



## 1 Bedroom Duplex 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:	EUR 211,078

### Location

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

### Description:

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

## Common

Bedrooms:	1
Finished sq. ft.:	54 sq m

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/MGPD-T14404/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/MGPD-T14404/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	86041040
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