

*Confidential...*

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**FOR SALE ...EXCEPTIONAL CASTLE IN MARRAKECH**

We are glad to inform you about this confidential opportunity ...for sale

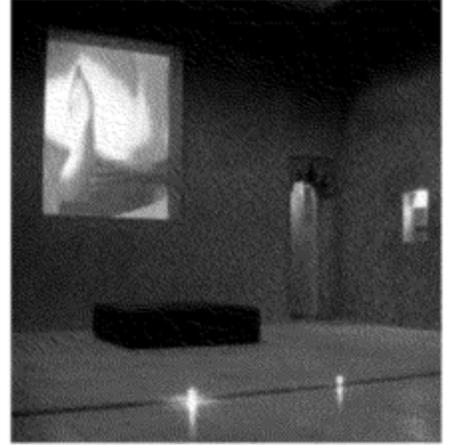
SITUATION :

Wonderfully positioned this very unique castle with rich architectural details is situated in the upscale area : The palm grove of Marrakech 10 mn away from downtown 20 mn away from airport .

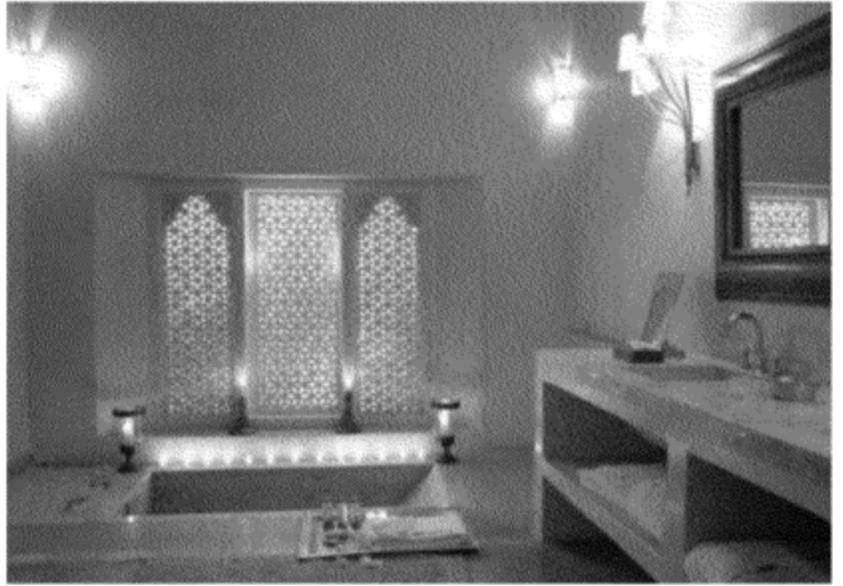
By a private road you access at the high large porch 2 security gates.

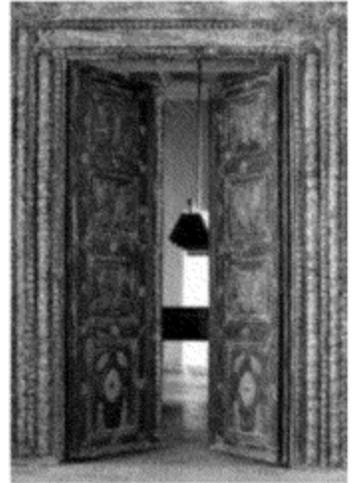
The tower opens on the spectacular estate : around 12 hectares including 3.5 hectares manicured garden...







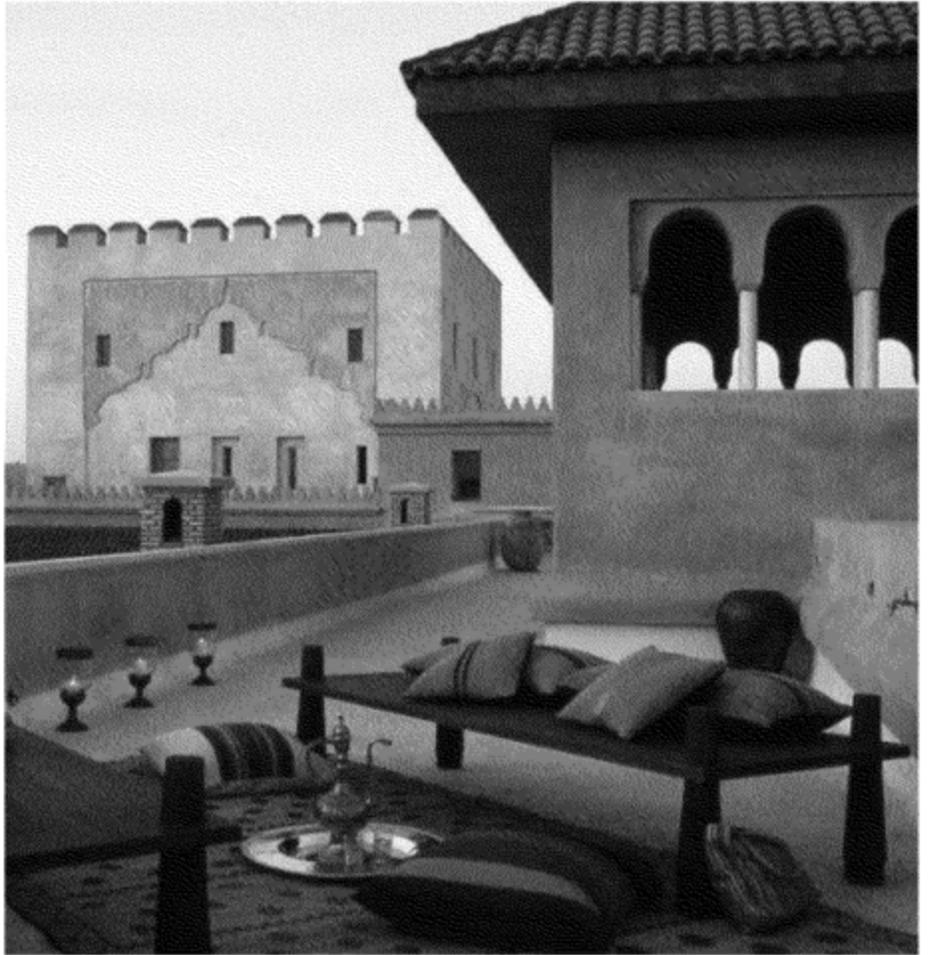


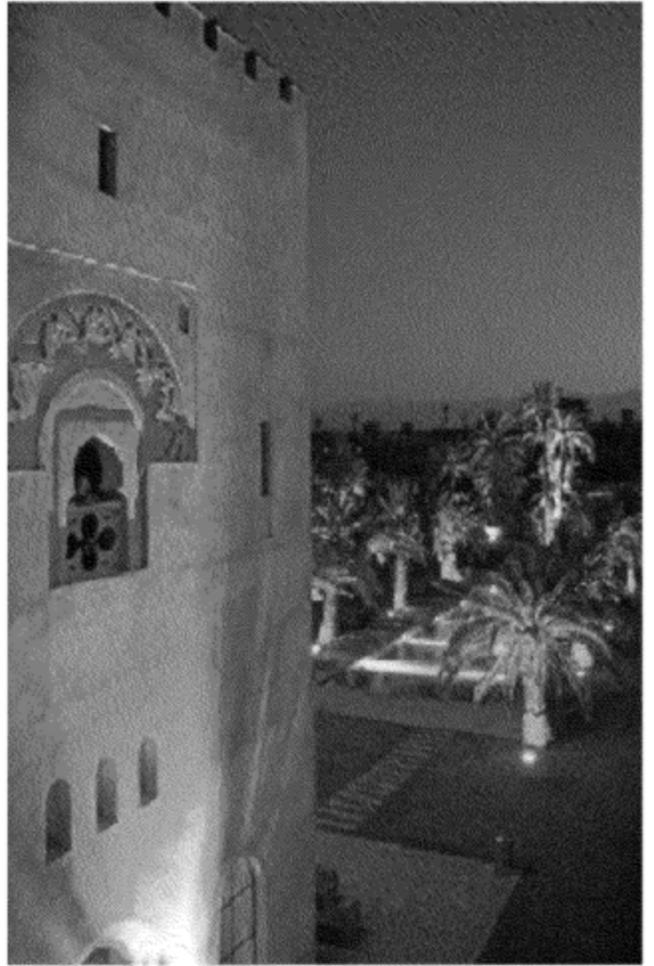












## THE PALACE

7000 m2 built 3500 m2 covered

Main building with gorgeous high double doors in sculpted silver plate access direct to

1 RECEPTION 80 m2 with full marble floor high ceiling 10 m

1 LIBRARY GALLERY and 1 BOUDOIR.

1 LONG COURTYARD with ornamental basin and sculpted columns drive you at the tower [high 18 meters]

and you reach the other part of the reception :

1 ORIENTALIST BAR with fireplace and special ceiling (painting gold and silver leaf) by famous artiste.

1 LOUNGE AND SMOKING ROOM including important cigars collection and fireplace

1 BILLIARD ROOM furnished with antique billiard 19 century

THE VAULTED GRAND SALON living dining room 100 m2....the doors disappear inside the walls for opening (high 12 meters)

this part of reception is completely open on the large terrace with 2 fireplaces and sophisticated lightings facing at the very long swimming pool

**THE ROOMS**

**12 MASTER BEDROOMS** with boudoir around 100 m2 fireplace built-in wardrobe private garden or terrace. 2 of them with heated private swimmin-pool in the garden.....12 marble bathrooms...

*Each suite includes a huge bathroom : engraved marble bath and basins, separate shower. Toilet and bidet room. Dressing room. Chimney.Each room in the palace has its own air conditioning, heating, ,cable and wi-fi internet connection, satellite TV reception and hi-fi sound*

**plus in the tower...:**

**1 ROYAL SUITE with 2 rooms** and 2 bathrooms+ private heated swimming pool on the roof panoramic terrace + solarium+ view on atlas mountain and palm grove + kitchen office +buttler room+ bathroom

**1 LARGE SUITE** plus private swimming pool on the terrace + solarium

**THE HAMMAM** 65 m2 somptuous red marble ,

1 relaxation room

2 massage rooms with showers and toilets.

1 Gym room

**THE GARDENS**

The 3,5 hectares totally enclosed by a traditional pisé wall, half kilometer long. Exotic gardens with thousands of trees, flowers, perfumed scents, including

**1 VEGETABLE GARDEN**, organized in 28 squares with different species.

**1 FRUIT ORCHAD** : more than 120 fruit trees [orange, lemon, almonds, peaches, apricots, apples, pears...]

**1 OLIVE GROVE** : 130 secular olive trees included 15 old centuries ones.

**THE PALM GROVE** : some 250 palm-trees

**THE SWIMMING-POOL** : huge *bassin* 34 meters long, 8 meters width, heated, treated with salt system

**THE RESTORED RUIN** : massage room, spa shower, toilets, tea room terrace made of stones...

**THE CLAY TENNIS COURT** and its pavilion with toilets and changing-room

**A SEGUIA** [small water path] is crossing the whole place...through the fruit orchad, a small pond to the olive grove.

**THE FARM HOUSE 19th CENTURY**

A farm with 6 small pisé houses has been traditionally restored.  
[barbecue, traditional sheep and baker's ovens]

1 VAULTED FULL EQUIPED KITCHEN at the ground floor

1 FULL EQUIPED HOUSEKEEPING OFFICE

1 WINE CELLAR large collection french red wine + Champagne

1 STORAGE ROOM

1 BAKERY

1 COOL ROOM

1 LAUNDRY ROOM

2 ACCOMMODATIONS STAFF [8]

2 ADMINISTRATION OFFICES

A 15 CARS SHADED PARKING... Including 2 red english Cabs

TECHNICAL PREMISES :

4 for Water,

1 for a power generator ,

2 heating engines,

1 workshop,

3 wells.

## *Confidential...*

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We underline the magnificent view on atlas mountain and palm grove,  
The fabulous situation, the exceptional design, architectural volumes and  
details in the palace.

This exceptional exclusive unique castle was inspired by the 14 th century and  
is mingling ancestral tradition with modernity.

Each room is furnished with antic valuable furniture French Syrian and  
Moroccan around 1 M€.

Possibilities: own pad helicopter upon request  
to built your own golf course or you own polo grounds or one more building  
by hectare

**CONFIDENTIAL... THIS PRESTIGIOUS ESTATE , UNPARALLELED  
ESTATE IS.....**

**FOR SALE**