

**SOLD** 300m2 villa | 3 ensuite bedrooms | 3 receptions | pool and garden

Price 5 200 000 Dhs - 488 800 €

## Description

SOLD Ref: SVMA0070 VILLA FOR SALE MARRAKECH: 300m2 villa, 3 ensuite bedrooms, 3 receptions, terraces, private garden and pool M2Morocco, your Marrakech real estate specialist, presents stunning villa on a charming gated development just 12km from Marrakech city centre.

This 9 hectares development (the brainchild of renowned architect "Charles Boccara") consists of 37 well finished villas with private gardens and pools around a series of Andalusian gardens with water features and pedestrian alleys. The development also benefits from a superb club house with a large pool, terraces, bar/restaurant, spa-gym and health centre.

This property is 100% finished and furnished to a high standard so ready to move in.

Thanks to its single storey design, this 300m2 villa and it's garden (1200m2 ) are very private and not overlooked by neighbours.

The property consists of:

- entrance hall
- reception 1 with open fireplace
- dining room
- summer dining room
- 3 ensuite bedrooms
- cloak room
- fitted kitchen
- personnel room
- various patios and terraces
- private garden with pool, pool house and vaulted dome topped bathing kiosk
- parking

The property also benefits from a full serviced rental management solution as the development enjoys its own management company, website and shuttle service. As such this villa will be ideal either as a primary residence, a secondary home or as rental property (be it for long term rent or short holiday lets).

When you buy a villa in Morocco, you are buying a great investment and a great property. The villa is a great investment and a great property. The villa is a great investment and a great property.

Number of rooms : 11  
Number of toilets : 4

Number of bathrooms : 4  
Number of bedrooms : 3

Number of wet rooms : 3  
Total living area : 300

## Characteristics

## Features

Air conditioning  
Fully fitted kitchen with white goods  
Garden  
Security guard

Heating  
Phone entry system  
Pool  
Parking

Fitted kitchen  
Terrace  
Balcony

