

244m2 villa | 3 beds | 2 Bathrooms | lounge | pool

Price 5 300 000 Dhs - 498 200 €

## Description

Ref: SVMA0059: VILLA FOR SALE MARRAKECH: 244m2 villa on 1343 m2, 3 bedrooms, 1 reception, 2 bathrooms , private garden and pool M2 Morocco, your real estate specialist in Marrakech proudly presents this stunning villa a luxury gate development in the Bab Atlas area of Marrakech (the extension of the Palmeraie). The residence of around 30 villas also benefits from a boutique hotel.

This property is 100% built and fully titled.

Villa Type A: 244m2 villa on its private plot of landscaped land of 1343m2 consists of: - entrance hall, - reception 1 with open fireplace and large bay windows leading onto the terrace and the garden, - dining room, - 3 bedrooms (with wardrobes) of which one an ensuite master bedroom with dresser and private bathroom, - family shower room, - cloak room, - fitted kitchen with washing machine, dishwasher, hob, extractor hood, electric oven, courtyard off the kitchen with personnel room, - pergola and terrace 45m2 - private garden with pool, - rooftop terrace, - parking.

The villa is fully airconditioned with control panels per individual room. each room has separately controlled underfloor heating , a wifi router is installed to access internet throughout the house, an alarm system over IP is installed allowing the owner to check the house from a smart phone.

The pictures here shown are the ones of Villa Type C:

There is another type B villa with 3 bedrooms, 3 bathrooms, swimming pool 367m2 on 2200m2 from 7.250.000-Dh.

There is another type C with 4 bedrooms, 3 bathrooms, swimming pool 367m2 on 2200m2 from 8.000.000-Dh.

As such this villa will be ideal either as a primary residence or as a secondary home .

With this villa development, M2 Morocco your Moroccan real estate specialist brings you once more a special property close to Marrakech....

## Characteristics

Number of rooms : 5

Total living area : 244

Number of bathrooms : 2

Terrace area : 5

Number of bedrooms : 3

Plot size : 1343

## Features

Air conditioning

Phone entry system

Pool

Heating

Terrace

Security guard

Fully fitted kitchen with white goods

Garden

Parking

