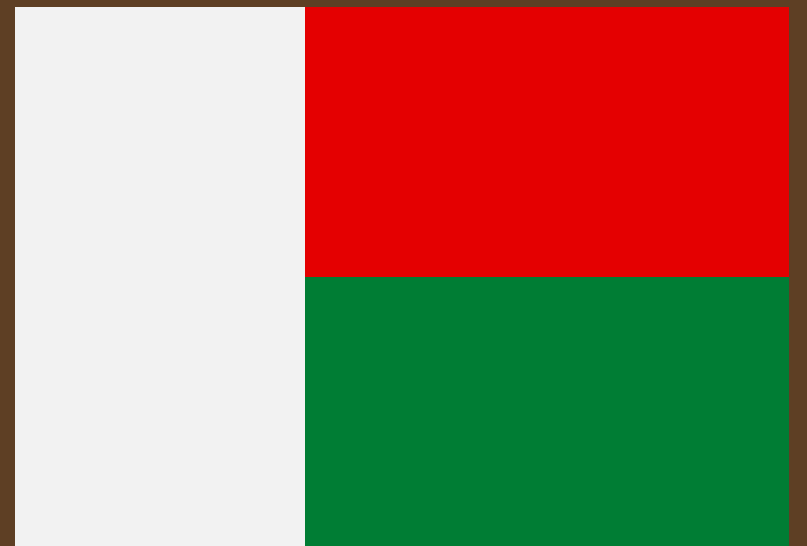


MADAGASCAR PROPERTY CATALOGUE



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

Cat. no. 15/10/2025

How to Use the Kalmex Invest Catalogue?

To make navigating our catalogue easier, we have prepared a detailed guide presented in a logical sequence – from the most important principles to practical details.

Offers within a given region are presented from the lowest-priced to the highest-priced, making it simple to compare available investment opportunities.

Reference Numbers:

Example: #7XYZO INV

- Each property is identified by a reference number, which is our internal code. It consists of:
 - # followed by 3/4 letters (offer code),
 - "O" means the offer is off-plan
 - "INV" indicates an investment offer

How We Work With a Selected Offer:

When you are interested in a specific property, simply provide us with its reference number.

Next steps:

1. We arrange an informational meeting,
2. During the meeting, you can clarify all doubts and ask detailed questions.
3. Upon request, we organise a site visit and property presentation – either with our participation or directly with the developer/ agency.

Purchase Process & Financing:

- Each developer provides their own payment plan, negotiated individually during the purchase process.
- In Spain, selected offers allow you to obtain a mortgage loan directly in Spain.
- For each country we prepare informational brochures explaining the purchasing process (steps, taxes, fees, regulations), so you feel secure and well-informed.
- Please note: the catalogue has an illustrative character – once you select an offer, we will provide you with a complete package of detailed materials (floor plans, schedules, payment plans, contracts).

Contact

Do you have questions or wish to discuss an offer? Contact us directly:

- WhatsApp / Telegram / Phone: +48 539 713 741 OR +48 604 764 754
- E-mail: office@kalmexinvest.com
- Facebook / Messenger: Kalmex Invest



KALMEX INVEST

WE MAKE YOUR
PLANS COME TRUE:



MADAGASCAR





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.



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.



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