

Bab Atlas, Marrakech

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**NORTH VILLA**





## SIZE

The property is on 2 and a half hectares of land. The unit is comprised of two Luxury Villas each including 1400m<sup>2</sup> of living space in the main house, a heated full length 25m swimming pool, a spa, an artificial lake, pool house, cinema room, gym and staff quarters.

## NEIGHBORHOOD

The Villas are surrounded by exceptional projects, luxurious hotels and villas well served by good country roads through spectacular landscapes.

## LOCATION

Both villas are located at the heart of the “La Palmeraie” at 12 minutes drive of the center of Marrakech, in a secluded Oasis of palm trees and olive trees overlooking the snowy peaks of the Atlas mountains.

## THE NORTH VILLA

The North Villa is built over two levels with a main Patio giving it a very contemporary twist, however only using all the traditional Moroccan materials such as the Taza marble, Atlas Walnut Ourika stones. The large bay windows protected from the sun, offer a magnificent view over the spectacular Atlas mountains and the surrounding vegetation, almost bringing the outdoors inside and using them to decorate the interiors.



## HOUSE

- 1400m<sup>2</sup> covered living space (excluding outdoor living spaces)
- Multiple living rooms with chimney,
- Five rooms including a 130m<sup>2</sup> "MASTER BEDROOM", and a 120m<sup>2</sup> guest house
- Staff quarters
- Home-cinema,
- Service-areas,
- Spacious professional kitchens
- Numerous terraces with outdoor living areas allowing a varied use of the outdoor spaces.



## CLIMATE CONTROL

The desert weather varies between periods of extreme heat and cold. In order to adapt accordingly the house has a centralized air conditioning system, underfloor heating, fire places in each room and a heated swimming pool to keep water temperature at 30 degrees Celsius when it is cold.











## LEGAL AND FINANCIAL INFORMATION

The property is privately owned.  
The villas can be sold furnished.  
Get in touch through our website .... to enquire about price