

PRIVATE HIGH-END DOMAIN — AT THE GATES OF MARRAKECH



# l'Orée du Palm

MARRAKECH

129 CONTEMPORARY VILLAS AT THE GATES OF MARRAKECH

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LOREEDUPALM.COM

MARKETED BY: MARNY IMMOBILIER · DEVELOPED BY: CHAABANE IMMOBILIER × ADDAMAN

## THE VISION

# The threshold where the city becomes a palm grove.

Your villa bears a name that says it all: the edge, that fringe where you leave the bustle behind and step into the filtered light of the palms.

At L'Orée du Palm you live on that privileged threshold: close enough to Marrakech to feel its energy, sheltered enough to keep only its gentleness.

Just 129 villas, laid out like a village: shaded lanes, walled gardens, an art of living in which every detail — from the travertine of the bathrooms to the rooftop solarium — extends the elegance of Marrakech.

*“One foot in the city,  
one foot in the palm  
grove.”*





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# The journey of your project.

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KEY FIGURES

# The domain at a glance.

129

Villas in a secure private domain

3

Villa types · plots from 375 m<sup>2</sup>

274 m<sup>2</sup>

Living space, over two levels

4 + 4

Bedrooms and bathrooms

8 min

From the international airport

100 %

Private pool and garden





# A destination breaking its records.

**19.8 M** visitors to Morocco in 2025 (+14%), the leading  
tourist destination in Africa

**10.2 M** passengers at Marrakech-Menara airport in 2025 —  
an all-time record

**16 M** capacity targeted by the airport's ongoing  
expansion

**2030** Morocco co-hosts the World Cup: global  
infrastructure and visibility

Record tourist flows feed rental demand and support the long-term value of  
quality residences. Sources: ONDA · Ministry of Tourism, 2025.







A private domain of 129  
villas, inspired by  
Marrakech.





THE DOMAIN

A central park, play areas and pedestrian lanes run through the residence.



L'ORÉE DU PALM — MARRAKECH

# Experience Marrakech differently.

Discover an exceptional private domain where nature, well-being and contemporary architecture meet.

Just 10 minutes from the heart of Marrakech, your days unfold between serenity, light and elegance.

In a secure setting, our villas offer modern comfort and preserved privacy, designed for the well-being of the whole family.







Here, even the  
water lives in the  
shade of the palms.





A S T R A T E G I C L O C A T I O N

# At the heart of Marrakech's points of interest.

8 min

International airport  
Marrakech-Menara

10 min

Agdal tourist  
district

10 min

City centre  
of Marrakech

Right nearby: schools, shops, restaurants and services.





A STRATEGIC LOCATION

# Minutes from the essentials.

8 min

Marrakech-Menara airport

10 min

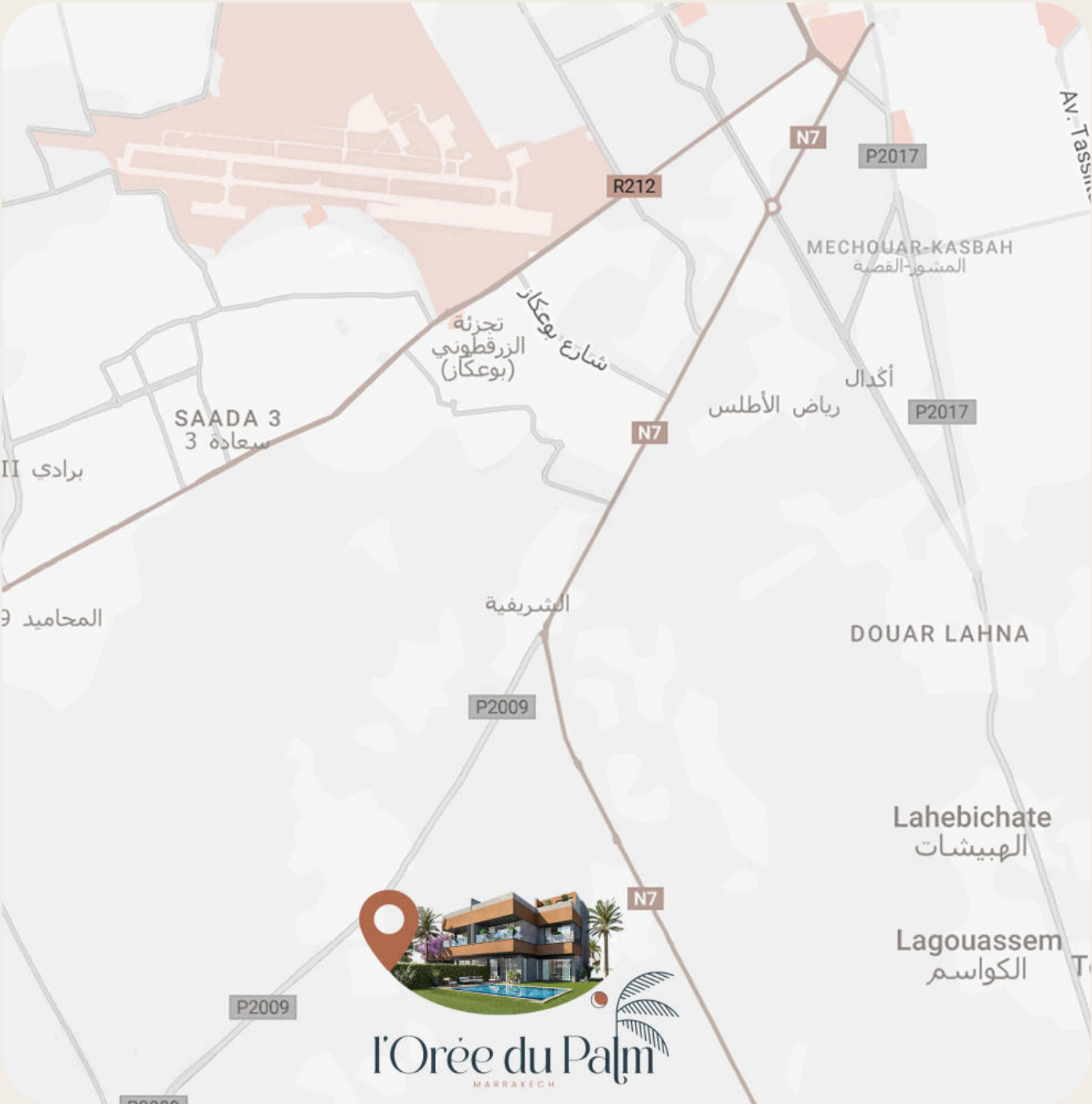
Agdal tourist district

10 min

Marrakech city centre

On foot

Schools, shops, restaurants and services



FINDING YOUR WAY

South of Marrakech, on the N7 road, opposite the Oulad Ikhia douar — between Menara airport and the P2009 exit.

Directions sent by WhatsApp: 07 52 16 72 82





THE INTERIORS

Generous volumes, a fireplace and natural light: the living room becomes the heart of the home.





A WORD FROM THE ARCHITECT

*“Every villa was designed to offer a perfect balance between light, nature and elegance.”*

The contemporary architecture blends subtly into the surrounding landscape, placing people at the heart of the experience.

Here every space is lived to the full, every detail tells a story: that of a privileged art of living in Marrakech.

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ATELIER 3H — ARCHITECTS



# SITE PLAN











# Spaces designed for the whole family.



## Private pool

Every villa has its own



## Padel court

The domain's signature sport



## Play areas

Spaces dedicated to children

● Secure gated residence

● Private garden

● Private solarium

● Landscaped green spaces

● Mosque

● Pedestrian lanes





ART OF LIVING

Landscaped lanes and sports areas throughout the secure domain.



THE INTERIORS

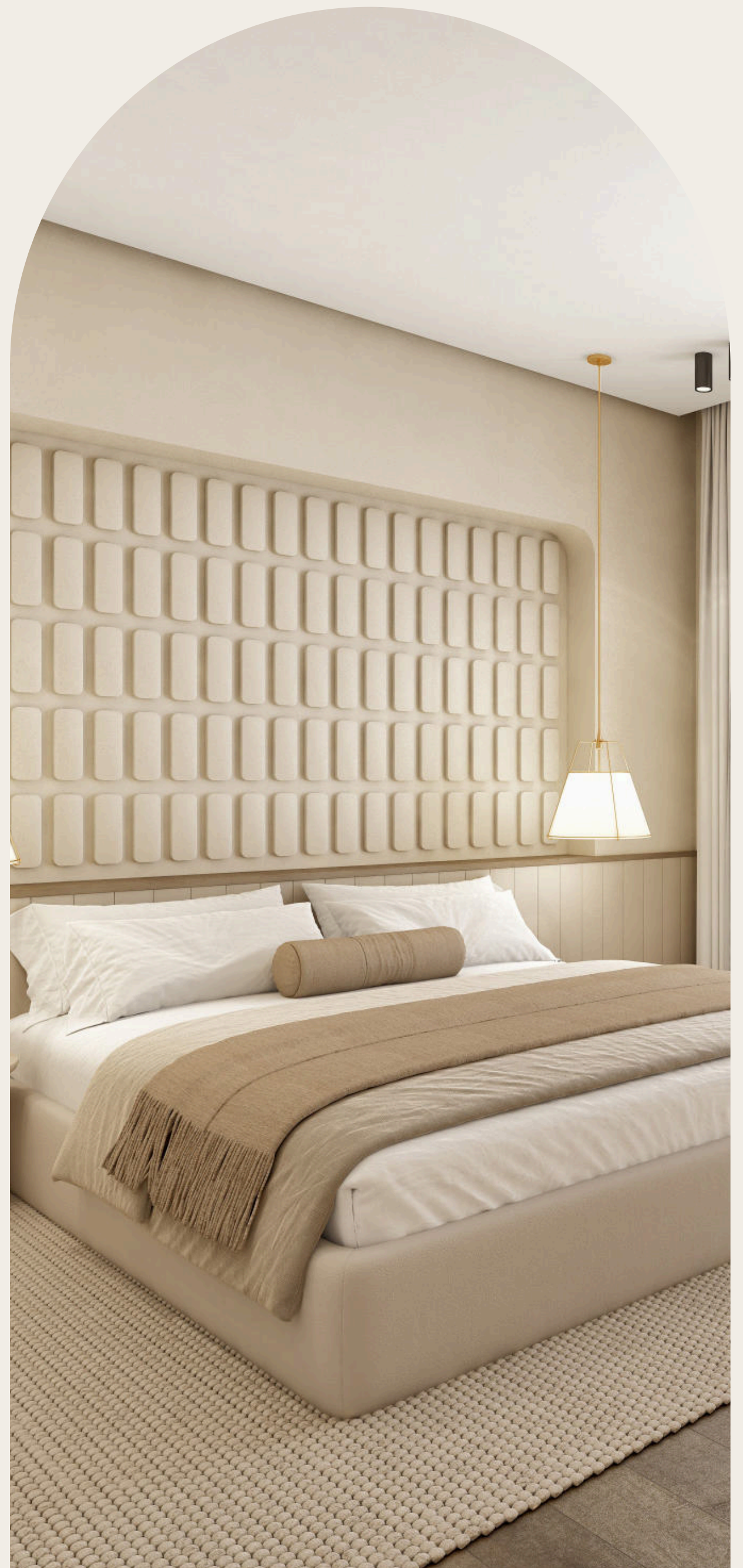
# Designed for comfort and light.

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Your living spaces, open and bathed in natural light,  
create a soothing, refined atmosphere.

Your generously proportioned living room opens onto  
the garden and pool: total continuity between indoors  
and out.

Every detail, from noble materials to careful finishes, is  
designed for your absolute everyday comfort.







The villas reveal interiors where elegance meets functionality.

The generously proportioned living rooms open onto the garden and pool, offering perfect continuity between indoors and out. The modern, fully equipped kitchens invite conviviality, while the spacious bedrooms ensure privacy and serenity.



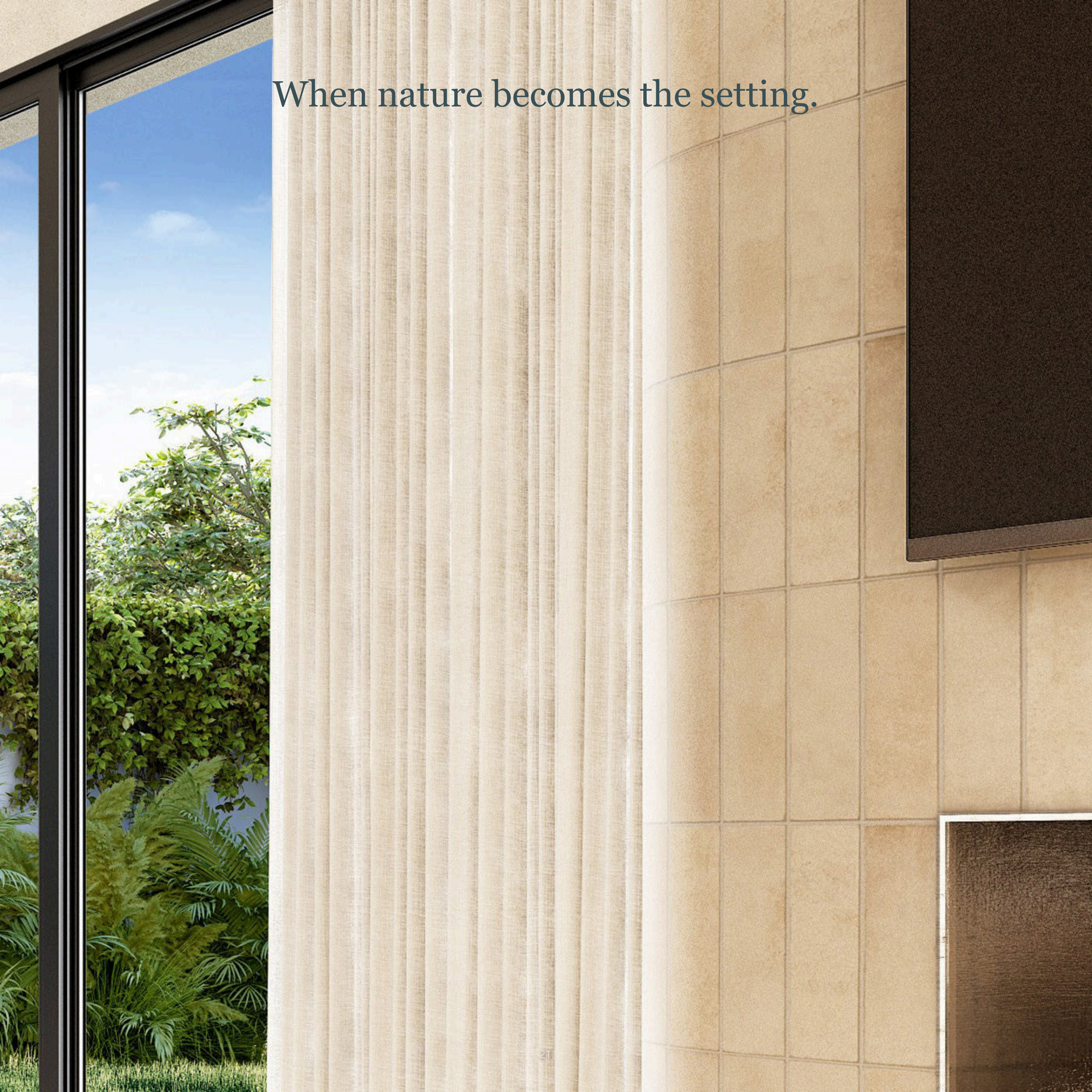


THE INTERIORS

The living room opens onto nature: floor-to-ceiling glazing.



When nature becomes the setting.





SOLARIUM

# An open-sky horizon.

On your rooftop terrace, enjoy an open-air space: a lounge to relax, sunset gatherings, views over the palm grove.







## STAFF QUARTERS

# Everyday life made easier.

A staff bedroom with its own shower room ensures discreet service and smooth day-to-day organisation.





FAMILY LIFE

A domain designed for all ages: play, walks, a peaceful neighbourhood.





The coolness of  
a private oasis.

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V I L L A   T Y P E S

# Three ways to live in the domain.

High-end villas with a large garden, private solarium and open views. Each type offers 4 bedrooms, 4 bathrooms and over 270 m<sup>2</sup> of living space.



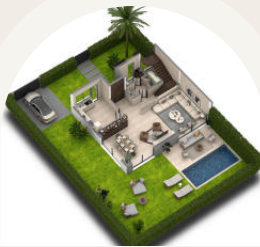


THE 3 VILLA TYPES

Three villas, one art of living.



Terraced villas



Semi-detached villas



End-of-terrace

PLOT AREA

250 m<sup>2</sup>

379 m<sup>2</sup>

375 m<sup>2</sup>

LIVING AREA

274.2 m<sup>2</sup>

272.2 m<sup>2</sup>

274.2 m<sup>2</sup>

GROUND FLOOR

114.7 m<sup>2</sup>

114.2 m<sup>2</sup>

114.7 m<sup>2</sup>

UPPER FLOOR

122 m<sup>2</sup>

124.5 m<sup>2</sup>

122 m<sup>2</sup>

BEDROOMS

4

4

4

BATHROOMS

4

4

4

SOLARIUM · POOL · GARDEN

Included

Included

Included

PRICE FROM 3,900,000 MAD

On request

On request

On request



VILLA TYPE 01

# Terraced villas.

PLOT AREA

250 m<sup>2</sup>

LIVING AREA

274.2 m<sup>2</sup>

GROUND FLOOR

114.7 m<sup>2</sup>

UPPER FLOOR

122 m<sup>2</sup>

BEDROOMS

4

BATHROOMS

4

PRICE ON REQUEST

Payment plan: 15% on reservation · balance on handover of keys

Show villa by appointment · 07 52 16 72 82 (WhatsApp) · loreedupalm.com



Plans and areas not contractually binding.



VILLA TYPE 02

# Semi-detached villas.

PLOT AREA

379 m<sup>2</sup>

LIVING AREA

272.2 m<sup>2</sup>

GROUND FLOOR

114.2 m<sup>2</sup>

UPPER FLOOR

124.5 m<sup>2</sup>

BEDROOMS

4

BATHROOMS

4

PRICE ON REQUEST

Payment plan: 15% on reservation · balance on handover of keys

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Plans and areas not contractually binding.



VILLA TYPE 03

# End-of-terrace villa.

PLOT AREA

375 m<sup>2</sup>

LIVING AREA

274.2 m<sup>2</sup>

GROUND FLOOR

114.7 m<sup>2</sup>

UPPER FLOOR

122 m<sup>2</sup>

BEDROOMS

4

BATHROOMS

4

PRICE ON REQUEST

Payment plan: 15% on reservation · balance on handover of keys

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Plans and areas not contractually binding.





## FINISHES

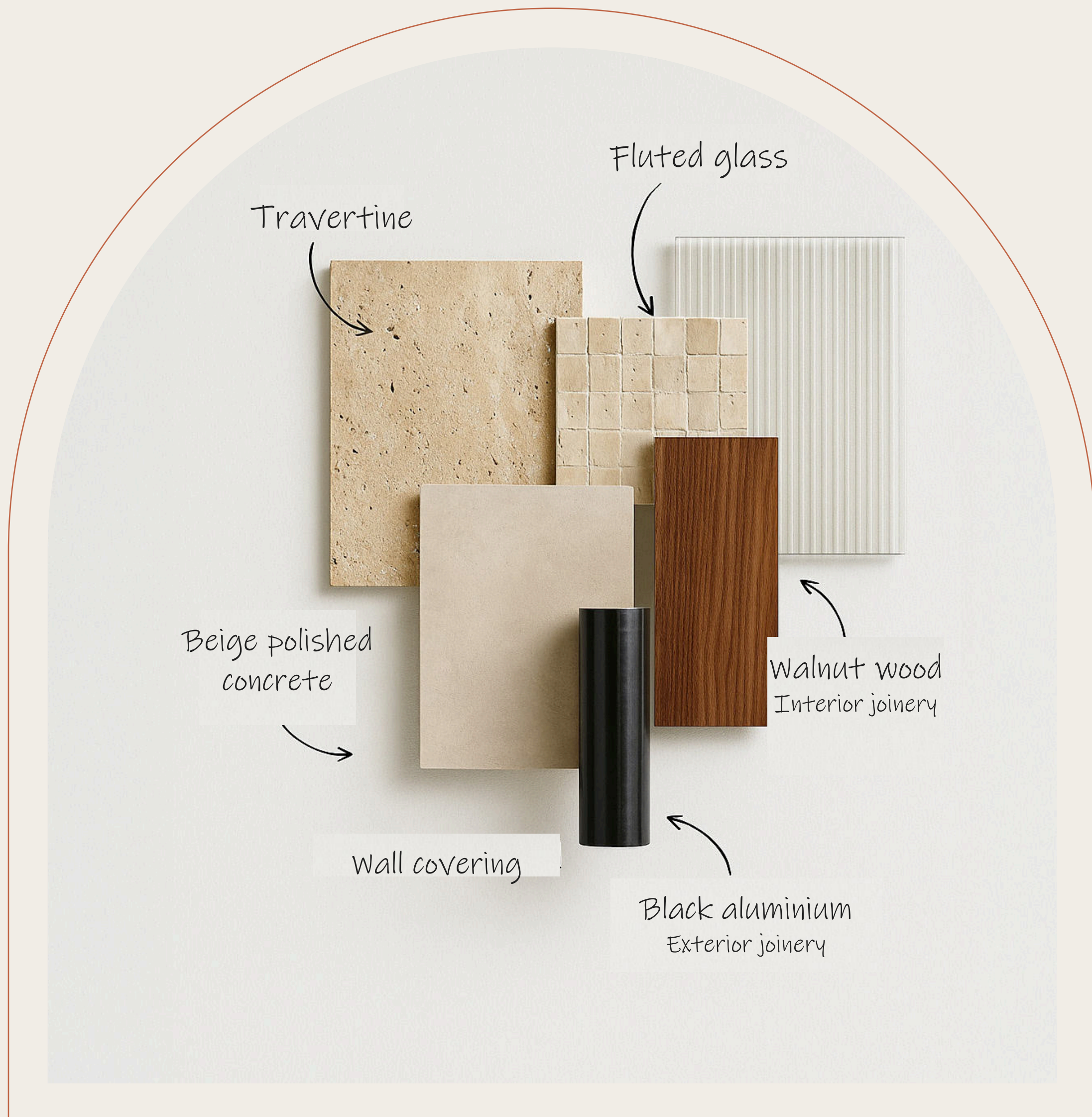
Elegance in every detail.

Bright, open spaces, high-quality materials and a modern, sophisticated décor create a warm, welcoming atmosphere.

Preserved privacy, contemporary volumes and natural plays of light reveal a unique design, imbued with the elegance of Marrakech.



# The nobility of materials.



Travertine, fluted glass, beige polished concrete, walnut wood and black aluminium.



## THE ARCHITECTURE

# A clear choice: light as the primary material.

Designed by Atelier3H, the villas combine contemporary lines with Marrakech roots: open volumes facing the garden, double-height spaces bathed in light, total continuity between living room, terrace and pool.

- **TRAVERTINE**  
Natural stone for the bathrooms, warm and timeless
- **BEIGE POLISHED CONCRETE**  
Seamless floors, a soft mineral feel in the living spaces
- **WALNUT WOOD**  
Interior joinery: depth and elegance
- **BLACK ALUMINIUM**  
Slim exterior joinery, a graphic façade design
- **FLUTED GLASS**  
Privacy preserved without sacrificing light







A suite worthy of the finest hotels.





Preserved privacy, contemporary volumes and natural plays of light reveal a unique design, imbued with the elegance of Marrakech.



THE ARCHITECTURE

# The domain's signature.

Terracotta façades, blossoming jacarandas, walled gardens and private pools: every villa asserts the character of the place.







# 274 m<sup>2</sup>

of living space, over two levels

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Generous volumes bathed in light, a private open-air solarium, and noble materials from floor to ceiling.





A GRADUAL PATH TO OWNERSHIP

Reserve today, pay  
on delivery.

15%

down payment on reservation.

Become an owner with complete peace of mind: reserve your villa with a 15% down payment. The balance, 85%, is paid on completion of the project, at the handover of keys.



YOUR PAYMENT PLAN

# A clear path, step by step.

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15 %

On reservation  
Personal down payment. Contract signing and reservation of your villa.

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85 %

On delivery  
The remaining payment, 85%, on completion of the project — at the handover of keys.

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LET'S TALK FINANCING

An advisor guides you at every stage of your purchase. 07 52 16 72 82  
(WhatsApp) · [loreedupalm.com](https://loreedupalm.com)



THE DEVELOPER & GUARANTEES

# A project driven by committed partners.

CHAABANE IMMOBILIER × ADDAMAN  
MARKETED BY: MARNY IMMOBILIER

Chaabane Immobilier, a recognised name in Moroccan real-estate development, is delivering L'Orée du Palm with Addaman Développement. A shared standard: high-end residences built to international benchmarks. References and completed projects presented during your visit.

● VEFA (OFF-PLAN)

Moroccan legal framework, deeds before a notary

● LEGAL GUARANTEES

Statutory construction guarantees

● LAND TITLE

References provided on request

● PARTNERS

Banks & inspection office





# Your villa, step by step.



Preferential payment plan: just 15% on reservation, the balance on delivery, at the handover of keys. Sold in phases — limited availability.



# A regulated purchase, step by step.

Off-plan sale (VEFA) is regulated by Moroccan law: your payments follow the actual progress of the works, and each stage is formalised before a notary.



### Reservation

Choice of villa and signing of the reservation contract.



### Preliminary contract

Signed before a notary; your funds are secured.



### Staged payments

15% on reservation, the balance on handover of keys.



### Delivery

Handover inspection, delivery of keys.



### Final contract

Transfer of ownership and registration of the land title.

### INTERNATIONAL BUYER

Purchase is open to non-residents. A convertible-dirham account secures your investment and makes it easy to repatriate funds on resale.

Remote purchase possible by notarised power of attorney.



# Peace of mind, built in from the start.

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## ● GATED DOMAIN

A fully enclosed residence: a single entrance, a controlled perimeter, and internal lanes reserved for residents.

## ● CONTROLLED ACCESS

Entry screening at the domain's reception; details of the security arrangements are presented during your visit.

## ● FREEDOM FOR CHILDREN

Dedicated play areas and pedestrian lanes separated from traffic: children move around safely.

## ● STAFF ACCOMMODATION

A staff bedroom with private shower room in each villa: discreet service, every day.

## ● NEIGHBOURHOOD LIFE

Mosque, padel court and maintained green spaces: a living domain, run by a dedicated management company.



## FREQUENTLY ASKED QUESTIONS

# Buying with full clarity.

Q

### How do I reserve a villa?

A reservation contract with just 15% down, then a preliminary contract before a notary. The balance is paid only on delivery, at the handover of keys.

Q

### What guarantees protect my purchase?

The purchase falls under Morocco's off-plan (VEFA) legal framework: payments tied to construction progress and deeds signed before a notary, through to registration of the land title.

Q

### Can I buy from abroad?

Yes. Purchase is open to non-residents, with a convertible-dirham account to ease the repatriation of funds, and remote purchase possible by notarised power of attorney.

Q

### Is rental management available?

Marrakech's rental market is driven by record tourism (19.8M visitors to Morocco in 2025). Management solutions are presented to you by the sales team.

Q

### What are the domain's service charges?

A dedicated management company handles the upkeep of common areas, green spaces and access control. The co-ownership rules and the amount of the charges are provided before signing.

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BOOK AN APPOINTMENT

Visit the  
show villa.

07 52 16 72 82

CALL & WHATSAPP



SALES OFFICE & SHOW VILLA ON SITE  
international@marnyrealestate.com

MARKETED BY

DEVELOPMENT



WEBSITE



WHATSAPP