







Villas Plain-pied Marrakech

Ourika Route, Marrakech

Villas designed for comfort and elegance

From

MAD 6,500,000

KEY FACTS

AREA	STATUS	EXPECTED COMPLETION	UNITS
Ourika Route, Marrakech	On sale	December 2027 Date given by the developer on October 27, 2026	4 units, 4 available

THE DEVELOPMENT

A jewel of contemporary villas nestled in Marrakech. A high-end residential project combining elegance, comfort, and absolute serenity.

These villas embody a contemporary vision of luxury, where every detail is designed to offer serenity, comfort, and elegance. Nestled in a preserved setting, this residential estate harmoniously combines architectural modernity, Mediterranean nature, and exceptional living spaces. Here, refinement is experienced daily, in an intimate and inspiring environment, designed for those seeking a unique place, both peaceful and connected to the energy of Marrakech.

Architecture in Harmony with Nature

Designed to blend harmoniously into an exceptional natural environment, our single-story villas captivate with their modern and minimalist architecture, which dialogues with light and landscapes.

Outside, each villa opens onto a vast landscaped garden, carefully landscaped with Mediterranean vegetation, palm trees, and local species. The discreet paths, shaded terraces, and relaxation corners invite you to live comfortably. At the heart of these green spaces, a large private pool becomes a true living space, ideal for cooling off, relaxing, or entertaining.

A Haven of Harmony and Light

At the heart of our residence, each villa has been conceived as a contemporary haven of peace, where space, light, and refinement are expressed in perfect harmony. Set on plots ranging from 1002 to 1327 m², these single-story residences offer between 303 and 330 m² of built space, revealing generous volumes and architecture designed for well-being.

The interiors stand out with two prestigious living rooms, a friendly dining room, and a modern kitchen combining design and functionality, as well as a guest shower room. The sleeping area houses four suites, including a master suite with a walk-in closet.

Outside, the landscaped garden and the 10×3 m pool invite relaxation and contemplation, while the covered terrace naturally extends the living spaces.

A symbol of a refined and soothing art of living, each villa in the Voltaire Gardens combines comfort, privacy, and timeless elegance, in a privileged setting just minutes from the center of Marrakech.

Automatically translated from French.

SHARED FACILITIES

- Playground
- Green spaces
- 24/7 Security

UNITS · 4 UNITS, 4 AVAILABLE

UNIT	TYPE	FLOOR AREA	PRICE	STATUS
VILLA1	Villa	1,040 sq m	MAD 7,100,000	Available
VILLA2	Villa	1,112 sq m	MAD 7,500,000	Available
VILLA5	Villa	1,006 sq m	MAD 6,500,000	Available
VILLA13	Villa	1,006 sq m	MAD 7,000,000	Available

PLANS

- Site plan
- Unit plans: VILLA1, VILLA2, VILLA5, and VILLA13

To download from the online page.

YOUR CONTACT

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THE LISTING ONLINE

The units, the plans and the appointment request: scan the code or open the address.

https://www.horusimmo.com/en/new-developments/villas-plain-pied-marrakech