

200m2 villa | 3 Bed / 3.5 Bath | 3 receptions | Terrace | Pool

Price 5 000 000 Dhs - 470 000 €

**Description**

VILLA FOR SALE MARRAKECH: 200m2 villa, 3 Bed, 3 Bath, 1 staff room, 3 receptions, patio, terrace, private garden, pool - Agdal area Marrakech.

M2 Morocco, your property agent in Morocco presents this lovely riad style 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 200m2 property on a 300m2 plot is part of a recently built small gated development around a communal gardens and a large water basin. The development benefits of communal gardens, a pool, a spa-hammam, a gym and parking.

The riad style villa consists of:

On the ground floor around it's patio:

- entrance hall
- 3 receptions
- kitchen
- staff room (next to the kitchen)
- cloak room
- patio with fountain and bou (covered outdoor terrace)
- private garden
- access to swimming pool

On first floor:

- 3 ensuite bedrooms
- terrace (40m2)

- Two nice roof terraces (approx 25m2) each.

The villa is fully furnished and with a parking space.

With this property offer at the heart of the Agdal area of Marrakech, M2 Morocco, your Moroccan real estate specialist brings you a well priced villa in one of the best addresses of Marrakech. This property is suited as a main residence, as a secondary home or as a rental property (be it long term rental or short holiday lets).

Being in an area fast developing as the main luxury tourism area of Marrakech, this villa has great potential for capital growth and would also generate good rental yields.

M2 Morocco can also offer a full rental management service on this type of property.

- ...Terrace
- Air conditioning
- Security guard

Number of bedrooms : 3  
 Number of bathrooms : 3  
 Floor : 1  
 Plot size : 300

Number of toilets : 3  
 Total living area : 250

Fully fitted kitchen with white goods  
 Pool

Heating  
 Garden  
 Parking

