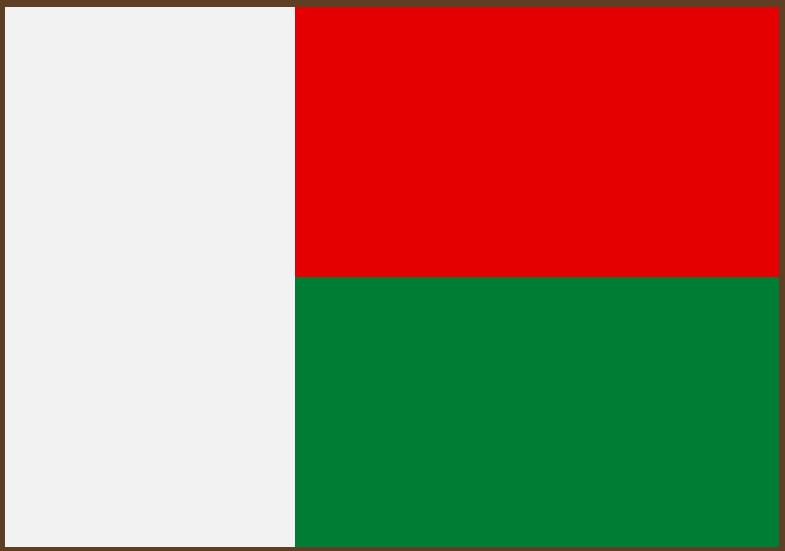


MADAGASCAR PROPERTY CATALOGUE



INVEST • BUY SECOND HOME
• RETIRE ABROAD • SPEND FAMILY HOLIDAY

Cat. no. 15/10/2025



WE MAKE YOUR
PLANS COME TRUE:



MADAGASCAR



+48 539 713 741



www.kalmex-invest.com



office@kalmexinvest.com



Madagascar – The Untapped Pearl of the Indian Ocean

Madagascar, the world's fourth-largest island, is quietly emerging as a unique frontier for real estate and eco-investment in the Indian Ocean region. With its breathtaking biodiversity, growing eco-tourism sector, and increasing infrastructure investment, the island presents an exceptional opportunity for early-stage investors seeking land, beachfront property, or sustainable resort developments. Backed by government efforts to attract foreign capital and support conservation-based tourism, Madagascar is set to become a new player on the international investment map. Its low property prices, untouched coastlines, and growing interest from Europe and Asia make it a compelling destination for long-term value growth.

Tourism and Lifestyle

Madagascar is a haven for nature lovers and adventure seekers. From the famous baobab-lined avenues to tropical rainforests, coral reefs, and rare wildlife found nowhere else on Earth, the island offers unmatched ecological diversity. Coastal towns like Nosy Be and Diego Suarez are gaining traction with luxury resort projects, scuba tourism, and wellness retreats.

Why Invest

Investing in Madagascar means entering a largely untapped market with exceptional growth potential. With thousands of kilometers of pristine coastline, rising tourism demand, and affordable land prices, the island is ideal for eco-resorts, boutique developments, and land banking.



+48 539 713 741



www.kalmex-invest.com



office@kalmexinvest.com

ID: #1PolMadO inv

POLONIA OCEAN PARK - Madagascar's First Masterplanned Coastal Community

Project Description

Polonia Ocean Park is the next milestone in the transformation of Madagascar's east coast. Located in New Tamatave, a visionary urban development zone just 3 km from the highly successful Lechia Ocean Gardens, this community blends investment security, lifestyle appeal, and sustainable growth.

Backed by local authorities and designed by a European-led team, the project features beachfront and inland plots for residential or hospitality development. Its mission is to create a thriving, multicultural community offering direct access to pristine beaches, modern infrastructure, and green spaces — making it one of the most desirable addresses on the island.

From legal certainty and strong capital growth to proximity to the ocean and airport, Polonia Ocean Park offers a rare chance to be part of Madagascar's most ambitious coastal development.



Price

\$99, 000

Top 3 Reasons to buy

1. Strategically located just 14 minutes from Madagascar's second-largest city and international airport
2. Beachfront & Inner-Plot Options with Full Ownership
3. This modern, gated, eco-conscious community will offer infrastructure, safety, social impact, and lifestyle quality — positioning itself as a model for sustainable development in Madagascar. Ideal for conscious investors and second-home seekers.



+48 539 713 741



www.kalmex-invest.com



office@kalmexinvest.com