



BEACH AND
GOLF RESORT

Welcome
please scroll down

Imagine...

calm tranquil surroundings
on a championship golf course five
minutes from the beach

...it's possible

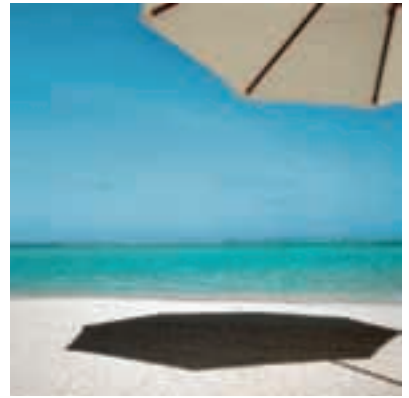


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Morocco...

an ancient land with a culture as diverse as its geography - ornate palaces to bustling streets, wide sandy beaches to snow-capped mountains

...it's a magical country

boasting something for everyone and adventures for all. Explore the wandering flow of the Medinas, inhale the exotic smells, examine the revered historical architecture and experience the ancient Kasbahs and fascinating souks.

Saidia...

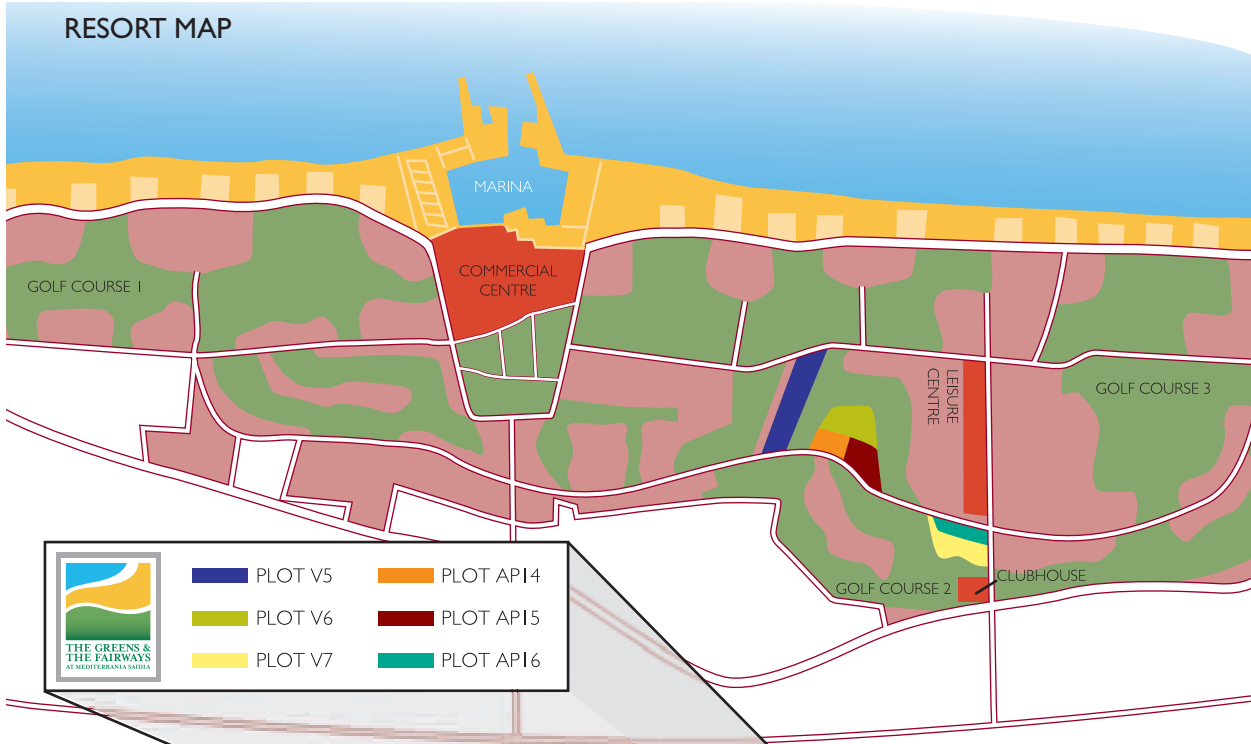
famous for its kilometres of beautiful beaches and its fabulous sunshine with a soft climate even in winter, this historical destination is a year round retreat

...the blue pearl of the Mediterranean

and a unique holiday resort. The hotels, riads, villas and luxury apartments set within Mediterranean Saidia, Morocco's first Azur plan development, wind their way through championship golf courses, just metres from the shoreline and miles of strolling promenade.

Mediterrania Saidia...

RESORT MAP



MAP OF MOROCCO



Morocco's 1st Azur Plan Project...

Stunning Mediterranean Saidia

The Moroccan government has presented "Vision 2010" as Morocco's national tourism strategy. Its aim is to put into place the amenities and infrastructure to attract 10 million tourists to Morocco's coastline and help create 600,000 jobs in the tourism industry by 2010.

Termed "**Azur Plan**" projects, this involves the creation of 6 exclusive golf and leisure resorts. In Mediterranean Saidia, you have the opportunity to invest in the very first of these projects.

Mediterranea Saidia is also the only development on the magnificent Mediterranean Coast, the other 5 Azur projects will all be on the Atlantic Coast. The resort is built on a 7,000,000m² area of land, right beside the beach, stretching for 6km of untouched coastline. Set to become one of the world's greatest tourist locations, the resort's white beaches, pristine golf courses and exotic surroundings are just 3 hours from the UK, 2 hours from Paris and only a 1 hour hop from Madrid.

Resort amenities

- ❖ 6km of beautiful sandy beaches
- ❖ Promenade with 17 beach clubs
- ❖ 3 championship golf courses
- ❖ Marina with 840 mooring points
- ❖ Diving and sailing centre
- ❖ Water sports
- ❖ Yacht club
- ❖ Restaurants and bars in the harbour
- ❖ First class sport facilities (equestrian, Olympic swimming pool, football ground, tennis facilities)
- ❖ Aquatic park
- ❖ Spa
- ❖ Moroccan medina
- ❖ European shopping centre with all the products you need
- ❖ Medical centre
- ❖ Amusement park
- ❖ Nine 4 & 5 star hotels with top-class facilities
- ❖ Exhibition centre
- ❖ Conference centre
- ❖ Heliport





FRONT VIEW OF THE GREENS APARTMENTS

The Greens...

is more than just a development, it caters for those in search of relaxation, tranquillity and sophistication

The concept...

derives from Mediterranean-style living, with all the comforts and luxuries of high specification European design.



REAR VIEW OF THE GREENS

The architects'...

sympathetic understanding of the setting brings the beauty of the outside into the open plan living areas with views across the golf courses and landscaped gardens.

The design...

is contemporary and stylish with all the apartments boasting granite worktops, plasma/LCD screen TV entertainment systems, branded white goods, fitted wardrobes and fully furnished living areas throughout.



Such exclusivity...

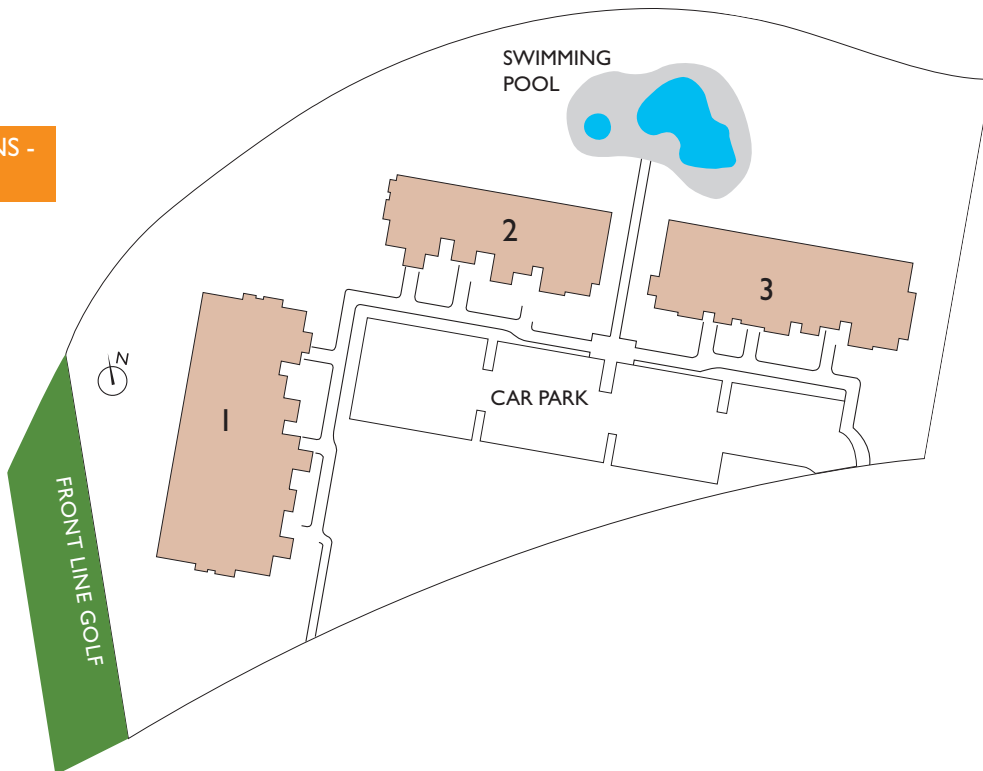
lies in the detail and enchanting location. Situated along the edge of a championship golf course, The Greens' perfect position also benefits from Mediterranean Saidia's commercial centre, a lively meeting point housing designer names such as Gucci, Boss and Armani as well as fabulous eating areas and the famous Buddha Bar.

The centre's sophistication is in harmony with Morocco's untapped beauty and the numerous pleasures found within Mediterranean Saidia. The resort is a match for any exclusive European development with six 5 star hotels, a marina that holds up to 840 mooring points, a diving and sailing centre and beach clubs.

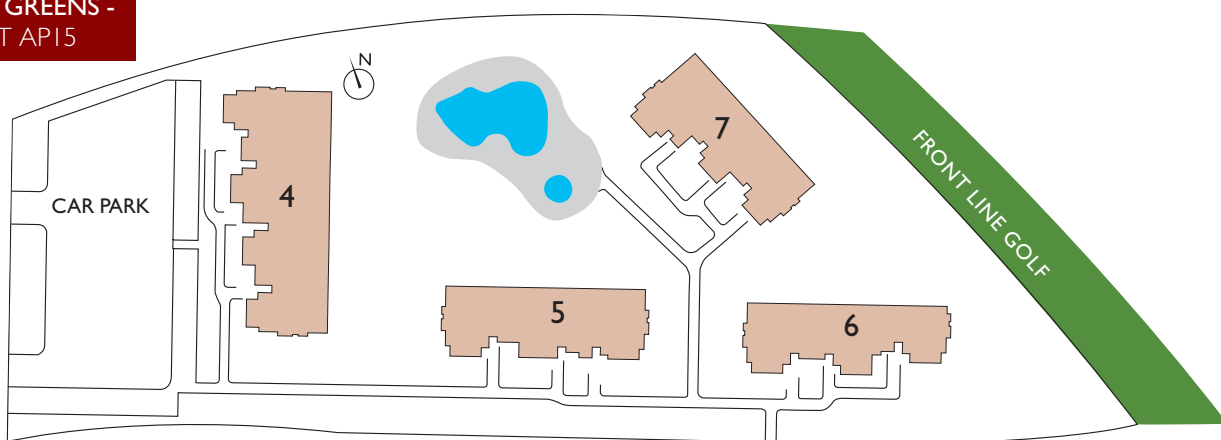
... catering to your every need

PLOT PLANS

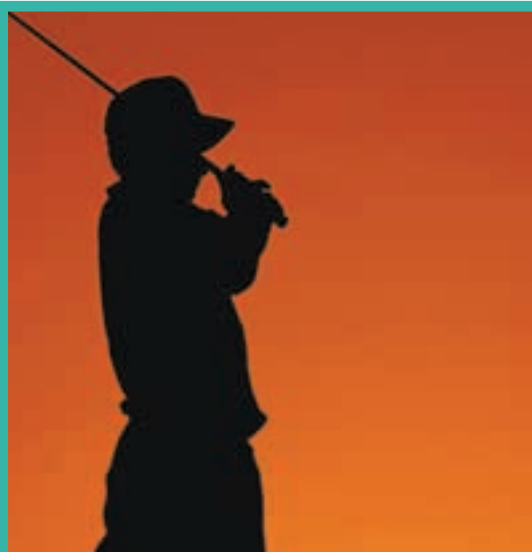
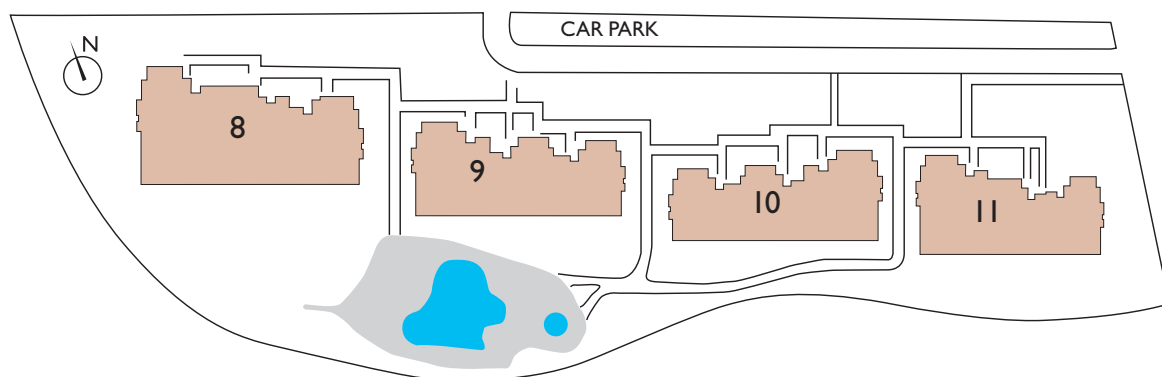
THE GREENS -
PLOT AP14



THE GREENS -
PLOT AP15



THE GREENS -
PLOT AP16





RIAD VILLA TYPE RV2 (FRONT VIEW)

The Fairways...

The Fairways Townhouse Villas and the Fairways Riads have all the ingredients discerning buyers would expect from an exclusive Mediterranean development.

Architecturally, the design combines subtle Arabic detail with the European criteria of quality and contemporary living. This fusion of styles provides the properties with generous living spaces that are flooded with light.

Views across the landscaped gardens stretch out onto one of Saidia's championship golf courses, with other facilities exclusive to The Greens and The Fairways developments including: 2 hole Practice Pitch and Putt course, tennis courts, children's play area and an exclusive Clubhouse that incorporates a bar, restaurant, Caddy Master and practice putting green.



RIAD VILLA TYPE RV2 (AERIAL VIEW)

Such exclusivity...

The Fairways is set to become one of Mediterranean Saida's most prestigious developments. Its positioning benefits from the resorts commercial centre - a lively meeting point, housing designer names such as Gucci, Boss and Armani as well as fabulous eating areas; the famous Buddha Bar; nine 4 and 5 star hotels; a marina that holds up to 840 mooring points along with a diving and sailing centre.

With Morocco set to become a sought after holiday destination, The Fairways, on Morocco's only Mediterranean Azur plan resort, will become synonymous with its reputation for quality, design and aspirational living.

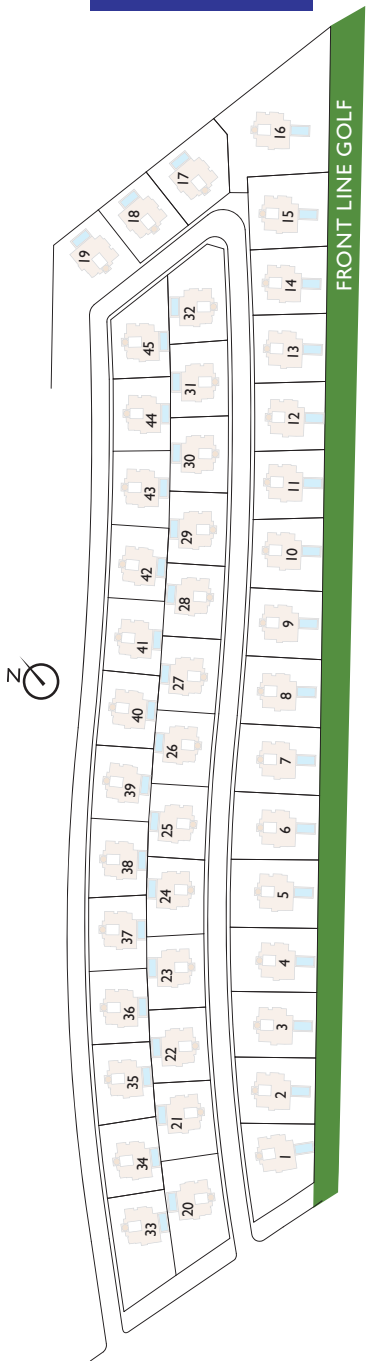


TOWNHOUSE VILLA TYPE TV4



PLOT PLANS

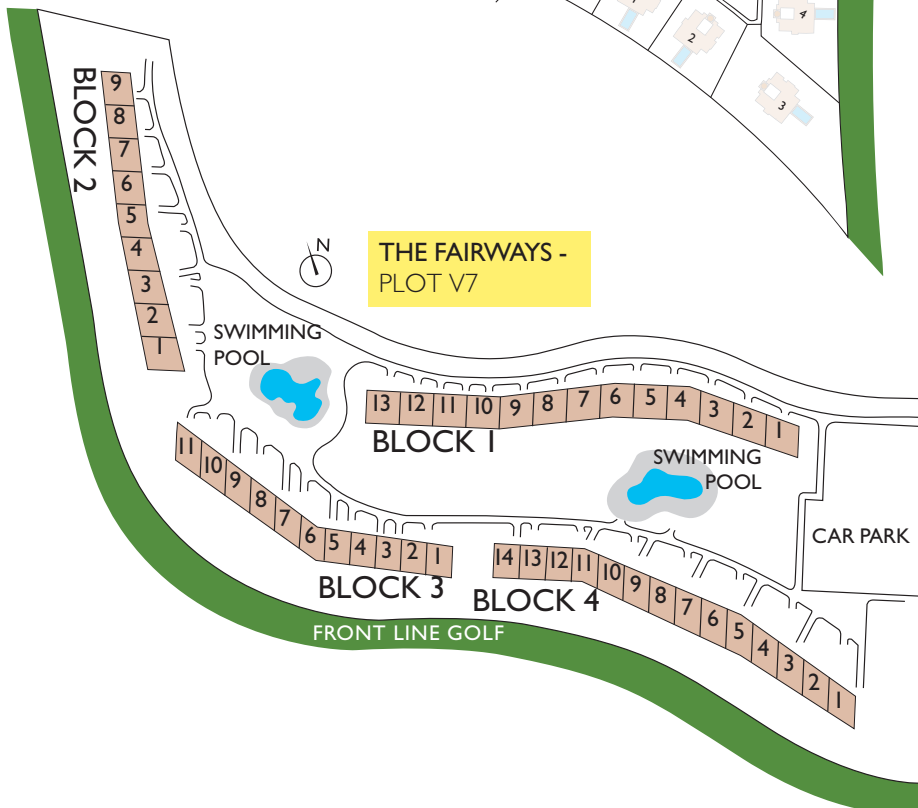
THE FAIRWAYS - PLOT V5



THE FAIRWAYS - PLOT V6



THE FAIRWAYS - PLOT V7



Specification

Kitchens

- ❖ State-of-the-art fitted kitchens in light beech effect with chrome handles, with a range of FAGOR appliances including stainless steel oven, hob and extractor
- ❖ Stainless steel sink with chrome mixer tap
- ❖ Pelmet lighting to work surfaces
- ❖ 40mm Granite work surface

General Internal Features

- ❖ Fully furnished throughout in a contemporary and luxurious style
- ❖ Plasma / LCD TV entertainment system (further option to fit in bedrooms)
- ❖ Hot and cold air conditioning throughout
- ❖ TV aerial socket to sitting room, kitchen and all bedrooms
- ❖ Telecom point to sitting room
- ❖ Skirtings and architraves
- ❖ Floors finished with quality light marble tiles

Utility Rooms

- ❖ Plumbing for two appliances
- ❖ Outside ventilation
- ❖ 150 litre hot water tank

Bathrooms & EnSuites

- ❖ ROCA white vitreous enamel sanitary ware
- ❖ Thermostatically controlled shower
- ❖ Mixer taps
- ❖ Shaver sockets
- ❖ Glazed wall tiles

Windows & Doors

- ❖ UPVC double glazed windows, French doors and rear doors
- ❖ Mahogany front doors with brass ironmongery
- ❖ Light wood internal doors with chrome door furniture

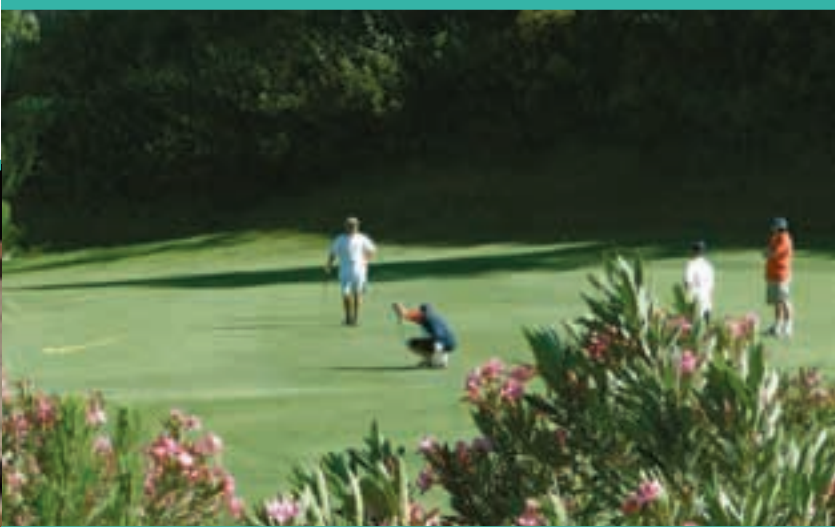
External Features

- ❖ Terrace area
- ❖ Lighting to terracing areas
- ❖ Turfing to front lawns
- ❖ Outside tap
- ❖ Swimming pools in communal garden areas
- ❖ Gated community





ARTISTIC IMPRESSION OF AERIAL VIEW OF CLUBHOUSE



The Greens & The Fairways Clubhouse...

In addition to the facilities of Mediterranean-Saidia, residents of the apartments, townhouses and villas can take advantage of exclusive access to the luxurious Clubhouse.

The Clubhouse will offer the following facilities:

- ❖ On-site maintenance and check-in facilities
- ❖ Restaurant and bar
- ❖ Caddy Master
- ❖ 2-hole Pitch and Putt Course
- ❖ Tennis Courts
- ❖ Practice Putting Greens
- ❖ Internet and business facilities
- ❖ Extensive sun terraces

Azur Management Services

5★ Rental Programme:

Azur Management Services (AMS) are here to help you get the most out of your investment. Our professional service will cover all your rental needs and will work with you to ensure that your property is run how you want it.

★ No rental ties

As an owner of a freehold property in Saidia, there are no rental restrictions and you decide how and when you wish to let it.

★ Concierge service

We will arrange tee-off times prior to your arrival, airport pick-ups, dry-cleaning and many other on-demand services.

★ All-encompassing management service

We will take care of everything, from finding bookings to key handover.

★ Point of contact

We can provide information and assistance for both yourselves and your guests, when in Saidia.

★ UK and Moroccan presence



Why The Greens & The Fairways...

LOCATION

The Greens and the Fairways are three luxury developments set in the calm, tranquil surroundings of a championship golf course and just five minutes from the beach. Saidia will have all the facilities a modern visitor could want coupled with 6km of untouched coastline.

LUXURY PROPERTIES

The apartments, townhouses and villas that make up The Greens and The Fairways are built to the highest European standards. All properties will be fully furnished, including brand name kitchen equipment and Plasma / LCD televisions, with telephone points in all rooms and internet access provided as standard.

SWIMMING POOLS

The Greens consists of three main plots (API4, 15 & 16). Unlike other developments in Saidia, each of these will have its own pool, in order to ensure that there is no overcrowding. A typical pool will incorporate a child's pool of approximately 5m in diameter and a main pool of 20m by 13m.

For the Fairways Townhouses there will be a total of two pools for the 47 units. There will be provision for a child's pool area of 5m in diameter and the main pool sizes will be approximately 17m in length by 8m in width.

Each Riad Villa has its own private pool, 7x3m

FACILITIES

CLUBHOUSE

The Clubhouse will be available to all property owners and their guests (this includes rental clients). In the clubhouse, there will be a Caddy Master, restaurant, bar and shop. There will also be a putting green attached to the Clubhouse.

SPORTS FACILITIES

In addition to the three championship golf courses, The Greens & Fairways development will also incorporate a 2 hole pitch and putt course, two tennis courts and children's play area.

RENTAL INCOME

Azur Developments will have a rental management company (Azur Management Services) in place on completion of our properties offering a one-stop service for all your rental needs. As our properties are sold freehold and free from any rental restrictions, prospective buyers will have the option to select any management company offering the best proposal for their requirements.

Properties here should provide lucrative year-round rental potential because of the climate and golf facilities. An added bonus is that owners are income tax-exempt for the first 5 years. All properties are furnished to a high standard and are "ready-to-rent" for those who should wish to do so.

PAYMENT TERMS

The Developer of The Greens and The Fairways can offer an exceptional payment plan, unique to these properties and unmatched by anyone else. Please refer to the price list provided for the latest information on prices, availability and payment schedule.

GOLF MEMBERSHIP

You will benefit from preferential membership fees for the Golf Club. This membership will also be transferable to rental clients for the duration of their stay.

