

CONTEMPORARY ARCHITECT'S VILLA WITH INTEGRATED HOME AUTOMATION

2 750 000 €

Ref 85077666A

Marrakech - House / Villa 6997 sq ft

living environment. Inside, you will be greeted by a stunning wall fountain that adds a touch of sophistication as soon as you enter. The spacious main room combines a fully equipped open kitchen, a dining room, a living room with a suspended fireplace, and a billiard area. The ground floor also includes four elegant suites, each with its own dressing room and bathroom, as well as a guest WC and integrated storage closets. The equally impressive basement features three additional suites with bathrooms and dressing rooms, large bay windows overlooking the English courtyard, providing natural light through skylights. It also includes an office, a wellness room equipped with a hammam, sauna, and shower, as well as a game room and a laundry room. A versatile 100 m² space, storage rooms, and technical rooms for electricity and water treatment complete this area. Outside, the villa offers an idyllic setting with a 20 m² pool house including a kitchen, air conditioning, and a pellet stove. You can enjoy two superb swimming pools: a 15x5 meter mirror pool for relaxation and an 8x2 meter pool specially designed for children. Both pools are heated and remotely controlled. A six-person jacuzzi adds an extra touch of luxury. The 100 m² rooftop terrace is adaptable and ideal for outdoor relaxation. The villa is equipped with a complete home automation system that controls lighting, air conditioning, heating, electric curtains, shutters, the gate, ventilation, misting, irrigation, and security. A high-performance internet network and an integrated audio system with Sonos amplifiers and Bose speakers ensure modern comfort at all times. The water treatment station, 30 kW photovoltaic equipment, and 160 kVA electrical substation demonstrate the commitment to sustainability and energy efficiency. With its high-end finishes, landscaped outdoor spaces including a sunken lounge, a gym, and a vast garden, this technologically advanced villa offers an exceptional living environment, perfectly suited for those seeking the ultimate in luxury, comfort, and modern connectivity.

VANEAU
Luxury Real Estate

Marrakech Agency

Marrakech - Marrakech

Price : 2 750 000 €

Surface : 6997 sq ft

Rooms : 14

Bedrooms : 7

Bathrooms : 7

Shower rooms : 0

Garden : Yes

Swimming pool : Yes

Parkings : 1

Digicode : Yes

Intercom : Yes

Alarm : Yes

Caretaker : 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