

COMMERCIAL SPACE OF 446 M² FOR SALE IN DOWNTOWN CASABLANCA

879 000 €

Ref 86514382

Casablanca - Locaux Commerciaux/Bureaux 4801 sq ft

VANEAU
Luxury Real Estate



Stockage Sécurisé & Archives

ENTRESOL & SOUS-SOL (227m²)

Studio d'Architecture et Showroom Design

AMÉNAGEMENTS PRÉSENTÉS SONT UNE OPTION.
L'ÉTAT ACTUEL EST UN "COQUE ET NOYAU"
LIVRÉ AVEC MEZZANINE EXISTANTE.

GROUND FLOOR :

CABINET D'AVOCATS ET DE CONSEIL FINANCIER

ESPACE COMMERCIAL - ANFA

OPTIONS : CABINETS, SHOWROOMS, SIEGES SOCIAUX

About this property

Vaneau Maroc, a real estate agency in Casablanca and Marrakech, offers for sale an exceptional commercial opportunity in the heart of Casablanca's most sought-after business district. This prestigious property of 446 m², ideally positioned between Boulevard d'Anfa and Boulevard Ziraoui, provides a rare combination of prime location, versatile layout, and significant commercial potential. - **STRATEGIC LOCATION:** Located in Casablanca's premium business center, this property boasts an address synonymous with prestige and success. The Anfa district is renowned for its concentration of leading businesses, professional firms, and luxury retailers, creating an environment where business thrives. With excellent accessibility via multiple transport routes and a substantial pedestrian flow from an affluent clientele, this location ensures visibility and credibility. The neighborhood offers immediate proximity to banking services, gourmet restaurants, and secure public parking, while maintaining the refined atmosphere that defines this distinguished area. - **EXCEPTIONAL LAYOUT:** Spanning three levels, this property features 219 m² of ground floor space, complemented by 227 m² distributed across the mezzanine and basement. This intelligent layout offers remarkable flexibility: the generous ground floor serves as an impressive showcase or reception area with natural light and street presence, while the additional levels accommodate private offices, storage, archives, or specialized facilities as per your needs. The property requires renovation work, notably floor planning, offering the distinctive advantage of creating bespoke interiors specifically tailored to your business identity and operational requirements. This blank canvas opportunity allows discerning buyers to specify finishes, materials, and layouts that perfectly reflect their brand and functional needs. - **IDEAL FOR DISTINGUISHED BUSINESSES:** This property is particularly suitable for professional firms seeking a prestigious address: law offices, architectural studios, financial consulting services, luxury showrooms, specialized medical centers, or corporate headquarters. The multi-level configuration perfectly meets the diverse needs of upscale businesses requiring both client spaces and private operational areas. - **EXCELLENCE IN INVESTMENT:**

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Marrakech Agency
Marrakech - Marrakech

Price : 879 000 €

Surface : 4801 sq ft

Rooms : 3

Situated in one of Casablanca's most resilient commercial areas, this property represents a savvy investment in a sector demonstrating consistent demand and strong rental returns. The established reputation of the Anfa district and its ongoing development ensure sustained value appreciation. - PROPERTY DETAILS: Total Area: 446 m² Ground Floor: 219 m² Mezzanine and Basement: 227 m² Configuration: Triple Level Location: Between Boulevard d'Anfa and Boulevard Ziraoui District: Anfa, Casablanca Note: This property is sold titled, with an agency fee of 3% in addition to the price

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ESPACE DE COWORKING
ET BUSINESS HUB

CENTRE MÉDICAL
ET D'ESTHÉTIQUE DE LUXE

SHOWROOM DE DESIGN
ET MOBILIER HAUT DE GAMME

CLINIQUE DENTAIRE SPÉCIALISÉE



ATELIER D'ARTISTE CRÉATIF

UNE VIE COMPLÈTE À ANFA
ESPACES CRÉATIFS, COMMERCIAUX & DE BIEN-ÊTRE



UNE VIE COMPLÈTE À ANFA
SALLE DE SPORT & BIEN-ÊTRE "ANFA FITNESS"



SUPÉRETTE PREMIUM "LE MARCHÉ D'ANFA"



AGENCE CONSEIL FINANCIER & ASSURANCE

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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