



## Building land in Casablanca, Morocco



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 565,132.03

### Locatie

Aanbevolen Auto Onderdelen:	Morocco
Staat/Regio/Pronvincie:	Casablanca-Settat
Plaats:	Casablanca
Postcode:	20000
Geplaatst:	10-07-2025

### Omschrijving:

Located in Casablanca.

Purposeful development in Casablanca's commercial heart An opportunity with clarity and purpose is often the most valuable. This 629 sqm parcel of building land in Casablanca (postcode 20000) offers exactly that: a cleared, bare site with designated R+1 planning for commercial, office, tertiary or hospitality use. In practical terms, R+1 translates to rez-de-chaussée plus one floor — a considered, low-rise format that delivers strong street presence at ground level with a full additional storey above. For owner-occupiers and investors alike, it's a scale that supports high-utility layouts without the complexity of a tower build, and it sits comfortably within Casablanca's urban fabric. The site's simplicity is its strength. With no legacy structures to work around, you can move directly into concept design — whether that means a showroom with client suites above, a compact clinic with treatment rooms upstairs, a training centre with seminar space, or a boutique hospitality concept with dining at street level and guest accommodation on the first floor. Because the land is bare, you control the circulation, frontage and services strategy from the outset, aligning construction to your operational model rather than adapting to it. R+1 zoning that works hard Ground plus one floor is more than a planning note; it is a template for commercially intelligent design. At pavement level, you have the opportunity to build an inviting frontage that supports walk-in trade, brand visibility and easy access. The first floor then provides quieter, more private space for offices, studios, meeting rooms or guest accommodation — ideal separation for businesses that need public access and back-of-house privacy. In Casablanca, where footfall and visibility underpin performance, that two-tier arrangement is proven. - 629 sqm gives a meaningful building footprint with scope for efficient circulation and, subject to design, areas for loading or on-site customer parking. - R+1 zoning suits dual-use configurations: customer-facing on the ground floor, operational or



hospitality functions above. - A clean, bare site means fewer unknowns and a faster path from acquisition to site mobilisation. Everyday practicality and design possibilities Casablanca's reputation as Morocco's economic hub brings a depth of demand for well-located commercial space. While the property is presented as building land — and therefore free of pre-fitted utilities or structures — the straightforward plot geometry (bare, open ground) makes services planning simpler than an adaptive reuse project. Prospective purchasers should of course verify utilities, access and all permissions; however, the brief here is clear: building land for the construction of a commercial, office, tertiary or hospitality building within an R+1 envelope. What might that look like in day-to-day terms? A culinary concept could anchor the ground level with seating that opens to the street, while the upper floor hosts a culinary studio, private dining or back-office administration. A healthcare operator might design at-grade reception and treatment rooms with first-floor consulting suites. For a co-working brand, ground-floor membership lounge and café can pair naturally with open-plan desks, meeting rooms and phone booths above. Each scenario leverages the same principle: visibility and access at street level, calm productivity or guest privacy upstairs. Investors may also recognise the potential for multi-tenancy. A ground-floor retail/showroom lease combined with a separate first-floor office lease diversifies income streams while keeping costs and building management straightforward. That's a key advantage of an R+1 format — it retains flexibility in how and to whom you lease your space. Location and context Set in Casablanca, Morocco, within the 20000 postcode, the plot benefits from the city's established commercial ecosystem and connectivity. Without over-claiming conveniences not yet verified, it is fair to say that the capital's road network, business services and supplier base underpin both construction and future operation. For developers new to the area, this is a market where contractors, materials and professional services are readily accessed, which can shorten timelines and simplify coordination. If you are searching for building land for sale in Casablanca, this plot's combination of size, R+1 designation and urban setting is a compelling place to begin. It is equally attractive to those seeking commercial land in Casablanca, Morocco for a branded concept, a corporate regional base, or a mixed-use investment anchored by secure tenants. Offered at Offered at MAD 5,200,000 (approximately USD 577,059), reflecting the site's 629 sqm scale and R+1 commercial, office, tertiary or hospitality designation. In a market where clarity reduces risk, this R+1 development plot in Casablanca stands out for its straightforward brief and adaptable potential. With a bare, ready canvas and a zoning framework that naturally supports two-tier commercial life, it invites you to shape space that works as hard as your business does — practical to build, efficient to operate, and well placed for the long term.

## Algemeen

Afgewerkte vierkante meter: 629 m<sup>2</sup>

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/MGPD-T11073/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T11073/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 84397309



IMLIX

IMLIX Vastgoedmarkt  
<https://www.imlix.com/nl/>

---

