



Excellent 2 Bed Apartment for Sale In Oued Laou

Morocco



Agent Info

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Listing details

Property for: Sale
Price: EUR 40,000

Location

Country: Morocco
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Description:
Excellent 2 Bed Apartment for Sale In Oued Laou Morocco

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Mekkad Beach Oued Laou

Block 2. 4th floor

Oued Laou

Tetouan

Morocco

Discover Your Coastal Retreat: A 2-Bedroom Apartment in Oued Laou, Morocco

Imagine owning a slice of Moroccan paradise, a comfortable and conveniently located 2-bedroom apartment in the charming coastal town of Oued Laou. Situated just 32 kilometers from the vibrant city of Tetouan, this property offers an enticing opportunity for a holiday home, a rental investment, or a peaceful permanent residence close to the sparkling Mediterranean Sea. Positioned on the 5th (top) floor of its building, this 55m2 apartment promises an airy living space with the added benefit of access to a shared roof terrace, offering potential for stunning views and outdoor enjoyment.



Prime Location: Oued Laou – A Coastal Gem

Oued Laou is a delightful coastal town that perfectly encapsulates the relaxed pace of Moroccan life, while still being within easy reach of larger urban centres. Its primary appeal lies in its immediate proximity to the beach, making it an ideal spot for those who cherish seaside living. The town is known for its clear waters, inviting beaches, and a friendly, local atmosphere, offering a more authentic experience than some of the larger, more commercialized resorts.

The journey from Tetouan, a historic city known for its UNESCO-listed medina, is a pleasant 32-kilometer drive, offering convenient access to a wider range of amenities, cultural sites, and transportation links. This strategic location means you can enjoy the tranquility of a coastal village without being isolated from the conveniences of a city. Oued Laou itself provides essential local services, including shops, cafes, and restaurants, allowing for comfortable daily living.

Apartment Features: Compact Comfort on the Top Floor

This apartment, spanning 55 square meters, is designed for efficient and comfortable living. As a 3-room apartment, it provides a practical layout, typically comprising a living area, a kitchen space, and its two bedrooms. With two bedrooms, it's well-suited for a small family, a couple, or as a rental property catering to holidaymakers. There is one well-appointed bathroom, serving the apartment's needs.

A charming feature of the apartment is its small balcony, offering a private outdoor space perfect for enjoying a morning coffee or a quiet evening. Being located on the 5th (top) floor not only offers potentially better views and increased privacy but also grants direct access to the communal roof terrace. This shared space is a significant bonus, providing a larger area for sunbathing, enjoying panoramic vistas, or simply relaxing outdoors. While the apartment is being sold unfurnished, this presents a fantastic opportunity for the new owner to personalize the space entirely to their taste, transforming it into a true reflection of their style.

Lifestyle and Amenities: Embrace the Moroccan Climate

Owning an apartment in Oued Laou means embracing a lifestyle centered around the beautiful Moroccan climate and its inviting coastline. The warm Mediterranean climate ensures long, sunny days perfect for beach activities, water sports, or simply relaxing by the sea. The apartment's proximity to the beach means that seaside strolls, swimming, and enjoying fresh seafood become an effortless part of daily life.

An additional amenity available to residents is the option to use a communal swimming pool, though it comes with an extra payment. This offers a convenient alternative for cooling off on hot days, or for those who prefer pool swimming to the open sea. It adds an extra layer of leisure facility without the burden of private pool maintenance.

Investment Potential in a Growing Region

The Moroccan property market, particularly in coastal and tourist-friendly regions, has shown consistent



interest from international buyers. An apartment in Oued Laou, especially one so close to the beach and with access to amenities like a pool and roof terrace, holds strong appeal for various purposes:

- * **Holiday Home:** It makes for an ideal personal retreat, offering a comfortable base for enjoying Morocco's coast.
- * **Rental Income:** The demand for short-term holiday rentals in popular coastal towns like Oued Laou can provide a lucrative income stream, especially during peak tourist seasons.
- * **Permanent Residence:** For those seeking a quieter life in a warm climate, away from the hustle and bustle of larger cities, Oued Laou offers a welcoming community.

The unfurnished nature of the property allows for cost-effective personalization, enabling a buyer to decorate and furnish it to maximize its rental appeal or personal comfort without paying for someone else's taste. The top-floor location and roof terrace access are also strong selling points that differentiate it from other units.

Connectivity and Local Exploration

While Oued Laou offers a tranquil escape, its connection to Tetouan provides access to a much wider range of services and transport options. From Tetouan, you can explore the historical wonders of its ancient medina, a UNESCO World Heritage site, or delve into the vibrant local markets.

For international travel, the nearest major airport to Oued Laou and Tetouan is Sania Ramel Airport (TTU) in Tetouan itself. This airport offers a growing number of direct flights to various European cities, primarily in Spain and France. For wider international connections, Tangier Ibn Battouta Airport (TNG) is also a viable option, located approximately 100 kilometers away, offering a more extensive range of routes. The developing infrastructure in northern Morocco makes the region increasingly accessible for international visitors and residents.

This 2-bedroom apartment in Oued Laou represents an excellent opportunity to acquire a versatile property in a beautiful, authentic Moroccan coastal setting. It offers the promise of peaceful living, stunning views, and potential for a smart investment in a desirable location.

ABOUT THE AREA

Northern Morocco, encompassing the region around Tetouan and coastal towns like Oued Laou, offers a captivating blend of Mediterranean charm, Rif Mountain ruggedness, and a rich Hispano-Moorish heritage. This area stands in contrast to the more widely known imperial cities of Marrakech and Fes, presenting a more relaxed and often Spanish-influenced atmosphere. The landscape is diverse, ranging from pristine beaches along the Mediterranean coast to the dramatic peaks and valleys of the Rif Mountains. Towns like Tetouan, known as 'The White Dove,' boast UNESCO-listed medinas, a testament to centuries of cultural exchange, while smaller coastal villages provide a tranquil escape. It's a region where ancient traditions blend seamlessly with a laid-back, sun-drenched lifestyle, drawing visitors who seek authenticity and natural beauty.

For those venturing into this part of Morocco, there's a wealth of activities to enjoy. The clear waters and



sandy shores of Oued Laou and nearby beaches like Martil and Cabo Negro are perfect for swimming, sunbathing, and various water sports, including paddleboarding and surfing. Inland, the Rif Mountains offer incredible opportunities for hiking and exploring, with trails leading to stunning panoramic views, waterfalls (like those in Akchour, near Chefchaouen), and traditional Berber villages. In Tetouan, a must-do is to lose yourself in the labyrinthine alleys of its UNESCO-listed medina, exploring the vibrant souks dedicated to specific crafts like leatherwork, ceramics, and textiles. Don't miss visiting the Royal Palace in Hassan II Square, the Archaeological Museum, or simply soaking in the atmosphere of the Spanish-influenced new town. Day trips to the 'Blue Pearl' of Chefchaouen, nestled in the Rif mountains, are also highly recommended for its unique blue-painted streets and relaxed ambiance.

The local food in northern Morocco is a delightful journey for the taste buds, reflecting the region's rich cultural tapestry. While you'll find classic Moroccan dishes, there's often a fresh, Mediterranean influence, especially given the proximity to the sea. Tagine is a ubiquitous and essential dish, a slow-cooked stew prepared in an iconic conical clay pot, with endless variations ranging from tender lamb with prunes to chicken with olives and preserved lemons, or fresh fish tagines in coastal areas. Couscous, the national dish, is typically served on Fridays, often with steamed vegetables and meat.

Seafood is a particular highlight in coastal towns like Oued Laou. You'll find freshly grilled sardines, calamari, and various white fish, often simply seasoned with Chermoula, a vibrant marinade of herbs, garlic, and spices. Other local delights include Pastilla, a savory-sweet pie made with paper-thin warqa pastry, often filled with spiced chicken or pigeon and almonds, dusted with icing sugar and cinnamon. For breakfast or a snack, try Msemmen, a delicious flaky flatbread, often served with honey and mint tea. And, of course, no visit to Morocco is complete without sipping on traditional Maghrebi mint tea, a symbol of hospitality, poured from a height to create a frothy 'crown.'

MAiN FEATURES:

- * 55m2 of living space
- * 2 Bedrooms
- * 1 Bathroom
- * Stunning Views
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Morocco
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential th...

Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	55 sq m
Lot Size:	55 sq m

Building details

Outdoor Amenities:	Pool
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