

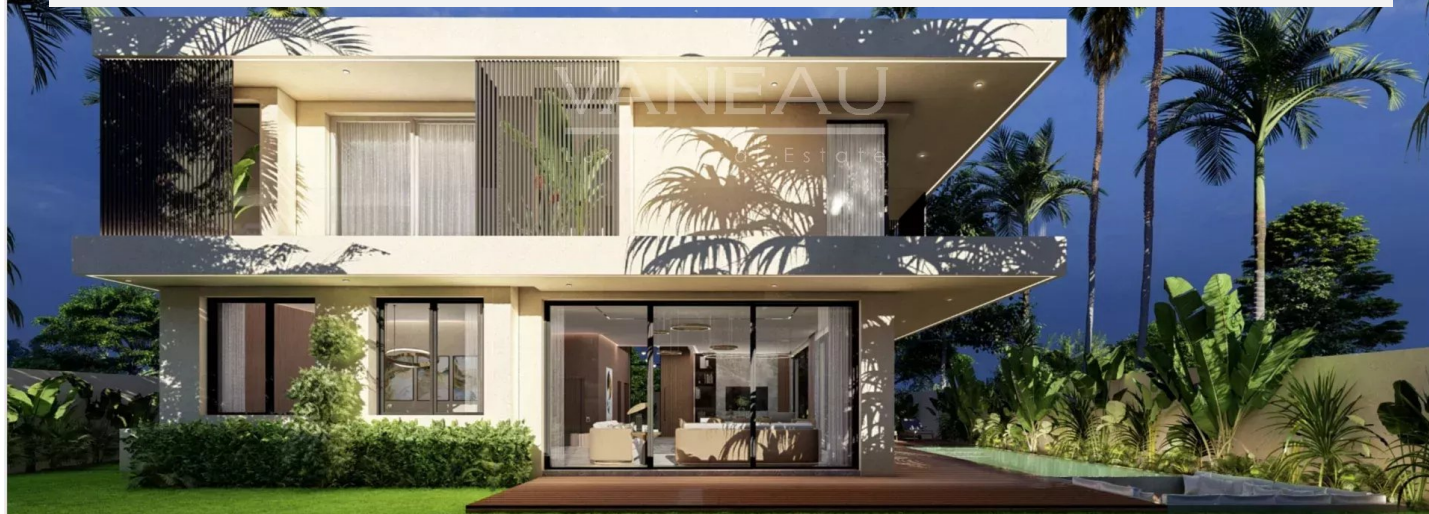
## STUNNING NEW VILLA 10 MINUTES FROM DOWNTOWN

920 000 €

Ref 84115473

Marrakech - House / Villa 6351 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

VANEAU MOROCCO presents to you this magnificent new villa under construction on plan in Agdal, with superb finishes and materials selected with taste. The villa is composed as follows: A furnished basement accessible from the English courtyard, a service and guardian room, a cloakroom & toilet, a storage and organization space as well as a hall dedicated to a cinema room, sports room, or an optional hammam. On the ground floor, you will find three dedicated spaces for lounges, an ethanol fireplace as well as a dining table and a fully equipped kitchen, a cloakroom, a guest toilet, and an elevator. Large glass windows will give you direct access to a lovely terrace and the heated swimming pool. A well is also planned for the irrigation system in the garden. Upstairs, 4 superb suites with all their bathrooms, toilets, and dressing rooms. All bedrooms also have an outdoor terrace, and in the master suite, another ethanol fireplace is also planned. A large terrace is also available for creating a warm ambiance space to arrange or even for making a solarium. An installation will also be planned in advance to add solar panels according to the desire and need of the future owner of the villa. The villa foundations are earthquake-resistant, and work started in October 2023. All our properties are sold with titles

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 920 000 €

**Surface :** 6351 sq ft

**Rooms :** 7

**Bedrooms :** 4

**Bathrooms :** 4

**Shower rooms :** 0

**Garden :** Yes

**Elevator :** Yes

**Swimming pool :** Yes

**Intercom :** Yes

**Alarm :** Yes

**Terrace :** 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**