

## VILLA LOOKING LIKE A PALACE WITH GUEST HOUSE AUTHORISATION ON TH

4 800 000 €

Ref 85756557A

Marrakech - House / Villa 5382 sq ft

**VANEAU**  
Luxury Real Estate

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### 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.

### Robinson Choual

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Vaneau – Luxury Real Estate  
Agency in Marrakech  
Angle rue Loubnane et Rue  
Hassania 40000 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

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### VANEAU LOCATION

Une équipe dédiée à Paris,  
Neuilly et Boulogne



### VANEAU

Immobilier de prestige depuis  
1972



### VANEAU VIAGER

30 ans d'expérience en vente  
viagère



### VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

# VANEAU C'EST AUSSI



### VANEAU PATRIMOINE

Dispositifs de défiscalisation,  
SCPI, Assurances Vie



### VANEAU DIGITAL NEUF

La plate-forme digitale 100%  
immobilier neuf



### GESTION LOCATIVE

GTF, plus de 7 000 lots gérés à  
Paris



### COURTAGE CRÉDITS

Exell Crédit immobiliers  
Assurances emprunteurs

140 collaborateurs

1200 signatures par an

1000 immeubles par an

2.5 milliards d'actifs gérés