

ROBUST INVESTMENT OPPORTUNITY IN MARRAKECH: A COMPREHENSIVE INSIGHT

EXECUTIVE SUMMARY

Nestled amidst the vibrant cultural hub of Marrakech, a lucrative investment opportunity unfolds over a sprawling **40 hectares** estate. With a well-established golf course, a nearing completion hotel, and an expansive land earmarked for real estate development, this venture is a goldmine waiting to be tapped. Marrakech's burgeoning tourism and real estate sectors further enhance the allure of this investment, promising a robust return on investment (ROI).

Below is a detailed examination of this proposition segmented into two pivotal components: the operational Golf and Activities segment and the potential Real Estate project.

Part 1: Golf and Activities

The meticulously crafted golf course spans **160,981 m²**, complemented by a **club house (7,882 m²)**, a nearly completed **hotel (19,356 m²)**, and a **cultural center (3,376 m²)**, cumulating to a total area of 191 , 595 m².

Pricing:

The pre- negotiation price stands at **\$60,000,000 .**

Current Status:

The significant structures are already in place, with minor finishing required for the hotel to begin operations. The golf course and associated activities are fully operational, marking a decade of successful venture.

Advantages:

- Turnkey Project : Unlike a greenfield project requiring a gestation period of about **6 years**, this operational venture ensures immediate returns.
- Prime Location : Situated in Marrakech' s urban development zone, the complex enjoys an advantageous positioning for both tourism and real estate prospects.
- Quality Construction and Maintenance : The infrastructure, especially the golf course, stands as a testimony to superior quality and meticulous maintenance.
- Cost Efficiency : Acquiring such land today would necessitate an investment of **\$ 50,000,000** , showcasing the cost- effectiveness of this offer.





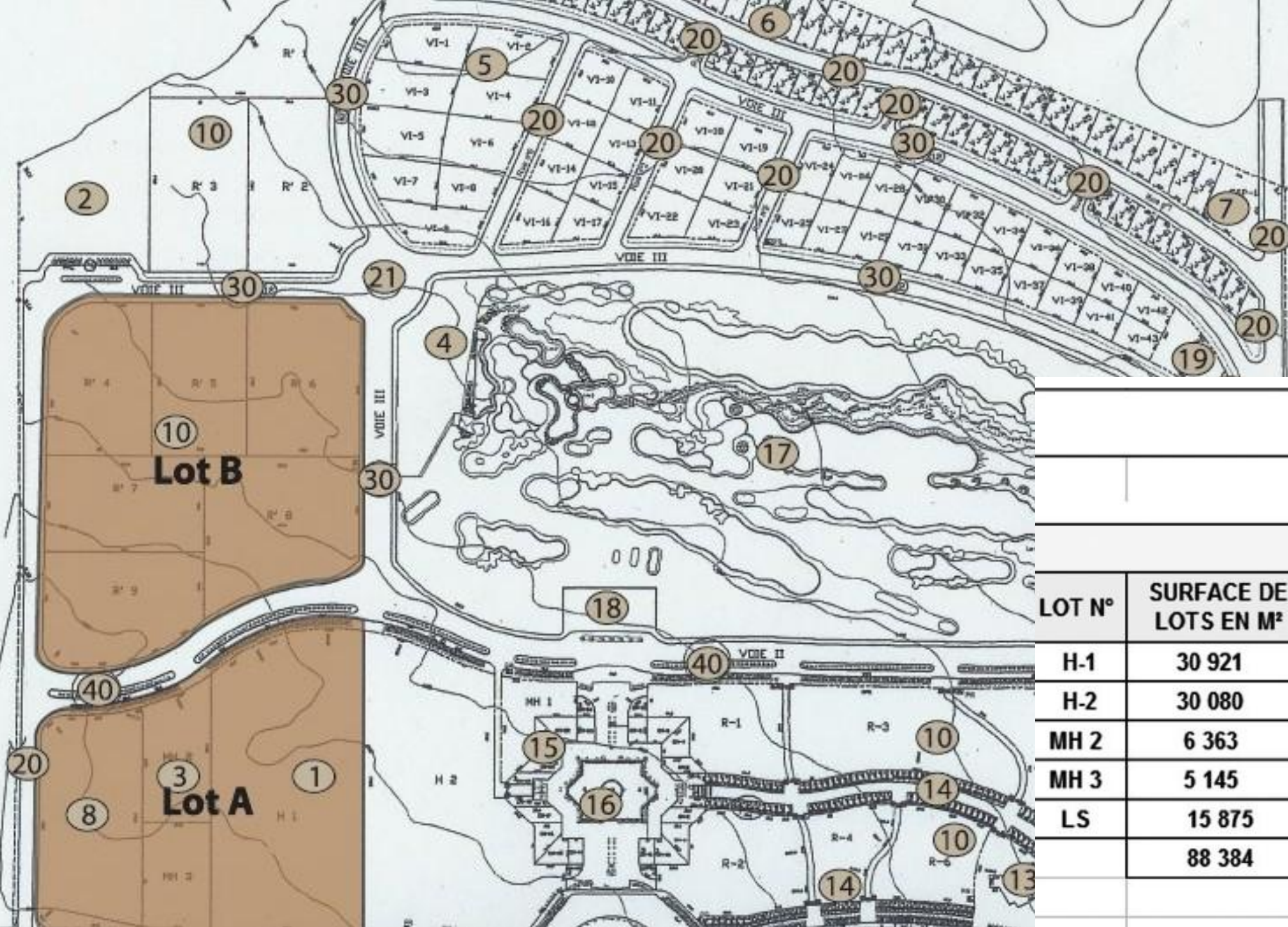
Part 2: Real Estate Project

Adjacent to the golf complex is a **200,000 m²** land valued at **\$45,000,000** before negotiations, approved for real estate development.

Advantages:

- Developmental Freedom : With requisite authorizations in place, this segment offers a canvas for crafting real estate marvels.
- Exceptional Environs : The surrounding serenity coupled with the proximity to urban amenities makes it a coveted spot for real estate investors and buyers alike.
- Potential Upsurge in Value : The ongoing urban development in Marrakech forecasts a significant appreciation in land value, promising augmented returns.





TERRAINS ENSEMBLE IMMOBILIER

TERRAINS ENSEMBLE IMMOBILIER en R+1 et R+2 - LOT A

LOT N°	SURFACE DES LOTS EN M ²	PRIX AU M ²	PRIX DU TERRAIN EN DHS	CES	CES EN SURFACE	COS	COS EN SURFACE	NIVEAU	TITRE FONCIER
H-1	30 921	3 000	92 763 000	0,25	7 730	1	30 921	R+2	138 607/04
H-2	30 080	3 000	90 240 000	0,25	7 520	1	30 080	R+2	138 608/07
MH 2	6 363	3 500	22 270 500	0,25	1 591	1	6 363	R+2	138 615/04
MH 3	5 145	3 500	18 007 500	0,25	1 286	1	5 145	R+2	138 612/04
LS	15 875	3 000	47 625 000	0,7	11 113	1,3	20 638	R+1	143 273/04
	88 384		270 906 000						

TERRAINS ENSEMBLE IMMOBILIER en R+1 - LOT B

LOT N°	SURFACE DES LOTS EN M ²	PRIX AU M ²	PRIX DU TERRAIN EN DHS	CES	CES EN SURFACE	COS	COS EN SURFACE	NIVEAU	TITRE FONCIER
R'4	10 904	2 500	27 260 000	0,25	2 726	0,6	6 542	R + 1	138 626/04
R'5	10 011	2 500	25 027 500	0,25	2 503	0,6	6 007	R + 1	138614/04
R'6	11 755	2 500	29 387 500	0,25	2 939	0,6	7 053	R + 1	138629/04
R'7	10 285	2 500	25 712 500	0,25	2 571	0,6	6 171	R + 1	138 611/04
R'8	13 984	2 500	34 960 000	0,25	3 496	0,6	8 390	R + 1	138 630/04
R'9	11 856	2 500	29 640 000	0,25	2 964	0,6	7 114	R + 1	138 628/04
	68 795		171 987 500						

NEXT STEPS:

- Opportunity Validation : Detailed scrutiny and validation of the opportunity to ensure its alignment with investment goals.
- Deal Structuring : Establishing a coherent agreement among all parties involved, delineating responsibilities and shareholding.
- Negotiation and Acquisition Plan : Organizing a meticulous plan encompassing site visits, negotiation phases, and sales agreement preparation.

CONCLUSION:

Marrakech, with its flourishing tourism and real estate sectors, serves as a fertile ground for this all-encompassing investment opportunity. The already operational golf complex coupled with the vast potential of real estate development makes this venture a rare find. The favorable geographical location, existing infrastructure, and promising financial outlook postulate this project as a beacon for investors aiming for substantial growth and diversification in the Moroccan market.



We are open to discussions and collaborations with interested investors. For inquiries, discussions, or further information about this **INVESTMENT OPPORTUNITY IN MARRAKECH** please contact:



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