

## VILLA 10 MINUTES FROM THE CITY CENTRE WITH HIGH-END FINISHES

1 450 000 €

Ref 86384796B

Marrakech - House / Villa 5920 sq ft

**VANEAU**  
Luxury Real Estate

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### About this property

Located close to Boulevard Mohamed VI, in the highly sought-after Agdal district and just 10 minutes from Marrakech city centre, Vaneau Maroc, your luxury estate agent in Marrakech, presents this sumptuous new villa with elegant architecture, built with fine materials and featuring high-end, fully bespoke décor. Spread over three levels, the villa offers 550 m<sup>2</sup> of living space on a 543 m<sup>2</sup> plot. The ground floor features a spacious, light-filled double living room, a refined dining room, a fully equipped modern kitchen and a guest toilet. Upstairs, three beautiful bedrooms with en-suite bathrooms offer all the comforts necessary for family life. The basement, a truly independent living space, houses two additional bedrooms with bathrooms, a second kitchen, a traditional hammam, and a unique entertainment area: a bar with a projector and large screen, perfect for movie nights or gatherings with friends. Outside, a beautiful, carefully landscaped garden surrounds a 12 m x 3.5 m swimming pool, ideal for cooling off and enjoying the sunny climate of Marrakech. This property is sold furnished and benefits from VNA. 3% agency fees in addition to the sale price. Please do not hesitate to contact Vaneau Maroc, your luxury estate agent in Marrakech, to arrange a viewing.

### Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 1 450 000 €

**Surface :** 5920 sq ft

**Rooms :** 13

**Bedrooms :** 5

**Floors :** 3

**Bathrooms :** 5

**Shower rooms :** 0

**Garden :** Yes

**Elevator :** Yes

**Swimming pool :** Yes



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## **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

2.5 milliards d'actifs gérés