



## Villa in Mohammadia, Morocco



### Στοιχεία μεσίτη

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| Όνομα:           | ArKadia                                                                                          |
| Όνομα εταιρείας: |                                                                                                  |
| Χώρα:            | United Kingdom                                                                                   |
| Τηλέφωνο:        |                                                                                                  |
| Languages:       | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 650,260.28 |

### Τοποθεσία

|                       |            |
|-----------------------|------------|
| Χώρα:                 | Morocco    |
| Ταχυδρομικός κωδικός: | 28013      |
| Δημοσιεύθηκε:         | 10/07/2025 |

#### Περιγραφή:

Located in Mohammadia.

Quiet Rue de Safi setting, ready for a new chapter Set on a calm residential street in Mohammadia/Mohammedia, Morocco (postcode 28013), this old villa sits on a substantial city plot and invites a clear brief: renovate with sensitivity or clear and rebuild to your specification. The address on Rue de Safi offers the quiet most buyers hope for—low traffic and a settled neighborhood feel—while the scale of the site creates possibilities that are rare in the urban fabric. For those seeking a villa for sale in Mohammedia with genuine scope to add value, this is a compelling canvas. A generous urban plot with real outdoor potential The vendor notes a plot of approximately 702 sqm with a garden exceeding 300 sqm; the recorded property area is listed at around 800 sqm, underscoring both the breadth and flexibility of the site. In practice, that means enough outdoor space to plan meaningful landscaping—areas for shaded dining, a play lawn, or a kitchen garden—and still allow for future amenities such as a pool or detached studio, subject to consent. An on-site well is a practical and valuable asset, particularly for garden irrigation in the dry months, helping to keep running costs sensible while supporting a lush landscape. The existing villa is ready for reimagining. Whether you maintain the current footprint and open up the interior, or start anew with a contemporary design that prioritises light, circulation, and indoor–outdoor living, the plot’s proportions will accommodate a thoughtful family programme. Imagine a calm principal suite looking onto greenery, secondary bedrooms that double as a study or hobby space, and a central living area that spills out to a terrace for slow breakfasts and long summer evenings. If your brief is multigenerational living or a future-proofed home with a separate workspace, there is evident room here to plan zones that connect when you want them to and close off when you do not. Scope, zoning and next steps The property falls within urban zoning D2, giving a policy framework to guide what can be retained, extended, or rebuilt. While specific parameters will need to be confirmed with the local



authority and your architect, D2 zoning typically signals a residential context and a pathway for substantive refurbishment or redevelopment. For some buyers, the attraction will be to strip the villa back to its structure and modernise services and finishes. For others, the logic of a full rebuild—with a clean layout, contemporary energy performance, and evolved garden design—will be persuasive. Either way, the quiet street position supports privacy, and the depth of the garden invites a lifestyle that balances work-from-home practicality with outdoor ease. Because interior accommodation is to be created to your plan rather than dictated by an existing bedroom count, you have latitude: keep things simple with a compact family arrangement, or plan a larger-format home with guest accommodation and a dedicated office. This development opportunity in Mohammadia naturally suits buyers who value design control and wish to shape a home around the way they live now. Practical highlights To help frame the opportunity, a few essentials stand out: - Substantial city plot: vendor indicates approx. 702 sqm with 300+ sqm garden; property area recorded at approx. 800 sqm (interested parties should verify measurements). - Urban zoning D2, suitable for a renovation or rebuild approach, subject to approvals. - On-site well—ideal for landscape irrigation and sustainable garden planning. - Quiet Rue de Safi address in Mohammadia/Mohammedia, Morocco, combining privacy with urban convenience. Daily life, imagined Beyond metrics, this is a place to root routines. Mornings begin with coffee beside the garden, where the first light filters through newly planted citrus or native shade trees. A study nook opens to fresh air for calls and focused work; doors stack back to unite kitchen, dining and terrace when friends arrive. Children or guests have rooms that adapt easily—nursery today, creative studio tomorrow. Evenings settle into the garden, with the well keeping greenery resilient year-round. And when you step out, you're in a residential pocket that feels settled and neighbourly—exactly what many buyers mean when they ask for “quiet but connected.” Offered at Offered at MAD 6,000,000 (approx. USD 665,838), reflecting its scale, zoning and rare potential on a quiet city street. For buyers who value substance over spectacle, this villa's appeal is straightforward: an enviable Rue de Safi setting, a sizable garden to shape around your life, and the freedom—within D2 urban zoning—to create a home that is precisely yours. As a Mohammedia villa with garden potential, it brings lifestyle and practicality into clear alignment, offering a project worthy of the investment and a future daily rhythm that feels effortless once complete. Reference: 82948674.

## Κοινά

Τελειωμένα τετραγωνικά 800 τ.μ  
πόδια:

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/MGPD-T9932/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T9932/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 82948674



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