

# NEW SINGLE-STOREY VILLA PROJECT 20 MINUTES FROM THE CITY CENTER

535 000 €

Ref 85524832

Marrakech - Maison 3014 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

VANEAU MAROC, luxury real estate agency in Marrakech, presents this beautiful new project located 20 minutes from the city center near the Ourika road. The project offers luxury single-storey villas, combining modern comfort and traditional charm. Two types of villas are offered, designed with local and eco-responsible materials, reflecting a commitment to sustainability and environmental integration. Villa types 2 have a living area of 280m<sup>2</sup> on plots ranging from 1000m<sup>2</sup> to 1300m<sup>2</sup>. You will find a triple living room with a semi-open kitchen and 3 bedrooms including a master suite. The basement has a staff room as well as a room that can be used as a gym or relaxation room or an office. The garden is decorated with orange and lemon trees, benefits from a guest pavilion with all the necessary comfort. The 12m x 3.5m swimming pool completes this garden which also offers a breathtaking view of the Atlas Mountains. If you are looking for a contemporary villa combining luxury, comfort and respect for the environment, contact VANEAU MAROC, luxury real estate agency in Marrakech.

## Robinson Choual

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phone\_abbreviation

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Marrakech Agency

Marrakech - Marrakech

**Price :** 535 000 €

**Surface :** 3014 sq ft

**Rooms :** 7

**Bedrooms :** 4

**Floors :** 1

**Bathrooms :** 3

**Shower rooms :** 0

**Garden :** Yes

**Swimming pool :** Yes

**Caretaker :** Yes

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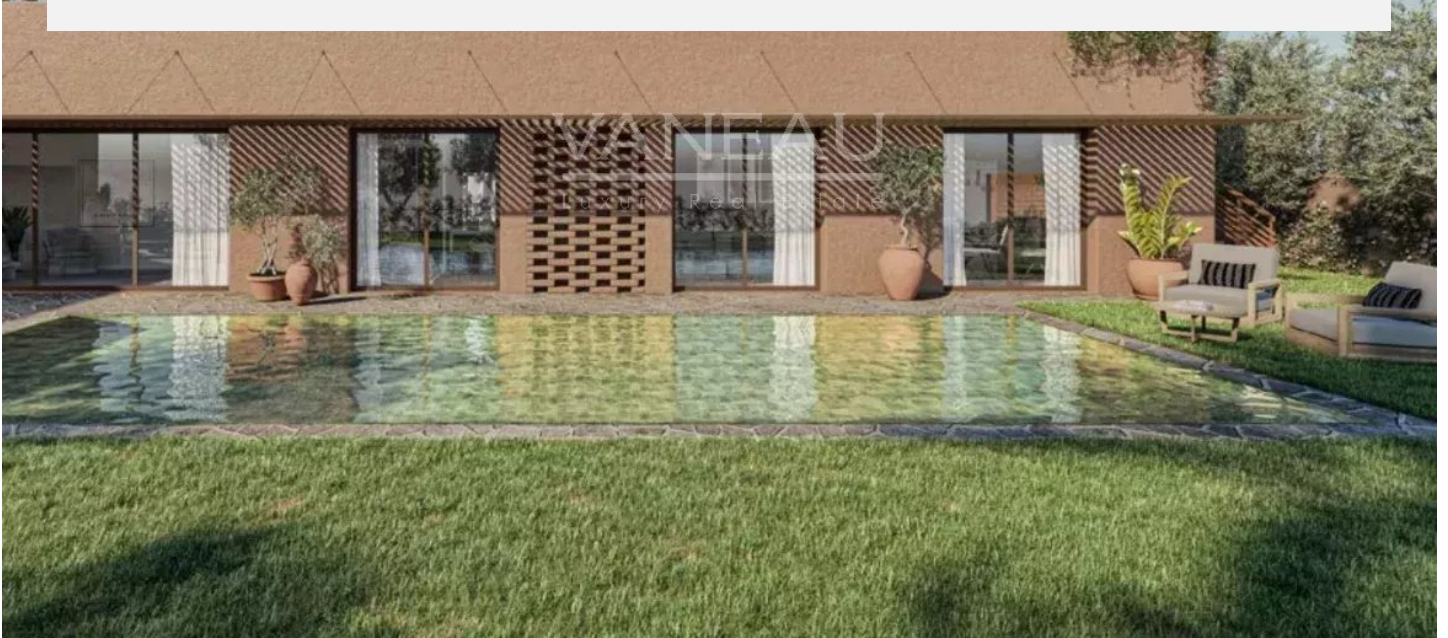
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## **VANEAU**

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**