



6 Bedrooms Villa in Marrakech, Morocco



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 3,538,104.68

Location

Country: Morocco
State/Region/Province: Marrakesh-Safi
City: Marrakesh
ZIP code: 40000
Posted: Jul 10, 2025

Description:

Located in Marrakech.

Rooftop horizons and one-hectare privacy in Marrakech-Ménara Set within Marrakech's 40000 postcode, this pavilion-style villa delivers what so many buyers come to Morocco seeking: scale, serenity and uninterrupted outlooks. The home rises to a generous rooftop terrace where the views open wide and unbroken, a vantage point for big-sky sunsets, morning yoga or a quiet mint tea as the city stirs in the distance. Below, approximately one hectare of fenced grounds creates a private estate feel — rare, usable space for family life, weekend gatherings and extended stays. At around 800 sqm internally, the villa is designed as a Pavilion, with accommodation arranged in six spacious suites. The layout naturally separates sleeping and living zones, giving everyone privacy while keeping the house practical for day-to-day routines. For a large household, it means effortless hosting; for those who travel or welcome guests often, suites allow each visitor to settle in with independence. One suite might become a dedicated home office with fiber-optic connectivity, another a children's wing or a calm studio for exercise and reading. The pavilion design is about choice: rooms that adapt as life does. Pavilion living: six suites for family and guests The main reception rooms are conceived for indoor-outdoor flow. Wide openings lead out to terraces and lawns so meals can drift outside or return indoors as temperatures change. A fireplace brings winter evenings together, while air-conditioning ensures summer comfort across the day. It's a home built around rhythm: breakfast under dappled shade, quiet hours in cool interiors, then soft light and long shadows across the garden as dinner comes off the barbecue. Because the suites are generous, they support longer stays without crowding — ideal for multigenerational living or a steady stream of visiting friends. Storage, dressing areas and sitting corners can be created with ease, and the scale of the 800 sqm



footprint keeps circulation clear even when the house is full. The feeling is one of calm proportion rather than excess. Leisure on your doorstep: pool, tennis and gardens The hero outside is choice. Swim, play, dine, repeat. The private swimming pool sits as a social centrepiece, with easy connection back to the house for refreshments and shade. The on-site tennis court means you can rally at first light or after work without leaving home. As the day cools, outdoor lighting takes over so gardens remain inviting and safe for evening walks and late suppers. A dedicated barbecue area makes entertaining straightforward. Practical touches elevate the experience: - A car port offers shaded parking for vehicles, keeping them cool and protected. - A caretaker house supports discreet, on-site assistance or provides a separate guest/staff residence. - A well helps sustain garden irrigation and groundskeeping, a valuable resource for an estate of this scale. - Perimeter fencing and a security service enhance peace of mind whether you're home or away. Everyday practicalities: connectivity, comfort and security Daily life is supported by thoughtful infrastructure: optical fiber for reliable work-from-home and streaming; TV distribution for clean, concealed media set-ups; and an intercom for smooth communication across the property and controlled access at the gate. Outdoor lighting is both aesthetic and practical, extending the use of terraces and paths after dark. In cooler months, the fireplace adds atmosphere; in hotter weeks, air-conditioning maintains comfortable interiors. The result is a villa that feels resort-like when you want it to — pool, tennis, rooftop — and reassuringly functional when routine takes over. For buyers specifically seeking a 6-bedroom villa for sale in Marrakech, the combination of one-hectare privacy, pavilion layout and full suite of amenities is compelling. Likewise, if your brief includes a villa with tennis court in Marrakech-Ménara, this property aligns closely with that wish list while adding a caretaker house, car port and expansive roof terrace. Price & availability: Offered at EUR 3,000,000 (approx. USD 3,496,096), freehold and available for sale. With its open views from the rooftop, generous 800 sqm of interiors and a leisure offering that keeps family and friends happily on site, this Marrakech villa balances lifestyle with practicality. It is a home to arrive at, slow down in and share — a private estate that works as well for everyday living as it does for memorable gatherings.

Common

Bedrooms: 6
Finished sq. ft.: 800 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MGPD-T10049/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

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