

## FLAT HIVERNAGE N1

556 000 €

Ref 83575812

Marrakech - Apartment 2185 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Located in the heart of a privileged location, this apartment on the 2nd floor offers a spacious and bright living space of 203m<sup>2</sup>. As soon as you step through the front door, you enter into a clear and warm space. The apartment consists of two elegantly appointed bedrooms, providing intimate spaces to relax and rejuvenate. The master bedroom benefits from a private balcony, creating a peaceful corner to enjoy a view of the vegetation at the entrance of the residence and moments of tranquility. The functional bathroom is equipped with all necessary facilities. A comfortable living area and a welcoming dining room create dedicated zones for entertainment and sharing meals with family or friends. The kitchen is fully equipped, with an adjacent laundry room. The two balconies, one of which is accessible from the living room, add an extra dimension by providing outdoor spaces to enjoy the pleasant climate. The residence is located in a sought-after area of Hivernage. The immediate proximity to Sofitel and the Casino provides privileged access to world-class amenities and a lively nightlife. Additionally, the N1 location ensures optimal accessibility to local conveniences. The residence is secure and guarded 24/7. This apartment represents an exceptional opportunity to live in comfort, style, and security in the heart of a sought-after locality. All our properties are sold with titles.

### Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 556 000 €

**Surface :** 2185 sq ft

**Rooms :** 5

**Bedrooms :** 2

**Bathrooms :** 1

**Shower rooms :** 1

**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