

**A press release from: The Superior Group**

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**Mediterrania Saidia-Maroc – a Moroccan investment opportunity and holiday destination waiting to be discovered**

April 1, 2005 - The Superior Group announces an exciting new destination for overseas property buyers: Mediterrania Saidia in north-east Morocco. Villas and apartments in this brand-new front-line beach and golf resort with eight hotels, three golf courses and a large marina are available now for purchase off-plan for maximum investment value.

Located along a 7km stretch of coast bordering Spain's north African enclave of Melilla, Mediterrania Saidia will consist of 3,000 one or two-bedroom apartments and three-bedroom villas, as well as eight luxury hotels, commercial centres, cinemas, aqua park and sports centres. Three 18-hole golf courses in the central area of Mediterrania-Saidia and a 750-berth marina will complete the perfect resort environment. First stage of construction is expected to be completed in June 2006.

60km from Melilla, Oujda and Nador, where there are international airports, Saidia is renowned for its beautiful, clean, white sandy beaches and crystal-clear water. Saïdia itself is a pleasant resort town with a 17<sup>th</sup> century fortress and a 19th century kasbah, that makes a great base for excursions. The area is ideal for all types of watersports, with a lovely bay providing a safe place for sailing. Every August, the Gharnatie Music and Popular Arts Festival gathers thousands of visitors to the town. The area is surrounded by a natural bird preserve of marsh and woodland, and access to the main beach is through a eucalyptus forest.

“Morocco is the new up-and-coming overseas property destination,” says the Superior Group’s Chairman, Chris North. “It offers a warm climate all year round, excellent beaches, cultural richness - and an undeniable investment opportunity. Properties in Mediterranean Saidia make ideal second homes, or they can provide lucrative year-round rental potential.”

Morocco is serious about tourism, and has embarked on a national tourism strategy which aims to increase the number of foreign visitors from 2.2 million currently to 10 million by 2010.

Currently, tourism in Morocco employs 640,000 people. Under Vision 2010, 6 new coastal resorts (including Mediterranean Saidia-Maroc) will be created, 80,000 new hotel rooms built, and 600,000 new jobs generated. The Moroccan government has guaranteed that it will provide the necessary infrastructure projects to connect the coastal resorts with the rest of the country and Europe by constructing 1,000 kms of new roads, increasing internal and international flights, and developing new regional airports.

The Superior Group, based in Emerson’s Green, Bristol, has specialised in international property development and sales since 1980, and also has offices in Florida, Spain and Cyprus. The company offers a personalised service for property buyers, ranging from individually specified, custom-designed and built villas to new and pre-owned townhouses and apartments, and also offers holidays. For anyone contemplating the purchase of overseas property for investment, holiday use or permanent residence, the Superior Group provides a complete service.

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