

# OFF-PLAN ARCHITECT VILLAS 15 MINUTES FROM THE CITY CENTER

950 000 €

Ref 84221719

Marrakech - House / Villa 5188 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Vaneau Maroc offers you luxurious and modern villas for sale just 15 minutes from the city center of Marrakech on the Amismiz road. Nestled at the foot of the Atlas, this secure project of 18 villas is designed with meticulous attention to detail. Each villa embodies the essence of modern luxury, combining contemporary architecture with high-end finishes and premium materials. The spacious living areas and bedrooms guarantee absolute comfort, while exclusive amenities and amenities, such as a private swimming pool, landscaped garden and outdoor relaxation area provide an idyllic living experience. The villa includes first-class equipment such as a solar water heater, electrical appliances from the LEGRAND brand, suspended sanitary appliances from the DURAVIT brand, CORIAN sink tops, GROHE brand faucets, or HANSGROHE, High-end kitchen with countertop work in Quartz or household appliances from the BOSCH brand. Each villa includes 5 suites including a bright and open Master room overlooking a majestic view of the Atlas Mountains. On the ground floor, around an English courtyard, spaces are provided for a gym, a hammam and a cinema. In the common areas of the residence, an equipped play area is provided for children. Funding is planned as follows: - 20% upon booking - 20% beginning of foundations - 30% end of structural work - 30% delivery and delivery of the title (February 2025)

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 950 000 €

**Surface :** 5188 sq ft

**Rooms :** 5

**Bedrooms :** 5

**Bathrooms :** 5

**Shower rooms :** 0

**Garden :** Yes

**Swimming pool :** Yes

**Caretaker :** Yes



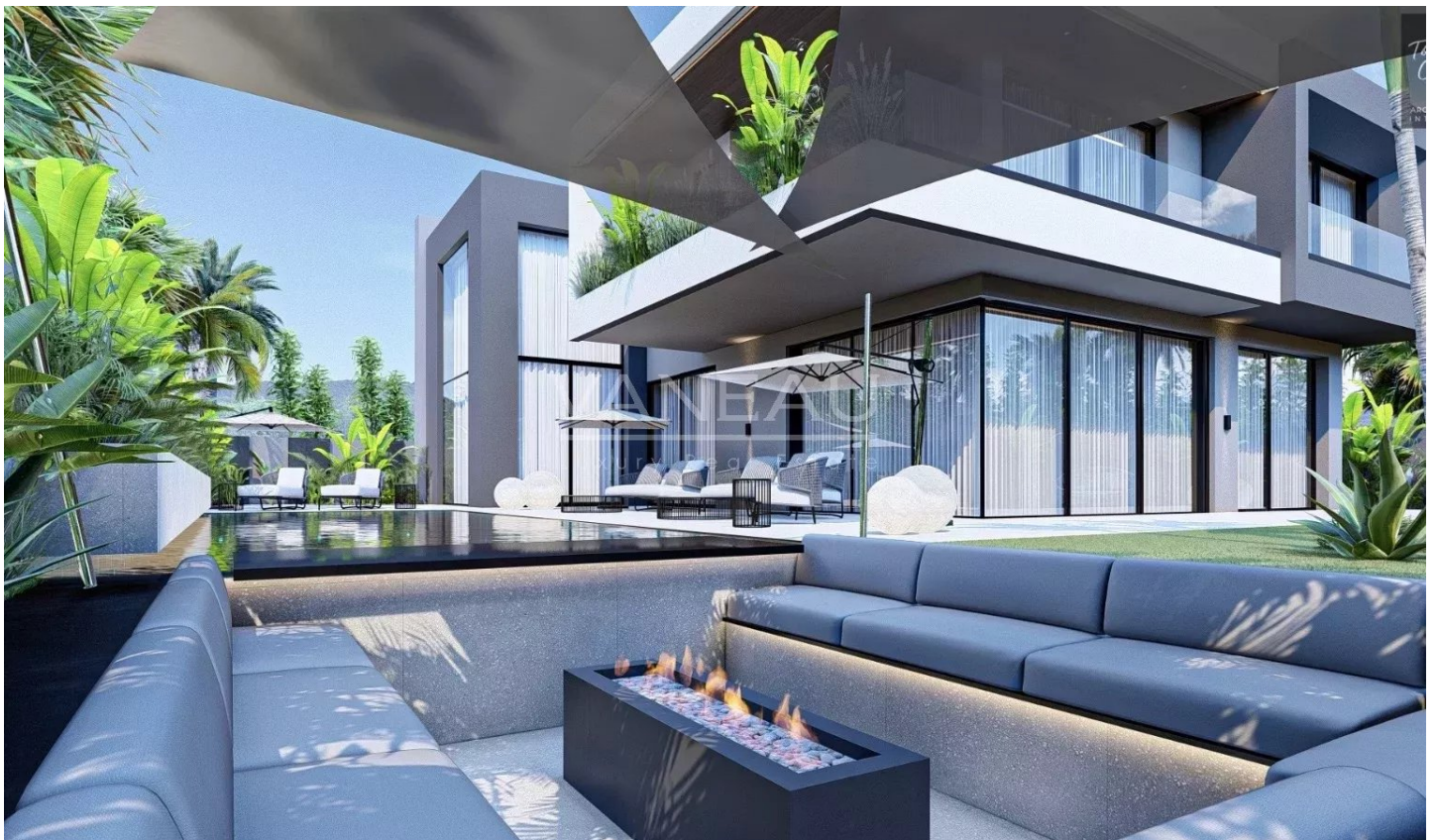
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## **VANEAU**

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**