

# CONTEMPORARY ARCHITECT'S VILLA WITH INTEGRATED HOME AUTOMATION

2 750 000 €

Ref 85077666A

Marrakech - House / Villa 6997 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

VANEAU MAROC presents this new villa, designed by an architect to combine modern comfort and cutting-edge technology. Situated on a 2500 m<sup>2</sup> plot, this single-story house with a basement stands out for its sleek design, functionality, and advanced technological integration, offering a pleasant, practical, and connected 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 m<sup>2</sup> space, storage rooms, and technical rooms for electricity and water treatment complete this area. Outside, the villa offers an idyllic setting with a 20 m<sup>2</sup> 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 m<sup>2</sup> 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

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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

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.

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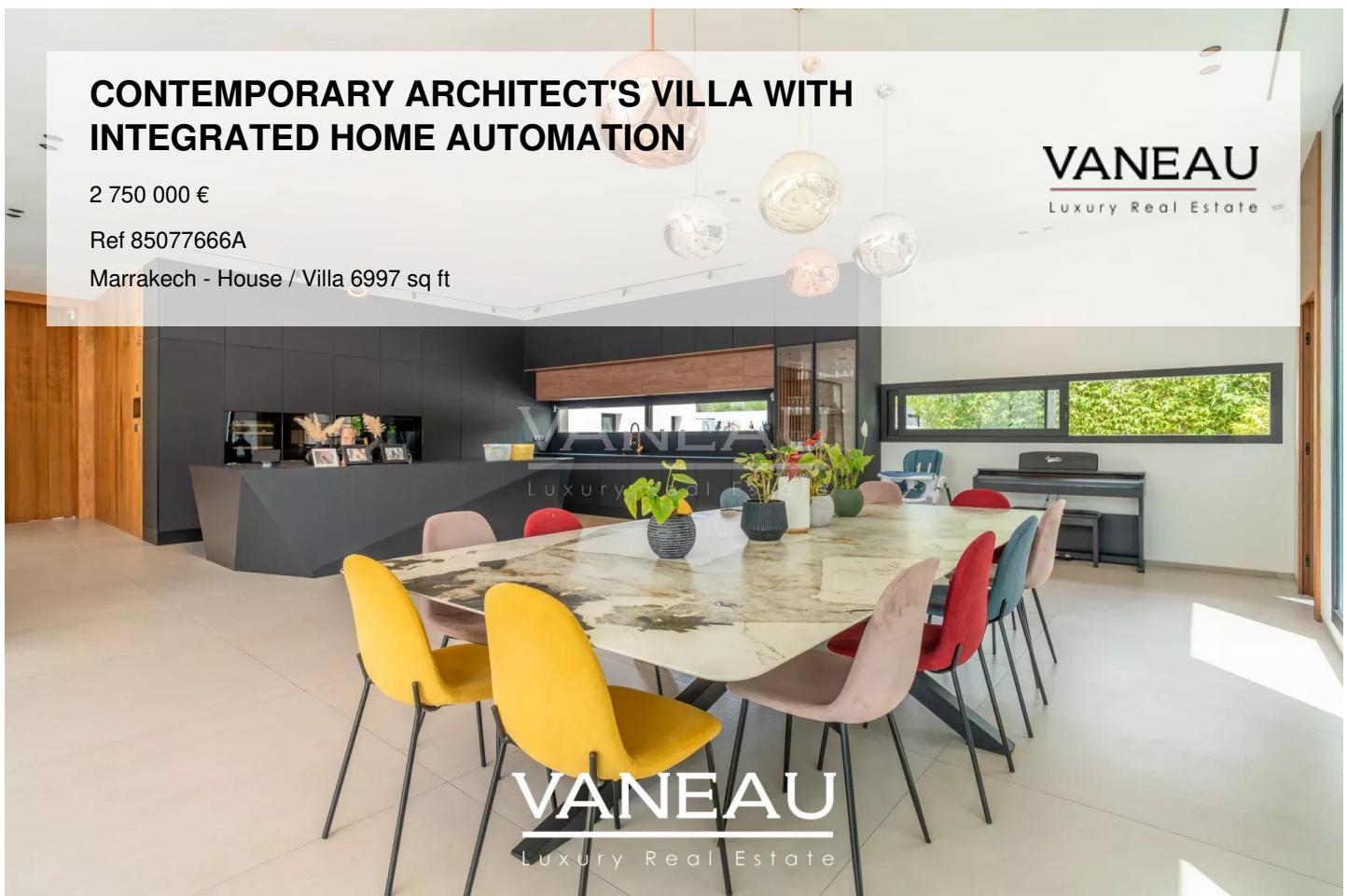
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## VANEAU

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