

### About this property

The Vaneau Maroc real estate agency offers this beautiful riad for sale. This riad offers a magnificent investment opportunity in the heart of Marrakech, combining modern comfort and traditional charm. Located near iconic sites such as Jemaa el-Fnaa Square and the Bahia Palace, it enjoys easy access by car. Spanning approximately 80 m², the riad features a pleasant living space including a patio with a plunge pool and a hammam, perfect for relaxing after a day of exploring. Inside, you will find a fully equipped kitchen and a cozy living room. Upstairs, a small lounge/library and two bedrooms with bathrooms provide a cozy and intimate space. The second floor also houses a bedroom with a bathroom and a magnificent terrace equipped with a dining area, a solarium, and a heated jacuzzi, all with views of the Koutoubia Mosque. The entire riad is air-conditioned, and the patio can be closed off with a glass roof, adding to its appeal. Sold furnished and operational as a tourist rental, it represents an excellent turnkey investment. Don't miss this opportunity to own a unique property in Marrakech. Buyer's fee: 3% including tax in addition to the sale price.

#### **Robinson Choual**

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Marrakech Agency

Marrakech - Marrakech

Price: 463 000 €

Surface: 1722 sq ft

Rooms: 5

Bedrooms: 3

Floors: 2

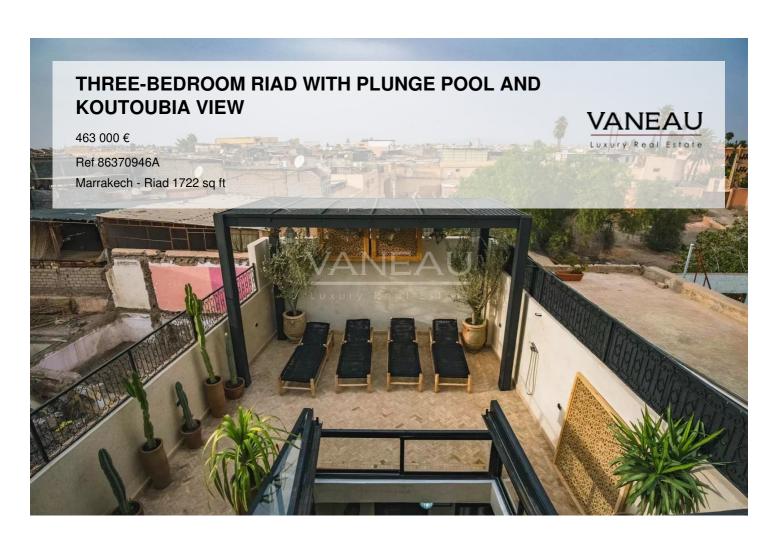
Bathrooms: 3

Shower rooms: 0

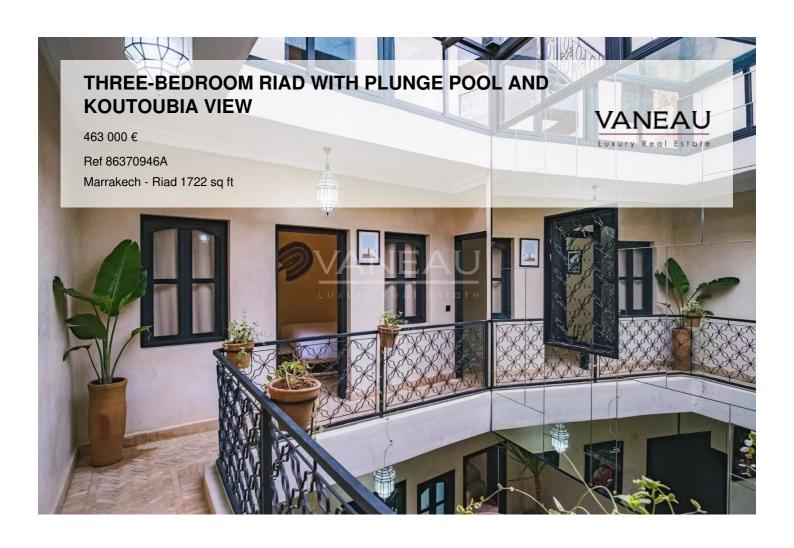
Garden: Yes

Swimming pool: Yes

Terrace: Yes









### **VANEAU**

Immobilier de prestige depuis 1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris, Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente viagère

# **VANEAU**

# C'EST AUSSI

# VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

## **VANEAU PATRIMOINE**

Dispositifs de défiscalisation, SCPI, Assurances Vie

## **VANEAU DIGITAL NEUF**

La plate-forme digitale 100% immobilier neuf

# **COURTAGE CRÉDITS**

Exell Crédit immobiliers Assurances emprunteurs

# **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à Paris

140 collaborateurs 1200 signatures par an 1000 immeubles par an