

## FURNISHED APARTMENT 100 M<sup>2</sup> – TOP FLOOR – MAARIF EXTENSION

240 000 €

Ref 86705044

Casablanca - Apartment 1076 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Vaneau Maroc, real estate agency in Casablanca and Marrakech, offers for sale this superb apartment located in the highly central Maarif district. â€ Characteristic: - Type: Condominium apartment - Living area: 100 m<sup>2</sup> - Terrace: approximately 20 m<sup>2</sup> - Floor: 5th and top floor - Exposure: South-facing - Parking: 1 private space of 14 m<sup>2</sup> in basement - Condition: Furnished and equipped â€ Ready to move in - Service charges: 225 DH/quarter â€ Description: 100 m<sup>2</sup> apartment on the top floor of a well-maintained residence located on Abou Ishak El Marouni Street, in the sought-after Maarif Extension district. Not overlooked thanks to its top floor position, the property benefits from optimal natural light with its south-facing orientation and integrated air conditioning. The layout was designed by an interior architect, offering well-conceived volumes and contemporary decoration. Only one apartment per landing ensures peace and privacy. â€ Layout: - Spacious living room with quality parquet flooring - Fully equipped open-plan American kitchen (oven, induction hob, refrigerator, hood) - Terrace/balcony of approximately 20 m<sup>2</sup> running the full length of the apartment - Master suite with walk-in shower and private toilet - Secondary bedroom - Guest shower room and toilet - Laundry room on the terrace - Built-in storage - Air conditioning in all rooms â€ Key Features: â€ Central location â€ Abou Ishak El Marouni Street, Maarif Extension â€ Top floor â€ Clear views, not overlooked â€ One apartment per landing â€ Absolute calm â€ South-facing â€ Maximum natural light â€ Interior architect layout â€ Quality parquet throughout the apartment â€ Approximately 20 m<sup>2</sup> terrace â€ Rare outdoor space â€ Integrated air conditioning â€ Well-maintained elevator â€ Secure private parking of 14 m<sup>2</sup> â€ Sold furnished â€ Turnkey â€ Low service charges: 225 DH/quarter â€ Walking distance: shops, restaurants, transport, schools â€ The Maarif Extension District: Sought-after residential area of Casablanca, Maarif

### Robinson Choual

✉ maroc@vaneau.fr  
phone\_abbreviation  
[+212664905373](tel:+212664905373)

Marrakech Agency  
Marrakech - Marrakech

**Price :** 240 000 €

**Surface :** 1076 sq ft

**Rooms :** 3

**Bedrooms :** 2

**Bathrooms :** 0

**Shower rooms :** 2

**Elevator :** Yes

**Parkings :** 1

**Intercom :** Yes

**Terrace :** Yes

Extension benefits from a strategic location with local shops, restaurants, cafA@s, international schools and excellent transport links. Pleasant living environment combining centrality and tranquility. N.B.: This property is sold with a title deed, agency fees of 3% in addition to the price

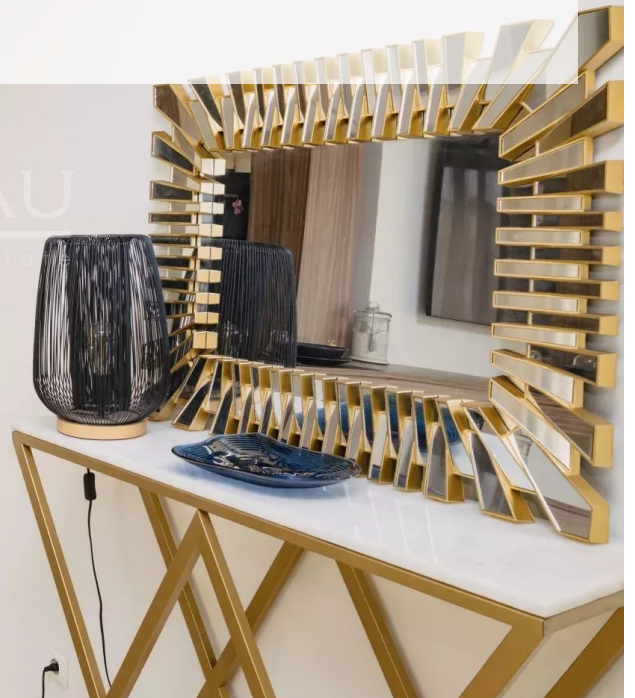
## FURNISHED APARTMENT 100 M<sup>2</sup> – TOP FLOOR – MAARIF EXTENSION

240 000 €

Ref 86705044

Casablanca - Apartment 1076 sq ft

**VANEAU**  
Luxury Real Estate





## FURNISHED APARTMENT 100 M<sup>2</sup> – TOP FLOOR – MAARIF EXTENSION

240 000 €

Ref 86705044

Casablanca - Apartment 1076 sq ft

**VANEAU**  
Luxury Real Estate



## **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