



## 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 2,892,194.77

### Location

Country: Morocco  
State/Region/Province: Marrakesh-Safi  
City: Marrakesh  
ZIP code: 40000  
Posted: May 22, 2026

### Description:

Located in Marrakech.

For sale villa 'FAIRMONT Residences' Golf Front - Atlas View - 13 km Marrakech

Sale of a magnificent new single-story villa, with contemporary architecture within the highly sought-after 'Domaine Fairmont / Royal Palm Marrakech'. This villa offers an unobstructed view of the snow-capped peaks of the Atlas from the living room.

It includes 4 suites + a staff bedroom –

Land 2000 m2 – Living area: 390 m2 -

Description of spaces:

- a large living room with fireplace overlooking the garden and the pool
- a dining area
- an independent TV lounge
- an office
- a fully equipped kitchen
- a fully equipped utility/laundry room
- 4 suites each with dressing room, bathroom, separate toilets, and terrace
- an independent service room with access to the service courtyard



## External spaces

- A landscaped garden, drip irrigation, lawn, and planting
- A 58 m2 pool with 60 m2 solarium, gazebo
- A 100 m<sup>2</sup> terrace ideal for entertaining.
- An outdoor grill and a large very convivial bar
- A technical room
- Storage closets
- Covered parking for 3 or 4 cars and space for golf cart
- Electric gate

## Technical equipment:

- Home automation, LED lighting, air conditioning with fan-coil units on reversible air/water heat pumps
- Water blanket, booster, built-in water softener
- Ethernet CAT7 wiring in all bedrooms, the office, and the TV lounge
- Fast vehicle charging port in the parking
- Double-sided parking storage
- Photovoltaic central system
- Centralized air conditioning with independent control in all rooms + underfloor heating
- Electric gate
- Pool cover roller shutters and pool heat pump not included: masonry reservation, electrical conduits, and enclosure provided for post-delivery installation

Discover by appointment only.

## Common

Bedrooms: 4  
Finished sq. ft.: 390 sq m

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/MGPD-T17865/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17865/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 87019385



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