



## Building land in Mohammadia, Morocco



### Information de l'agent

Nom:	ArKadia
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Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,829,697.91

### Location

Pays:	Maroc
Indicatif régional:	28013
Soumis:	10/07/2025

### Description:

Located in Mohammadia.

Three-villa opportunity in coastal Mohammadia A rare, well-located landholding of approximately 3,258 sqm in Mohammadia, within the Mohammadia region of Morocco, this site is purposefully set up for a three-villa scheme. Offered as building land for sale in Mohammadia, it carries D2 zoning with a ground-use coefficient of 35%, providing clear parameters for those seeking certainty at the outset. The concept is simple and compelling: subdivide into three individual villa parcels and deliver modern, family-scale homes with ample outdoor space around them. A practical framework to build with confidence For developers and private clients alike, the planning envelope is the hero here. The stated D2 zoning and 35% ground-use coefficient give a straightforward starting point for design feasibility. Working from the current guidance, a three-lot subdivision would average circa 1,086 sqm per plot (subject to survey and approvals). At 35% ground coverage, each future villa could accommodate a generous ground-floor footprint while still reserving a large proportion of land for gardens, terraces and circulation. There is no height information provided in the listing, so building massing and levels would be confirmed with the local authority; however, the coverage figure alone gives a reassuring sense of proportion and scope. An on-site well is noted among the features—an increasingly valuable asset for construction logistics and, in due course, landscape irrigation (subject to testing and regulatory sign-off). The supplied site image shows an open, sunlit tract with natural surroundings—exactly the kind of canvas that allows a design to respond to light, orientation and privacy. Whether the end vision is a trio of contemporary family homes or a multi-generational compound with shared amenities, the scale and clarity of the brief make this development land in Mohammadia both practical and imaginative. Lifestyle potential, translated into plans What distinguishes this parcel is how readily its numbers translate into everyday living. Three separate villas allow for multiple buyer profiles: a family needing space for children and home offices;



visiting relatives who appreciate independent guest accommodation; or professionals balancing city work with the calm of a coastal location. Gardens can be designed for morning coffee in the sun, shaded afternoon play areas, and evening dining terraces that take advantage of the prevailing breeze. With 65% of each plot potentially unbuilt, landscape becomes a real part of the architecture, not an afterthought. The setting—recorded with coordinates around 33.70638°N, -7.38927°W and listed under postal code 28013—sits within the broader Mohammedia coastline, long favoured for its balance of accessibility and lifestyle. While the existing listing does not specify street address or road frontage, the regional context is well established: a city known for its shoreline, residential quarters and straightforward connections along Morocco's Atlantic corridor. As always, services, access and subdivision boundaries would be confirmed by a buyer's due diligence and local technical studies. Key advantages at a glance - Circa 3,258 sqm building land in Mohammadia (Mohammedia region), Morocco; listing ref. 82949072 - D2 zoning with a ground-use coefficient of 35% (clear design parameters) - Concept for subdivision into three individual villas (subject to approvals) - On-site well noted among features (use subject to testing and regulation) Development clarity meets real-world design For those planning homes that support work-from-home routines, a typical villa footprint at this scale can comfortably integrate a quiet study, a ground-floor suite for visiting parents, or a flexible bedroom that doubles as a playroom. The outside areas are equally adaptable: space for kitchen gardens, outdoor seating and practical storage for sports equipment or children's bikes. If the intent is resale, three well-proportioned villas with private outdoor space align closely with current buyer preferences across the Mohammedia market. Offered at: MAD 26,100,000 (approx. USD 2,896,396), for sale as a single parcel. In summary, this is straightforward, well-specified building land for sale in Mohammadia with the essential ingredients already in place: clear zoning, a defined ground coverage, and the scale to deliver three credible, market-ready homes. It is an efficient brief for investors and an inspiring canvas for end users, combining lifestyle, practicality and long-term value in one cohesive opportunity.

## Commun

Pied carré fini: 3258 m<sup>2</sup>

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web: [http://www.arkadia.com/MGPD-T10799/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T10799/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

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