

### About this property

Vaneau Morocco Real Estate Agency presents this exceptional prestige villa for sale in the prestigious California district of Casablanca. Property Overview: Discover this impressive character villa nestled in the prestigious California neighborhood, offering 1,700 mÂ2 (18,299 sq ft) of built space on a magnificent landscaped lot of 2,500 mÂ2 (26,910 sq ft). This exceptional property, with complete privacy and no overlooking neighbors, guarantees absolute intimacy in one of Casablanca's most sought-after areas. Features & Layout: Orientation & Natural Light The Southeast orientation of this family residence ensures optimal natural lighting throughout the day, bathing the living spaces in a warm and welcoming atmosphere. Accommodation 9 bedrooms total, including: 8 comfortable bedrooms 1 master suite ('apartment' style) 1 service bedroom 7 reception rooms offering multiple layout and decoration possibilities 7 bathrooms harmoniously distributed throughout the villa Special Amenities Traditional hammam for relaxation Home cinema for enjoyable family evenings Accessible terrace with pleasant garden views Mature, well-maintained garden Swimming pool for relaxation moments Security & Parking: Secure garage accommodating multiple vehicles Security camera system providing enhanced security for the entire property Property Condition & Potential: This charming villa, over 20 years old and in good condition, offers exceptional potential for customization and renovation according to your preferences, while maintaining its authentic charm. The property provides exceptional volumes perfect for a large family. Investment Opportunity: A rare opportunity in one of Casablanca's most prestigious neighborhoods for a family

### **Robinson Choual**

Marrakech Agency

Marrakech - Marrakech

Price: 3 335 000 €

Surface: 18083 sq ft

Rooms: 14

Bedrooms: 7

Floors: 2

Bathrooms: 7

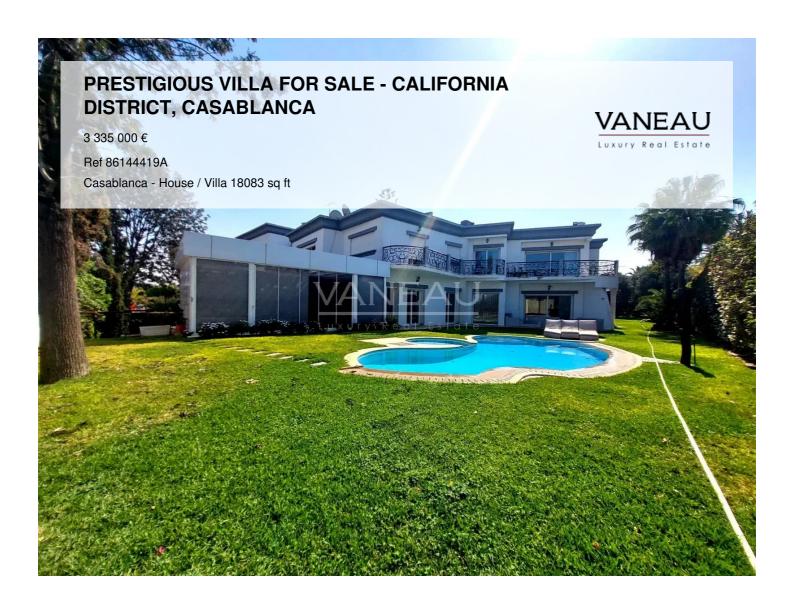
**Shower rooms**: 0

Swimming pool: Yes

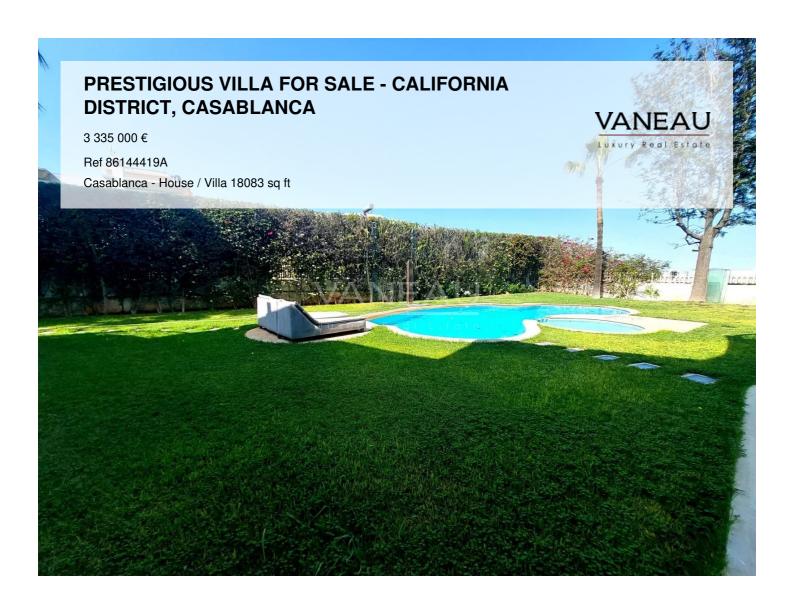
Parkings: 1

Terrace: Yes

seeking space, privacy, and prestige. This property is ideal for large families or clients who enjoy entertaining regularly. Note: This property is sold with clear title. Agency fees of 3% additional to the price.









### **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