



5 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: EUR 328,015

Location

Country: Morocco
State/Region/Province: Marrakesh-Safi
City: Marrakesh
ZIP code: 40000
Posted: Jul 01, 2026

Description:

Located in Marrakech.

For sale: three semi-finished luxury villas located within the prestigious Atlas Golf Resort, just a few minutes from Marrakech city center.

Each villa features a private swimming pool, contemporary architecture, and a full south-facing orientation ensuring optimal natural light throughout the day.

Key highlight: unobstructed panoramic views of the Atlas Mountains, offering a peaceful natural setting with no overlooking neighbors — a rare and highly sought-after asset.

Villa details:

Land size: 400 sqm

Built area: 381 to 430 sqm over two levels + terrace

Private swimming pool with pre-installation for heating and landscaped garden

5 bedrooms with water points, including 4 suites and a master suite

Guest bathroom



Pre-installed water and electricity systems

Open panoramic view of the Atlas Mountains

Modern architecture with generous volumes and functional spaces

Finishes customizable according to buyer's taste and desired standing

Secure, quiet, and green residence with direct access to the golf course

Availability & Prices:

Villa 1: Delivery December 2025 – 3.5 MDH – Full basement

Villa 2: Delivery January 2026 – 3.3 MDH – Half basement

Villa 3: Delivery February 2026 – 3.6 MDH – Full basement

Key features:

Permanent, unobstructed views of the Atlas Mountains

Prestigious, calm, and green environment

Full south orientation for optimal sunlight

Quick access from Route de Fès

Prime urban location 5 minutes from Hivernage (No VNA)

Rare property with strong capital appreciation potential

Excellent rental yield (residential or high-end short-term rental)

Common

Bedrooms:	5
Finished sq. ft.:	381 sq m

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace

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

Additional information

Website URL:

http://www.arkadia.com/MGPD-T18624/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

86687440

