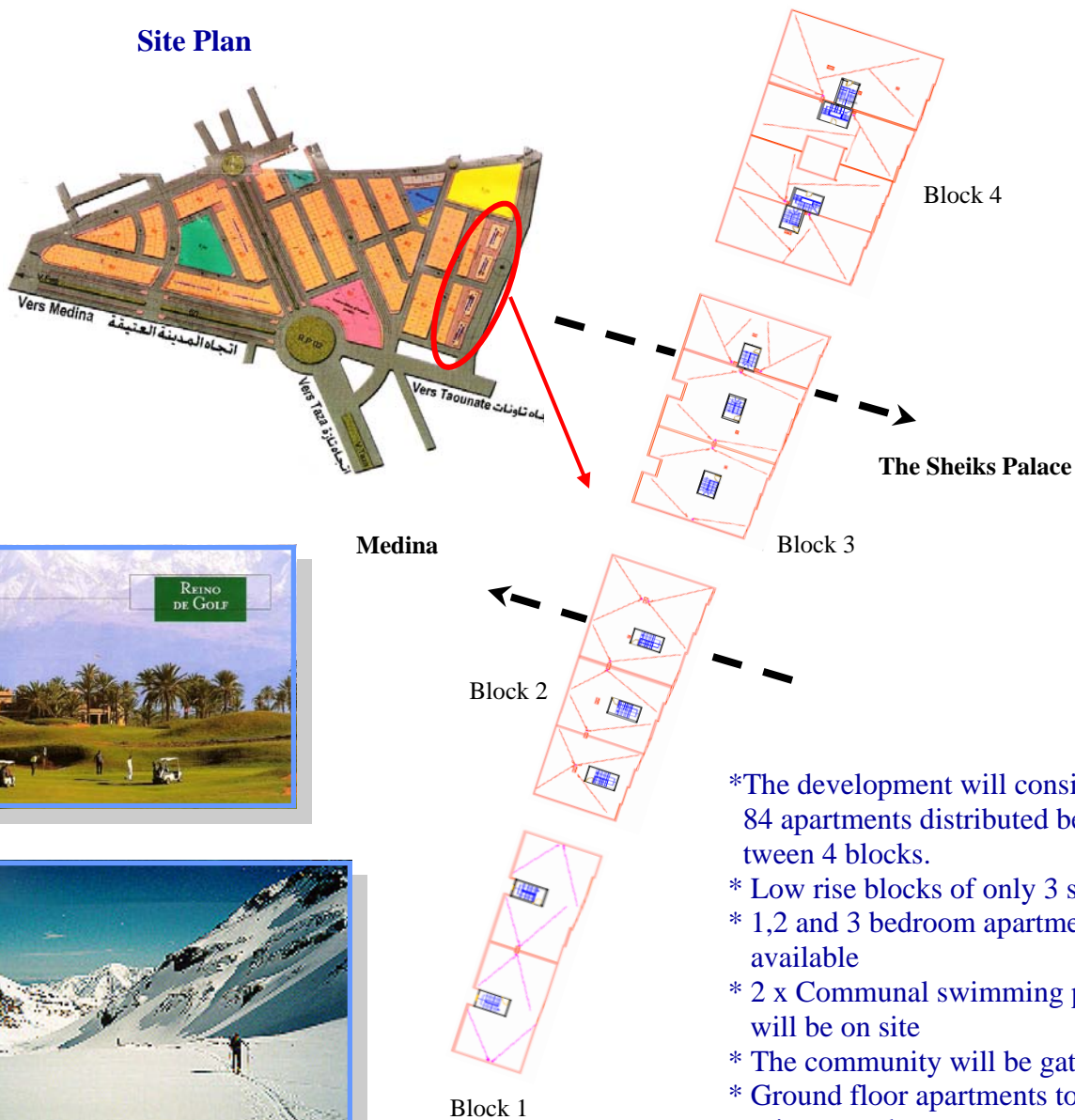
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Last year in Fez prices rose by as much as 40 %. Property prices in Fez are still at rock bottom compared to the other major cities in Morocco and should make an ideal investment.

Construction began in September 07 and is expected to be complete by July 08.

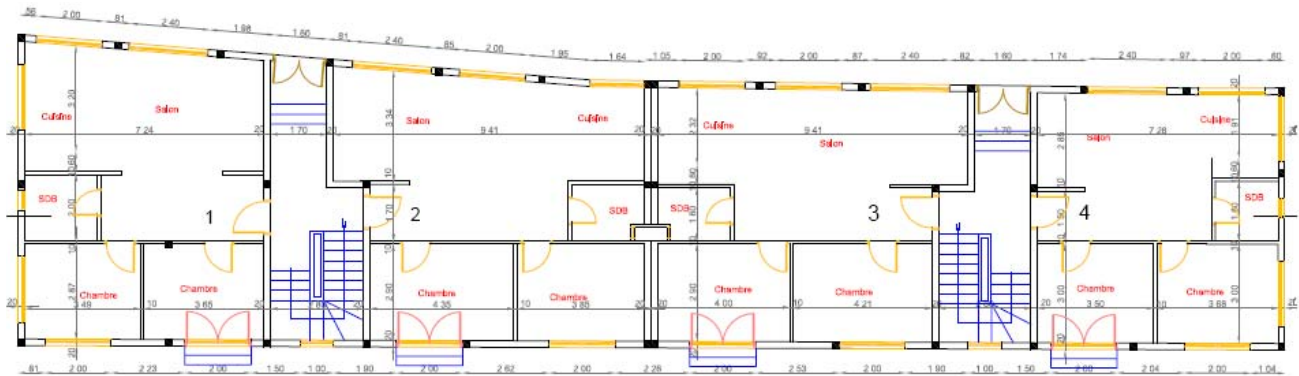
Site Plan



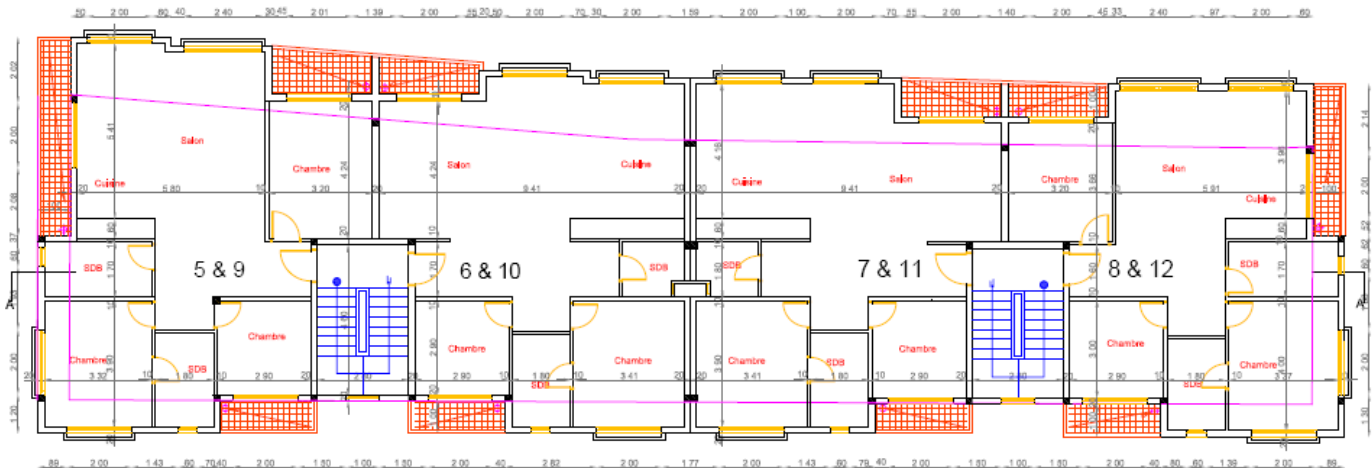
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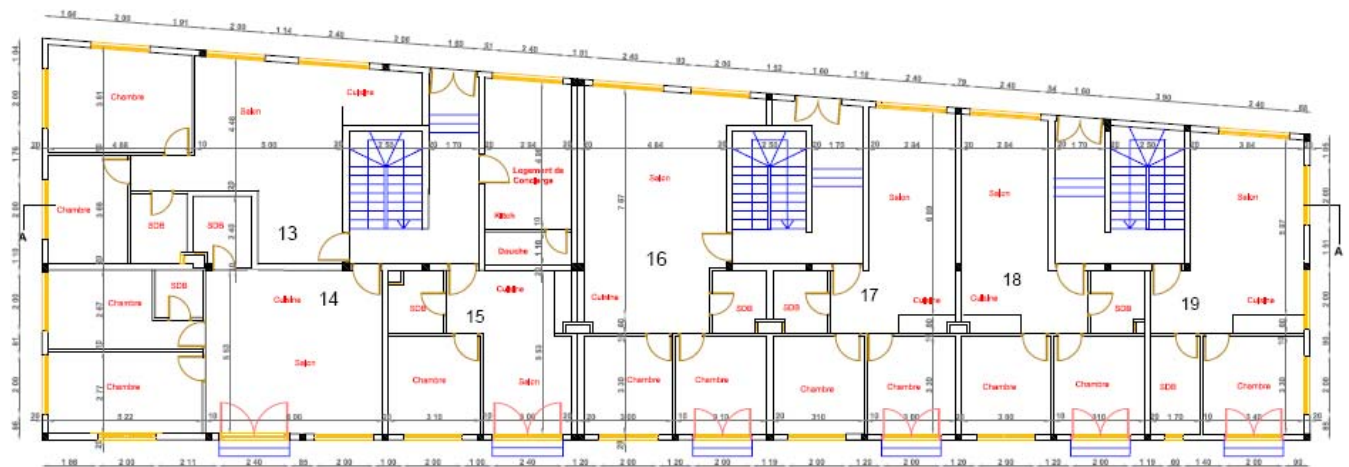
Block Floor Plans



Block 1 Ground Floor



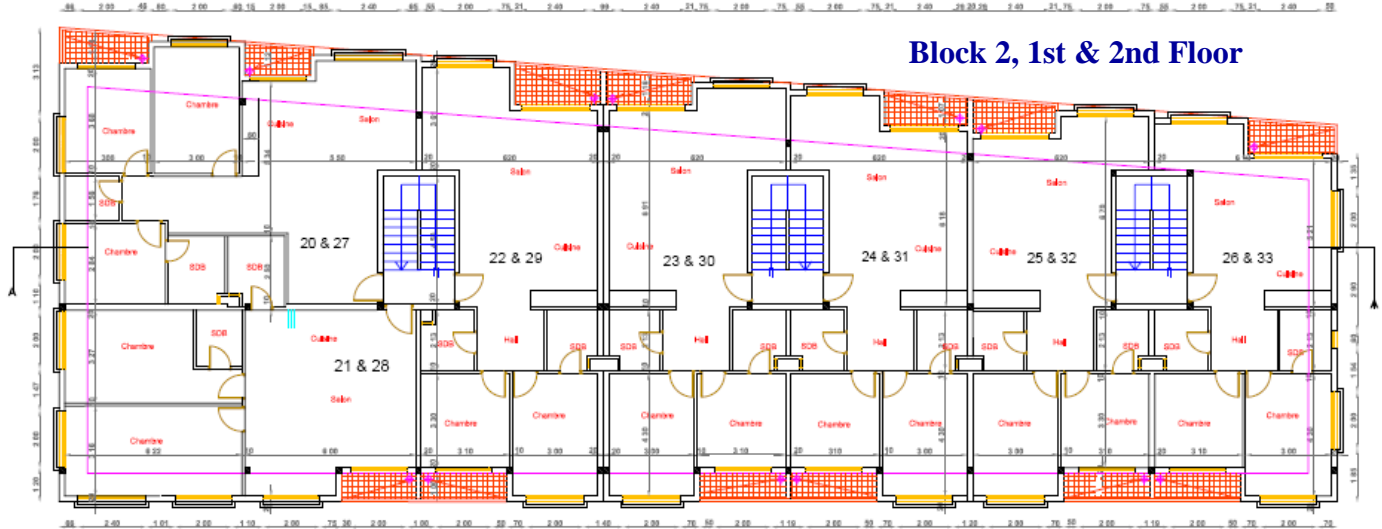
Block 1, 1st & 2nd Floors



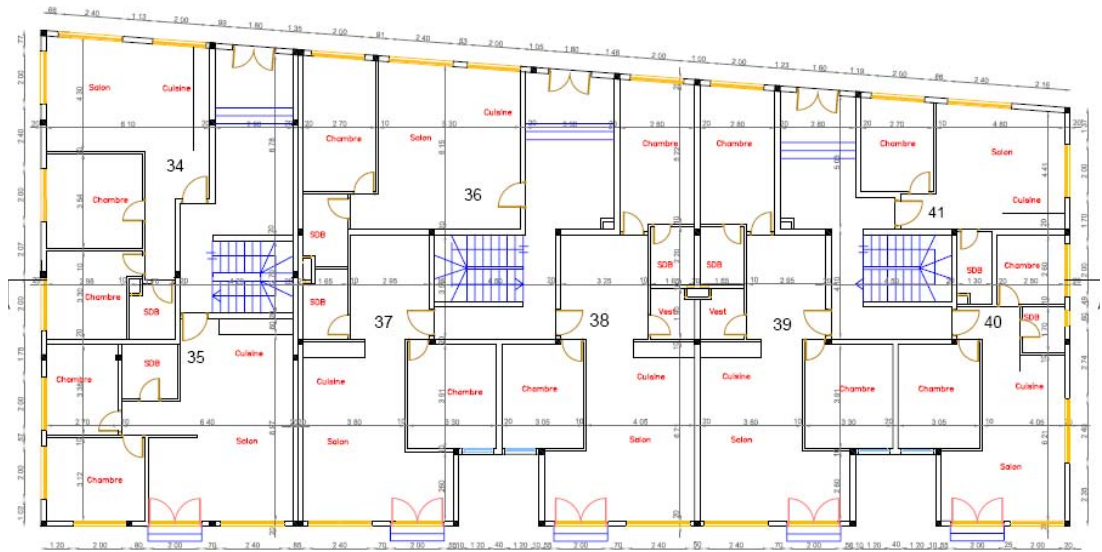
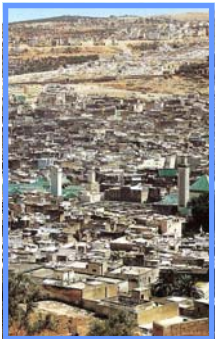
Block 2 Ground Floor

Block Floor Plans

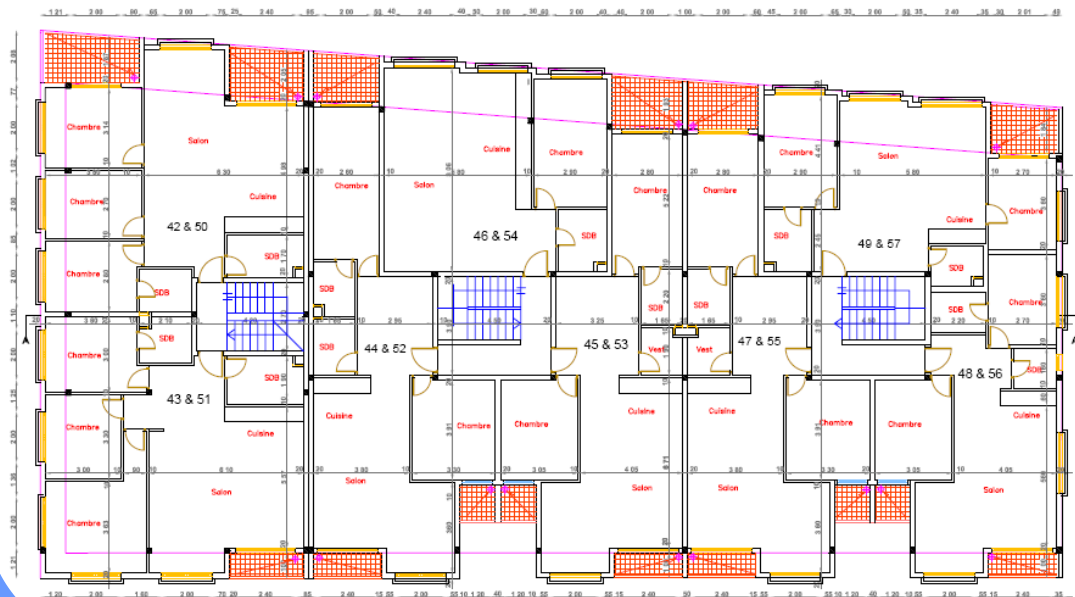
Block 2, 1st & 2nd Floor



**Block 3
Ground Floor**



**Block 3
1st & 2nd Floors**

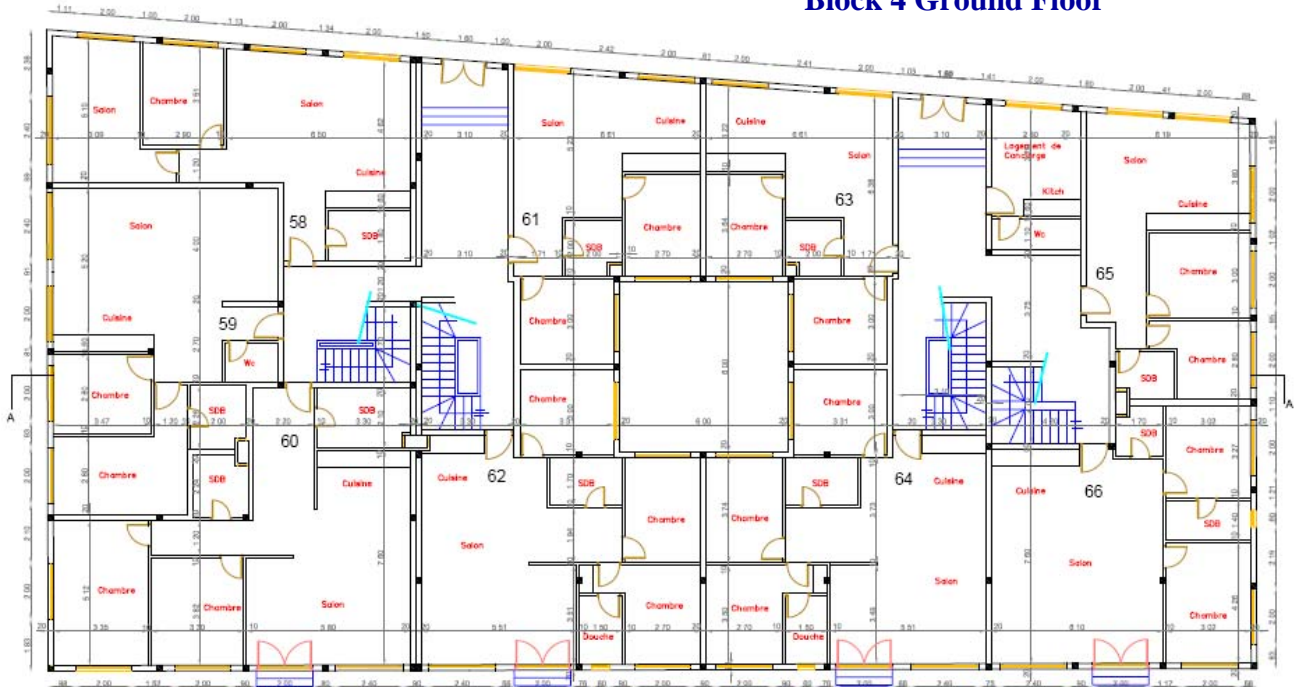




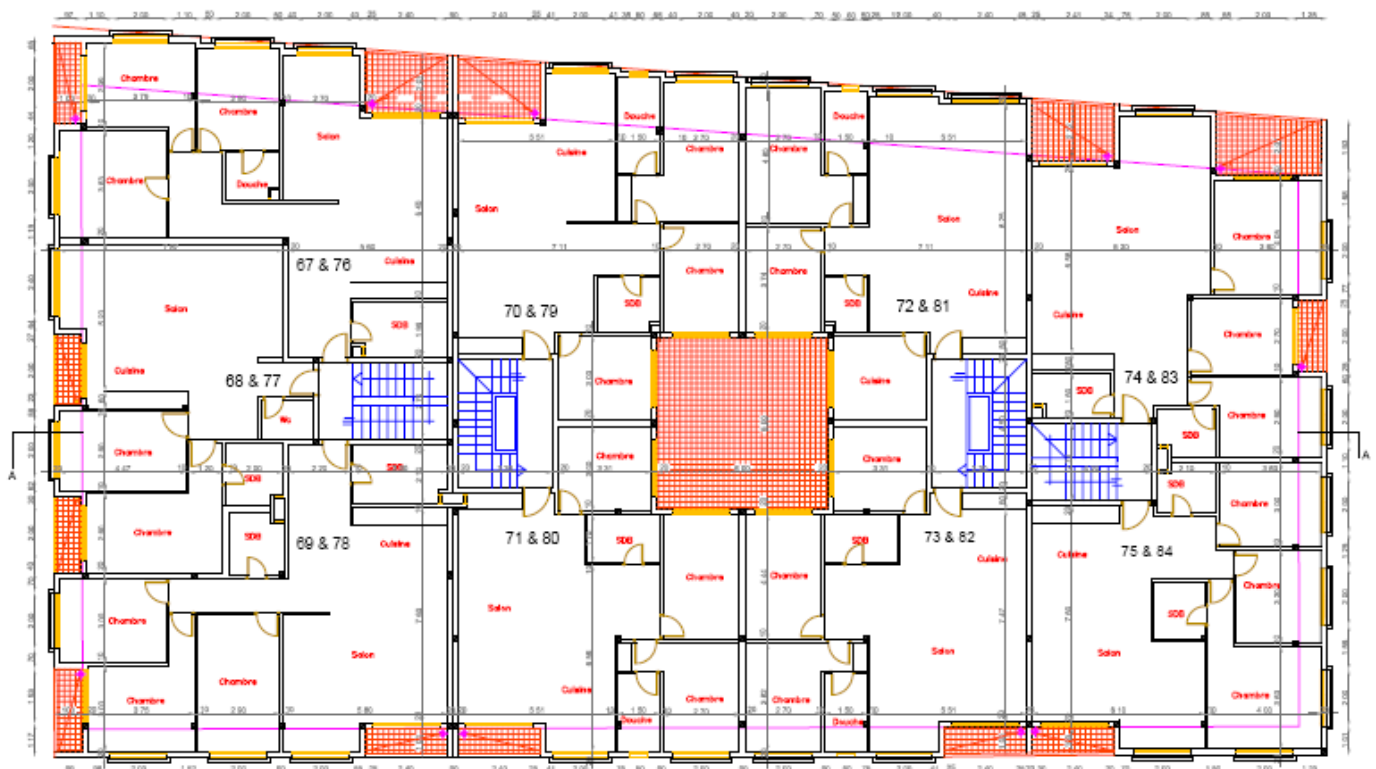
Block Floor Plans



Block 4 Ground Floor



Block 4, 1st & 2nd Floor





Sunset Apartments : Fez



Example of payment

1 bedroom apartment 510,415.63 Dh (€ 45,777.19 @ 11.15 Dh/€)
To reserve your apartment you will need to pay a HOLDING DEPOSIT of40,195.75 Dh (€3,605)

When you receive your contracts you will need to pay the following:

The balance of the 50% Deposit 215,012.06 Dh (€ 19,283.60)

The remaining balance of 50% is payable on completion 255,207.81 Dh (€ 22,888.60)

A mortgage will be available subject to status.

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

Inspection visits are available at € 375 per person. Based on two people travelling and sharing a room. The package will include flights to and from the South of England, Hotel accommodation and connections in Fez. Please ask a member of staff for more details.



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 conveying of overseas property. Please note that there is no charge for legal services as provided by recommended lawyers.



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 soon.

