



Directions to Domaine Dar Chmicha

Take the Avenue Mohammed VI (used to be Avenue de France), which joins up with the Route d'Ourika, or take the Route d'Ourika from the gates of the Palais Royale, drive to the 13 kilometre road marker and you will pass a Mosque on the right, after 100 metres fork left immediately past the canal, there is a signpost to Tassoultant. Take the second bridge into the Domaine and our security personnel will be able to help you.



DOMAINE DAR CHMICHA



*A secure development of
four to nine bedroom luxury villas with
swimming pools and landscaped gardens
just outside Marrakech*

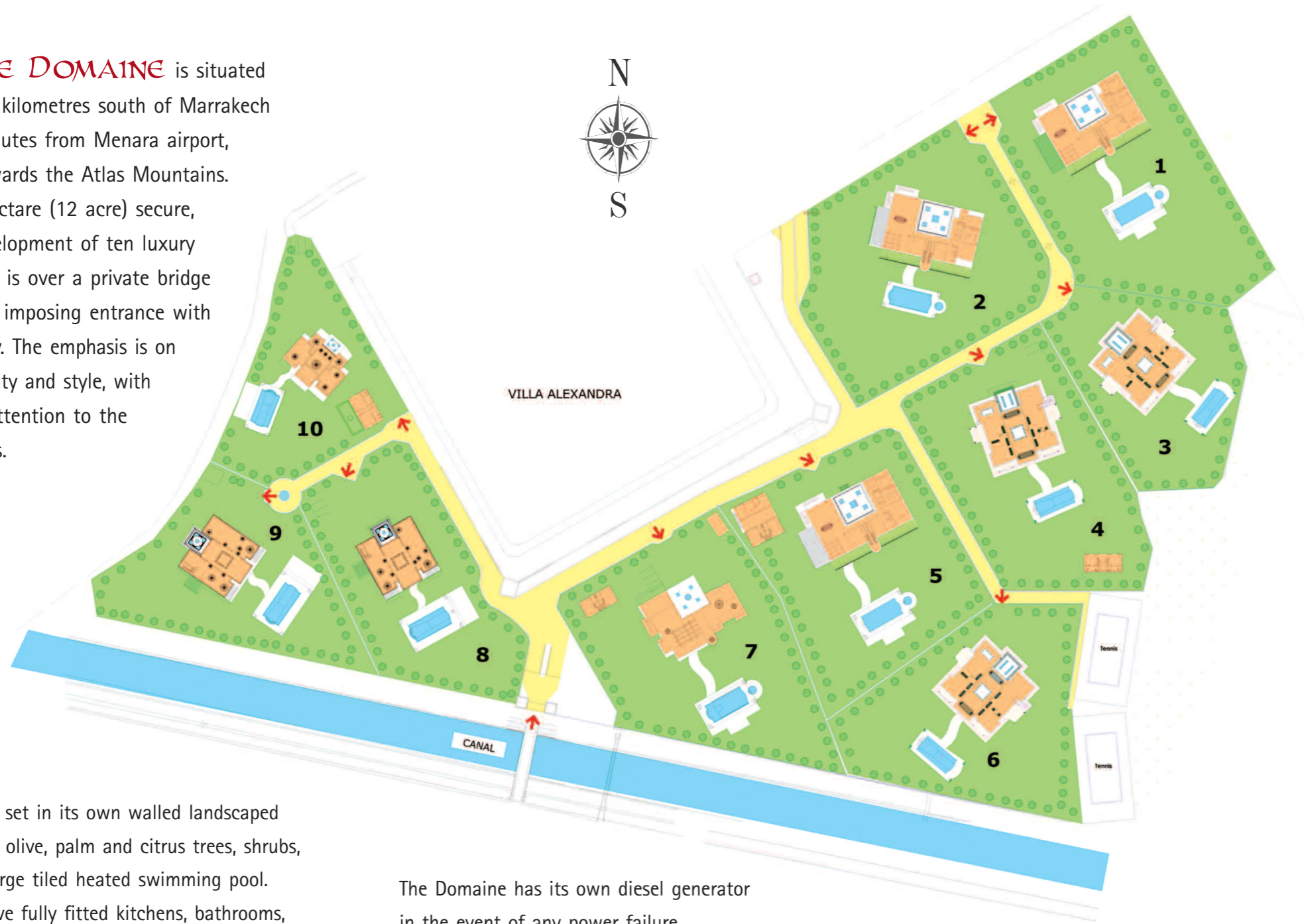


www.marrakvillas.com

PROJECT MANAGER: Etienne Vergier - Accipio Maroc Sarl

55 Lot El Hassania, 2nd Floor No 7, Gueliz, Marrakech. Tel +212 (0) 2443 8329 Email evergier@gmail.com

The DOMAINE is situated 13 kilometres south of Marrakech and 20 minutes from Menara airport, looking towards the Atlas Mountains. It is a 5 hectare (12 acre) secure, walled development of ten luxury villas. Entry is over a private bridge through an imposing entrance with full security. The emphasis is on luxury, quality and style, with particular attention to the finer details.



Each villa is set in its own walled landscaped garden with olive, palm and citrus trees, shrubs, roses and large tiled heated swimming pool. All villas have fully fitted kitchens, bathrooms, air conditioning, heating, fountains, electric double wooden doors into their driveways and covered parking. There are two communal tennis courts on the Domaine and several golf courses nearby.

All villas have a ten year insurance policy covering their construction against any building defects.

The Domaine has its own diesel generator in the event of any power failure.

There will be a mandatory contract, which will cover property insurance, gardens and swimming pool maintenance along with service utilities and use of the communal tennis courts. There will be optional contracts to cover the employment of domestic staff and the letting of the villas if required. Villas are now available for viewing.

If you would like to receive a CD-Rom, which will give you a virtual tour of the entrance and exteriors of the villas, please telephone + 44 (0) 20 7235 9185, or email nicky@kybo.net or visit our Website www.marrakvillas.com

Why invest in Marrakech?

The Attraction

- Property prices are generally 50% less than Europe.
- The villas have a 10 year building guarantee by Socotec (similar to NHBC)
- Rising property market
- High rental occupancy
- Sun most of the year, no humidity, pure air, views of the Atlas Mountains,
- Low cost of living
- Beautiful golf courses
- English and French widely spoken
- Delicious cuisine with good wines, great restaurants
- Moorish culture at its best
- Enjoy a luxury life style for very little

Financial

- Safe investment, Notary supervised property registration similar to Spain and France
- Easy repatriation of funds should you resell in the future

If you sell your property within five years of purchase, you will pay Capital Gains Tax of 20% of the profit or a minimum of 3% of the selling price. The Capital Gain is worked out on the difference between the purchase price and selling price less costs, expenses and interest payments. There is no capital gains tax after 10 years and only 10% capital gains tax after 5 years.

- Double tax treaty between UK and Morocco so the gain is only taxed once
- Local mortgages available from 50% at a rate of 7%
- No Inheritance Tax in Morocco if the property is left to family members
- Retired people residing in Morocco, only pay 5% tax on their pensions remitted to Morocco

You will need to open a Convertible Dirham Bank Account; the Moroccan branch will need a written reference from your home bank and to see your passport. We have a very good relationship with our bank and can help you open your account.

In Morocco the Notary is the legal advisor for all Real Estate transactions and guarantees the rights of the buyer and seller, acting for both parties. The purchase and legal costs are a percentage of the price and are as follows:

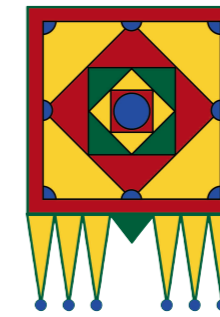
- Registration Fee 2.5%
- Notary Fee 0.5%
- Land Registry Fee 1.5%
- Notary Fee 1%
- Sundry Expenses 0.5%
- **Total approx 6%**

DISCLAIMER

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DOMAINE DAR CHMICH



VILLA BERBER



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The BERBER is a single storey four bedroom elegant villa in a Berber style. It has an approximate covered area of 293 m² (3,154 sq ft) with a further 133 m² (1,432 sq ft) of courtyard garden, terraces and veranda. It is a bright and airy villa with lots of light and plenty of shade. The main entrance is through an arch into a courtyard garden with a central fountain and tadelakt seats on both walls; citrus trees and roses are planted around the sides.

Large wooden doors lead into a bright and airy hall with corridors to the right and left; straight ahead is the living room, with fireplace, which has a large central tower incorporating a light well.

There is a veranda with fountains at the southern end leading on to the swimming pool with views of the Atlas Mountains. The corridor on the right leads to the fully fitted Mobalpa kitchen, with granite worktops, two large refrigerators with icemakers and a 6-burner hob with oven underneath. This is next to the dining room, which has a terrace off it for spring, summer and autumn dining, with a herb garden and fountain. Beyond the dining room is the domed master bedroom and bathroom, with a bougainvillea covered terrace. On the left of the hall there is a corridor leading to a guest cloak room and three guest bedrooms with en-suite bathrooms with baths or power showers and a bougainvillea covered terrace.

There is a tiled heated swimming pool 14m x 6m (46ft x 20ft) and covered pergola for relaxing or eating. The garden is landscaped with lawns and planted with roses and varieties of local shrubs, olive, palm and citrus trees.

Main Room Measurements (approximate)

Living Room	29 x 23ft	8.70 x 7.00m	Veranda	14 x 23ft	4.30 x 7.00m
Dining Room	15 x 16ft	4.50 x 5.00m	Master Bedroom	18 x 16ft	5.40 x 5.00m
Kitchen	16 x 15ft	5.00 x 4.50m	Guest Bedrooms	16 x 13ft	5.00 x 4.00m





DOMAINE DAR CHMICH



VILLA KOBBA



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The KOBBA, which means dome in Arabic, is a very pretty five bedroom villa, three bedrooms in the main villa and two bedrooms in the guest house set in a walled garden of 3,400m² (almost 1 acre). The villa has an approximate covered area of 370m² (4,000 sq ft) with terraces of 55m² (592 sq ft).

The main entrance is through the hall on the left side of a partially enclosed garden. The living room has a fireplace and a garden at one end with the veranda at the other, looking onto a group of three fountains. On the right of the living room is a cloakroom and staircase up to the master suite on the first floor. The corridor leads on to the dining room and fully fitted Mobalpa kitchen with granite worktops, two large refrigerators with icemakers, dishwasher and six burner hob with oven underneath. There is a dining terrace for spring, summer and autumn dining, surrounded by mature olive trees. The corridor on the left leads to the two guest bedrooms with en-suite bathrooms with a bougainvillea covered terrace. All rooms have heating and air conditioning.

The first floor comprises the master bedroom with a dome over the bed, terrace, dressing room and bathroom with a pierced dome.

There is a tiled heated swimming pool 14m x 6m (46ft x 20ft) surrounded by large terraces with covered pergola and pool bar. The garden is landscaped with lawns and planted with varieties of roses, shrubs, flowers and many palm, citrus and olive trees.

The guest house is not shown on the plan opposite, but is shown on our website.



Main Room Measurements (approximate)

Living Room	30 x 21ft	9.00 x 6.30m	Master Bedroom	20 x 20ft	6.00 x 6.00m
Dining Room	16 x 16ft	5.00 x 5.00m	Guest Bedroom 1	16 x 16ft	5.00 x 5.00m
Kitchen	15 x 13ft	4.60 x 3.80m	Guest Bedroom 2	16 x 16ft	5.00 x 5.00m





DOMAINE DAR CHMICH



VILLA TAZOUAKT



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The TAZOUAKT is an elegant one storey villa in the Berber style, set in a walled garden of 3,800m² (about 1 acre). It has an approximate covered area of 570m² (6,135 sq ft) with a further 193m² (2,077 sq ft) of villa terraces, roof terrace and courtyard garden. It has a two bedroom guest house in the garden. The villa is bright and airy with lots of light but also plenty of shade.

The main entrance is through a courtyard garden planted with citrus trees, flowers and with either a central fountain or water features against the side walls. The villa has a Berber style tower on the east side incorporating a staircase leading up to the first floor roof terrace. There is a cellar for wine and general storage and the utility room with 12 kilo washing machine.

Large cedar doors lead into a spacious hall with corridors to the left and right, straight ahead is the living room with fire place. There is a central tower incorporating a light well. The veranda, which has views of the Atlas Mountains is at the southern end of the living room has plenty of space for seating, a bar, ceiling fans and a central fountain.

The corridor on the right leads to the fully fitted kitchen with granite work tops, two large refrigerators with ice maker, dishwasher, six burner hob with oven underneath. As well as the dining room there is a dining terrace covered with a pergola with a built in barbecue and herb garden perfect for spring, summer or autumn dining. Beyond the dining room is the master bedroom and bathroom, with bougainvillea covered terrace.

The corridor on the left leads to three guest bedrooms with en-suite bathrooms and pergola covered terraces. All rooms have heating and air conditioning.

There is a heated swimming pool 14m x 6m (46ft x 20ft) surrounded by large terraces with covered pergola and pool bar. The garden is landscaped with lawns and planted with varieties of roses, shrubs, flowers and many palm, citrus and olive trees.

Main Room Measurements (approximate)

Living Room	35 x 23ft	10.50 x 7.00m	Master Bedroom	21 x 20ft	6.50 x 6.00m
Dining Room	18 x 16ft	5.50 x 5.00m	Guest Bedroom 1	16 x 16ft	5.00 x 5.00m
Kitchen	23 x 16ft	7.00 x 5.00m	Guest Bedroom 2	16 x 16ft	5.00 x 5.00m
Veranda	23 x 16ft	7.00 x 5.00m	Guest Bedroom 3	16 x 16ft	5.00 x 5.00m





DOMAINE DAR CHMICH



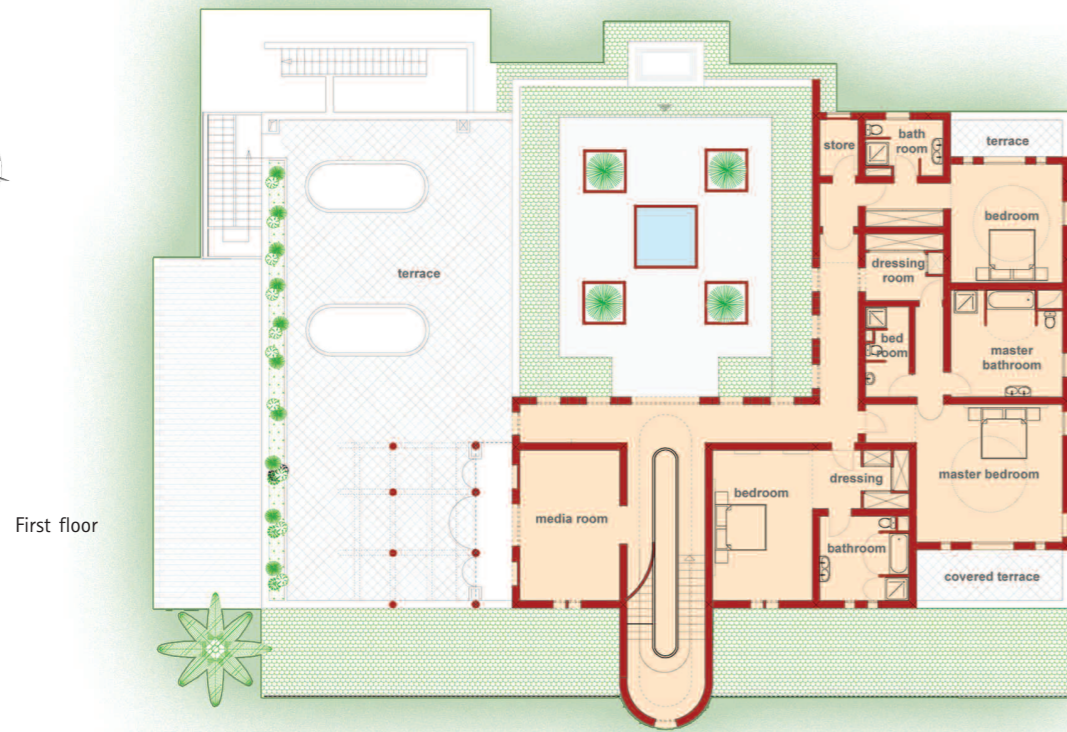
VILLA SEKKAIA



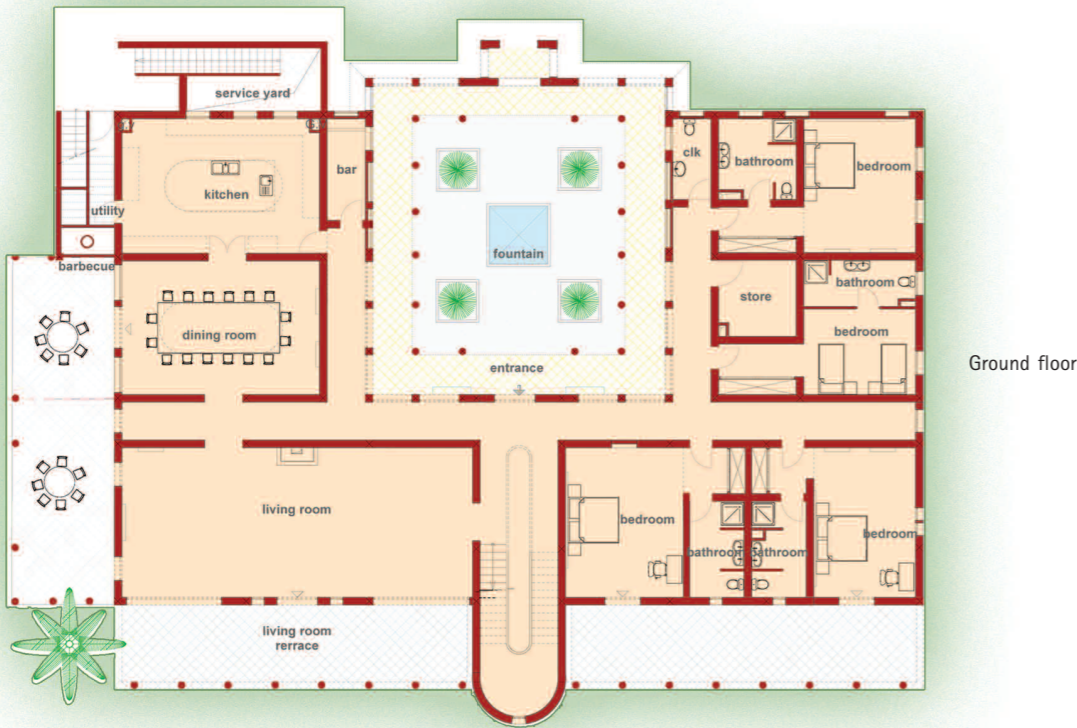
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First floor



Ground floor

Main Room Measurements (approximate)

Living Room	43 x 20ft	13.00 x 6.00m	Veranda	46 x 20ft	14.00 x 3.00m
Dining Room	26 x 16ft	8.00 x 5.00m	Master Bedroom Suite	30 x 26ft	9.00 x 8.00m
Dining Terrace	43 x 13ft	13.00 x 4.00m	Guest Suites	20 x 16ft	6.00 x 5.00m
Kitchen	43 x 16ft	13.00 x 5.00m	Media Room	20 x 13ft	6.00 x 4.00m

The Sekkaia is a magnificent villa in the Moorish style with 21st century comfort. The villa can be built with up to seven bedrooms. It comes with a two bedroom guest house, pool house and pergola with T-shaped 100m² tiled heated swimming pool and three bedroom staff house. The villa and guest house have an approximate covered area of 1,000m² (10,000 sq ft) with a further 510m² (5,490 sq ft) of courtyard entrance garden, terraces, verandas and service area. The main entrance is through an imposing porch into a courtyard garden with a covered gallery on three sides. There is a majestic fountain in the centre and the corners are planted with Phoenix palms and citrus trees.

The entrance to the villa from the courtyard is through double cedar doors into a spacious hall, corridors to the left and right run from one side of the villa to the other with windows onto the courtyard garden.

To the right is a large living room with fireplace and veranda with fountains; beyond is a library or bar; to the right of this is the dining room with a dining terrace for spring, summer and autumn dining, herb gardens, fountains and built in barbecue. The dispense bar and kitchen adjoin the dining room. The kitchen is fully fitted with gas and electric hobs, two ovens, two dishwashers, cold room, central island table with a light well above, steps leading down to a service courtyard and wine cellar, storage cellar and utility room equipped with two 12 kilo washing machines.

To the left of the entrance are four guest bedrooms with high ceilings and en-suite bathrooms, all with baths or power showers, a guest cloak room and store.

In front of the entrance is the hall leading to a grand staircase up to the first floor with a pierced oblong dome above, on the west side is the media room with bar and upper terrace, which overlooks the gardens with fantastic views of the Atlas Mountains, perfect for pre-dinner drinks. On the east side there is master bedroom with south facing balcony with two en-suite bathrooms and dressing room. There are a further two bedrooms with en-suite bathrooms and a store.

