



2 Bedrooms Riad in Marrakech, Morocco



Information de l'agent

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

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 320,000

Location

Pays:	Maroc
État/Région/Province:	Marrakesh-Safi
Ville:	Marrakech
Indicatif régional:	40000
Soumis:	03/09/2026

Description:

Located in Marrakech.

KENNARIA – 2 MINUTES WALK FROM JEMAA EL-FNA

A PREMIUM LOCATION IN THE HEART OF THE MEDINA

In the highly sought-after Kennaria neighborhood, just a 2-minute walk from the famous Jemaa el-Fna Square, this charming titled riad boasts an exceptional location, in the middle of the Medina's lively atmosphere while offering a truly intimate living space.

With its 75 m², its spaces harmoniously spread over multiple levels, and its equipped terrace, this riad represents a rare opportunity for rental investment in Marrakech.

AN INTIMATE AND FUNCTIONAL CONFIGURATION

The riad offers a layout perfectly suited for tourist operation or secondary residence.

On the ground floor:

- A pleasant lounge around an openable skylight
- An equipped kitchen
- A bedroom with bathroom and shower
- Toilets
- A reading area

On the first floor:

- A second bedroom with private bathroom, bathtub, and toilets
- A lounge

On the terrace:



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- An outdoor lounge
 - A dining area
 - An outdoor dining room
 - A laundry area with washing machine
 - An openable skylight

THE CHARM OF A MARRAKCHI RIAD

Several living spaces, Moroccan lounge, equipped terrace, and skylight give this property the sought-after character of a true Medina riad.

Reversible air conditioning also provides appreciable comfort throughout the year.

ALREADY PROFITABLE INVESTMENT

The riad is currently benefiting from a rental activity with an announced income of 50,000 to 60,000 MAD per month.

Its location just steps from Jemaa el-Fna, in the heart of Kennaria, is a major asset for a tourist clientele seeking an authentic experience in Marrakech.

HIGHLIGHTS

- ✓ Exceptional location in Kennaria
- ✓ Only 2 minutes from Jemaa el-Fna
- ✓ Titled riad
- ✓ 75 m²
- ✓ 2 bedrooms – 2 bathrooms
- ✓ Several lounges
- ✓ Equipped terrace
- ✓ Reversible air conditioning
- ✓ Existing rental activity
- ✓ Reported income of 50,000 to 60,000 MAD/month
- ✓ Ideal for rental investment or secondary residence

A privileged address in the heart of the Medina, a human-sized riad, and already established rental income: a great investment opportunity in one of Marrakech's most sought-after sectors.

Commun

Chambres:	2
Pied carré fini:	75 m ²

Lease terms

Date Available:

Information additionnelle

Lien URL du site web:	http://www.arkadia.com/MGPD-T20634/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM
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Contact information

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