



## Excellent Plot of land with 2 Villas for sale in Marrakesh Morocco



### Information de l'agent

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Specialties:	
Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,388,253.49

### Location

Pays:	Maroc
Adresse:	روميا تيا يبكلا راود
Indicatif régional:	R212
Soumis:	31/05/2024

### Description:

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Esales Property ID: es5554165

Marrakesh

Morocco

Unveiling Paradise: A Luxurious Estate Oasis in Marrakech, Morocco

Nestled amidst the captivating landscapes of Marrakech, Morocco, lies a unique opportunity to own a slice of paradise. This exceptional property offers not only two luxurious villas but also a sprawling 17-hectare farm, brimming with potential and brimming with the promise of an unforgettable lifestyle. Imagine waking up to the gentle Moroccan sun, surrounded by the sweet scent of citrus groves and the tranquility of nature, all within easy reach of the vibrant city of Marrakech.



## A Haven of Luxury and Relaxation:

The two villas on this estate, each measuring 250 square meters, provide a haven of comfort and sophistication. With a total of 6 bedrooms and 4 bathrooms distributed between them, these villas offer ample space for families, friends, or guests to relax and unwind in style. Imagine:

- \* **Spacious Living Areas:** Spacious living areas with traditional Moroccan design elements invite you to gather, entertain, or simply relax in style.
- \* **Tranquil Bedrooms:** Each bedroom, featuring luxurious furnishings and en-suite bathrooms, promises a haven of tranquility after a day exploring Marrakech or enjoying the serenity of the farm.
- \* **Private Pools:** Cool off and unwind in the refreshing waters of the expansive, 25x25 meter swimming pool, a perfect centerpiece for outdoor gatherings and relaxation.

### The first villa has

2 bedrooms  
3 bathrooms + toilet in the garage  
4 living spaces ( Moroccan salons, that could be changed into bedrooms)  
+ private garage 3 cars  
3 roofteraces

### The second villa has

2 bedrooms  
2 bathrooms  
1 living space  
+ private garage 4 cars  
roof terrace

## Sustainable Living:

The property embraces sustainability principles, incorporating solar energy as a primary source of power. This not only reduces your environmental impact but also ensures greater energy independence.

## A Thriving Citrus Grove:

Beyond the villas lies a remarkable 17-hectare farm, equivalent to 170,000 square meters, dedicated to the cultivation of a unique variety of citrus: the Nadorcot seedless Clementine. These prized fruits, known for their exceptional sweetness and juiciness, are exclusively sold externally, primarily to European markets.

## The Nadorcot Advantage:

- \* **Royal Provenance:** The Nadorcot seedless Clementine is a unique variety, with seeds not readily available for everyone, further adding to its exclusivity. Imagine owning a piece of agricultural royalty.
- \* **Limited Shelf Life:** With a shelf life of only two months, meticulous planning is essential to ensure optimal harvest and sales. This presents an exciting opportunity for those seeking a dynamic and



rewarding agricultural venture.

### Development Potential:

The 17-hectare land offers exciting possibilities for further development, subject to obtaining the necessary permits. Imagine transforming this estate into an eco-tourism haven, a luxurious wedding venue, or even expanding the existing agricultural operations.

### Exploring Marrakech's Enchantment:

This exceptional property's true brilliance lies in its location. While offering a tranquil escape amidst nature's embrace, it is also conveniently situated near the heart of Marrakech:

- \* **Vibrant City Life:** Marrakech, with its bustling souks, majestic palaces, and captivating gardens, awaits exploration. Immerse yourself in the rich Moroccan culture, savor delectable cuisine, and lose yourself in the city's vibrant energy.
- \* **Cultural Gems:** Explore the iconic Koutoubia Mosque, a landmark of Marrakech. Marvel at the intricate beauty of the Bahia Palace or wander through the bustling Jemaa el-Fnaa square, a feast for the senses.
- \* **Exquisite Cuisine:** Indulge in the culinary delights of Morocco. Sample fragrant tagines, savor fresh couscous dishes, and tantalize your taste buds with an array of Moroccan spices.

### Beyond the Estate:

Venture beyond the city walls and discover the breathtaking natural beauty surrounding Marrakech. Explore the rugged Atlas Mountains, embark on a thrilling desert adventure, or simply relax on the pristine beaches of Essaouira. Morocco offers a wealth of experiences waiting to be discovered.

### Owning a Piece of Paradise:

This exceptional property in Marrakech is more than just an investment; it's a chance to own a unique lifestyle. Imagine waking up to the sweet scent of citrus groves, enjoying the tranquility of nature, and then immersing yourself in the vibrant energy of Marrakech. With its luxurious villas, sustainable features, thriving citrus farm, and development potential, this estate caters to those seeking a luxurious retreat, a rewarding agricultural venture, or a place to call home in a captivating corner of the world.

### About the Area

Marrakech, Morocco, pulsates with a vibrant energy that captivates travelers from all corners of the globe. Nicknamed the 'Red City' for its iconic ochre-colored buildings, Marrakech is a beguiling blend of ancient history, bustling souks, and captivating sights. Step into the heart of the Medina, a UNESCO World Heritage Site, and get lost in a labyrinthine maze of narrow alleyways overflowing with spices, handcrafted treasures, and colorful textiles. Haggling with friendly shopkeepers is an integral part of the market experience, and the chance to discover unique Moroccan treasures adds to the allure. Beyond the souks, majestic palaces like the Bahia Palace and the Koutoubia Mosque stand as testaments to the city's



rich architectural heritage. As dusk descends, the Djemaa el-Fnaa square comes alive with a mesmerizing spectacle of street performers, snake charmers, and food stalls overflowing with tantalizing aromas. Marrakech is a city that awakens all senses, offering an unforgettable cultural immersion.

## Main Features

- \* 170000 m<sup>2</sup> of land for development (17 hectares)
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Commun

Pied carré fini: 170000 m<sup>2</sup>  
Dimensions du lot: 1700000 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/aPJqfD1n2l0?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/aPJqfD1n2l0?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

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