

LES JARDINS D'ASSILAH

- The Company –** is called Marghouba S.A.R.L. and is owned by a lady called Malika Lehyan who was born and bred in Assilah, studied architecture, ran her own architectural practise in Brussels for many years designing commercial and residential buildings before returning to her native Country to concentrate on developments in her home town. She has already completed two other developments in Assilah.
- The Development -** is called “Les Jardins d’Assilah”. It is located away from the beachfront on a gently sloping hillside ensuring that all properties benefit from views down to the Atlantic and the town itself. The site is spread over 6 hectares and comprises 260 units with a build density of only 22%. The properties comprise 2 & 3 bedroom apartments and 5 bedroom villas. The apartments are in three different types of buildings; A,B & C. There is one type “A” block of 7 apartments, 18 type “B” blocks of 11 apartments and 7 type “C” blocks of 7 apartments. Generally, the floor areas are of a generous size with large terraces - no cramming in of units to maximise profits! There are 13 villas with a whopping 241M² floor area plus 83M² of basement and 189M² terraces. There will be a communal pool (villas have their own) and clubhouse / bar restaurant.
- Assilah -** Is an ancient Portuguese walled fishing settlement. It is a most attractive town and has for years attracted artists and culture vultures. There is an established annual art and culture festival. Assilah is situated on the Atlantic coast about 25 minutes drive from Tangiers which can be reached either via the coast road (beautiful scenery) or the new Toll road (fast!). Beaches run for miles and miles.
- The Philosophy -** Malika Lehyan is leading the way in her own country in terms of green issues and is using renewable resources wherever possible in the construction process. The low build density coupled with underground parking will ensure that “Les Jardins” are indeed gardens. The idea is to create a peaceful green space in which to live.
- Communications -** There is an international airport in Tangiers. At the moment, flights from the UK are limited. BA fly once a week. Royal Air Maroc is almost daily. Iberia are also daily but usually involve a change at Madrid or Barcelona. There are rumours that Easyjet are interested in starting a new route. We think it is only a matter of time before one of the ‘no frills’ starts a new service. The alternative is to fly to Gibraltar or Malaga and then by fast ferry (45 mins) from Tarifa to Tangiers. Ferries leave every two hours. A taxi from Tangiers to Assilah will cost about ten pounds.
- Future Prospects -** for North Morocco are extremely good. The turn around in its fortunes a few years ago coincided with the death of King Hassan II in 1997 and the subsequent crowning of his son Mohammed whose personal mission is to tackle poverty, corruption and human rights issues in his country. He is also determined to make the North of Morocco a viable tourist destination. The results of his determination can already be seen. Tangiers is a totally different town from a few years ago. Clean, safe and with better infrastructure. Property prices have doubled in the last two years. Investment is pouring in from all over Europe and notably, Dubai. As far as Assilah is concerned, the local authorities are taking care with their planning laws so as not to make the same mistakes as were made on the Costa del Sol in Spain. Low rise and low density development is the order of the day.