

### **About this property**

Located 22 kilometres from Marrakech city centre, on the Ourika road, Vaneau Maroc, your luxury real estate agency in Marrakech, offers you this sumptuous villa built on a 2-hectare plot of land, which provides an exceptional living environment, combining luxury, tranquillity and breathtaking panoramic views. With its palatial allure and finishing that brings together the best of Moroccan craftsmanship, this rare property is ideal for both a private residence and a commercial project. Comprising 6 spacious bedrooms, the villa also offers 3 large, refined lounges, perfect for elegant, convivial entertaining. A vast covered patio completes this living space, offering a place to relax in total serenity. Outside, a large swimming pool and pool house invite you to relax, while enjoying an incredible view of the majestic Atlas Mountains, a true natural spectacle that is transformed at every moment of the day. Classified as a guest house, this villa has the necessary authorisation to build villas or other structures on the land, offering interesting development potential. Whether you are looking for a sumptuous home or a project with great potential, Vaneau Maroc, luxury estate agency in Marrakech, invites you to discover this exceptional property on the Marrakech property market.

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Marrakech Agency

Marrakech - Marrakech

Price: 4 800 000 €

Surface: 5382 sq ft

Rooms: 12

**Bedrooms**: 6

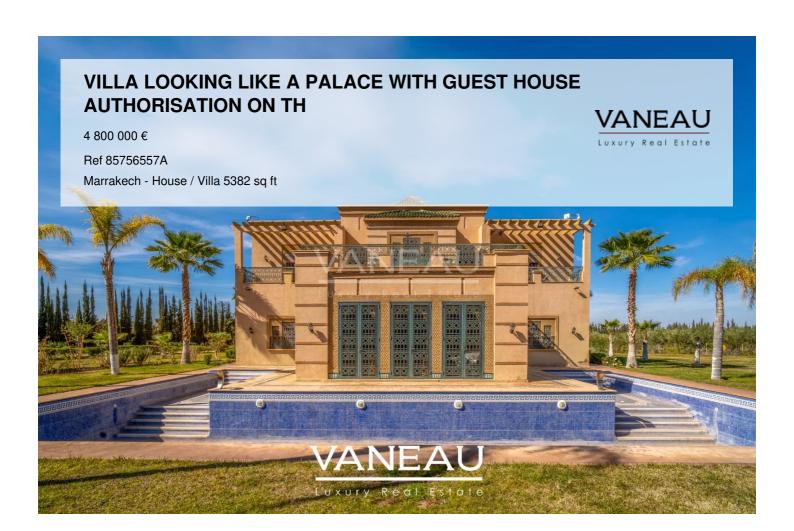
Bathrooms: 4

Shower rooms: 0

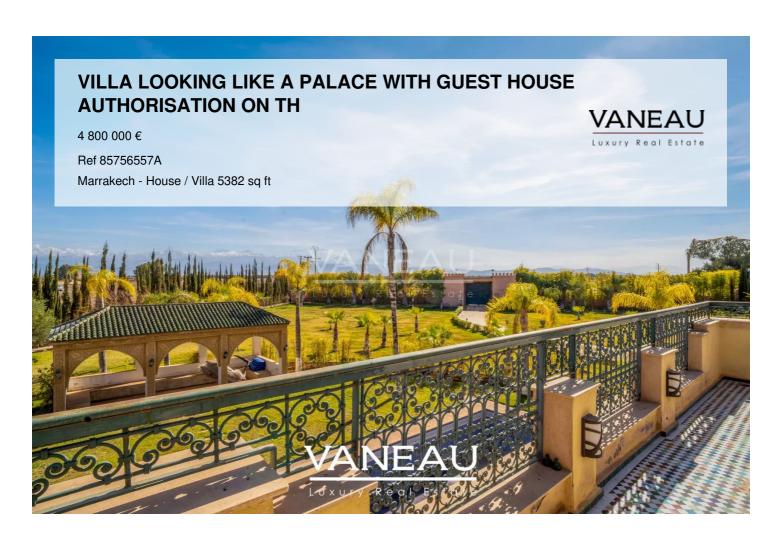
Garden: Yes

Swimming pool: Yes

Caretaker: Yes









### **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