

### About this property

The Vaneau Marrakech real estate agency offers for sale this sumptuous riad, certified as a guesthouse, located in the authentic Bab Doukkala district, in the heart of the Marrakech Medina. Offering a perfect blend of Moroccan tradition and modern comfort, this fully renovated property features six elegant suites spread over several levels around a central courtyard. On the ground floor, you will discover a vast, bright patio with a fountain, a dining room/living room, a fully equipped kitchen, a laundry room, and a guest toilet. The first floor houses four spacious suites, each with a private bathroom, as well as a small living room with a library, providing a cozy and intimate space. The rooftop houses the sixth suite as well as a wellness area including a traditional hammam, a massage room, a shower, an outdoor lounge, a relaxation area under a pergola, and a sunny solarium. Featuring high-end amenities (air conditioning, fiber optic Wi-Fi, fully equipped kitchen, security system), this turnkey property represents a rare opportunity for both private and commercial use. Proven profitability, tasteful decor, and a peaceful atmosphere make this an exceptional property in Marrakech. The property is sold furnished, with all necessary permits and title deeds. Buyer's fee: 3% in addition to the sale price.

### **Robinson Choual**

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Marrakech Agency

Marrakech - Marrakech

**Price:** 880 000 €

Surface: 3767 sq ft

Rooms: 8

**Bedrooms**: 6

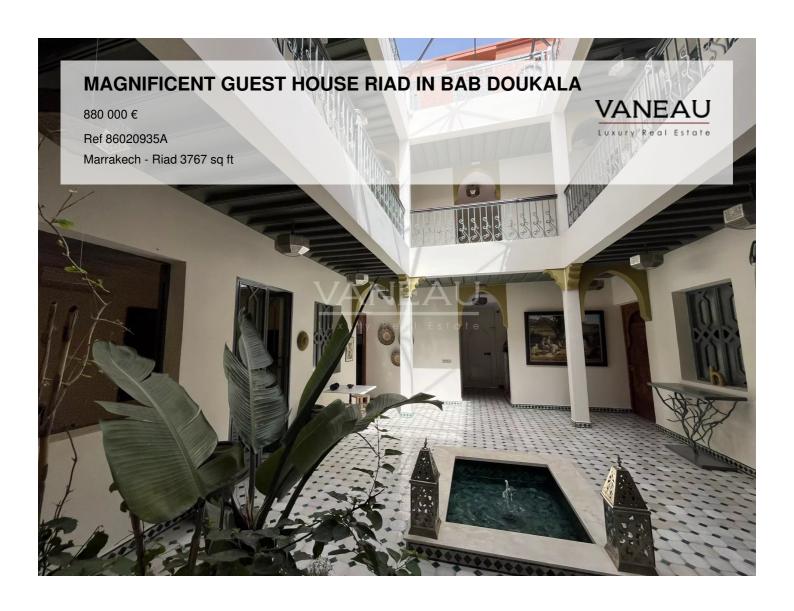
Bathrooms: 0

**Shower rooms**: 6

Terrace: 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