



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 1,654,624.94

Location

Country:	Morocco
State/Region/Province:	Marrakesh-Safi
City:	Marrakesh
ZIP code:	40000
Posted:	Jul 10, 2026

Description:

Located in Marrakech.

A prestigious new development in a confidential estate

Only 12 minutes from the famous Jemaa el-Fna square, on the Amizmiz road, discover this exceptional contemporary villa, scheduled for construction in 2025, located within a private and secure estate consisting of only 6 villas.

Set in an exceptionally lush environment, the residence benefits from landscaping carried out by a renowned landscaper, with carefully landscaped gardens equipped with an automatic watering system. Benefiting from a full south exposure, this confidential program offers 4 villas available for sale.

A contemporary architecture with remarkable volumes

Each villa develops:

- 648 sqm of built-up area spread over 3 levels served by a private elevator.
- Plots ranging in size from 1,200 sqm to 1,800 sqm.
- A total of 5 suites, including 1 on the ground floor and 4 upstairs, including an exceptional approximately 60 sqm Master suite with fireplace.
- A private hammam with electric steam generator.
- An internal patio upstairs equipped with electric louvered shutters.

Bright and open living spaces

The villa offers a large reception room comprising:

- A lounge with fireplace.
- A dining area.



- An open American kitchen, fully equipped, customizable according to the buyer's wishes (colors, materials, layout and configuration depending on the progress of work).
- A central patio planted and covered with an automated glass roof.
- Large bi-fold glass doors opening entirely onto the garden and pool.

Exceptional outdoor spaces

Each villa has:

- A private heated pool measuring 10 × 4 m or 12 × 4 m depending on the villa.
- An immersed cover ensuring aesthetics, safety and comfort of use.
- Large landscaped terraces.
- A lush landscaped garden with automatic watering.

A complete and functional basement

The full basement includes:

- An underground covered private parking for 4 vehicles.
- An air-conditioned staff room with private shower room opening onto an English courtyard.
- Two storage rooms.
- Numerous closets and storage spaces.

High-end technical features and finishes

- Adiabatic air conditioning in the living room.
- Inverter ducted air conditioning in the suites.
- Interior woodwork in beech with invisible hinge doors.
- Double partition wall with polyurethane foam insulation.
- Terrazzo floors and bathrooms.
- Suspended toilets.
- Grohe built-in showers.

A rare property in Marrakech

This newly constructed villa of 2025 offers a unique combination of contemporary architecture, large volumes, technological features, and an exceptional landscaped environment.

A rare opportunity for clients seeking a prestigious primary or secondary residence in Marrakech, in an intimate estate combining security, comfort, elegance, and serenity.

Sale conditions

Villas are offered according to land area:

- Starting from 15,100,000 dirhams for the most compact plots.
- Up to 18,600,000 dirhams for the villas with the largest land areas.
- Sold unfurnished

A rare address in Marrakech

- This new residence combines contemporary architecture, large volumes, technological features, absolute comfort, and an exceptional landscaped environment.
- A unique opportunity for clients seeking a prestigious villa in Marrakech, ideal as a main or secondary residence, in an intimate estate combining security, elegance, privacy, and quality of life.

Common

Bedrooms:	6
Finished sq. ft.:	648 sq m

Building details



Outdoor Amenities:

Pool

Lease terms

Date Available:

Additional information

Website URL:

http://www.arkadia.com/MGPD-T19143/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

87175649

