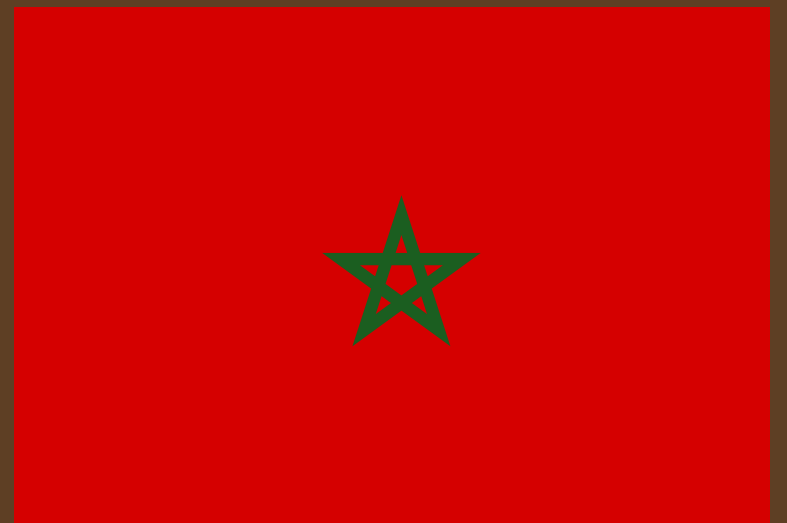


MOROCCO PROPERTY CATALOGUE



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

Cat. no. 15/11/2025

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:



MOROCCO





Morocco – The Gateway to Africa and the Atlantic

Morocco, at the crossroads of Europe, Africa, and the Atlantic, is emerging as one of North Africa's most dynamic real estate and lifestyle destinations. With a stable political environment, growing infrastructure, and government-backed development strategies, Morocco offers strong fundamentals for property investors seeking both capital appreciation and lifestyle assets. From the cosmopolitan coastline of Casablanca to the historic charm of Marrakech and the serene beaches of the Atlantic, Morocco is seeing a wave of modern developments — from seafront apartments and branded residences to boutique riads and resort-style communities. Its strategic location, competitive pricing, and improving international access are drawing interest from Europe, the Gulf, and beyond.

Tourism and Lifestyle

Morocco blends ancient traditions with modern luxury. Its cities offer a vibrant fusion of Arab, Berber, and European cultures, while coastal hubs like Casablanca and Rabat are transforming into global business and tourism centers. Visitors are drawn to the country's year-round sunshine, surf beaches, desert adventures, and world-class hospitality. Whether it's golfing on the Atlantic coast, kitesurfing in Essaouira, or relaxing in a luxury spa in Agadir, Morocco delivers a rich lifestyle offering for residents and tourists.

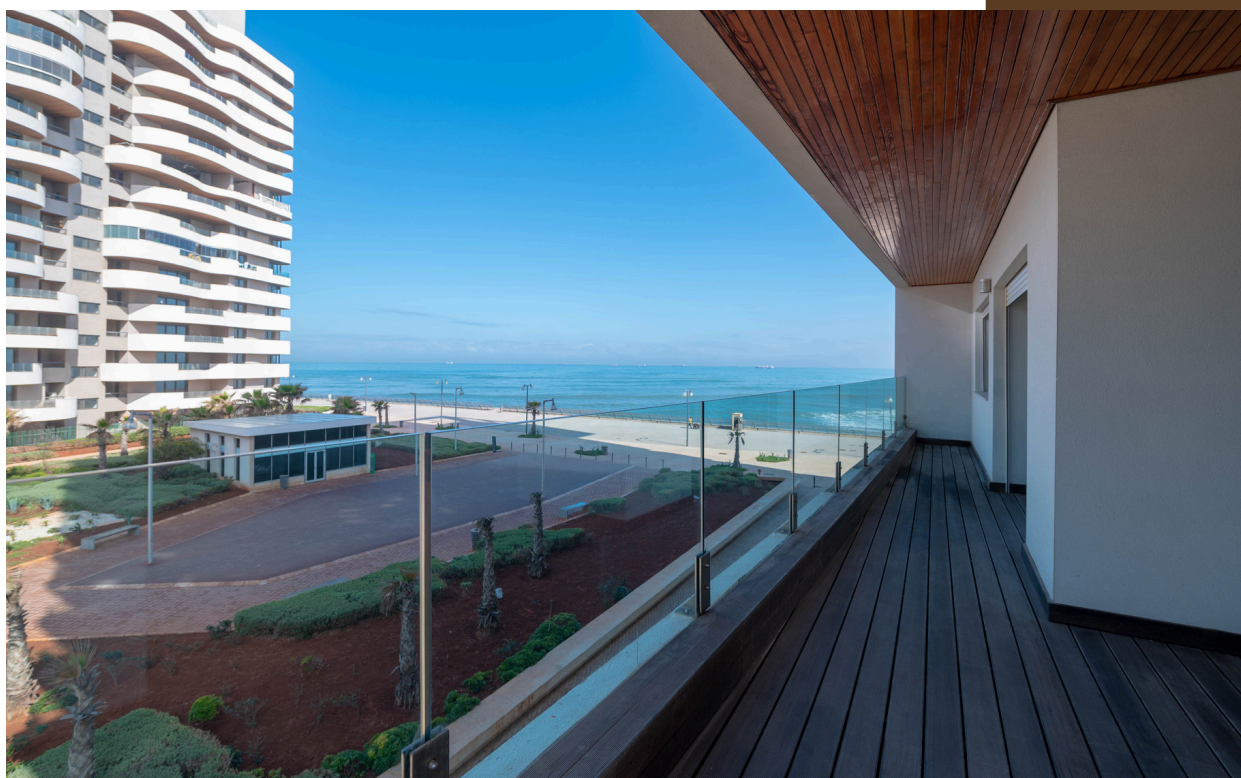
Why Invest

Investing in Morocco means entering a market with strong tourism growth, expanding infrastructure, and a wide range of real estate options — from beachfront apartments to high-end urban developments. The country offers tax incentives for foreign buyers, a growing demand for short-term rentals, and a rising trend of branded residences in coastal cities.



ID: #1Cdg inv

CASABLANCA MARINA LIVING — AN OCEAN OF WELL-BEING



Project Overview

Casablanca Marina Living redefines the essence of urban coastal life — where the Atlantic horizon meets refined architecture, luxury comfort, and modern convenience.

Developed across a 26-hectare masterplan, this forward-thinking project transforms the Casablanca seafront into a new urban landmark, combining ocean views, business vibrancy, and serene residential living.

Each residence embodies elegance and tranquility, designed with exceptional attention to detail — from high-quality finishes and noble materials to expansive living areas bathed in natural light. The result is a space that offers both sophisticated style and timeless comfort. Casablanca Marina Living stands out for its bold, innovative architecture and harmonious integration into the cityscape.

Apartments and penthouses are designed to highlight panoramic views of the ocean and skyline, while the interiors celebrate modern Moroccan elegance — blending warm tones, open spaces, and premium craftsmanship.



Price

\$420,000

Top 3 Reasons to buy

1. Prime Waterfront Location in Morocco's Financial Hub - the project offers direct ocean views and immediate access to business, leisure, and cultural districts.
2. Luxury Living with High ROI - estimated returns of up to 7% make it a strong investment choice
3. Integrated Lifestyle Community - From yacht clubs and spas to cafés, retail, and green spaces.





ID: #1Ehs Inv

FAIRMONT LA MARINA RABAT – A Waterfront Masterpiece in Morocco

Price
\$430, 000

Project Overview

Fairmont La Marina Rabat – Salé represents the pinnacle of refined waterfront living in Morocco.

Situated on the Atlantic coastline, where the Bouregreg River meets the ocean, this world-class mixed-use development is managed by Fairmont Hotels & Resorts, one of the most prestigious hospitality brands globally.

Combining the prestige of Fairmont service with the architectural brilliance of Eagle Hills, the project delivers a lifestyle of unmatched comfort, exclusivity, and investment stability.

Fairmont La Marina offers investors a rare opportunity to own a branded residence in one of North Africa's most strategic capitals — Rabat, Morocco's political and cultural heart.

Top 3 Reasons to buy

1. Guaranteed 7% ROI in a Turn-Key Fairmont Rental Program - Benefit from a fully managed business hotel room investment
2. Unmatched Location in Morocco's Capital - Set on the waterfront between Rabat and Salé, with panoramic views of the Atlantic Ocean and Bouregreg River
3. Branded Residence with 5★ Hotel Facilities - Enjoy full access to Fairmont's world-class amenities — rooftop infinity pool, spa, restaurants, concierge, and security

