



## 6 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 1,612,984.25

### Location

Country: Morocco  
 State/Region/Province: Marrakesh-Safi  
 City: Marrakesh  
 ZIP code: 40000  
 Posted: May 05, 2026

### Description:

Located in Marrakech.

Exceptional property with private spa – Route de Ouarzazate, Marrakech

Located in a secure residence on the route to Ouarzazate, just 25 minutes from Marrakech city center, this luxurious villa stands out with its unique living environment, combining luxury, space, and high-end amenities.

Built on a beautiful 5,100 m<sup>2</sup> land and offering a living area of 550 m<sup>2</sup>, the property captivates with its generous volumes, green surroundings, and south-facing exposure, guaranteeing exceptional brightness all day long.

Spacious and elegant living spaces

The villa offers:

- A large living room consisting of several refined lounges, one equipped with a television
- A dining room that can accommodate up to 16 people
- A fully equipped modern kitchen with a central island

Sleeping areas – Comfort & privacy

The property includes 6 suites, including 2 stunning master suites, all equipped with:

- Private bathroom
- Closets or dressing room
- Terrace
- Reversible air conditioning

Ideal distribution:



- 4 suites in the main villa
  - 2 suites in an independent pavilion
- An guest toilet and a large upstairs terrace complete the ensemble.  
Well-being space – Private spa at home

A true space dedicated to relaxation and well-being:

- Traditional Hammam
- Massage room
- Fully equipped gym, bright thanks to large bay windows
- Heated Jacuzzi
- Rest room
- Showers and toilets

Exteriors & exclusive amenities

The exteriors offer an exceptional way of living:

- Beautiful landscaped garden, lawned and tree-lined
- 21 x 6 m pool in Bali stone, heated and equipped with a thermal cover
- Sunbeds and deck chairs
- Two outdoor showers
- Friendly pool house
- Padel court
- Ping-pong table
- Pétanque court

Equipment & energy autonomy

- Garage for 2 vehicles, courtyard can accommodate up to 10 cars
- Staff housing (guard’s room, apartment, changing room)
- Laundry and storage spaces
- Solar panel system (37 kW) allowing the villa to be autonomous in electricity during the day
- Private well (130 m deep) as well as a well in the residence

Major asset

- South-facing exposure, ensuring thermal comfort and brightness all year round

An exceptional property in Marrakech, ideal as a primary or secondary residence, offering luxury, volume, and high-end amenities in a peaceful and privileged environment.\*\*

### Common

Bedrooms:	6
Finished sq. ft.:	550 sq m

### Building details

Outdoor Amenities:	Pool
--------------------	------

### Lease terms

Date Available:

### Additional information

Website URL:	<a href="http://www.arkadia.com/MGPD-T17534/?utm_cam">http://www.arkadia.com/MGPD-T17534/?utm_cam</a>
--------------	---



IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

---

paign=multicast&utm\_medium=web&utm\_source=  
IMLIX.COM

**Contact information**

IMLIX ID:

86973223

