

# NEW MODERN VILLA FOR SALE WITH NO OVERLOOKING NEIGHBOURS

690 000 €

Ref 86131571

Marrakech - House / Villa 4844 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Vaneau Maroc, a luxury real estate agency in Marrakech, offers you a new villa, due for completion in December 2025, as part of a small-scale development of four villas facing the Atlas Mountains, with no overlooking properties. The villa is built on a modest 800m<sup>2</sup> plot facing a garden, which gives it a much deeper and larger perspective. It offers approximately 400m<sup>2</sup> of living space on two levels. On the ground floor, there is a bright double living room opening onto a landscaped garden and swimming pool, as well as a semi-open kitchen, guest toilet and potentially a bedroom for staff or guests. On the first floor, there are three suites, including a 70m<sup>2</sup> master bedroom, all with dressing rooms and en-suite bathrooms. Some customisation is still possible. The villa is located on the right-hand side of the Ourika road, 300m from the road, which isolates it from noise, and only 15 minutes from the Royal Mansour.

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 690 000 €

**Surface :** 4844 sq ft

**Rooms :** 6

**Bedrooms :** 4

**Bathrooms :** 4

**Shower rooms :** 0

**Garden :** 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