



## VILLA CASSIOPEIA

65,000,000 €

Located in the most prestigious enclave in all of Morocco, this incredible villa provides unparalleled amenities on a scale that truly makes it a private palace. The private gated and walled enclave, in which the estate is located, is accessed through a 600 meter long road and in addition, the estate has its own gate & walls, providing an additional layer of security. The gently undulating road leading from the private gate to the main courtyard is some 300 metres in length and provides glimpses of parts of the overall estate before finally arriving at the main entrance. The grounds encompass a waterfall overlooking the lake with a hill including a lounge-house for afternoon tea as well as a tower for bird-watching. There are extensive rose gardens, vegetable gardens and a small forest of olive trees, a brook running some 300 meters, illuminated clay tennis-court, a cascading set of fountains surrounded by lush flower beds culminating in a semi-circular pillared theater for outdoor performances. The main house has five independently designed main bedroom suits, private as well as a commercial kitchen, several extremely large drawing rooms, a three-story library, a private nightclub with its own separate entrance from the 15-car underground garage, a dining-room with seating 20 guests, a 16-seat private cinema etc. Immediately adjacent, there is a 42 meter swimming pool as well as outdoor covered terraced areas. Each individual bedroom suite has its own private garden and marbled bathrooms featuring personally selected marbles sourced globally. The self-contained guest villa has four independent bedrooms all with ensuite bathrooms and a 26 meter outdoor swimming pool of its own. The estate is also equipped with a private Hammam, sauna, indoor swimming pool, gym as well as spa, hairdresser and health center. This estate is designed and built to a royal specification and offers a unique opportunity to acquire an unparalleled property in Morocco.

### Areas

- 12 Bedrooms
- 12 Bathrooms
- 3 Dining rooms
- 5 Living rooms/dining area
- 1 Study
- 1 Home cinema
- 1 Discothèque
- 1 Hammam
- 1 Garage 15 cars
- 1 Indoor swimming pool
- 1 Play room
- 1 Exercise room

### Services

- Air-conditioning
- Fireplace
- Engine generator
- Safe
- Caretaker
- Swimming pool
- Spa
- Tennis court
- Furnished
- Internet
- Outdoor lighting

### Proximities

- Airport (20 minutes)
- Golf (5 minutes)

### Details

<b>Reference</b>	KPPM00479
<b>City</b>	Marrakesh
<b>District</b>	Palmeraie
<b>Condition</b>	Excellent condition
<b>Area</b>	10000 sq m
<b>Total area</b>	95000 sq m













