



Urban House Hub

AGENCY — TORINO

MARRAKESH — MOROCCO

# Prestigious Riad in Bab Doukkala - Next to the Palace of King Charles of England.

€ 600.000

PRICE

148 m<sup>2</sup>

SQUARE METRES

5

ROOMS

# The Spaces



## DESCRIPTION

# Prestigious Riad in Bab Doukkala - Next to the Palace of King Charles of England.

In the heart of the safest and most controlled district of the Medina, Bab Doukkala, just a few steps from the private palace of King Charles of England, stands a riad that combines elegance, modern comfort and extraordinary potential. A rare property, completely renovated, with 148 m<sup>2</sup> base and possibility of extension, ideal for those who want a valuable investment or an exclusive residence. An entrance that speaks of security and independence The ground floor welcomes with an independent entrance, equipped with surveillance cameras for total access control. To the right is a service bathroom, while to the left is a fully equipped kitchen with Bosch appliances, designed for practical and refined daily use. The entire riad is air conditioned with a heat pump, ensuring comfort in every season. Spaces that grow with your ideas The property already offers an excellent distribution, but its real value lies in the possibility of expansion: A floor can be added on the terrace Up to 10 en-suite rooms

can be obtained A perfect opportunity for those who want to create a charming guest house, a boutique riad or a high-yield receptive investment. Current distribution Ground floor Separate entrance with video surveillance Service bathroom Fitted kitchen Bosch Open-air garden, bright and charming First floor Four double bedrooms, all with en-suite bathrooms Spaces ready to be used or reconfigured according to a receptive project. Why this riad is a unique opportunity Prestigious location, adjacent to the royal palace Safe, quiet and easily accessible area Renovated riad, ready to use Ample room for expansion Ideal for high-end tourist investment Modern comforts integrated with traditional style Asking price: 600.000 € - negotiable A riad like this, in this location and with this potential, is an opportunity that does not stay on the market for long. Perfect for those looking for a secure investment, a charming project or an exclusive residence in the heart of Marrakech.

 **148 m<sup>2</sup>**  
AREA

 **5**  
BATHROOMS

 **5**  
ROOMS

 **€ 600.000**  
PRICE



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## CONTACTS

### Book a visit

Contact us for more information or to schedule a viewing.

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