



Building in Rabat, 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 968,552

Location

Country: Morocco
ZIP code: 10000
Posted: Jul 10, 2025

Description:

Located in Rabat.

Bouregreg Outlook, Medina Soul Set within Rabat's storied medina and looking straight out to the Bouregreg river, this R+2 building offers a rare combination of heritage setting, open water views and modern-day practicality. The property adjoins commercial premises, placing it on a naturally active street, and benefits from parking directly opposite—an exceptional advantage in the old town. With formal authorisation already granted for a restaurant, it is a compelling canvas for operators and investors seeking a characterful venue with immediate trading potential in Morocco's capital. Three Levels, Endless Possibilities Configured as R+2 (ground plus two upper floors), the building provides approximately 300 sqm of internal space, giving you the flexibility to design around service and guest experience. The ground floor can welcome arrivals with a clear street presence—ideal for a reception, café counter, deli concept or gallery-style showcase—while upper levels can maximise the river outlook for main dining rooms, private salons, meeting spaces or a chef's table. Because the floors are stacked, service circulation can be planned efficiently, helping to separate back-of-house from guest areas and support smooth operations through busy periods. The absence of a fixed residential layout means you are not working against inherited partitions; instead, this is an adaptable commercial shell where you can organise kitchens, preparation areas, storage and staff rooms around your concept. For hospitality, the river-facing aspect on the higher levels naturally becomes the signature moment—daytime light for leisurely lunches; dusk turning the Bouregreg into a softly lit backdrop for dinner service. For alternative uses, such as a cultural venue, boutique showroom or co-working studio, the same qualities apply: strong natural outlook, layered floors for zoned activity, and a distinctive old-town address that guests remember. A Heritage Setting With Everyday Ease Location is this property's quiet superpower. Being in the medina means you are surrounded by daily footfall, artisan workshops and historic streets that draw



both residents and visitors. Yet unlike many old-town addresses, this building faces parking across the way—an everyday convenience that simplifies customer visits, supplier drop-offs and staff logistics. The immediate environment feels authentic and active rather than isolated, and the adjacency to other commercial premises helps your business sit within an existing rhythm of trade. The river view deserves emphasis. The Bouregreg is a living landscape that links Rabat with Salé, shaping the city’s identity and offering a sense of openness rare in a medina context. Designing your upper floors to take full advantage of this outlook will reward you with a signature dining room, studio or boardroom that elevates day-to-day operations. It is easy to imagine morning preparations with the light over the water, lunchtime service catching a breeze from the river, and evening service framed by a timeless panorama. Practical Highlights

- Approximately 300 sqm arranged over ground and two upper floors (R+2), allowing clear zoning of guest and service areas.
- Formal authorisation already granted for a restaurant—accelerating fit-out timelines and de-risking change-of-use questions.
- Unobstructed Bouregreg river view, especially compelling on the upper levels for dining or client-facing spaces.
- Parking directly opposite—rare in the medina and invaluable for customers, deliveries and staff.
- Adjoins other commercial premises, reinforcing visibility and everyday footfall.

For operators seeking a commercial building for sale in Rabat medina, this address balances character with function. It supports multiple concepts—from a destination restaurant to a creative studio or boutique office—always with the advantage of river outlook and accessible positioning. If your brief includes a building with river views in Rabat that can translate into a memorable brand experience, this one aligns naturally. Figure today Offered at MAD 10,000,000 (approximately USD 1,109,730) for sale. Addressed in the 10000 postcode of Rabat, within the Rabat region of Morocco, the building’s appeal lies not in ornate promises but in practical, value-driving realities: permitted use, adaptable scale, open views and ease of access in a high-demand historic quarter. The medina’s cafés, markets and daily rhythms bring a ready-made audience to your door, while the river aspect provides the calm counterpoint that makes guests linger. In short, it is a place to build a lasting business with a strong sense of place—authentic, visible and operationally sensible from day one.

Common

Finished sq. ft.: 300 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MGPD-T14355/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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