

ACTUAL VIEW

# IDEAL BUY-TO-LET



## MIRADOR GOLF

### YOUR HIDDEN GEM FROM £23,000

Every investor's dream, this smart selection of 1 bed apart-hotel style units gives you a foothold onto the buoyant Moroccan property market for a very affordable price.

#### READY FOR OCCUPATION !

- 1 bedroom apartments
- Fully furnished
- Residents' swimming pool & gardens
- On site bar and supermarket
- Fully fitted & equipped kitchenettes
- Turn key investment



**ONLY 40% DEPOSIT**  
(BALANCE ON COMPLETION)

**1 BEDROOM APART HOTEL**  
FLOOR PLAN (25m<sup>2</sup>)



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## LOCATION INFORMATION



## READY FOR OCCUPATION !

Cabo Negro is a peaceful area surrounding a fantastic 18 hole golf course, often frequented by the king's brother, an avid golfer. This links course is one of the best kept golf courses in Morocco. A typical high season green fee would be around £30.

As with many golf courses, the properties around it are built to an impeccable standard with well tended gardens and a safe sleepy way of life.

Cabo Negro is central for all local amenities, including the bar/restaurant at the golf club, a selection of local hotels, restaurants, Marina Smir (a small leisure port with a strip of bars, restaurants and sports facilities) and even a discotheque for the more energetic ones! The unspoilt golden beaches are a short stroll away.

## THE PROPERTIES

Quite literally every investor's dream, these space efficient apartments will be turn-key properties including a comprehensive furniture pack, white goods, satellite TV and a whole host of on-site facilities.

Perfect for the rental market, large returns are predicted during the busy summer season. Properties in the area have been reported to have been let for up to £100 per day during that period.

With encouraging annual property growth in the area, investors looking to sell these properties on at a later profit are unlikely to be disappointed with the strong expected return on investment.

As a holiday home, these apartments make the perfect escape for a weekend break or perhaps a longer holiday. Morocco's fabulous climate and outdoor lifestyle make this development ideal to visit, relax and unwind from the rat race.

## PAYMENT STRUCTURES

1 bedroom 25m<sup>2</sup> apartments from £23,000

Reservation Deposit:	£ 2,000 (Fully refundable)
4 weeks later:	£ 7,600 (balance of 40% down payment)
On completion:	£ 13,800 (60%)

As standard, a purchase admin fee of £2,000 is applicable

Estimated completion date: Ready for occupation

Please allow an additional 5% of the purchase price to cover closing costs and taxes.

Prices, Availability & Information correct at the time of print. All details subject to change without prior notice

