
SECUNDO
ATLAS
MARRAKECH



ABOUT SECUNDO ATLAS

To be your trusted partner for property investments in destinations with high return potential.

From our dedicated offices, we support investors from all over the world with a turnkey solution for buying property abroad.

We simplify every step of the buying process, from the rigorous selection of properties to the completion of the purchase, with personalised support and optimised rental management along the way.

For our European clients, we also offer an **exclusive financing solution** through our partnership with a recognised financial institution. This offer lets you **benefit from preferential rates** and **finance your property investment with complete peace of mind.**

Our mission:
to let you invest securely, with maximised returns.

With several hundred property transactions to our name, we have helped many investors build and diversify their wealth internationally, with peace of mind and success. Our team is made up of experienced professionals who know the specifics of international markets and local dynamics inside out.

Thanks to a strong network of partners and property specialists, we keep a constant watch on market developments, providing you with strategic analyses and exclusive opportunities in real time.

www.secundo-atlas.com

KEY FIGURES

98%

client satisfaction

Based on 1,642 clients (2024).

8%

net annual yield

Up to 8% net, depending on the properties in this catalogue.

+ 1500

investors supported

Every day, our mission is your satisfaction and your returns.

2009

year founded

Since 2009, Jean-Charles Bodart and his team have shared their expertise.

OUR STORY

2009

Secundo Immo is founded

Its speciality: **selling second-home properties in Spain.**

2017

1,000th sale completed

2022

Diversification and launch of Secundo Atlas

Several destinations added to the portfolio: **Bali, Dominican Republic, Costa Rica, Thailand.**

2023

1,500th sale completed

2025

New destinations: **Marrakech, Uruguay and Mauritius**



OUR SERVICES

IDENTIFYING YOUR NEEDS

Personal consultation
We review your needs with you at a meeting, to understand your preferences.

A COMPLETE MARKET STUDY, FINANCIAL AND TOURISM-RELATED

As an estate agency, our job is to build a **portfolio of certified properties**, in terms of both quality and financials.

In-depth knowledge of our destinations
Every destination added to the Secundo Atlas portfolio goes through a thorough business and tourism analysis: return potential, review of administrative and legal constraints, local dynamics.

LEGAL AND ADMINISTRATIVE SUPPORT

We recommend the lawyer and the notary who will safeguard your legal security.

- Administrative formalities
- Technical management of the property

RENTAL MANAGEMENT

To **invest with complete peace of mind** and secure **successful letting** and an **unrivalled yield**, we manage your property **from A to Z** together with our local partners.

We handle the online listing, guest communication, minor repairs, bookings and every other aspect of management. Enjoy a **safe, profitable and attractive investment!**

A specific rental management contract is signed between the parties, setting out the scope of the assignment, its duration and the fees. This is how we put your villa or apartment on the global rental market, in countries where tourist demand is growing fast.

FINANCING YOUR PROPERTY

Morocco, local financing. In Morocco, credit is obtained locally.

Our Moroccan banking partner supports you in structuring your financing, within the local regulatory framework.

For most of our other destinations, you finance your purchase from Belgium through our Belgian financial partner: a loan tailored to your situation and backed by your assets, with no formalities abroad.

Invest abroad with confidence and complete security.





IN THE PRESS

The press turns to us as experts in property investment in the world's most idyllic destinations:

L'Echo · soir mag · cci mag · Libre ECO · ING Private Banking

TESTIMONIALS

Who better than our happy investor clients to tell you about Secundo Atlas?

"I've just taken "virtual" delivery of my villa in Bali. I'm so happy, and thank you for bringing me into this project. Your partner Magnitude is truly fantastic. Flawless, really. Thank you for everything."

Korin Freson · Bali

"I am especially pleased with my experience with Secundo Atlas. They were highly professional in the search for an apartment in the Dominican Republic for my husband and me. I warmly recommend them to anyone looking to invest in new-build real estate abroad. My life has completely changed, and it's a dream come true!"

Marie Duret · Dominican Rep.

Read all our clients' reviews and testimonials here:

MARRAKECH


PORTUGAL
Madrid
SPAIN
Lisbon
Tangier
Rabat
Fez
Casablanca
Marrakech
Agadir
Atlantic
Ocean
MOROCCO
ALGERIA
Marrakech
Base map: Natural Earth

GETTING TO KNOW MARRAKECH

NET YIELD
up to 8%

ENTRY POINT
€326,000

GDP GROWTH
≈ 4.9%

RENTAL MANAGEMENT
Yes

ECONOMY

A growing market

Marrakech enjoys a booming economy, driven by tourism, real estate and trade. The city is one of the most visited in Africa, with a strong influx of travellers throughout the year, ensuring high rental demand.

POLITICS

A stable environment for investing

Marrakech is a city where foreign investors are welcome, benefiting from a stable political framework and legislation favourable to real estate investment. Morocco encourages foreign investment by facilitating the acquisition of property and the management of rentals.

TRANSPORT

Accessibility and mobility

Marrakech has a transport network undergoing steady modernisation, making it easier for residents and visitors to get around. Marrakech-Menara airport provides international connections to Europe and Africa, strengthening the city's links with the world's major capitals.

LEGISLATION

A secure investment

Unlike other destinations, Morocco allows foreigners to own property in full ownership in urban areas, such as Marrakech, without any particular restriction. Agricultural land remains subject to specific conditions, but apartments, villas and riads are freely available for purchase. It is possible to invest in your own name or through a local company (a Moroccan SARL or SCI) in order to optimise tax and inheritance management.

ENVIRONMENT

A natural setting worth protecting

Marrakech is rolling out ecological initiatives to preserve its heritage and limit the impact of mass tourism. The city is investing in renewable energy, waste management and the protection of green spaces. Several eco-responsible real estate developments are emerging, incorporating sustainable materials and innovative solutions to save water and energy. Investors mindful of environmental issues thus have the opportunity to acquire properties that meet the new ecological standards.





Our experts' view

With a **steady influx of tourists and expatriates**, Marrakech offers **excellent rental returns**, particularly for restored riads, luxury residences and city-centre apartments. Demand remains **high all year round**, ensuring a strong occupancy rate and rapid appreciation of properties.

A legal framework open to foreigners

The Moroccan legal framework **makes it easy for foreigners to acquire property**, offering strong security for transactions and rental management. The taxes and fees tied to a purchase remain competitive compared with other destinations, further enhancing the appeal of Marrakech's property market.

A booming destination

Marrakech captivates with its **sunny climate**, its **rich cultural heritage** and its **economic dynamism**. The city attracts both tourists and expats in search of an exceptional quality of life. To invest in Marrakech is to choose a booming destination with **strong long-term appreciation potential**.

LARGE
LUXURY VILLA
6 BEDROOMS



A luxury residence in Marrakech



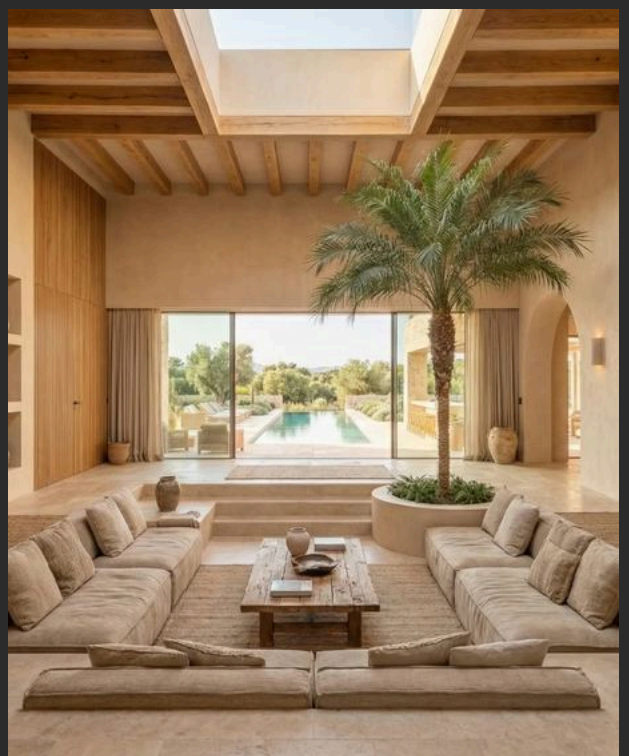
MARRAKECH

LARGE LUXURY VILLA 6 BEDROOMS

Price:	**Price on request**
Bedrooms:	6
Surface area:	400 m^2
Land:	1,000 m^2

Net annual yield up to 8%

Highlights: Absolute exclusivity and comfort · A unique atmosphere blending modernity and serenity · 6 or more bedrooms





3-BEDROOM SEMI-DETACHED VILLA



This 3-bedroom villa offers an ideal balance between comfort and functionality



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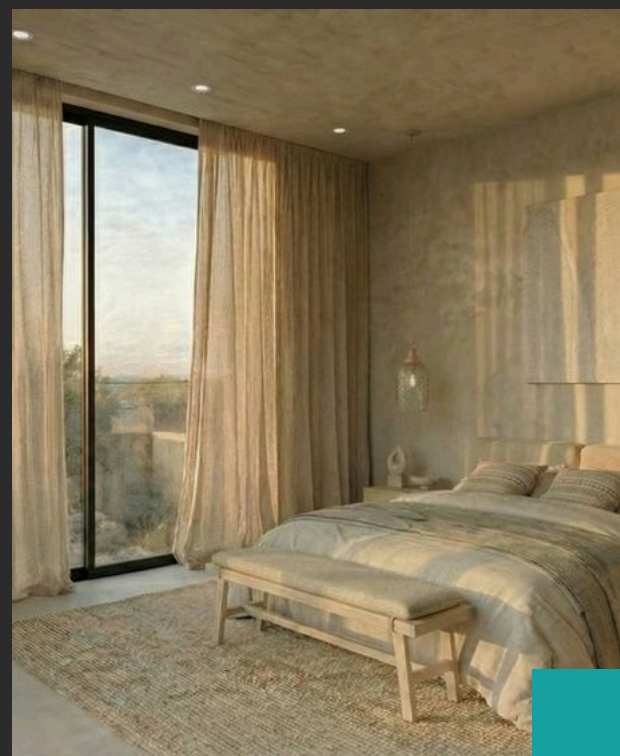
3-BEDROOM SEMI-DETACHED VILLA

Price:	**From €326,000** excl. costs
Bedrooms:	3
Surface area:	150 m^2
Land:	400 m^2

Net annual yield up to 8%

Highlights: Perfect for a second home or a first investment · 3 bedrooms · Private pool and refined finishes





3-BEDROOM DETACHED VILLA



A bright 3-bedroom villa with generous proportions

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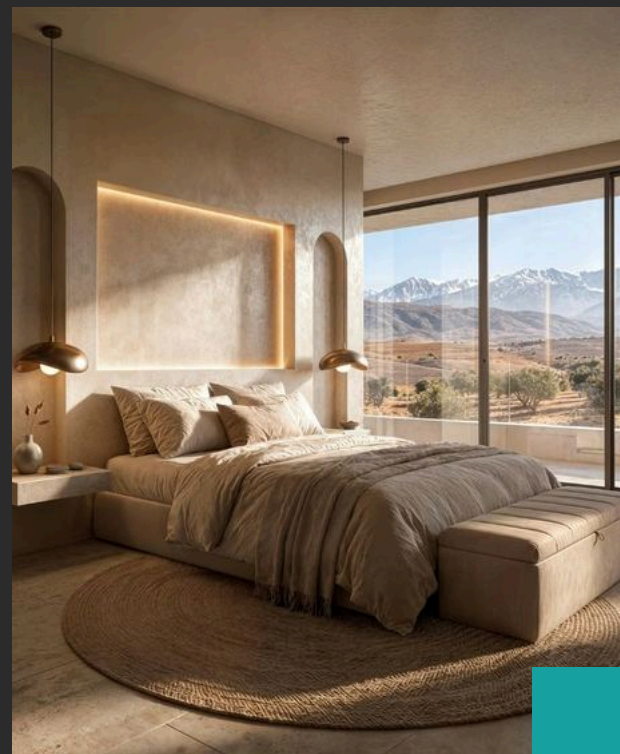
3-BEDROOM DETACHED VILLA

Price:	**From €429,000** excl. costs
Bedrooms:	3
Surface area:	225 m^2
Land:	500 m^2

Net annual yield up to 8%

Highlights: Large plot, swimming pool · Generous proportions and clean design · 3 bedrooms with private bathrooms





4-BEDROOM DETACHED VILLA



A 4-bedroom villa designed for absolute comfort



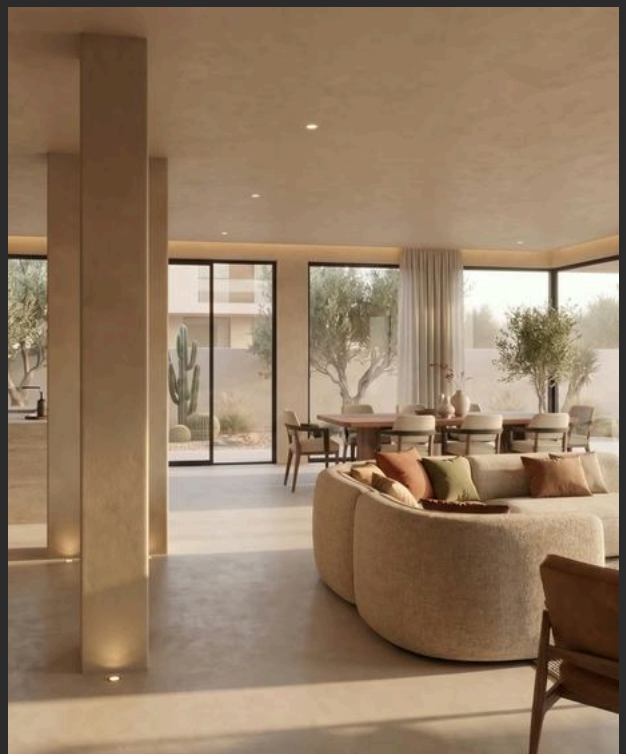
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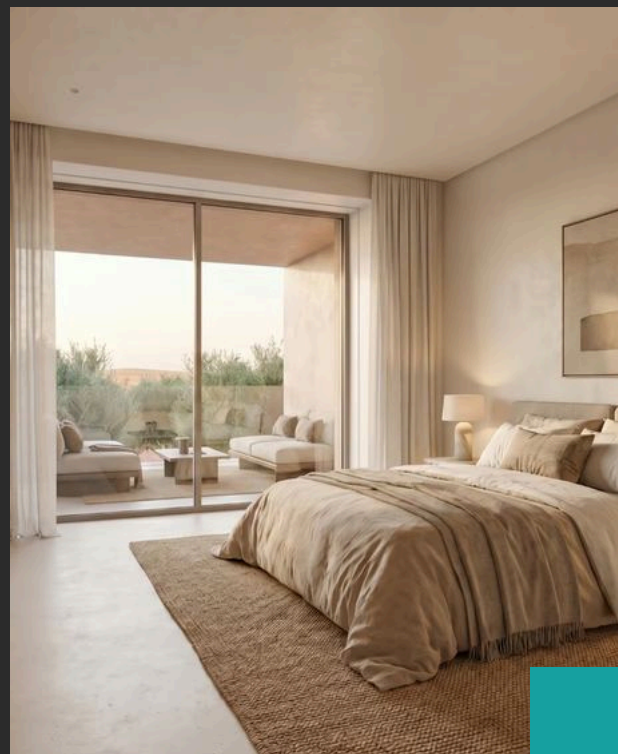
4-BEDROOM DETACHED VILLA

Price:	**From €469,000** excl. costs
Bedrooms:	4
Surface area:	270 m^2
Land:	500 m^2

Net annual yield up to 8%

Highlights: Spacious and light-filled · Smooth, harmonious atmosphere · 4 bedrooms with private bathrooms





5-BEDROOM DETACHED VILLA



Prestige five-bedroom villa

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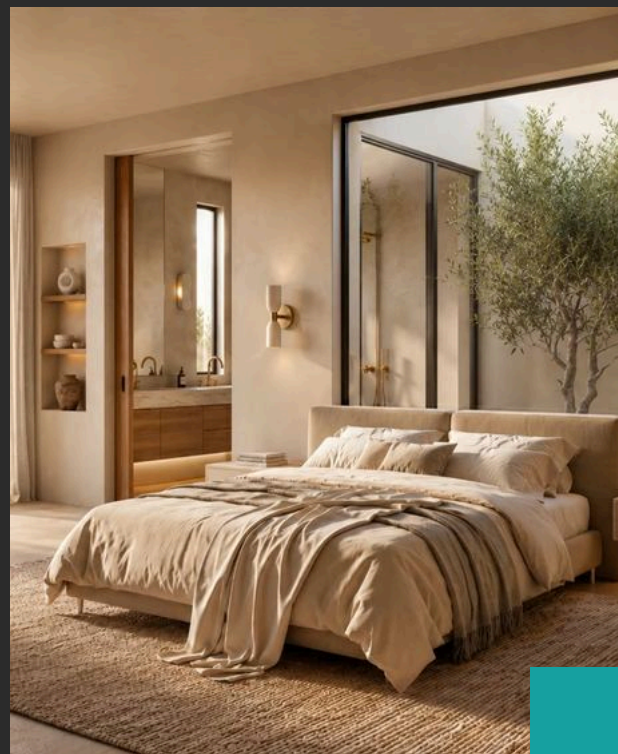
5-BEDROOM DETACHED VILLA

Price:	**From €549,000** excl. costs
Bedrooms:	5
Surface area:	370 m^2
Land:	700 m^2

Net annual yield up to 8%

Highlights: Generous volumes · An exclusive living environment · Contemporary architecture





MARRAKECH



LARGE LUXURY VILLA 6 BEDROOMS



3-BEDROOM SEMI-DETACHED VILLA



3-BEDROOM DETACHED VILLA

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