

# INVESTMENT OFFER 2023



  
GARDEN  
SUITE

  
SUNSET  
SUITE

  
SKY  
SUITE

100 years of cumulative experience

  
**Bakerman**  
Associates Ltd

# Palm d'or

A SELECTION OF FINE LUXURY  
APARTMENTS. MOMENTS FROM  
THE OCEAN



The Cave of Hercules - Tangiers

The Palm d'or development is a project of [Bakerman Associates Ltd.](#), a UK based developer with successful worldwide projects. This is a rare opportunity to purchase an apartment in this boutique development of only 39 high specification luxury apartments, only moments from the ocean.

# Palm d'or

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## Introduction

At Bakerman Associates LTD, we specialize in identifying and facilitating lucrative investment opportunities within the global real estate market.

Our team comprises of seasoned professionals with a combined experience of over 100 years in the Real Estate field. Our remarkable track record is a testament to our success across all aspects of our work.

We take pride in fostering enduring relationships with our valued investors by consistently delivering exceptional performance. Trust us to guide you towards sustainable, long-term investment growth at Bakerman Associates LTD.



## Our Principles

At our real estate firm, we achieve financial success by adhering to four core principles:

### Innovative Design

We possess the expertise to craft distinctive developments that surpass expectations, ensuring each project stands out in its uniqueness.

### Market Knowledge

Dedication to understanding market trends drives us to invest time in comprehensive research. By staying informed, we guarantee that our ventures harness the full potential of the current market landscape.

### Disciplined Project Management

Backed by extensive experience and a versatile team, we execute every project with excellence, diligently overseeing each phase from conceptualization to completion.

### Integrity

Our commitment to fostering long-term relationships with our esteemed clients underscores our values. We prioritize open communication, transparency, and the fulfillment of commitments, forming the bedrock of our operations.



## Site Location

Discover the exquisite location of Palm'd'Or, situated just 12 km west of Tangier in Cap Spartel, the enchanting north-western tip of Africa's Atlantic coastline. Nestled within a mere 500m proximity to the Kings palace and a stone's throw away from soft, powder-like sandy beaches that overlook the majestic expanse of the Atlantic Ocean, Palm'd'Or offers an unparalleled setting.

The journey to Achakar, the area encompassing Palm'd'Or, is a true marvel in itself, taking you on a scenic 20-minute drive from Tangier city centre. Along the way, ancient pine forests greet you, followed by a breathtaking coastal road that unveils stunning vistas. For travelers arriving by air, Tangier International Airport is conveniently located just 5 miles away from our exceptional development.



Palm'd'Or's surroundings are steeped in historical significance and allure, being renowned for the legendary Caves of Hercules, a captivating attraction drawing visitors from far and wide. These caves are believed to have once been the dwelling place of Hercules, the revered founder of Tangier, who, according to legend, created the Straits of Gibraltar with a single powerful stroke of his sword.

Close to our remarkable development, you will find the exquisite Le Mirage Hotel, further enhancing the allure of the Palm'd'Or experience. Indulge in the epitome of luxury living amidst nature's bounty and historical wonder at Palm'd'Or – where a world of beauty, tranquility, and cultural marvels awaits.

Only 15 mins from Ibn Battuta International Airport and with no aircraft noise, this courtyard development means that all apartments face towards the pool, and all the apartments face either the ocean or the mountains. The fantastic sun rises, romantic sunsets, the crystal clean air makes Palma de orro perfect place to relax and unwind.

A moments walk ushers you to yellow sandy beaches and walking past dramatic unspoiled rugged coast line towards Hercules cave, reveals the most amazing little cafes serving the freshest fish.

## Project

Discover the enchanting allure of Palm d'Or, an exquisitely planned residential haven inspired by the timeless essence of Moroccan architecture, characterized by alluring terracotta tiles, graceful arches, and traditional wooden verandas. Meticulously crafted by skilled artisans from the storied city of Fez, every detail reflects the classical essence that epitomizes the rich heritage.

Nestled within a captivating courtyard, this remarkable development offers panoramic vistas of the Atlantic Ocean and rolling hills, while the centerpiece of the community is a splendid swimming pool surrounded by serene traditional water gardens.

### Key features of Palm d'Or include

- Secure underground allocated parking, ensuring convenience and peace of mind.
- Thoughtfully designed bedrooms adorned with fitted wardrobes for seamless organization.
- Uninterrupted connectivity with Wi-Fi, keeping residents effortlessly linked to the world
- A modern kitchen boasting branded white goods and granite worktops, exuding elegance and functionality.
- A communal swimming pool harmoniously blending with beautifully landscaped residents' gardens, encouraging leisurely moments of relaxation.
- Round-the-clock concierge service, offering personalized assistance for your comfort and convenience.
- 24-hour kitchen service, catering to the culinary desires of discerning residents at any time.





## Superb Investment

Purchasing an apartment represents a solid investment with the potential for strong capital growth as permission is currently not being granted for larger projects to preserve the beauty of the area.

With the acute shortage of accommodation in Achakar, the expansion of the Tangiers Free Zone, the new Renault-Nissan plant, and the countless other multinational companies make these apartments ideal for rental to quality tenants or for shorter holiday lets.



Invest in a captivating model apartment that offers a secure rental income for the next five years, coupled with the exclusive opportunity to enjoy a rent-free stay of 1-2 months annually as a luxurious holiday retreat. This enticing property is situated in a vibrant location, boasting exceptional amenities to enhance your lifestyle.





Hercules cave

Local Area /  
Tourist  
Attractions



Cap spartel



local area /  
Tourist  
Attractions  
in **Tanjier** near  
*Palm d'or*

### The Kasbah:

The Kasbah of Tangier is a historic fortress located at the highest point of the city. It offers breathtaking views of the city, the Strait of Gibraltar, and the Mediterranean Sea. Inside the Kasbah, you can explore charming narrow streets, visit the Museum of Moroccan Arts, and see the former Sultan's palace.

### The Medina:

Tangier's old town, the Medina, is a labyrinth of narrow alleys and bustling markets. It's a great place to immerse yourself in local life, shop for souvenirs, try delicious street food, and experience the authentic Moroccan atmosphere.

### Hercules Cave:

Located about 14 kilometers west of Tangier, Hercules Cave is a natural wonder with a fascinating legend. According to mythology, this is where Hercules rested after completing his 12 labors. The cave features impressive rock formations and an opening that resembles the map of Africa.

### Tangier Beaches:

Tangier boasts several beautiful beaches where you can relax and enjoy the coastal scenery. Some popular ones include Achakkar Beach, Malabata Beach, and the secluded Sidi Kacem Beach.

### Cap Spartel:

Situated about 12 kilometers west of Tangier, Cap Spartel is a picturesque cape where the Atlantic Ocean meets the Mediterranean Sea. It offers stunning panoramic views, and there's a lighthouse and a café at the cape where you can unwind.







### **American Legation Museum:**

Established in 1821, the American Legation Museum is the first American public property outside the United States. It houses an impressive collection of art and historical artifacts, showcasing the long standing ties between Morocco and the United States.

### **Mendoubia Gardens:**

These beautiful gardens provide a peaceful escape from the hustle and bustle of the city. They feature a mix of Mediterranean and sub-tropical plants, fountains, and walking paths.

### **St. Andrew's Church:**

This Anglican church is an architectural gem and a reminder of Tangier's diverse history. It was built in the late 19th century and features a unique blend of Moroccan and Gothic Revival styles.

### **Grand Socco:**

Also known as Place du Grand 9 Avril 1947, Grand Socco is a vibrant square where locals and tourists mingle. It's an excellent place to people-watch, shop for handicrafts, and experience the city's lively atmosphere.

### **Dar el Makhzen (Sultan's Palace):**

While it's no longer the official residence of the Moroccan monarch when visiting Tangier, it remains an impressive sight. The palace showcases beautiful architecture and manicured gardens.



# Overview of Tangier

- 1. History and Culture:** Tangier has a rich and diverse history dating back thousands of years. The city has been under the rule of various civilizations, including the Phoenicians, Carthaginians, Romans, Arabs, and Europeans. This historical heritage is evident in its architecture, culture, and traditions, making it a fascinating place for history enthusiasts and cultural explorers.
- 2. Strategic Location:** The city's strategic location at the Strait of Gibraltar, separating Europe from Africa, has made it a crucial gateway between the two continents. This position has contributed to Tangier's economic and geopolitical importance over the years.
- 3. Multicultural Atmosphere:** Due to its historical role as an international city and its geographical location, Tangier has a unique multicultural atmosphere. The city is home to diverse communities, including Moroccan, Spanish, French, and English-speaking residents, among others.
- 4. Economic Hub:** Tangier has undergone significant development and urbanization in recent years. It has become a prominent economic hub in Morocco, attracting investment in industries such as manufacturing, logistics, and tourism. The city's strategic port and free trade zone have contributed to its economic growth and international trade.
- 5. Tourism and Attractions:** Tangier's allure as a tourist destination lies in its combination of history, culture, and natural beauty. The city boasts numerous attractions, including the historic Kasbah, the medina (old town) with its narrow winding streets, the Hercules Caves, and the beautiful beaches along its coastline.
- 6. Arts and Literature:** Tangier has also been a haven for writers, artists, and musicians from around the world. It has inspired the works of famous authors such as Paul Bowles, William S. Burroughs, and Tennessee Williams.
- 7. Real Estate and Investment:** The real estate market in Tangier has experienced growth in recent years, with increased interest from both local and foreign investors. Its strategic location, economic development, and growing infrastructure have contributed to the city's appeal for property investment.
- 8. Connectivity:** Tangier is well-connected by air, sea, and land. It has an international airport with regular flights to various European cities. The city is also linked to the rest of Morocco by a well-developed road and rail network.

Overall, Tangier offers a unique blend of history, culture, and modernity, making it an intriguing destination for both tourists and property investors. Its cosmopolitan atmosphere, along with its economic and strategic significance, continues to make Tangier an important city in the North African region.

# Floor Plans



Ground Floor



1st & 2nd Floor

*Palm d'or*



# Apartments Detail

## Store

Designation	Surface in m2	Capacity	Observation
Store No.1	18	Local	
Store No. 2	32	Local, WC	
Store No.3	30	Local, WC	
Store No.4	30	Local, WC	
Store No.5	33	Local, WC	
Store No.6	32	Local, WC	
Store No.7	38	Local, WC	
Store No.8	91	Local, WC	

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## Ground Floor Apartments

Designation	Surface in m2	Capacity	Views
Apartment No.1	74.5	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen	Hill
Apartment No. 2	66	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen	Hill
Apartment No.3	44	Living Room, 1 Bedroom, Bathroom, WC, Kitchen	Hill
Apartment No.4	66.5	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen	Pool & Private Garden
Apartment No.5	74.4	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen	Pool & Private Garden
Apartment No.6	74.4	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen	Pool & Private Garden
Apartment No.7	61	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen	Ocean
Apartment No.8	83	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen	Ocean
Apartment No.9	93	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen	Ocean

## 1st Floor Apartments

Designation	Surface in m2	Capacity	Views
Apartment No.1	98.5	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen	Hill
Apartment No. 2	88	Hall, Living Room, 3 Bedrooms, Bathroom, WC, Kitchen	Hill
Apartment No.3	91	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen	Hill
Apartment No.4	79	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen	Pool
Apartment No.5	104.4	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen, Balcony	Pool
Apartment No.6	102.38	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen, Balcony	Pool
Apartment No.7	83.43	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.8	102	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen, 2 Balcony	Ocean
Apartment No.9	101	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.10	94	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.11	92	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.12	99	Hall, Living Room, 3 Bedrooms, Bathroom, WC, Kitchen, Balcony	Part Ocean
Apartment No.13	108	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen, 2 Balcony	Part Ocean

## 2nd Floor Apartments

Designation	Surface in m2	Capacity	Views
Apartment No.1	98.5	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen	Hill
Apartment No. 2	88	Hall, Living Room, 3 Bedrooms, Bathroom, WC, Kitchen	Hill
Apartment No.3	91	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen	Hill
Apartment No.4	79	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen	Pool
Apartment No.5	104.4	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen, Balcony	Pool
Apartment No.6	102.38	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen, Balcony	Pool
Apartment No.7	83.43	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.8	102	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen, 2 Balcony	Ocean
Apartment No.9	101	Hall, Living Room, 2 Bedrooms, 2 Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.10	94	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.11	92	Hall, Living Room, 2 Bedrooms, Bathroom, WC, Kitchen, Balcony	Ocean
Apartment No.12	99	Hall, Living Room, 3 Bedrooms, Bathroom, WC, Kitchen, Balcony	Part Ocean
Apartment No.13	108	Hall, Living Room, 3 Bedrooms, 2 Bathroom, WC, Kitchen, 2 Balcony	Part Ocean

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# Current Site Pictures

