

---

**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 calculated 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 Pet= <[REDACTED]> <=a>>  
Date: January 2, 2019 at 10:17:35 AM EST  
To: Ka=yna 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]

www.kensingtonmorocco.com <http://www.kensingtonmo=occo.com/>

Find us on Facebook <https://www.facebook.com/kensingtonm=rocco/> | Instagram  
<https://www.instagram.com/kensington.morocco/> | Twitter <https://twitter.com/kens\_properties> <=pan  
style="font-size:12pt;font-family:"Times New Roman",serif">

Private Office Marrakech</=iv>

1st Floor, Imm El=Pacha  
67 Rue Ibn=Kaldoun, 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 nego=iable 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 accep=able. 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 spilt 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 via wetransfer more pictures of Bin Ennakhil, Ksar Swari and Dar Olfa and you have the PDF brochures for each property.

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

Kind regards

Alex

Alex Peto

Partne

(Office) [REDACTED]

(Maroc Cell) [REDACTED]

(UK Cell) [REDACTED]

[www.kensingtonmorocco.com](http://www.kensingtonmorocco.com) <<http://www.kensingtonmorocco.com/>>

Find us on Facebook = Instagram <<https://www.instagram.com/kensington.morocco/>> | Twitter  
<[https://twitter.com/kens\\_properties](https://twitter.com/kens_properties)>

Private Office Marrakech

1st Floor, Imm El Pacha

67 Rue Ibn Khaldoun, 40000

Marrakech

Morocco

<unknown.png>

Please consider the environment before printing this email.

This e-mail may contain confidential and/or privileged information. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly forbidden.

--

please note

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of JEE

Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to [jeevacation@gmail.com](mailto:jeevacation@gmail.com), and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved