



## Luxury 7 Bed Villa For Sale in Bouznika



### Agenten-Info

|                         |                                                                               |
|-------------------------|-------------------------------------------------------------------------------|
| Name:                   | Niall Madden                                                                  |
| Name der Firma:         | Esales Property Limited                                                       |
| Land:                   | Vereinigtes Königreich                                                        |
| Erfahrung seit:         | 2002                                                                          |
| Art der Dienstleistung: | Immobilien verkaufen                                                          |
| Spezialgebiete:         |                                                                               |
| Art der Immobilie:      | Wohnungen                                                                     |
| Telefon:                |                                                                               |
| Sprachen:               | English                                                                       |
| Webseite:               | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Anzeigen-Details

|                |                  |
|----------------|------------------|
| Immobilie für: | Kaufen           |
| Preis:         | USD 1,949,613.09 |

#### Standort

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Land:           | Marokko                                         |
| Adresse:        | Bouznika                                        |
| Postleitzahl:   | 13100                                           |
| Veröffentlicht: | 28.07.2023                                      |
| Beschreibung:   | Luxury 7 Bed Villa For Sale in Bouznika Morocco |

Esales Property ID: es5553534

#### Property Location

Les rocher 45 bouznika BAY  
Bouznika  
Casablanca/rabat  
Morocco

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture, and excellent standards of living, Morocco is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



The villa is located in a secure closed-off private zone with barrier access and security guards. This private zone consists of 18 villas, which are owned by top senior people in the Moroccan gov and corporate heads.

Neighbors in this zone are, the morocco PRIME MINISTER, members of the royal family, bank heads, And foreign celebrities.

1 minute's walking distance outside the barrier of the zone, you have golden sandy beaches, sushi restaurants, cafes, a promenade all overlooking the beach, golf course. This zone sits halfway between 2 major capitals, Casablanca and rabat, at 25 min drive either way. The property itself consists of 7 rooms total, 5 in the upper first floor, all ensuite with the principle room having a jacuzzi and shower, and the rest all with showers.

Also in the upper floor, there is a wide terrace balcony lounge overlooking the beach directly, the property sits in an elevated extended zone with excellent beach views. The main floor consists of 4 living rooms, and 1 lounge overlooking the pool, the kitchen, and a guest washroom. The basement consists of 2 rooms, 1 caretaker living quarters closed off, a large kitchen, and a spacious living room approx 50m<sup>2</sup> which we use as a gym. Also, there is a heated Turkish bath (steam room).

The garage indoors which goes down to the basement can hold 4 vehicles indoors and 3 vehicles out the door.7 total. The whole property is an Italian marble floor.

There are 2 gardens, 1 on the front side of the property with all grass and plants, and 2n, behind the property where the pool is (pool 12.5m<sup>2</sup> x 4m<sup>2</sup>) Also on the back side of the property, there is a large garden terrace with wood ceramic flooring for relaxing and barbecues with a surface area of 80m<sup>2</sup>.

## ABOUT THE AREA

Morocco is a country of dazzling diversity, from its ancient cities and craggy mountain ranges to rolling deserts and deserted beaches. One day you could be scaling Toubkal, North Africa's highest peak, the next you could be meeting designers in Marrakesh, riding the Atlantic rollers in Essaouira, strolling through the twisting blue alleyways of Chefchaouen, or savoring street food in the medieval medina of Fez.

Bouznika has something for everyone, so whether you're planning to get active on a summer holiday, put a spring in your step with a romantic rendezvous, or pamper yourself with a leisurely winter trip, you'll find plenty of attractions in Bouznika to keep you entertained.

The fabled Red City of Marrakesh is a sensory overload of sights, sounds, and smells. Its ancient medina is a maze of narrow streets with the Djemaa El Fna – arguably Africa's most famous square – at its heart, and its nightly circus of storytellers, snake charmers, and musicians.

In Fez, Morocco's oldest imperial city, time appears to have stopped. Dating back to the 8th century, Fez El Bali – the world's largest living medieval medina – is a jumble of souqs, workshops, and mosques, with



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a tangle of more than 9,000 narrow alleyways to explore.

Tucked into the green folds of the Rif Mountains, charming Chefchaouen is famed for its blue-hued medina. Soak up its relaxed pace of life exploring its cobbled streets and sipping a mint tea in an open square, then hike the trails of Talassemtane National Park with its luminous waterfalls and forests of fir trees.

Dubbed the 'Wind City of Africa' for its coastal breezes, Essaouira is the perfect spot to take to the water, whatever your ability. Explora is a longstanding, family-run outfit that knows the city's waters inside out and offers windsurfing, kitesurfing and surfing classes, paddleboarding, and gear rentals.

## MAIN FEATURES:

- 620m<sup>2</sup> of living space
- 1000m<sup>2</sup> plot
- 7 Bedrooms
- 8 Bathrooms ( 6 Ensuite )
- Stunning Views
- Private Garden
- Private Parking
- Private Pool
- Massive potential in the rental market Airbnb and booking.com
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Morocco
- Many excellent facilities, walking and sports areas nearby

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## Allgemein

|                          |                    |
|--------------------------|--------------------|
| Schlafzimmer:            | 7                  |
| Badezimmer:              | 8                  |
| Fertige m <sup>2</sup> : | 620 m <sup>2</sup> |

## Gebäudedetails

|                     |   |
|---------------------|---|
| Anzahl der Garagen: | 1 |
|---------------------|---|

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

|                          |                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| URL der virtuellen Tour: | <a href="https://www.youtube.com/embed/eEuBnOcLARK?v=ersion=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent">https://www.youtube.com/embed/eEuBnOcLARK?v=ersion=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autopause=2&amp;wmode=transparent</a> |
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<https://www.imlix.com/de/>

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## Kontaktinformation

IMLIX ID:

IX4.693.455

