

# MARRAKECH



Riad with large patio and swimming pool

**CHF 618'000.-**



7



4



220 m<sup>2</sup>

n° ref. **037593**



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## SITUATION AND DESCRIPTION

Located in the Riad Zitoun district, beautiful riad with more than  $\pm 187$  m<sup>2</sup> of floor space. Offering 4 bedrooms, the entire renovation was carried out by the famous Belgian architect, Quentin Wilbaux.

This riad boasts sober, authentic and modern decor. Organized on two levels around a vast tree-lined patio with swimming pool and several relaxation areas, the whole is very bright and so soothing.

The first floor hosts the living room, dining room and several relaxation areas around the pool. Directly accessible, the kitchen is modern and well-equipped.

On the second floor, the passageway leads to four spacious, tastefully decorated bedrooms. Each bedroom has its own bathroom.

The terrace offers a beautiful view of the Bahia Palace,

the roofs of the medina and the Atlas Mountains.

Car access and parking nearby add to the comfort of this property. Add to this its proximity to numerous emblematic monuments in Marrakech's Medina and you have a great opportunity and strong rental potential.

Other features: well-titled, sought-after neighborhood, strategic location, good rental yield, car access, possibility of adding a fifth bedroom.

A place full of history, the Riad Zitoun neighborhood adjoins the Bahia Palace in particular.

Easily accessible by car, it also boasts several museums and renowned Moroccan restaurants.

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## **SURFACES**

Living area	220 m <sup>2</sup>
Surface of parcel	187 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	7
Number of bedrooms	4
Second home	Authorized
Parking places	Not available

## FINANCIAL DATA

**Price**

**CHF 618'000.-**

**Availability**

To be discussed

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