

# للبيع: فيلا فخمة على واجهة ملعب الجولف في أملاكيس 3

2 100 000 €

Ref 87069134

Marrakech - House / Villa 8288 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Discover this majestic villa situated on a 1,300 m<sup>2</sup> lot, including 200 m<sup>2</sup> of private outdoor space, with 770 m<sup>2</sup> of living area. Facing due southwest, it offers breathtaking views of the golf course. Upon entering, you'll be captivated by a spacious foyer that opens onto an elegant living room featuring a suspended fireplace. This bright space leads directly to a sunny terrace, where a swimming pool is situated, offering a panoramic view of the golf course. The semi-open kitchen, with a separate entrance for staff, adds a practical touch to the villa's comfort. A guest restroom completes the ground floor. Upstairs, you'll find four bright suites, each featuring its own bathroom and walk-in closet. The property also features an elevator, facilitating access to all levels of the home. In the basement, a large living room with an open-concept kitchen offers a welcoming space ideal for gathering with family or friends. With the house built on a sunken level, you'll enjoy a spacious garden complete with a gym. A fifth suite is also available, as well as a dedicated staff room. Scheduled for completion in two months, this property is built to European standards, ensuring optimal thermal and sound insulation. Don't miss this unique opportunity to live in a villa that combines luxury, comfort, and breathtaking views! Brokerage fees of 3% above the sale price are the responsibility of the buyer.

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 2 100 000 €

**Surface :** 8288 sq ft

**Rooms :** 8

**Bedrooms :** 5

**Bathrooms :** 0

**Shower rooms :** 0

**Elevator :** Yes

**Swimming pool :** 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