



4 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 1,167,620.65

Location

Country: Morocco
State/Region/Province: Marrakesh-Safi
City: Marrakesh
ZIP code: 40000
Posted: Apr 25, 2026

Description:

Located in Marrakech.

Only a few minutes from Marrakech, at km 22 of the Ourika road, this elegant charming villa is set in a 5,888 sqm greenery, within a private and secure estate consisting of only 6 villas with a caretaker.

Facing the Atlas Mountains, the property offers a rare feeling of space, calm, and light. Every window opens to the garden, the pool, or the distant peaks, in a peaceful atmosphere where time seems to slow down.

Covering approximately 450 sqm of living space, the villa was designed as a home for living and sharing, where generous volumes blend with a warm and refined atmosphere.

It includes:

- a beautiful entrance
- Guest toilets with dressing
- A large bright living room with a wood stove
- a fully equipped independent kitchen
- Three bedrooms with dressing rooms, private bathrooms, and toilets
- an elegant master suite with a large dressing room, bathroom, and toilets
- a gym
- a laundry room



Outside, the landscaped garden surrounds the villa like a cocoon of nature. The large terrace invites sunny lunches, long summer evenings, and moments suspended in front of the Atlas. The pool, vegetable garden, and perfectly maintained green spaces enhance this feeling of absolute serenity.

Features & equipment

- . Pool 16 x 5
- 28 solar panels covering about 90% of electricity consumption
- Reversible air conditioning in all rooms
- Water reserve of 2 x 3,000 liters for the villa
- Water reserve of 20,000 liters for the garden (drilling)
- Automatic watering
- Private parking
- Secure estate with caretaker
- VNA compliant

A rare property, ideal for those looking for much more than a house: an elegant, calming living place turned towards the beauty of nature.

Common

Bedrooms: 4
Finished sq. ft.: 450 sq m

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/MGPD-T17381/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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