



## Commercial Building With HMO & Private Living for Sale In Quartier Bourgogne Casablanca, Morocco



### Информация об агенте

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Property Type:	Apartments
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 695,000

### Местоположение

Страна:	Марокко
Почтовый индекс:	20200
Добавлено:	12.05.2026
Описание:	

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Esales Property ID: es5555038

Hay Tassahoul, Rue 17, N°9  
Quartier Bourgogne – Casablanca, Morocco

Investment Opportunity: Prime Mixed-Use Building in Quartier Bourgogne, Casablanca

Positioned in the beating heart of Quartier Bourgogne, one of Casablanca's most dynamic and gentrifying coastal districts, this mixed-use building offers a high-yield opportunity for investors and developers alike. Just a one-minute walk from the Atlantic seafront and the iconic Hassan II Mosque, the property is perfectly situated to benefit from the area's ongoing urban renewal. With the city currently experiencing a surge in infrastructure investment ahead of the 2030 FIFA World Cup, properties in this 'two-speed' market—where prime coastal locations command significant premiums—are increasingly rare.

Property Composition & Revenue



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The building features a total built area of approximately 600–720 sqm on a 100–120 sqm land footprint, thoughtfully configured to maximize income:

- \* Ground Floor: A vacant commercial unit ready for immediate lease or owner-occupation, offering significant upside in a district where commercial rents remain robust.
- \* Residential Units: Four fully tenanted apartments providing immediate cash flow.
- \* Owner's Suite: A large, expansive duplex across the upper floors, featuring a private terrace with stunning urban views—ideal as a luxury residence or a high-end short-term rental.

## Strategic Redevelopment Potential

A key driver of value for this property is its official R+7 zoning classification. While the building currently operates as a stable income-producer, its future value lies in the potential for vertical redevelopment. Investors can capitalize on the strong demand for modern housing and 'lifestyle' apartments in Bourgogne, where young professionals and expats cluster for proximity to the Corniche and the central business districts. The property holds a Registered Titre Foncier (TF: T72791/C) and is currently undergoing administrative regularization to ensure full alignment with updated planning regulations.

## Connectivity & Pricing

The location offers unparalleled accessibility to Casablanca's landmarks and transport hubs. It is a mere 10-minute taxi ride to the luxury beach clubs of Ain Diab and the upscale Casablanca Corniche. For international stakeholders, the nearest airport is Mohammed V International Airport (CMN), located approximately 32 kilometers (20 miles) away. The airport is easily accessible via a 45-minute drive or the reliable airport train service connecting to the nearby Casa-Port station.

## Investment Profile:

- \* Asking Price: Circa £600,000 (Approx. 7.5M MAD)
- \* Strategic Use: Suitable for long-term hold, conversion to a boutique HMO (House in Multiple Occupation), or complete R+7 redevelopment.
- \* Market Context: 2026 market projections indicate 3–5% capital appreciation for prime Casablanca coastal districts, making this an ideal entry point before pre-World Cup price acceleration begins.

## ABOUT THE AREA

Quartier Bourgogne is one of Casablanca's most vibrant and densely populated residential districts, bridging the gap between the historic city center and the upscale oceanfront. Known for its eclectic mix of modern apartment buildings, colonial-era architecture, and bustling commercial veins, it serves as a central hub for the city's middle class. The neighborhood is favored by locals for its proximity to the Atlantic coast and its lively, 'lived-in' atmosphere that avoids the sterility of newer suburban developments.

The lifestyle in Bourgogne is defined by its walkable streets and diverse culinary scene. Residents enjoy



easy access to the Corniche, where they can take seaside walks or visit the iconic Hassan II Mosque, which sits just on the neighborhood's northern edge. The area is packed with traditional bakeries, trendy cafes, and local boutiques, offering a high-energy urban experience that reflects the cosmopolitan spirit of modern Casablanca.

Architecturally, the district is a fascinating study of Casablanca's urban evolution. You will find grand villas from the mid-20th century standing alongside contemporary mid-rise apartments, illustrating the city's rapid growth. It is also home to several cultural landmarks and art spaces, making it a popular choice for young professionals and expats who want to stay connected to the city's creative and economic pulse without sacrificing convenience.

For international travelers, reaching the neighborhood is straightforward. The nearest airport is Mohammed V International Airport (CMN), located approximately 32 kilometers (20 miles) to the south. Depending on traffic, the drive usually takes between 40 to 60 minutes, though the dedicated airport train also provides a reliable connection to the nearby Casa-Port station, placing visitors just a short taxi ride away from the heart of Bourgogne.

#### MAiN FEATURES:

- \* 720m<sup>2</sup> of living space
- \* Tenants in Place
- \* Stunning Views
- \* Private Parking
- \* Great base from which to discover other fantastic areas of Morocco
- \* Rental Potential of Private Residence through Airbnb and Booking.com

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Tenanted: да

#### **Общие**

Готовые кв.м.: 720 кв м

Площадь участка: 120 кв м

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: IX8.447.590



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