

# EXQUISITE 5-BEDROOM VILLA IN THE HEART OF THE ROYAL PALM ESTATE

3 090 000 €

Ref 87017619

Marrakech - Maison 4306 sq ft

**VANEAU**  
Luxury Real Estate



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## About this property

Vaneau Maroc is pleased to offer for sale a magnificent 400-square-meter villa located in the heart of the prestigious Domaine Royal Palm, on a 2,000-square-meter lot. Upon arrival, you'll be captivated by a spacious, light-filled double living room that opens onto an elegant dining room featuring a decorative fireplace. A sophisticated library lounge, equipped with a television, invites you to relax and socialize. The kitchen, fully equipped with state-of-the-art appliances, extends into a functional utility kitchen featuring a grilling area. The villa features five spacious suites, each with a modern bathroom featuring a walk-in shower, ensuring comfort and privacy for all your guests. Outside, discover a 10 x 4-meter heated pool, equipped with an electric cover and a heat pump, surrounded by an elegant sun deck. The shaded gazebo and outdoor dining area create an idyllic setting to enjoy Marrakesh's balmy evenings. This villa also features a wellness area with a traditional hammam and a private massage room. The technical features of this high-end villa include underfloor heating and cooling, as well as reversible air conditioning subtly integrated into every living space. Domestic hot water is provided by solar panels, supplemented by a secure electric backup system. Buyer's fees of 3% apply

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 3 090 000 €

**Surface :** 4306 sq ft

**Rooms :** 7

**Bedrooms :** 6

**Bathrooms :** 0

**Shower rooms :** 0

**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

**140 collaborateurs**

**1200 signatures par an**

**1000 immeubles par an**

**2.5 milliards d'actifs gérés**