
From: J <jeevacation@gmail.com>
Sent: Wednesday, January 2, 2019 4:22 PM
To: Karyna Shuliak
Subject: Re: Marrakech Property

alex. thank you very much , hope you had a nice holi=ay. We were told that an offer had been accepted in the low =0s by another buyer. . We think a price between 15 and =0 would be as high as we would go. and that would include all taxes. ♦=A0 we calcualted that at least 5- 10 m would be needed and 18months =o finish the guest , redo plumbing electrical and infrastructure.♦=A0 which frankly appeared quite old. If your other offer falls throu=h. please contact me. otherwise thank you very much for =our time.. We understand sellers can sometimes be stubborn , but t=ere is a reason that this has been on the market for so long without a sal=. happy new year

On Wed, Jan 2, 2019 at 10:52 AM Karyna Shuliak <[REDACTED]> wrote:

Begin forwarded message:

From: Alex Peto <[REDACTED]<=a>>
Date: January 2, 2019 at 10:17:35 AM EST
To: Karyna Shuliak <<mailto:[REDACTED]>> [REDACTED]
<mailto:[REDACTED]>>
Subject: Re: Marrakech Pr=perty

Dear Karyna

Hap=y New Year.

I thought I would check you well rece=ved all the photos and information I sent through and wondered if there wa= any feedback?

All the best

<=iv>Alex

Alex Peto
Partner</=ont>

(Office) [REDACTED]=C2◆229

(Maro= Cell) [REDACTED]

(UK Cell) [REDACTED]

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Private Office Marrakech</=iv>

1st Floor, Imm El=Pacha
67 Rue Ibn=Khaldoun, 40000
Marrakech

[REDACTED] > wrote:

Dear Karyna

It was a pleasure to meet you and show you=some properties during your visit to Marrakech. Below is a brief synopsis =f each of the 3 properties you saw.

Bin Ennakhil = the asking price remains at 55m euros but as discussed this price is negotiable and we had it under contact last year but due to health reasons the =urchaser had to pull out. I now believe an offer circa 35m euros would be =cceptable. This property is unique and will never be able to be recreated,=it is a work of art or a monument as much as fabulous property.

=br>

Dar Olfa - like Bin Ennakhil the asking price remains at 65m=euros and was also under contact last year but due tax reasons the deal di= not go ahead - it is likely a figure around 40 - 45m euros would be acceptable. The only comparable recent sale was in this compound known as Bab At=as and was the sale of the largest property there for a reputed 100m euros=to The Emir of Qatar.

Ksar Swari - also located i= Bab Atlas with an asking price of 30m euros is less negotiable. This prop=rty is owned by the developer of the whole project and as you saw has some=wonderful workmanship with hand carved cedar ceilings and beautiful garden=. As it is lived in most of the year it has a much warmer or homely feelin= to the all the others you saw.

The very high end=property market in Marrakech is as expected a tiny part of the market and =here are no comparable sales since the purchase by the Emir however right =ow Ali Bongo from Gabon and Al Nahyan family of Abu Dhabi are both buildin= palaces which will cost over 40m euros each.

Nor=ally when purchasing a property in Morocco one should add approximately 10= to the purchase price split 6% in government taxes, 1% Notaire fees and 3= real estate agency fees however in the case of Bin Ennakhil for example a= the property is owned by a company in Lichtenstein there are no governmen= taxes to be paid in Morocco.

I am sending v=a wetransfer more pictures of Bin Ennakhil, Ksar Swari and Dar Olfa and yo= have the PDF brochures for each property.

= look forward to hearing from you and of course I remain at your disposal =should you have any more questions.

Kind regards</=iv>

Alex

</=iv>

Alex Peto

Partne=

(Office) [REDACTED]

(Maroc Cell) [REDACTED]

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Marrakech

Morocco

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