



Luxury BEN AKIL RESIDENCE Villas for Sale In Marrakech Morocco



Agent Info

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Listing details

Property for: Sale
 Price: USD 551,539.4

Location

Country: Morocco
 Address: Domaine Ben Akil
 Posted: Sep 17, 2025
 Description:
 Luxury BEN AKIL RESIDENCE Villas for Sale In Marrakech Morocco

Esales Property ID: es5554587

Marrakech Morocco

Prices start from 4 900 000 MAD = 470 000 euro

Discover the Epitome of Serene Luxury and Investment Potential at BEN AKIL RESIDENCE Villas in Marrakech, Morocco

A Sanctuary of Modern Comfort Nestled in a Preserved Natural Setting, Offering Refined Living and Exceptional Investment Opportunities Minutes from Marrakech’s Finest Amenities

BEN AKIL RESIDENCE presents an exclusive opportunity to embrace a unique living environment where modern comfort harmoniously intertwines with the tranquility of a preserved natural setting. Nestled within the heart of a lush and prestigious estate in Marrakech, Morocco, this exceptional residence features a collection of spacious villas boasting refined architectural design, seamlessly



integrated into a haven of peace and serenity. Here, the quality of life takes precedence, offering residents a tranquil escape just moments away from the vibrant amenities and world-class leisure facilities that Marrakech has to offer. BEN AKIL RESIDENCE is more than just a place to live; it is an invitation to experience the art of living in perfect harmony with nature, all within a secure and prestigious address.

The Ben Akil Estate enjoys an idyllic and highly privileged location, strategically situated in the heart of Marrakech's most sought-after environment. Nestled between the globally renowned Amanjena and Mandarin Oriental resorts, this exceptional setting offers residents majestic and uninterrupted views of the breathtaking Atlas Mountains, a constant reminder of the stunning natural beauty that surrounds them. Golf enthusiasts will appreciate the close proximity to three of Marrakech's most prestigious golf courses: Al Maaden Golf Resort, Amelkis Golf Club, and the Royal Golf Marrakech, each offering world-class greens and an unparalleled golfing experience against the backdrop of the stunning landscape. Living at Ben Akil means embracing a life in perfect harmony with its exceptional setting, where tranquility and convenience seamlessly converge. The residence provides a secured environment, ensuring peace of mind for all residents. The expansive 17-hectare green space offers a verdant oasis for relaxation and recreation, while thoughtfully designed children's play areas provide safe and engaging spaces for younger residents to explore and enjoy the outdoors. A meticulously landscaped walking path, stretching 3.7 kilometers, invites residents to immerse themselves in the lush, green environment, promoting well-being and a true sense of escape with every step. Furthermore, exceptional padel courts are nestled within the heart of the residence, seamlessly blending sport and nature. Set in a lush green environment with breathtaking views of the Atlas Mountains, these top-of-the-line facilities offer the perfect conditions for friendly matches and active recreation with loved ones.

BEN AKIL RESIDENCE offers a selection of meticulously designed villas, including the elegant VILLA NERA and the refined VILLA LUMIA, each embodying a unique sense of style and offering exceptional living spaces.

VILLA NERA epitomizes a refined lifestyle, seamlessly combining modern design, comfort, and functionality. Designed to offer a harmonious living environment, it stands out with its generous spaces and a well-balanced layout, created to meet the needs of an exceptional daily life. The living room in VILLA NERA is a modern and welcoming space, featuring an open kitchen that flows seamlessly into the living area, designed to combine aesthetics and practicality. This open layout enhances natural light and creates a warm atmosphere, perfect for sharing moments with family or friends. The elegant central island and high-end finishes further enhance the kitchen's appeal, offering both comfort and practicality. The bedrooms in VILLA NERA are designed for ultimate comfort, elegance, and functionality. The villa features a master suite with a spacious dressing room and a private bathroom, offering an intimate and refined space. Upstairs, three other welcoming bedrooms are designed to meet the needs of the entire family, including a suite with its own bathroom and two additional bedrooms sharing a modern and well-appointed bathroom. Each space has been designed to offer maximum comfort, with built-in storage and a warm atmosphere, ensuring well-being and serenity on a daily basis. The leisure and wellness area in VILLA NERA is thoughtfully designed to offer an exclusive living environment, grouping together spaces dedicated to relaxation and entertainment. This area can be customized to include a gym, a versatile multipurpose room, and a private home theater. Outdoors, a private swimming pool provides an idyllic setting for refreshment and enjoying the sunny climate, creating a true haven of serenity. VILLA



NERA is available in two types: Type 1 with a basement (total area 304m²) and Type 2 without a basement (total area 204m²), offering flexible options to suit different needs. Each villa features a fully equipped open kitchen, guest WC, guest bedroom with a private bathroom and integrated dressing room, and an outdoor terrace. The exterior boasts a private pool, a furnished terrace, and secure indoor parking. Type 1 with a basement includes additional features such as a multipurpose room, gym, home theater, dressing room, bedroom, bathroom, technical room, laundry room, water tank, and service room.

VILLA LUMIA embodies a refined way of life, where modernity, comfort, and light seamlessly come together. Designed to offer the perfect balance between aesthetics and well-being, it captivates with its generous spaces and fluid layout, created to enhance every moment of daily life. VILLA LUMIA features a separate kitchen, equipped with high-end materials and elegant finishes, designed for both modern design and functionality. The spacious and bright living area enjoys an unobstructed view of the outdoors, creating a warm and welcoming atmosphere ideal for relaxing or entertaining. The sleeping area in VILLA LUMIA combines comfort, elegance, and refinement. The master suite, located on the upper floor, features an integrated dressing room and a private bathroom, providing an intimate and luxurious space. A second suite, also on the upper floor, includes a dressing room and a private bathroom, ensuring optimal comfort. Three other spacious bedrooms, some with modern bathrooms, are designed to meet the needs of the entire family, with a fourth bedroom located in the basement with its own bathroom and direct access to a landscaped courtyard. Each bedroom offers maximum comfort with integrated storage and a calming atmosphere. The leisure and well-being area in VILLA LUMIA offers an exceptional living environment, featuring a versatile room in the basement that can be adapted into a gym, home theater, or other preferred uses. Outdoors, a two-level private pool creates an idyllic setting for relaxation and enjoying the sunny climate. VILLA LUMIA is also available in two types: Type 1 with a basement (total area 311m²) and Type 2 without a basement (total area 211m²). Each villa includes a fully equipped kitchen, guest WC, guest bedroom with a private bathroom and dressing room, and an outdoor terrace. The exterior features a private pool, a furnished terrace, and secure indoor parking. Type 1 with a basement offers additional features such as a multipurpose room, cinema lounge, bar, bathroom, bedroom, technical room, and service bedroom.

Investing in a villa at BEN AKIL RESIDENCE offers not only a luxurious lifestyle but also significant profitability potential through dedicated property management services. Référence Company, the developer of this exceptional project, has a subsidiary, Ik Agency, specializing in rental management in Marrakech. Ik Agency handles all aspects of the rental process, from the moment the property is listed online until the guests' arrival and departure. Their comprehensive services include the promotion of your property on relevant platforms, ensuring maximum visibility to potential tenants. They manage guest check-in and check-out, providing a seamless experience for both owners and renters. To ensure a pleasant stay for your clients, Ik Agency also offers a dedicated concierge service, catering to their various needs and requests. This full-service offering includes housekeeping services to maintain the pristine condition of your villa, the provision of experienced chefs for personalized culinary experiences, private transportation arrangements for convenient travel, and the organization of excursions and tourist activities to help guests explore the wonders of Marrakech. This comprehensive management guarantees an exceptional travel experience for your clients, fostering customer loyalty and generating valuable word-of-mouth recommendations to other potential renters. By entrusting your property to this reliable and specialized agency, you can maximize its profitability and enjoy a hassle-free investment experience. The investment potential at BEN AKIL RESIDENCE is further highlighted by examples based on different



occupancy rates, showcasing attractive annual rental income and compelling returns on investment. With villas starting from 4,300,000 MAD, even a modest occupancy rate of one-third (rented for 4 months per year) can yield a significant annual rental income, resulting in an attractive return on investment. Higher occupancy rates, such as one-half or two-thirds, demonstrate even greater profitability, making BEN AKIL RESIDENCE not just a luxurious home but also a sound and lucrative investment opportunity in the vibrant and ever-popular destination of Marrakech.

The Lights of Ben Akil, is an exceptional real estate development by Référence Company, marketed by Ik Agency. Nestled in the heart of a prestigious estate, this project benefits from a strategic location in Marrakech, within a secure, peaceful, and green residential area, adjacent to the renowned Amelkis, Al Maaden, and Royal Golf courses. This exclusive development offers a limited collection of 16 villas featuring contemporary design and high-end materials, meticulously crafted to provide a refined living environment and a perfect harmony between comfort, modernity, and nature. These residences are available in two distinct types, VILLA NERA and VILLA LUMIA, allowing future owners to choose a configuration that perfectly suits their individual needs and requirements in terms of space and architectural design. Each villa benefits from meticulous design, bright and airy spaces, and high-end features, seamlessly combining contemporary elegance and quality materials to create a truly privileged living environment. Discover the serenity and art of living at BEN AKIL RESIDENCE, where luxury meets tranquility in the heart of Marrakech.

ABOUT THE AREA

Marrakech, often dubbed the 'Red City' due to the ochre hues of its ancient walls and buildings, is a captivating metropolis nestled inland, at the foot of the majestic Atlas Mountains in Morocco. It stands as one of the country's four imperial cities, boasting a rich history and a vibrant cultural heritage that has drawn travelers for centuries. The heart of Marrakech is its bustling medina, a UNESCO World Heritage site, a labyrinthine network of narrow alleyways, bustling souks filled with exotic wares, and traditional riads offering tranquil inner courtyards. The iconic Djemaa el-Fna square comes alive each evening with storytellers, musicians, food stalls, and a mesmerizing energy that embodies the spirit of Morocco.

Beyond the ancient medina, Marrakech offers a more modern side in the districts of Gueliz and Hivernage, characterized by contemporary architecture, upscale boutiques, and European-style cafes. The city is also renowned for its beautiful gardens, such as the serene Jardin Majorelle with its striking blue architecture and exotic plant collections, and the historic Menara Gardens, featuring a large reflecting pool against the backdrop of the Atlas Mountains. These green spaces provide a welcome respite from the city's vibrant energy. Marrakech serves as a significant economic and cultural center, acting as a hub for trade between the Sahara and the north, and attracting visitors with its unique blend of tradition and modernity.

The city's architecture is a testament to its diverse history, with influences from Berber, Arab, and French styles evident in its palaces, mosques, and public spaces. Landmarks such as the Koutoubia Mosque with its towering minaret, the opulent Bahia Palace showcasing intricate craftsmanship, and the historic Saadian Tombs offer glimpses into Marrakech's rich past. The art of haggling is an integral part of the shopping experience in the souks, where visitors can find everything from spices and leather goods to carpets and intricate metalwork. The sensory experience of Marrakech, with its vibrant colors, fragrant



spices, and lively sounds, leaves a lasting impression on all who visit.

For travelers arriving by air, the nearest and primary airport serving Marrakech is Marrakech Menara Airport (RAK). This modern and well-equipped international airport is located just a short distance southwest of the city center, making it easily accessible by taxi or airport shuttle. Marrakech Menara Airport handles a significant volume of both domestic and international flights, connecting Marrakech with major cities across Europe, the Middle East, and Africa. Its contemporary design and efficient facilities ensure a smooth arrival and departure experience for the millions of tourists who flock to this enchanting Moroccan city each year.

MAiN FEATURES:

- * from 211m2 of living space
- * from 311m2 plot
- * 4 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Garden
- * 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 through Airbnb and Booking.com

Contact us today to buy or sell property in Morocco fast online

Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	211 sq m
Lot Size:	311 sq m

Rental details

Furnished:	Yes
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Lease terms

Date Available:

Additional information

Virtual tour URL:	https://www.youtube.com/embed/8vUbMIsBfQI
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Contact information

IMLIX ID:	IX7.549.388
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