



## 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 764,725.34

### Location

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

### Description:

Located in Marrakech.

R+5 Development Opportunity in Central Samlalia, Marrakech In the heart of Marrakech’s city centre, within the well-connected Samlalia district (Marrakech-Ménara, 40000), this 418 sqm plot offers a rare chance to deliver a new R+5 building in an established urban setting. Currently occupied by an older villa that is intended for demolition, the site is being offered on a sale basis specifically for redevelopment. For investors and developers targeting central Marrakech, the combination of location, zoning and site size is the hero here. City-Centre Position with Everyday Convenience Samlalia sits at the crossroads of daily life in Marrakech: close to services, education, transport and the city’s commercial pulse. A city-centre address reduces travel time for future occupiers and supports a well-rounded lifestyle—morning coffee on a nearby terrace, easy access to shops and markets, and straightforward commutes across Marrakech-Ménara. The images present an urban streetscape with the existing villa structure fronting the road—typical of central plots where redevelopment is reshaping the skyline. This is a setting where well-designed apartments can benefit from natural light, upper-floor outlooks and the vibrancy of a lived-in neighbourhood. R+5 Zoning and What It Could Mean The property sits in an R+5 zone, indicating scope—subject to planning—for ground plus five upper levels. That vertical potential allows a designer to think beyond a single-use scheme. While the current structure is a “Villa in Marrakech, Morocco,” the value resides in what comes next: a contemporary building that can answer local demand for efficient city homes, possibly with ground-floor uses that serve residents and the immediate community (all subject to municipal approval). The note “COS free” adds a further dimension. In local terms, this suggests no stated Coefficient of Occupation for the land within the zone’s rules, giving architects a measure of



flexibility on internal layouts and floor-area efficiency provided they meet height, setback, daylight and other regulatory requirements. As always, detailed capacity should be verified with the planning authorities before committing to a design. Using 418 sqm Well A 418 sqm footprint in this location is substantial enough to plan a rational core, sensible apartment depths and, potentially, balconies or winter gardens that bring Marrakech’s light indoors. Upper floors in an R+5 configuration often achieve stronger outlooks and privacy—appealing to end-users prioritising calm above the street. For a developer, that can translate into a mix of one- and two-bedroom units with practical storage and work-from-home corners, or family-sized apartments where an extra room doubles as a study or guest space. Ground layouts might support secure cycle storage, concierge or lobby functions, and back-of-house services to streamline building management, all enhancing long-term appeal. Practicalities at a Glance - Central Samlalia location in Marrakech-Ménara, Morocco—urban convenience and strong end-user demand drivers. - 418 sqm plot, currently with an existing villa to be demolished and cleared for redevelopment. - R+5 zoning (ground plus five levels) with “COS free” noted; planning capacity to be confirmed with local authorities. - City-centre setting likely to suit residential or mixed-use concepts, subject to consent. For prospective buyers searching for a development plot for sale in Marrakech Samlalia, this site is a straightforward canvas. Its centrality can support sustainable living patterns—shorter trips, walkable amenities, and a neighbourhood feel that many purchasers and tenants prefer. For a marketing strategy, the promise is clear: well-proportioned apartments with good light, modern services and the benefit of a city address. Price & availability Offered at MAD 7,106,000 (approx. USD 788,574) for sale as a redevelopment site with an existing structure, timelines and capacity subject to purchaser due diligence and statutory consents. In summary, this R+5 building plot in Samlalia, Marrakech city centre brings together scale, zoning clarity and location—three ingredients that underpin a viable scheme and a confident exit strategy. If you are exploring an R+5 building opportunity in Marrakech, this is a site that rewards careful design and a close dialogue with planners, delivering homes and ground-floor uses that feel genuinely of the city. Ref: 7195190.

### **Common**

Finished sq. ft.: 418 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/MGPD-T9510/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T9510/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: 7195190



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