

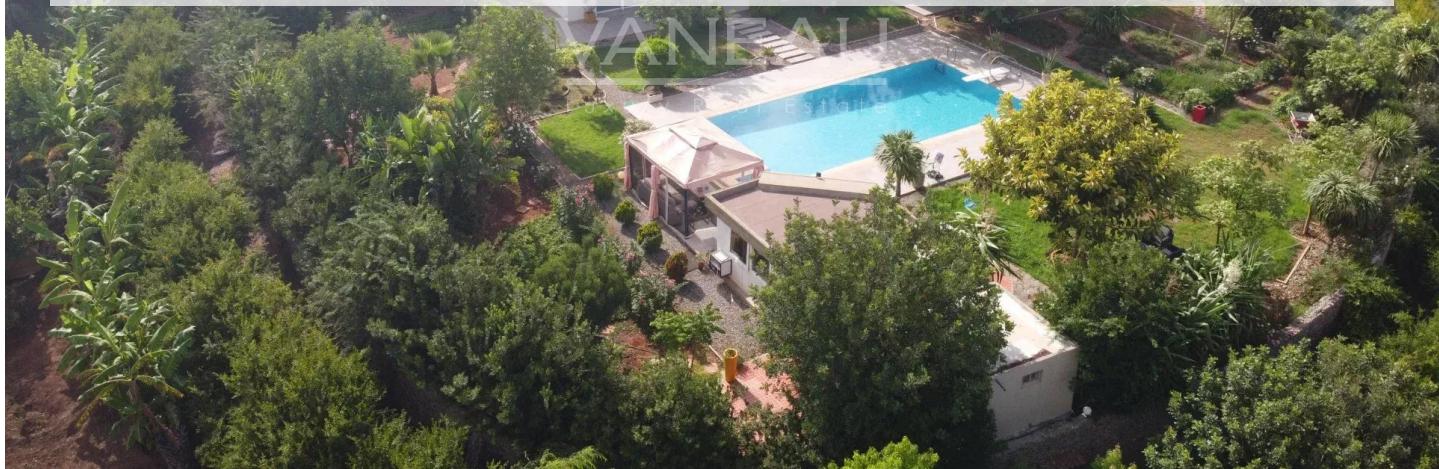
# BENSLIMANE - 13-HECTARE LUXURY ESTATE - 2 LUXURY VILLAS - POOL -

price.on.request

Ref 86168663B

Benslimane - House / Villa 8073 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Vaneau Maroc, real estate agency in Casablanca and Marrakech, presents this exceptional property in Morocco - Casablanca-Settat Region for sale. At the heart of a 13-hectare landscaped park, this exceptional estate offers a unique lifestyle in Benslimane. Absolute tranquility, completely private, this luxuriant agricultural domain features 5,000 fruit trees across 11 hectares of orchards, ensuring total privacy and serenity. Two distinctive villas Main villa of 350 m<sup>2</sup> à Prestige and refinement : - Grand cathedral-ceiling living room with fireplace and bay windows offering unobstructed views of the property - Master suite with dressing room, office and private bathroom - 2 bedrooms with en-suite bathrooms - Fully equipped modern kitchen - Large terrace overlooking a 12x6 m swimming pool with pool house and barbecue area - Laundry room and utility room - Covered parking for 3 vehicles Guest house of 250 m<sup>2</sup> à Stone and wood, authenticity and conviviality : - Spacious living room with covered terrace - 3 comfortable bedrooms on the ground floor - Master suite upstairs with private terrace and dressing room - Equipped kitchen Ideal for hosting family and friends Outbuildings and character features : - 3 stables for horses - Storage barn and agricultural garage - Chicken coop, rabbit hutch and beehives - 3 accommodations for caretakers and staff Autonomy and modern technologies : - 20 kWc photovoltaic installation with lithium batteries (renewable energy) - 5 boreholes and 3 traditional wells Automatic drip irrigation system - 2 water basins and 9 m<sup>3</sup> reserve tank - Private transformer and 60 Kva generator - High-speed fiber optic - Fully secured property: electric gate, night lighting, video surveillance Strategic location - Strong appreciation potential Proximity to Casablanca and premium infrastructure: - 2 min from the future Benslimane high-speed train station - 15 min from Benslimane airport - 30 min from Atlantic coastal resorts - 10 min from Ouled Thaleb vineyard estate (wine tasting and restaurant) - Between Casablanca and Rabat Secure heritage investment: Benslimane is experiencing strong appreciation thanks to major infrastructure investments made in anticipation of the 2030 World Cup. A rare opportunity to acquire a luxury second home in a rapidly developing area.

**Robinson Choual**

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Marrakech Agency

Marrakech - Marrakech

**price.on.request**

**Surface :** 8073 sq ft

**Rooms :** 8

**Bedrooms :** 6

**Bathrooms :** 4

**Shower rooms :** 0

**Swimming pool :** Yes

**Terrace :** Yes

A rare estate combining modern comfort, luxuriant nature and agricultural potential.  
Perfect for a primary or secondary prestige residence, or to develop a high-end guest  
house project. Price upon request â Titled property â Agency fees 3%

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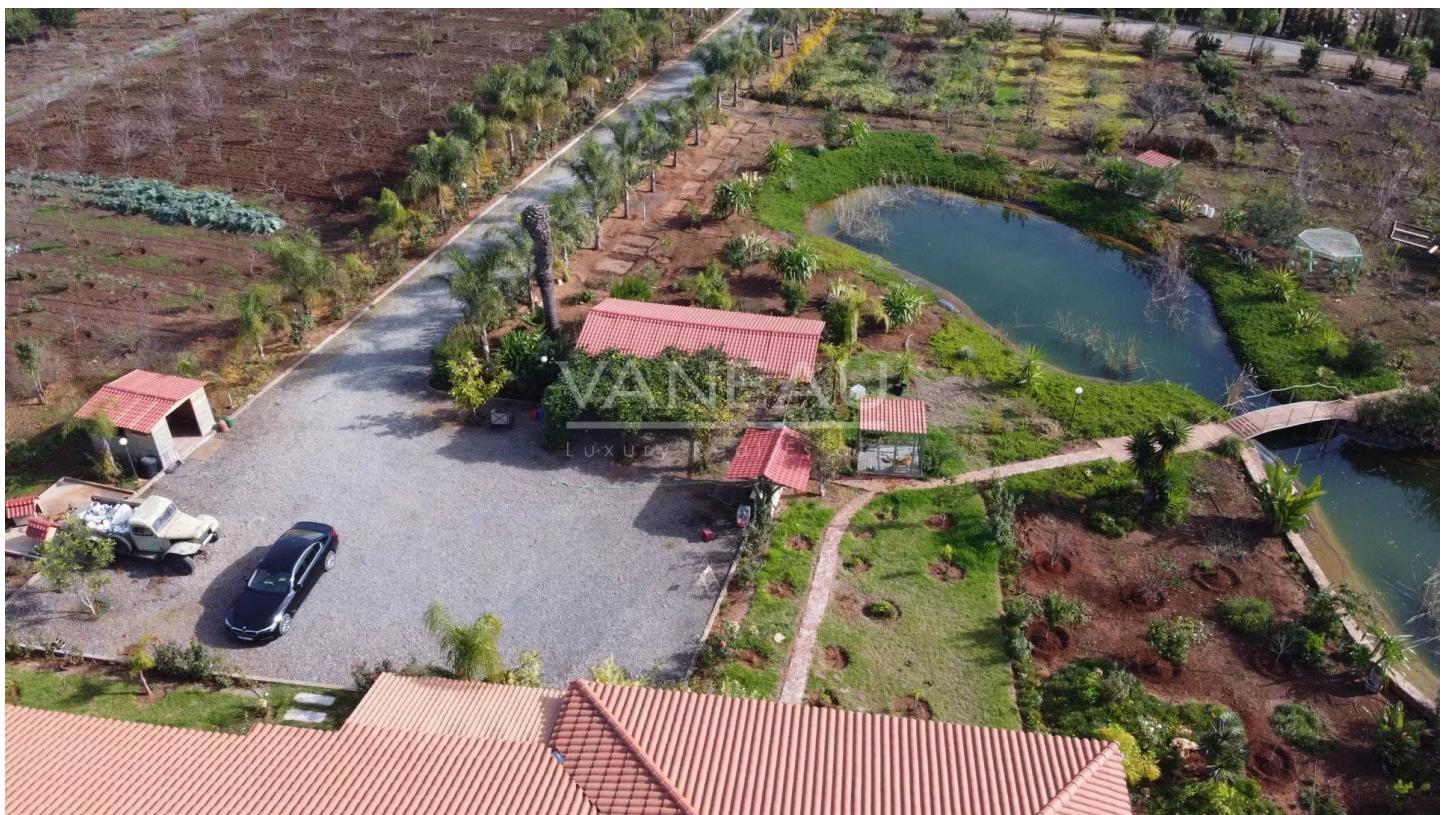
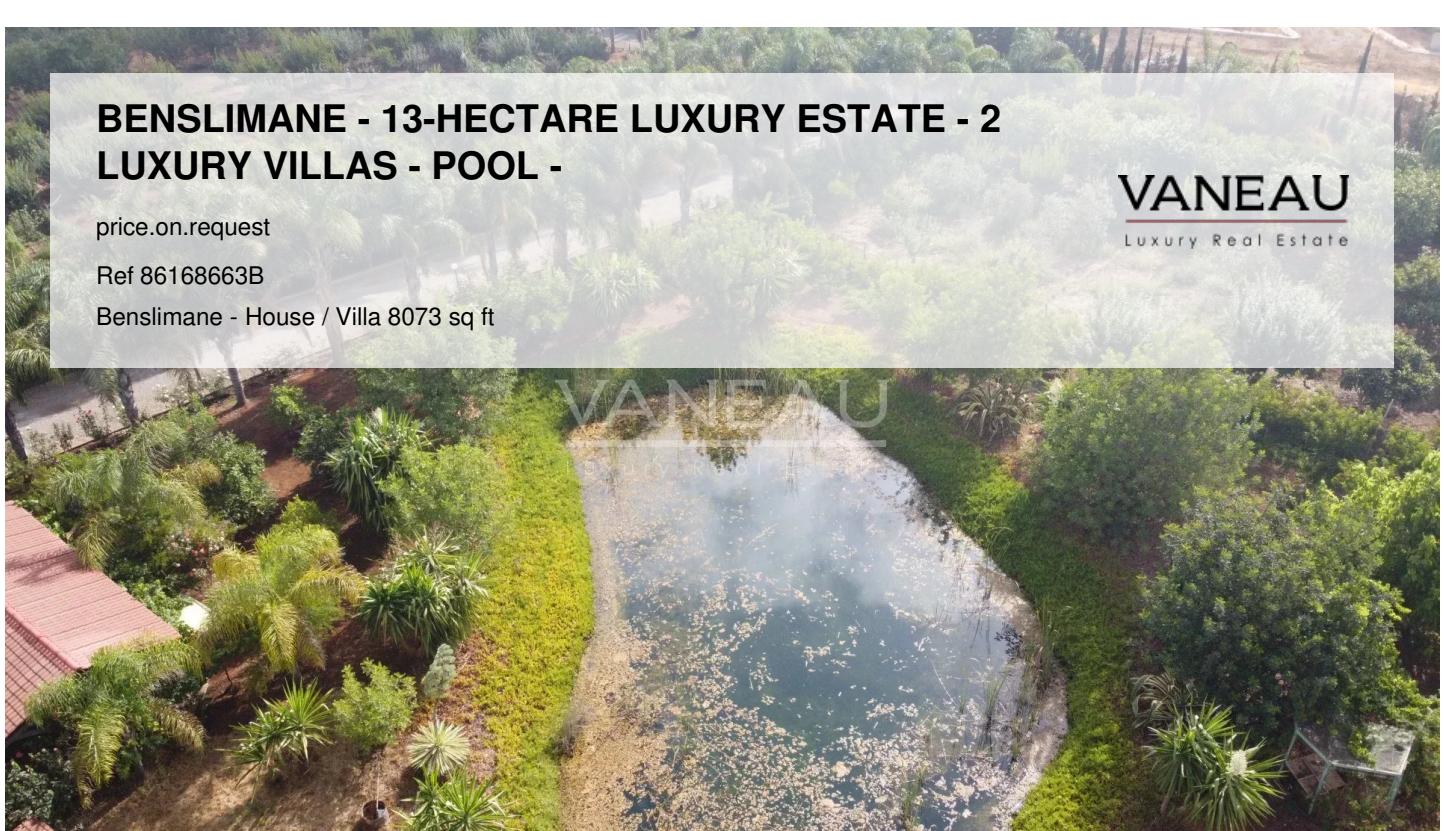
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## VANEAU

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