

# SENEGAL 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](mailto:office@kalmexinvest.com)
- Facebook / Messenger: Kalmex Invest



# KALMEX INVEST

WE MAKE YOUR  
PLANS COME TRUE:





# SENEGAL



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## Senegal – Gateway to West Africa for Investors

Senegal is one of the most stable and promising markets in West Africa, combining economic growth, political stability, and a rapidly developing tourism and real estate sector. With a growing middle class, major infrastructure projects, and increasing international attention, the country offers strong fundamentals for long-term investment.

Modern developments are concentrated in Dakar, Yoff Virage, Almadies, and Diamniadio, where new urban zones and coastal communities are shaping the future of the capital. The government actively supports foreign investment through incentives, simplified property ownership regulations, and public-private partnerships.

### Tourism and Lifestyle

Senegal attracts travellers from Europe, the Middle East, and Africa thanks to its year-round warm climate, Atlantic beaches, and cultural heritage. The country's main tourism hub — Dakar — combines the energy of a modern metropolis with a relaxed coastal lifestyle.

### Why Invest

Investing in Senegal means entering an emerging market with high potential for capital appreciation and stable rental income. From luxury beachfront apartments to modern city developments, investors can enjoy both lifestyle and financial rewards in one of Africa's most dynamic coastal nations.







ID: #2DywO inv

## OPUS Residence — The Art of Living by the Atlantic

Price  
**\$111,000**

In the most prestigious coastal zone of Le Virage, between Ozone and Ocean Waves, rises OPUS Residence — a new symbol of contemporary architecture and refined living in Dakar.

Combining minimalist European design, panoramic ocean views, and the vibrant rhythm of Africa's western coast, OPUS redefines urban luxury by the sea. Each apartment is a work of art — elegant, functional, and bathed in natural light.

Clean architectural lines, high-end materials, and spacious terraces overlooking the Atlantic Ocean create a sense of harmony between modern sophistication and natural serenity.

Located in Bend, Virage, the residence represents timeless elegance with refined modernity.

### Top 3 Reasons to buy

1. Architectural distinction – Designed by top architects for timeless appeal and high resale value.
2. Prime position – Between Ocean Waves and Ozone, closest to the sea, ensuring premium appreciation.
3. Balanced investment – Combining lifestyle comfort with reliable short- and long-term income.





ID: #3DywO inv

# Residence PHENICIA — The New Landmark of Refined Living in Yoff Virage

Between the vibrant coastline of Yoff Virage and the tranquil Atlantic horizon, a new architectural icon rises — PHENICIA, where elegance meets innovation. A creation inspired by the renowned Olympia Building, PHENICIA represents a renaissance of urban luxury — a space that blends residential sophistication with commercial functionality in one harmonious design.

With 350 meters to the beach, panoramic windows, and refined architectural lines, this development captures the rhythm of Dakar's evolution — modern, bold, and visionary. PHENICIA is more than a building — it's a statement of modern refinement and intelligent design.

The project features separate residential and office spaces, ensuring full privacy and convenience for both owners and tenants.

Its façade incorporates privacy screens that filter sunlight while emphasizing the building's sculptural form and contemporary beauty.

The design by Architect Alberto Lazzaro (DPLG) brings together east-west orientation for natural ventilation and light, enhanced by spacious terraces and large bay windows.



Price

**\$114,000**

### Top 3 Reasons to buy

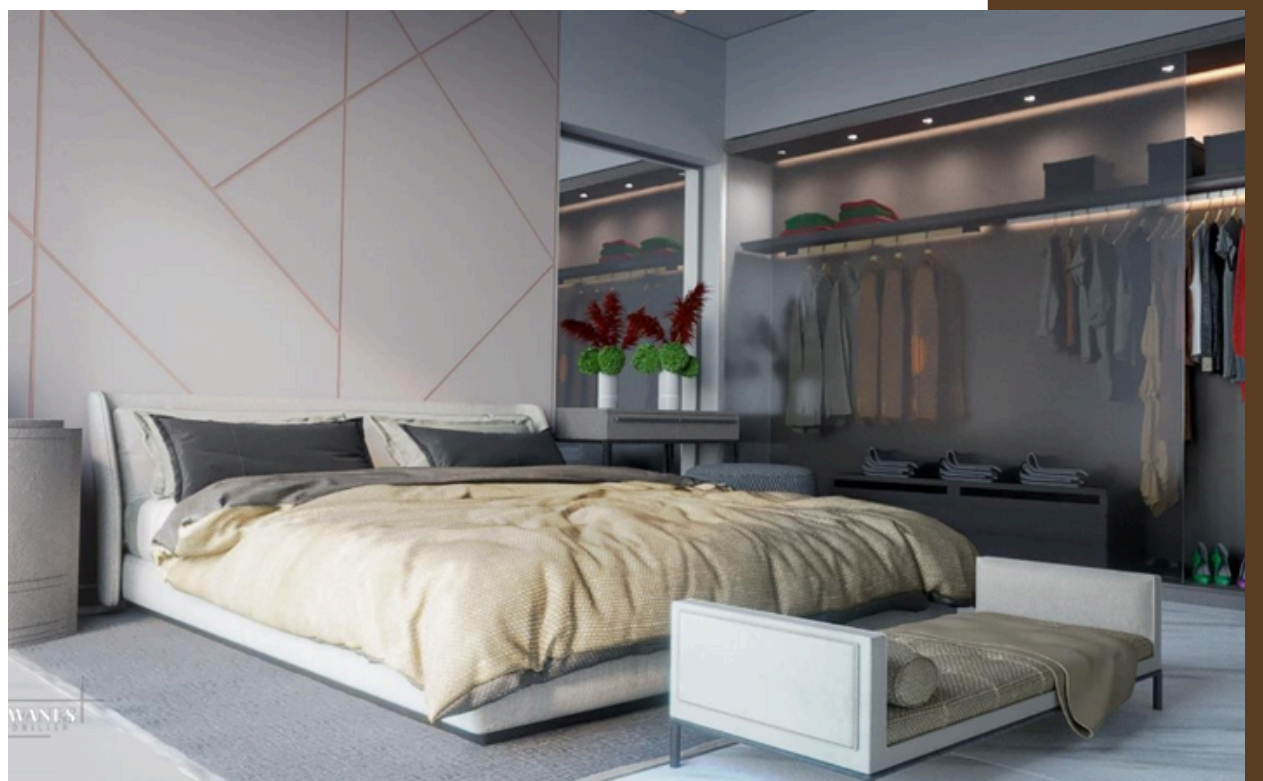
1. Residential + office model ensures diversified income and higher occupancy.
2. Proximity to the sea, airport, and business zones offers long-term stability and strong demand.
3. A masterpiece of contemporary design — PHENICIA stands for sophistication, exclusivity, and growth.





ID: #1Dyw inv

# Ocean Waves – Where the Atlantic Meets Urban Elegance



Experience the essence of contemporary seaside living in one of West Africa's most dynamic capitals.

Ocean Waves Residences combines modern European design, panoramic sea views, and the rhythm of Dakar's coastal life — creating a sanctuary for both residents and investors.

Situated in Le Virage, just moments from the famous Casino Club and Almadies beach zone, the project offers a unique blend of tranquility, exclusivity, and urban connectivity.

Wake up to the sound of waves, unwind in a rooftop lounge, or enjoy a sunset swim — everything here is designed for effortless luxury.

Ocean Waves was envisioned as a seaside residential complex merging modern architecture with natural harmony.

The project's name reflects the evening sound of waves hitting the rocks at Le Virage — the soundtrack of the Atlantic.

Located on elevated terrain (+15 m) with a building height of 29 m, the residences offer unobstructed sea views and a perfect vantage point over Dakar's coastline.



Price

**\$211, 000**

### Top 3 Reasons to buy

1. One of the city's fastest-growing and most prestigious districts, combining proximity to the airport, embassies, and beaches.
2. Earn 8–12% from tourist rentals or 5–7% from stable expat leases — a perfect hybrid investment model.
3. With limited seafront availability and high-end design, Ocean Waves offers lasting value and an exceptional living experience.

