

250m2 villa | 4 Bed / 3.5 Bath | 2 receptions | Terrace | Pool

Price 4 199 000 Dhs - 394 706 €

Description

VILLA FOR SALE MARRAKECH: 250m2 villa, 4 Bed, 3.5 Bath, 1 staff room, 2 receptions, roof terrace, private garden, pool - Agdal area Marrakech.

M2 Morocco, your property agent in Morocco presents this lovely and very private villa in the Agdal area of Marrakech. Marrakech Agdal, just outside the Royal palace gardens and off the prestigious Mohamed VI boulevard is fast developing as the new tourism center of Marrakech, and consists of a good mix of residential developments with tourism and leisure facilities (luxury hotels, restaurants, night clubs (such as Pacha), a shopping mall, a cinema and bowling complex, a city centre golf course, and many more facilities planned such as the new Raffles hotel resort).

This newly finished property benefits from air conditioning throughout and every room has a view over the internal garden / patio with its swimming pool, providing a very private environment.

The villa consists of:

Ground Floor:

- 2 entrances (service entrance through Kitchen with a outdoor sink and granite work top + real entrance via porch. Bejmat covered area + small soil area to plant).
- Entrance door with hallway & staircase
- on right handside (cloak room with storage)
- dining room with bay windows and door onto patio/courtyard with pool
- fitted kitchen
- little storage or staff room
- main reception room with shelving (for library and TV) with bay windows and door onto patio / courtyard with pool
- door leading to:
- Bedroom 1: downstairs en-suite bedroom with built in wardrobes and shower room (bay door and windows leading to patio / courtyard with pool

Characteristics

- GARDEN: patio / courtyard 90m2 with Pool (2.5m x 5m)
- Number of rooms : 11
- Number of bathrooms : 3
- Number of bedrooms : 4
- Number of toilets : 4
- Terrace area : 42
- Plot size : 250
- Total living area : 250
- Bedroom 2: master bedroom en suite with main bath room (shower cubicle + bath + storage cabinet) with bay windows to balcony overlooking internal patio / courtyard.
- Bedroom 3: smaller bedroom (double) with built in wardrobes and windows oto patio / courtyard
- Bedroom 4: bigger bedroom (double) with built in wardrobes and bay windows/doors leading to balcony over courtyard and pool.

Stairs to rooftop terrace:

+/- 30m2 with very nice far reaching views

The villa is sold fully titled,

With this pro...

Heating

Garden

Fully fitted kitchen with white goods

Pool

