



## Building land in Beni Ammar, 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 889,023.65

### Location

Pays:	Maroc
Indicatif régional:	50372
Soumis:	10/07/2025

#### Description:

Located in Beni Ammar.

A 563 sqm canvas in Beni Ammar, Meknès

Set within the calm village setting of Beni Ammar in the Meknès region of Morocco, this 563 sqm parcel of building land offers something increasingly rare: a clear, well-proportioned site on which to shape a home or project exactly to your needs, subject to local permissions. If you have been seeking building land for sale in Beni Ammar, this plot delivers both scale and simplicity—enough ground to think in terms of a generous single villa with gardens or a carefully considered multi-generational layout, yet compact enough to remain practical to design, build and maintain.

The attraction here is the freedom to plan life as you wish. A single-storey residence with broad terraces for evening dining; a two-storey family home with shaded parking and a kitchen garden; a discreet guest annexe for visiting friends or short-stay hospitality—each is viable in principle, subject to planning consent and local regulation. With approximately 563 sqm to arrange, you can accommodate private parking within your boundary, define outdoor rooms for dining and relaxation, and still reserve space for planting or play. There is currently no built accommodation on the site (0 bedrooms), making it an uncluttered starting point for your architect and builder.

#### Life in the Meknès heartland

Beni Ammar sits within the wider Meknès region—an area known for its historic cities, agricultural landscapes and measured pace of daily life. That context matters if you're designing a home you'll use year-round: mornings can begin quietly, doors open to the garden for coffee and planning the day; afternoons lend themselves to indoor-outdoor living; and evenings are for unhurried dinners with family



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under open skies. The village setting encourages a lifestyle that is grounded and connected to place, while regional hubs provide services and culture when required. The plot's coordinates (approx. 34.09417, -5.43278) place it squarely in this heartland, with Beni Ammar carrying postcode 50372—useful markers as you evaluate access, services and professional support.

For buyers thinking practically, 563 sqm is a sweet spot: large enough to allow proper setbacks, privacy and a sense of arrival, yet manageable for a first build in Morocco. You can plan logical circulation from gate to front door, locate bedrooms to catch calmer corners of the garden, and position living spaces to follow the light across the day. For those working from home, the design brief can integrate a quiet office studio without sacrificing family areas—an advantage of starting from land rather than adapting an existing structure.

### Planning, design and next steps

As “Building land,” the site is intended for development, but every project in Morocco will be subject to applicable planning rules, building codes and utility connections at the time of application. We recommend early dialogue with the local commune and a licensed architect or ingénieur to confirm: permitted use, allowable building footprint and height, boundary offsets, and the route to connect electricity, water and drainage. The available photography underscores the site's straightforward appeal and open potential; detailed technical and planning guidance can be arranged on request.

### A few practical highlights:

- 563 sqm building land in Beni Ammar (50372), Meknès, Morocco
- Blank canvas for a private home or small-scale hospitality concept, subject to consent
- Pinpointed at approx. 34.09417, -5.43278 within the Meknès heartland
- Scope to plan parking, gardens and outdoor living within your own boundary

For those searching for a 563 sqm building plot in the Meknès region, the balance here is compelling: a defined, human-scale parcel; a village context that supports everyday living; and the chance to create a home that reflects how you actually live, rather than compromising around inherited rooms or layouts.

### Offered at

Offered at MAD 8,200,000 (approximately USD 909,979 based on the figure provided), with sale on a private-treaty basis and availability subject to contract.

In sum, this building land in Beni Ammar provides the reassuring clarity of a clean site and the creative latitude to design a home around your life—morning light in the living spaces, shaded terraces for lunch, secure parking inside your own gate, and room to grow. It is a practical proposition with genuine lifestyle value in one of Morocco's most characterful regions.

### Commun

Pied carré fini: 563 m<sup>2</sup>

### Lease terms

Date Available:



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## **Information additionnelle**

Lien URL du site web:

[http://www.arkadia.com/MGPD-T10822/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T10822/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

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