

## Building land in Casablanca, Morocco



### Information de l'agent

Nom: ArKadia  
Nom de compagnie:  
Pays: Royaume-Uni  
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Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à: Vendre  
Prix: USD 748,491.41

### Location

Pays: Maroc  
État/Région/Province: Casablanca-Settat  
Ville: Casablanca  
Indicatif régional: 20000  
Soumis: 10/07/2025  
Description:

Located in Casablanca.

Prominent arterial position in Sidi-Maarouf, Casablanca Location is the hero here. This 486 sqm greenfield plot sits directly on a major artery in Sidi-Maarouf, one of Casablanca's most active and well-connected districts. For a buyer seeking building land for sale in Casablanca with immediate visibility and ease of access, the setting offers that rare mix of prominence and practicality. Being on a main thoroughfare means your address is simple to find, deliveries are straightforward, and—if a commercial or service-led use is your aim—drive-by exposure naturally follows. If you're planning a private residence, the same position brings day-to-day convenience: straightforward commutes, swift school runs, and quick connections across the city. A true “green field” opportunity, the site is clear and undeveloped—an honest blank canvas ready to receive your vision. With 486 sqm to work with, there is meaningful scope to design carefully: to balance internal area with outdoor space, to plan parking efficiently, and to optimise the orientation of living or working rooms as your brief requires. Flexible brief: residential, commercial or service villa What makes this plot particularly compelling is its versatility. The description explicitly invites residential, commercial or “service villa” concepts, so you can tailor the build to your operational or family needs (all subject to local planning and permitting). Consider the options: - A private residence with presence: A villa that enjoys front-door convenience on a main road yet is set back and planned with smart landscaping for privacy. 486 sqm allows for generous indoor living alongside terraces and garden zones for entertaining. - A service-led address: The arterial position suits a clinic, consulting rooms, studio, or boutique professional office—somewhere clients can reach easily and recognise at a glance. - A commercially oriented scheme: For a brand that benefits from

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visibility and access, the frontage onto a key Sidi-Maarouf artery supports signage, customer arrival and regular drop-offs. Because the plot is undeveloped, you control the narrative from day one—how vehicles enter and exit, how the ground floor meets the street, and how indoor-outdoor areas flow. The scale lends itself to a simple, efficient footprint with potential to create generous volumes inside while reserving outdoor space for greenery, staff break-out or family leisure. Casablanca convenience, Sidi-Maarouf energy Sidi-Maarouf, within Casablanca 20000, is synonymous with connectivity. It's an area people traverse daily, which is precisely why a main-road plot here carries long-term value. For a family home, you'll appreciate the straightforward access to the city's wider amenities; for a business or service villa, staff and clients benefit from fast links and clear approach routes. The location's energy supports a variety of day-to-day rhythms: morning commutes that are direct, lunchtime errands kept simple, and evening returns that don't demand a complex detour. While the site's exact frontage and shape should be confirmed on inspection, the overall impression is of a well-proportioned parcel in an address that works hard for its occupants—practical during the week and equally convenient at weekends. Utilities and zoning should be verified through standard due diligence, but the stated suitability for residential, commercial or service villa uses gives a broad starting brief that many buyers in Casablanca actively seek. Practicalities that matter - 486 sqm plot area (sqm measurement provided), offering genuine design flexibility for footprint, gardens and on-site parking planning. - Greenfield, undeveloped land on a principal artery in Sidi-Maarouf—rare visibility plus straightforward access for daily use. - For Sale, titled as building land in Casablanca, Morocco; bedrooms and bathrooms are not applicable, underscoring the blank-canvas nature of the opportunity. - City, region and country alignment: Casablanca, Casablanca region, Morocco (postcode 20000), a location with enduring demand across residential and service-led sectors. For investors and owner-occupiers alike, this Sidi-Maarouf development plot in Casablanca aligns with the fundamentals: access, visibility, and flexibility of end use. Whether your goal is a statement villa tailored to your family's lifestyle or a discreetly efficient service address, the site's position on a large artery does the heavy lifting—making the future building easy to reach, easy to operate and easy to understand. Offered at Offered at MAD 6,850,000, with an indicative equivalent of USD 760,165 provided; sale only, no rental frequency applicable. Opportunities like this are about more than land—they are about simplifying daily life and strengthening long-term value. This clear, well-situated plot gives you the freedom to design what you need, in a part of Casablanca that supports both living well and working efficiently.

**Commun**

Pied carré fini: 486 m<sup>2</sup>

**Lease terms**

Date Available:

**Information additionnelle**

Lien URL du site web: [http://www.arkadia.com/MGPD-T11072/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T11072/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

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