

# 120 M<sup>2</sup> APARTMENT FOR SALE IN GAUTHIER / CASABLANCA

200 000 €

Ref 86114937

Casablanca - Appartement 1292 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Vaneau Maroc, real estate agency in Casablanca and Marrakech, offers for sale this superb 120 m<sup>2</sup> apartment, fully renovated and move-in ready. In the heart of the Gauthier district in Casablanca, it allows you to be in immediate proximity to all services of this major metropolitan area and combines contemporary refinement with a prime location. **NORTHEAST ORIENTATION - OPTIMAL LIGHTING:** Enjoy soft natural light and pleasant coolness year-round thanks to this ideal orientation for Casablanca's climate. **FUNCTIONAL AND MODERN LAYOUT** - Bright living room with balcony access and unobstructed view - 2 spacious bedrooms including a master suite with private dressing room - Contemporary bathroom with refined finishes - Separate powder room for added convenience - Equipped kitchen ready to use - Balcony for your relaxation moments **COMFORT:** - Private secured parking space - Controlled management fees: only 350 MAD/month - Perfectly maintained building with elevator **GAUTHIER DISTRICT - STRATEGIC LOCATION** - Casablanca city center - everything nearby - Shops, restaurants, schools within walking distance - Public transportation 2 minutes away - Dynamic and secure neighborhood life **DUAL OPPORTUNITY** - Primary residence in a privileged setting - High-potential rental investment (highly sought-after area) **MOVE-IN READY - NO WORK REQUIRED** Recent complete renovation - all you need to do is unpack your bags in this modern cocoon in the heart of Casablanca. Note: This property is sold with clear title, agency fees of 3% additional to the price.

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 200 000 €

**Surface :** 1292 sq ft

**Rooms :** 3

**Bedrooms :** 2

**Bathrooms :** 1

**Shower rooms :** 0

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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