



Development: Playa Vista

Location: Mediterranean Coast – Tamrabet, 25 minutes from Tetouan city center and airport

Brief Description:

Stunning Front Line apartments at unheard of pricing! Playa Vista is truly in one of the most beautiful areas in Morocco where the Rifi Mountains meet the sea. At the moment, there are not any sights that even come close to rivaling its beauty. Whether you are looking for an investment property or a holiday home, Playa Vista could be the spot for you. Located right on the Mediterranean with views of Cabo Negro Point, Ceuta, and Gibraltar, its views are incredible and unbeatable by any other development in the area!

- Guaranteed Ocean Front Views
- 1,2 And 3 Bed Open Plan
- Secluded Beach & Marina
- Secluded Shuttle to Golf
- Fitness Club
- 3 Bars, 2 Restaurants onsite
- Super Market onsite
- Fly UK to Morocco in 2 hours
- 9 Miles From Spain

Price: 1B – NOT YET RELEASED! COMING SOON !643,060 Dirham
(estimated 39,500 GBP based on a 16.28 exchange rate)
2B – Ranging From **975,172** Dirham (estimated 59,900 GBP
based on a 16.28 exchange rate) to **1,351,240** Dirham
(estimated 83,000 GBP based on a 16.28 exchange rate)

Type: Apartments

Beds: 1 and 2 bedrooms

Bath: 1 bathroom

Size: 42m²- 65m² including terraces

Terrace: additional terraces and solariums on select units

Views: *All apartments have unobstructed sea views of the Mediterranean Sea, with mountains surrounding the development*

Specifications:

FOUNDATIONS AND STRUCTURE

Foundations: Continuous slab of reinforced concrete with damp protection.

Structure: Pillars and slabs of reinforced concrete in conformance with Para-seismic norms in use for buildings in high risk area

ROOFING

Flat roofs are made in pre-stressed concrete in a ready-built system; with a protective coat in non-accessible roof. And in accessible ones the protective function will be ensured by functional tiling systems; inclined panels will be sheltered by roof tile system of first class quality design.

FACADES AND DIVIDING WALLS

Facades and exterior walls: Made from cavity bricks. The external cavity wall is 30cm thick with rustic mortar on both sides; with acoustic-thermal insulation in the interior.

Dividing Walls between living units: Made from cavity bricks 7cm thick with mortar on both sides.

TILING

1st class design quality finish.

Bathrooms: Marble with stainless steel fittings, or tough ceramic flooring.

Kitchens: Chemical resistant, ceramic tiled flooring; kitchen granite tops.

CEILINGS

Plaster ceilings in living units.

PLANT CONTAINERS, TERRACES.

Terraces decorated with prefabricated flower boxes with ceramic finishes and wood hand railings.

Solariums & Terraces are in ceramic tiles 1st class quality, with pergola system (depending on cases) solariums are equipped with pre-installation of Jacuzzi systems, with optional wood covering, pergola systems, and the interior stairs to the solarium are not covered.

CARPENTRY

1st quality and attractive design.

Doors: Entrance: Reinforced, varnished wood exterior facing, beech wood interior facing. Black iron fittings, Wood interior doors with all surfaces beech veneer. All fittings are in rustic style, black iron.

Glass sliding doors: all apartments have a large sliding door with access to the covered/open air terraces, functional and easy to work.

Windows: Aluminum, with quality control certificate. Wind and leak-proof. Safe and with acoustic absorption.

Other glass installations: (Optional) Glass used is CLIMALIT or similar. Security glass on large surfaces of glass

Fitted wardrobes in bedrooms: all apartments are equipped by fitted wardrobes in each room

WATER AND DRAINAGE INSTALLATIONS

Of prime quality, robust and acoustically insulated.

Water system: PVC high pressure piping system, with individual cut-off keys for each unit, including heat differential protection.

Drainage: Individual systems for rain and waste water.

BATHROOMS

Of the highest quality design, both ergonomically and aesthetically

Showers: Cubicles with safety glass surrounds.

First quality one-handle taps.

Surfaces and Sinks: Surfaces Silestone, Granite or similar, with built-in sinks. Mirrors above sinks. White glazed toilet sanitary.

KITCHEN

Completely equipped to the highest quality. Silestone/Granite or similar surfaces, stainless steel / pvc sinks with two taps and drainer. Extractor hood with filter. Manufactured by kitchen specialists. Counter tops allowing integrated electrodomestics (dishwasher, refrigerator,...) a basic Four-plate cooker & the Oven are offered.

ELECTRICITY

Installations designed and installed to the best specifications.

Fuse box: Built-in and with disconnection and protection mechanisms for each circuit, designed in accordance with Moroccan building regulations.

Fixtures: Of pleasing design. Plentiful plugs. Individual switches governing each light source and ambient regulators in lounge and bedrooms.

Illumination:

Light sources in every area. Built-in halogen lights in bathrooms and kitchen. Exterior illumination in terraces and/or garden.

AIR CONDITIONING AND VENTILATION

Climate control: pre-installation of Air-conditioning system for lounge and bedrooms.

Ventilation: Mechanically Controlled Ventilation: Controlled air extraction to the exterior in bathroom, and kitchen. Automatic air intakes from the exterior.

COMMUNICATIONS, CONTROLS AND INTELLIGENT BUILDING

Telephone and data transmission: a telephone and high speed data transmission lines in lounge and bedrooms.

Television and radio: Satellite with connections in lounge and bedrooms.

PAINTING AND FINISH

Synthetic washable paints of best quality.

Exterior: Painting, rustic, cement render, textured or smooth, Mediterranean architectural style. Use of a large variety of natural stone and rustic wood. The colors used will distinguish between vertical circulation zones, building access and living unit access.

Interior Walls and Ceilings: Smooth, matt and washable- 1st class quality.

COMMUNAL ZONES

Open-air zones: Generous pedestrian walkways through pleasant environment with diversified gardens.

Exterior Lighting: Permanent optimized lighting for communal areas.

Fire fighting system: fire detection and extinguishing systems.

Swimming Pools: Swimming pools systems, integrated within the green areas and terrace, with ample surrounding space. They are characterized by possessing separate child and adult zones with systems providing both safety and hygiene.

Parking Spaces

At least one parking space per living unit.

Fencing and Perimeter Protection: Aesthetic, safe and discrete.

Payment Terms:

Reservation: Fully Refundable Holding Deposit 3.000GBP

Signed Contract: 40% deposit and 1800 GBP Purchase Administration Fee

Completion: 60% balance and approximately 5.5% closing fees.

Completion Date: Estimated Fall 2008 for 1st Phase, the 2nd, and 3rd phases will be completed 6 months after the previous phase