



## 1 Bedroom Duplex in Marrakech, Morocco



### Agent Info

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

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 239,017.41

### Locatie

Aanbevolen Auto Onderdelen:	Morocco
Staat/Regio/Pronvincie:	Marrakesh-Safi
Plaats:	Marrakesh
Postcode:	40000
Geplaatst:	10-07-2025

### Omschrijving:

Located in Marrakech.

Set in the heart of L'Hivernage—one of Marrakech's most coveted and refined neighborhoods—this exclusive residential development offers a limited collection of 1 & 2-bedroom apartments and duplexes, combining architectural sophistication with modern comfort.

Ranging from 54 to 84 m<sup>2</sup> of internal space, and complemented by private gardens between 29 and 160 m<sup>2</sup>, each residence is designed to blur the lines between indoor elegance and outdoor tranquility. Floor-to-ceiling windows and expansive balconies invite in natural light and open up stunning views of the Atlas Mountains, while landscaped surroundings provide immediate access to Moulay El Hassan Park and Oliverai Park, two of the city's most beautiful green spaces.

Whether you opt for a simplex or a spacious duplex, every home is thoughtfully finished with:

- Fully fitted kitchens with cabinets and countertops
- Luxurious bathrooms and guest toilets with vanity units and showers
- Built-in wardrobes in bedrooms, some with private en-suites
- Central air conditioning for year-round comfort
- Double-glazed windows and high-speed fibre optic connectivity

Amenities include:

- A private rooftop terrace with swimming pool exclusive to residents
- A stylish, interior-designed entrance lobby



- Secure underground parking with 46 car spaces available

This is more than a residence—it's a lifestyle offering privacy, prestige, and proximity to the very best of Marrakech.

Optional Dedicated Parking space for additional 90.000 MAD  
Delivery Date: June 2026

### **Algemeen**

Slaapkamers: 1  
Afgewerkte vierkante meter: 54 m<sup>2</sup>

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Additionele informatie**

Website URL: [http://www.arkadia.com/MGPD-T14404/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T14404/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 86041040

