

# MARCOT

PROPERTY & FINANCE



2009 - 2019



Welcome to Marcot Property and Finance.



I would like to thank you for choosing Marcot for your property requirements. The word Marcot in old English means little cottage and since our services are based around the purchase and finance of homes I decided that it was the right name for my company.

I appreciate that buying a home is a big commitment, it can also be a very stressful and a time consuming process. Our services are based on getting you what you require at the right price and at the right location. We offer a free consultation to all of our clients, so whether you want a country house in Sussex, a luxury super home in central London, an off-plan apartment or an investment property we can help.

I have always believed that by working with the best you can offer the best for your clients, that is why at Marcot we have formed relationships with property agents, property developers and private sellers too in order to provide you with the very best service.

We also have an extensive amount of experience in mortgages and loans. Many of our clients ask us to open an account with private bank account to assist them with their financial requirements; we have an extensive amount of experience in mortgages and loans.

We also work for clients wishing to invest in London and the UK. We have experience in finding trophy assets such as hotels, shops and businesses. So whatever your requirements we are here to assist you in order to make you achieve your objectives.

Best Wishes

*Ali Saber*

Ali Saber MBA, CeMAP,  
Director & Founder of Marcot Property & Finance



Ali Saber MBA  
Director



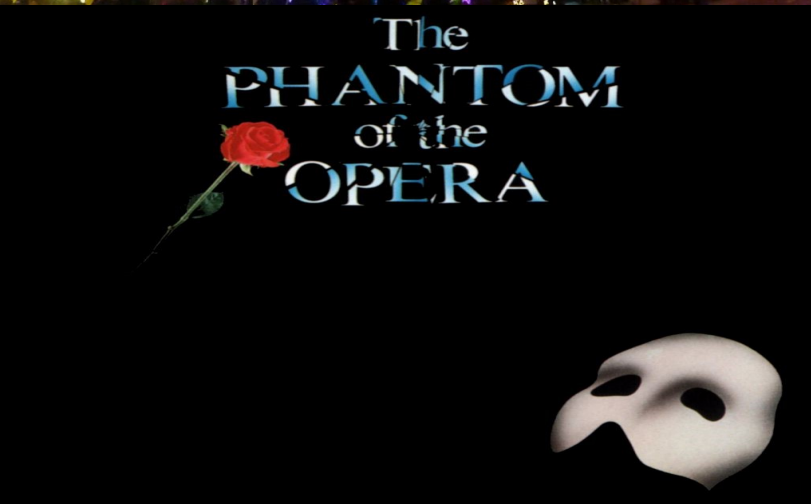
Muna Megan MBA  
Co- Founder



London is one of the most exciting cities in the world! It has so much to offer everyone and it is a place that must be seen. The city has so much culture and history; whether you like to see the old remains of dinosaurs, visit royal palaces, buy the best jewels, see your favorite artist perform live or check out the latest fashion from your favorite designers, its all possible.

London has it all! Universities, restaurants, exclusive nightclubs, theatre, concerts, shops, art exhibitions, antiques and properties. London is an important financial centre and one of the most important cities in the world for business. You will not be disappointed with what London has to offer. The Central London property market is very competitive so receiving the right kind of advice is essential, advice you can trust!





## RESIDENTIAL PROPERTY

We can help you find that special home, we always recommend locations that are safe and suitable as well as meeting your requirements.

## PROPERTY INVESTMENTS

There are been many turbulent events globally that have affected prices, these include sanctions, international relations, tighter regulation, Brexit and a slowdown in retail outlets including the collapse of many well known brands. Despite these we are still seeing continued investment in London and the UK. You may want to buy an individual apartment to rent out or buy a portfolio of properties, we can assist you in forming a strategy that is right for you and meets your objectives.

Commercial properties such as hotels, offices, shopping malls, restaurants, clubs and retail outlets in the Super Prime locations are often referred to as trophy assets. We have formed strong relationships with commercial specialists and can assist you by

## PROPERTY TO RENT

If you are looking for a property to rent in the central London we can assist you. You can rent out properties on a short term or long term basis, just tell us your budget and requirements.

## SELLING YOUR PROPERTY

If you are looking to sell your property we can also assist you via the off-market route! We have successfully sold properties from private individuals and companies who wished to remain anonymous. Please contact us if you wish to sell your property!





## OUR SERVICES

At Marcot we offers a property search service for those wishing to purchase properties over £1Million in the London and the South East part of England. While most of our clients tend to be busy professionals, international buyers and investors our services are open to everyone.

Our business process is simple, we start with a full consultation in order to identify your preferences, your budget and expectations. Then we carry out a property search using our database and check availability. We can source properties that are not in the market so we have access to many properties. We will visit the properties we think suitable and provide you with a full report.

We will arrange viewing with our own driver so that you can see the properties we select in person. Upon your acceptance we will negotiate with the sellers to start the house buying process. Once contracts are exchanged we will then advise you on a completion date so you can move in.

## OUR REQUIREMENTS

British law requires that for all transactions above £10,000 you will need to provide proof of identification and address as well as confirmation of the source of your funds. This is to comply with anti-money laundering regulation. Once we have conducted our consultation we will ask you to sign our agreement form. We will need confirmation of proof of funds which can be confirmed via bank statements or via solicitors.

If you require finance we may need to ask for further information depending on the lender. Bank statements, employment details, details of existing assets, liabilities, your visa (do you have the right to reside in the UK) and other relevant information..

## OUR FEES

### Property Search:

Our standard fee is £1000 Retainer Fee (payable upfront) plus 1.25% of the value of the property. (In some cases these figures may be higher depending on the complexity of the deal).

### Property Rental Search:

Our standard fee is £1000 Retainer fee (payable upfront) plus one months rent.

All fees will be discussed at the time of consultation.

## OUR ADDRESS

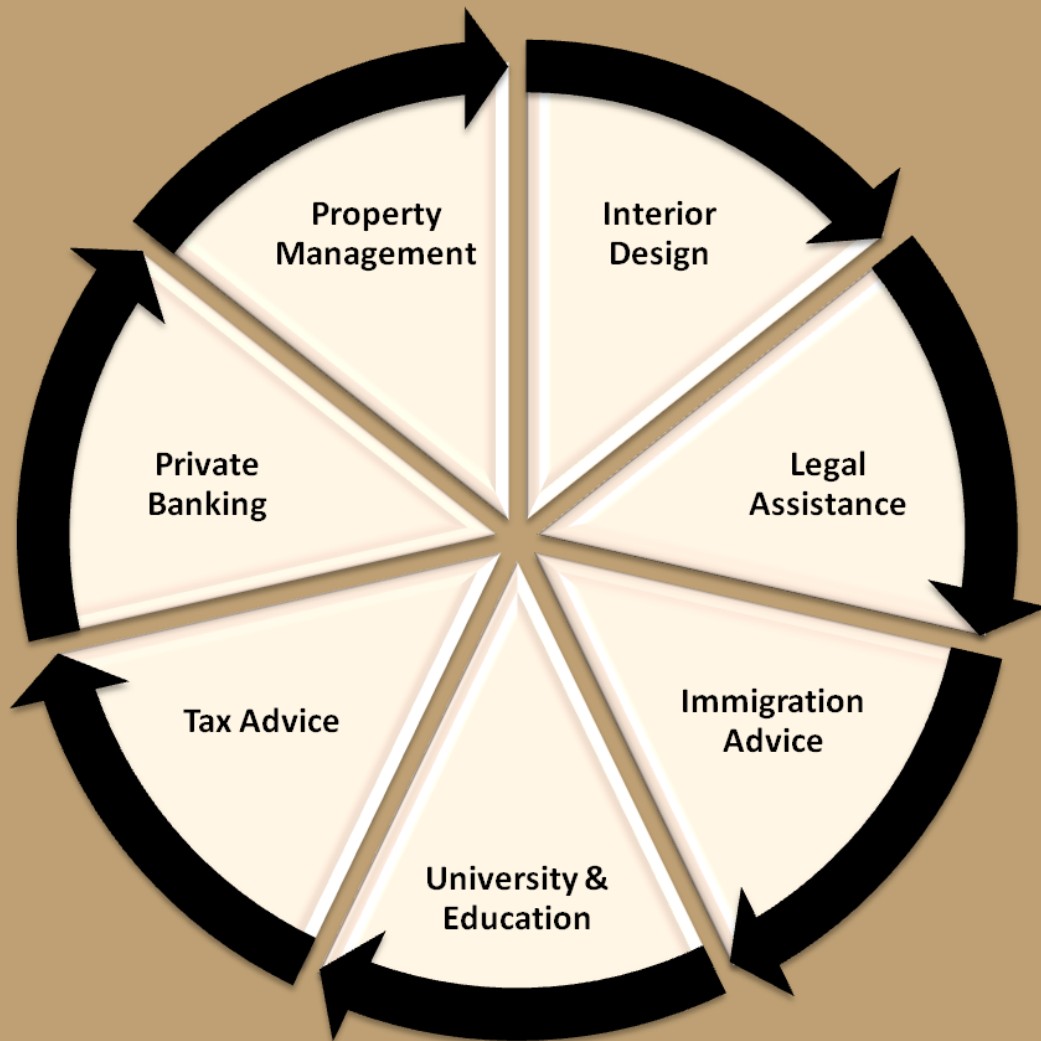
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## OTHER SERVICES

We have formed relationships with other organizations in order to be able to assist you further. We can help you rent your place out, provide you with the best interior designers should you wish to upgrade or change the style and look of your new home. If you want to send your children to university, if you want to open a private bank account, if you require tax advice or apply for an investor visa.....we can help you with these and much more!

The diagram below shows some of the services we provide through our business partnerships.



**CONTACT US NOW!**  
**LET US DO THE WORK FOR YOU**



[www.marcot.tv](http://www.marcot.tv)