

# SUPERB VILLA ON THE AMELKIS GOLF COURSE

2 100 000 €

Ref 86797130

Marrakech - House / Villa 6458 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Ideally positioned on the front line of the golf course, this exceptional contemporary villa offers a rare combination of elegance, privacy and open views over the greens. Set on a beautifully landscaped 1,200 sqm plot, the property is flooded with natural light and features generous reception spaces opening onto a covered terrace, a heated swimming pool and a refined summer kitchen, perfect for outdoor living. The ground floor offers a spacious double living room seamlessly connected to the exterior, as well as two elegant suites with private bathrooms and dressing rooms. The lower level includes a service kitchen with independent access, two additional suites, and a private wellness area featuring a spa with two massage rooms. Upstairs, a fitness area and two impressive master suites enjoy large terraces with uninterrupted views over the golf course. The villa is sold fully furnished and titled, and also includes two golf carts. Possibility to acquire the holding company at a reduced cost. Vaneau fees: 3% incl. VAT, payable by the buyer.

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 2 100 000 €

**Surface :** 6458 sq ft

**Rooms :** 10

**Bedrooms :** 6

**Bathrooms :** 6

**Shower rooms :** 0

**Garden :** Yes

**Swimming pool :** Yes

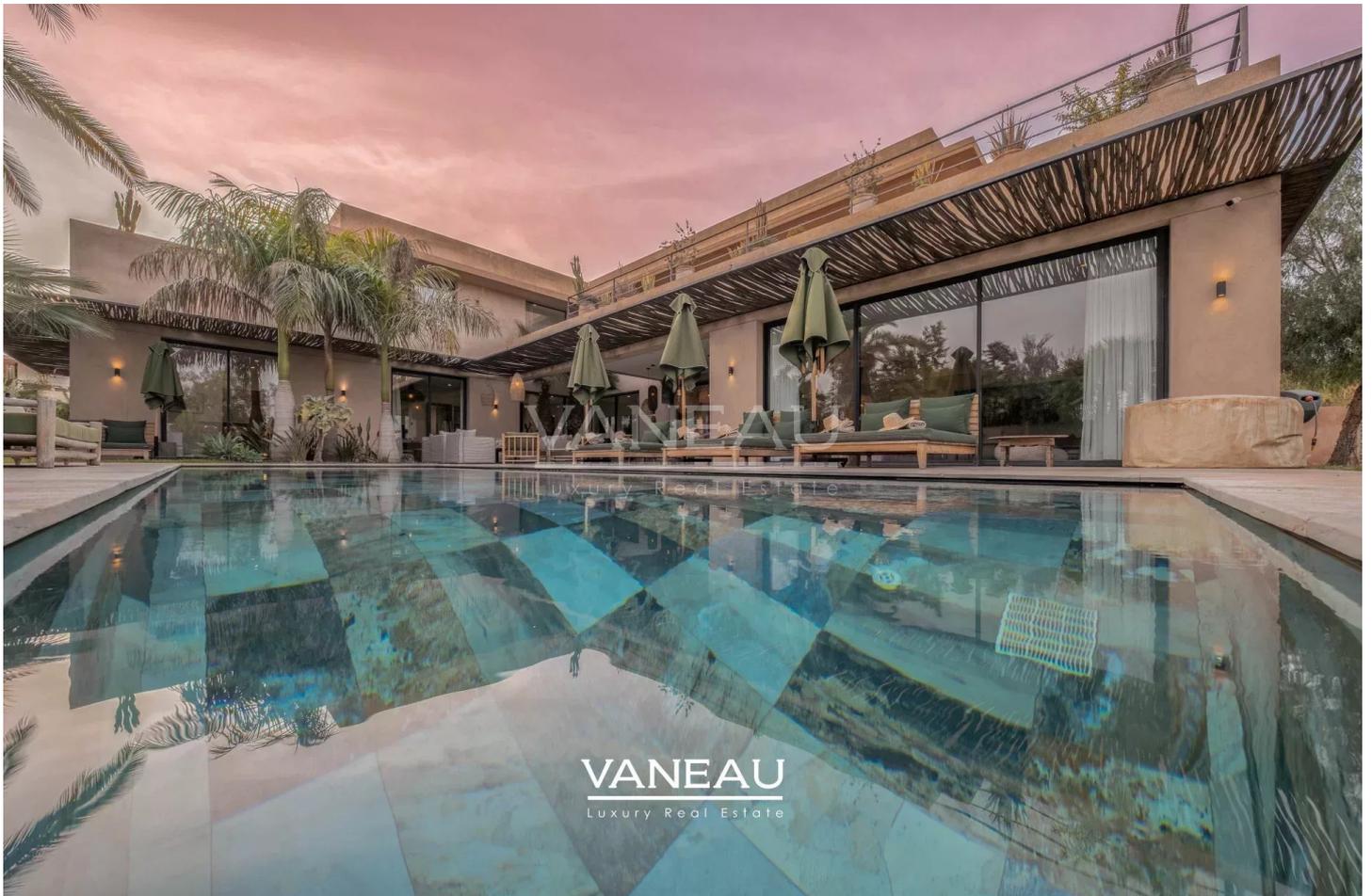
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## **VANEAU**

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**