



CITYSTAR

RÉSIDENCES À MARRAKECH



SOMMAIRE

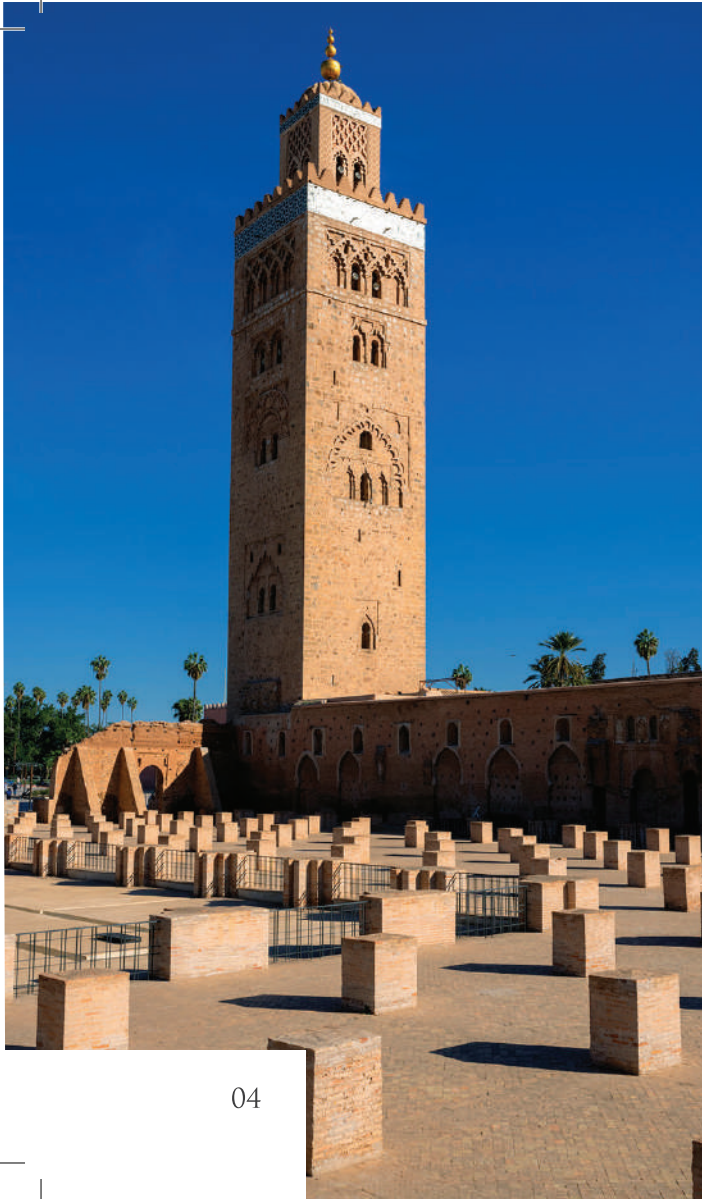
- ✦ 04 ABOUT US
- ◆ 06 PROJECT PRESENTATION
 - ✦ 08 Presentation
 - ◆ 09 Location
 - ✦ 10 Introduction
 - ◆ 12 Project Objectives
 - ✦ 13 Project description
- ◆ 18 PROJECT PLAN
- ✦ 25 VIEWS IN 3D
& CAPACITY TABLE





CITYSTAR

RÉSIDENCES À MARRAKECH



ABOUT

THE CITY

Marrakech, an ancient imperial city in western of Morocco, is a major economic center and home to mosques, palaces and gardens. The medina is a densely populated fortified medieval town dating back to the Berber empire, with labyrinthine alleys where thriving souks (markets) sell traditional textiles, pottery and traditional jewelry. A symbol of the city, visible for miles around, is the Moorish minaret of the 12th-century Koutoubia mosque.



MAROCMAMA,
MARRAKECH, MOROCCO

“ The first time I came to Marrakech I ate so much Moroccan food I was ready to swear it off forever. But now that I've lived here for 12 years and even run a food tour company, I've learned that Marrakech is not just tagines and mint tea; it's a true melting pot. From contemporary spins on local classics to fusion restaurants that marry Moroccan tastes with global influences, here's my go-to guide. ”



THE OCHRE CITY

PRESENTATION
OF THE **PROJET**

06





PRESENTATION

TYPE OF PROJECT

: HOUSING GROUPING WITHIN THE FRAMEWORK
ARTICLE 45 OF LAW 25-90

LOCATION PROPERTY

: Melk Moulay Abdellah , Commune D'Ouled
Hassoune, Cercle eloudane, Douar Oulad Jella,
Caidat Ouled Hassoune. Marrakech

DEED OF LAND

: T51619/43

PROJECT OWNER

: COMPANY. CENTRAL PROPERTY INVESTMENT
S.A.R.L AU

ARCHITECT

: MB Architecture

DESIGN OFFICE

: Target Concept

CONTROL

: Tecnitas

LABORATORY

: S2G



INTRODUCTION



The aim of the project is to build a residential complex comprising 14 villas specially designed to meet the specific needs of residents. These villas will offer a safe, comfortable and accessible to all, with a particular focus on the inclusion access for people with special needs. The project includes three different villa types, A, B and C, to meet the requirements and preferences of future residents.

An essential aspect of our project is the promoting the use of natural resources. We are strongly committed to protecting environment, which is why we have integrated sustainable solutions at every stage every stage of construction. Solar energy plays a central role in our approach, providing a renewable source of energy to meet the energy needs. The roofs of the villas are equipped with solar panels, absorbing solar energy and converting it into electricity.



In addition to solar energy, we also paid particular attention to the thermal insulation of the villas. Using high-quality materials and intelligent design, we have taken care to eliminate thermal bridges, which are areas where heat can easily escape or penetrate, thus reducing energy loss and wastage.

PROJECT OBJECTIVES

01

Building residential villas that meet accessibility standards for people with special needs.

02

Providing a safe, comfortable and inclusive environment for residents, ensuring that each villa is adapted to the specific needs

03

Promoting residents independence by providing facilities and equipment adapted to their specific needs.

04

Creating a comfortable by integrating green spaces recreational areas and community facilities into the residential complex.

05

Comply with regulations and construction standards to guarantee the quality and safety of the entire project

PROJECT DESCRIPTION

◆ ARCHITECTURAL CONCEPTION

The villas will be designed to offer barrier-free access accessibility for people with reduced mobility, while taking comfort and aesthetics. Interior spaces will be designed to facilitate wheelchair circulation and offer flexibility of configuration

◆ INTERIOR EQUIPMENT

Each villa will be equipped with features adapted to for people with special needs, such as ramps, wider doors, adapted bathrooms, as well as accessible keys and sockets.

◆ OUTSIDE FACILITIES

The residential complex will feature easy-access walkways, appropriate green spaces for leisure activities, inclusive play areas play areas and parking facilities for people with reduced mobility. Safety features such as access ramps at the entrances

◆ VILLA TYPES

VILLA TYPE A :

Designed for residents with reduced mobility who require special equipment such as elevators, easy access bathrooms and spacious interiors for wheelchair circulation.

VILLA TYPE B & C :

Suitable for demanding residents. We will be guided by the highest the highest architectural standards using high-quality materials materials and intelligent design.

Project description : Creation of a group of dwellings under article 45 of law 25-90 (14 Villas) R+1

LOCATION : Rehamna Circle and Tribe - South.
Chiadma function, Douar Jellal.
Commune Oued Hassoun. Marrakech

LAND TITLE : T.F 51 619/43
LAND SURFACE : 3ha 68a 90ca

◆ VILLA TYPE A (6 VILLAS)

for people with reduced mobility

GROUND FLOOR

Elevator
Reception + Fireside - 73,00m²
Living room - 15,00m²
Kitchen - 21,00m²
Dining room - 18,00m²
Guest toilette - 4,00m²
Toil P.M.R - 5,00m²
Bedroom 1 +WC + Dresing - 33,00m²
Bedroom 2 +WC + Dresing - 35,00m²
Bedroom 3 +WC + Dresing - 35,00m²
Games room – 16, 00m²
Housekeepe room+ Toilette - 15,00m²
Guardian Room +Toilette – 09,50m²

FLOOR

Bedroom 4 +SDB + Dresing + Terrace- 42,00m²
Bedroom 5 +SDB + Dresing + Terrace - 49,50m²
Desk 08,50m²

Lobby 1 - 10,00m²
Lobby 2 - 17,00m²
Terrace - 155,00m²

CONSTRUCTIBLE AREA :

546,00M²

TOTAL SURFACE AREA VILLAS :
VIILA TYPE A

2 000,00M²



◆ VILLA TYPE B (4 VILLAS)

GROUND FLOOR

Living room + Fireside - 62,00m²
 Dining room - 25,00m²
 Guest toilette - 8,00m²
 Kitchen - 39,00m²
 Games room – 18, 00m²
 Bedroom 1 + WC + Dresing + Terrace - 59,00m²
 Bedroom 2 + WC + Dresing + Terrace - 80,00m²
 Bedroom 3 + WC + Dresing - 35,00m²
 Laundry 02, 00m²
 Guardian Room +Toilette – 09,50m²
 Lobby - 35,00m²
 Swimming pool (5,00m x 12,00)

FLOOR

Bedroom 4 +WC + Dresing + Terrace- 48,50m²
 Bedroom 5 +WC + Dresing + Terrace - 40,00m²

 Lobby - 07,00m²
 Terrace – 240,00 m²

CONSTRUCTIBLE AREA
 VILLA TYPE B :

565,00M²

TOTAL SURFACE AREA VILLAS
 TYPE B :

2 000,00M²



♦ VILLA TYPE C (4 VILLAS)

GROUND FLOOR

Living room + Fireside - 71,00m²

Dining room - 25,00m²

Guest toilette - 8,50m²

Kitchen - 39,00m²

Games room - 19, 50m²

Bedroom 1 + WC + Dresing + Terrace - 104,00m²

Bedroom 2 + WC + Dresing + Terrace - 93,50m²

Laundry 02,50m²

Guardian Room +Toilette - 09,50m²

Lobby - 30,00m²

Swimming pool (5,00m x 12,00)

FLOOR

Bedroom 3 +SDB + Dresing + Terrace - 47,50m²

Bedroom 4 +SDB + Dresing + Terrace - 51,00m²

Lobby - 07,00m²

Terrace - 208,00 m²

CONSTRUCTIBLE AREA
VILLA TYPE C :

525,00M²

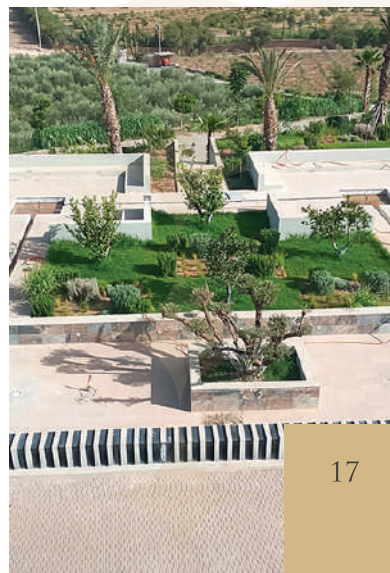
TOTAL SURFACE AREA VILLAS
TYPE C :

2 000,00M²

♦ GUARDHOUSE (14 UNITS)

Guérite gardien - 13,00m²

Surface Totale Guérite gardien - 182,00m²



PROJECT PLAN

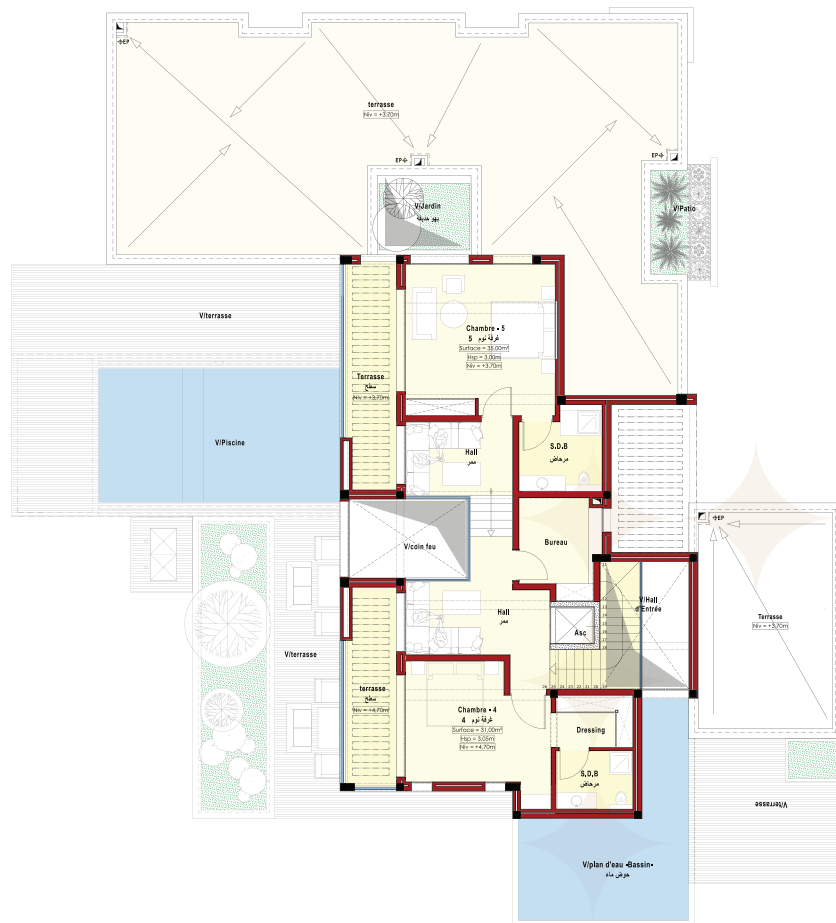
GF PLAN



VILLA TYPE

A

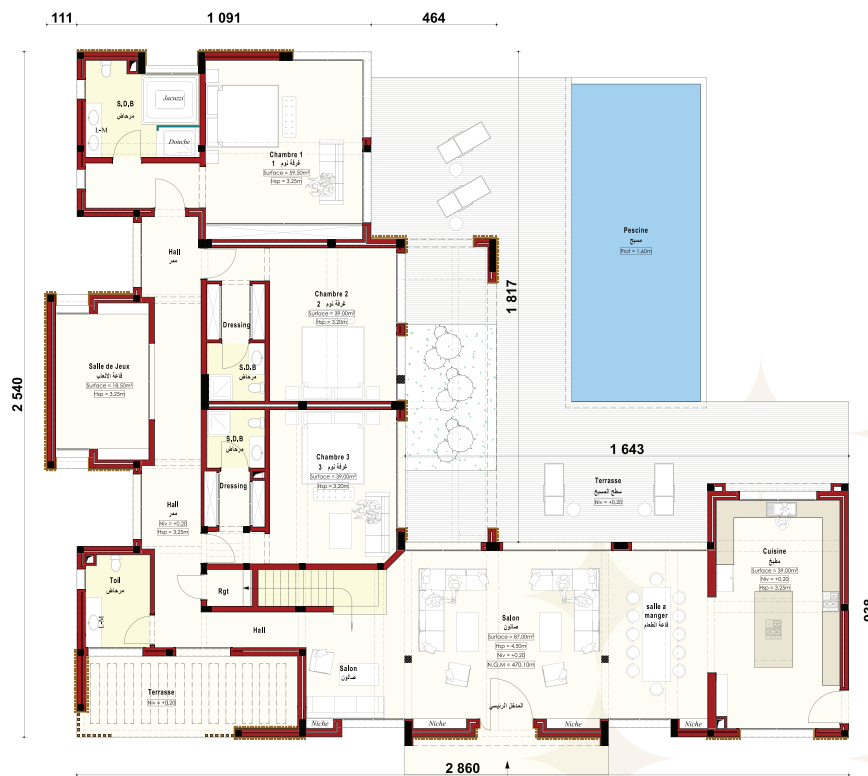
FLOOR PLAN



VILLA TYPE

B

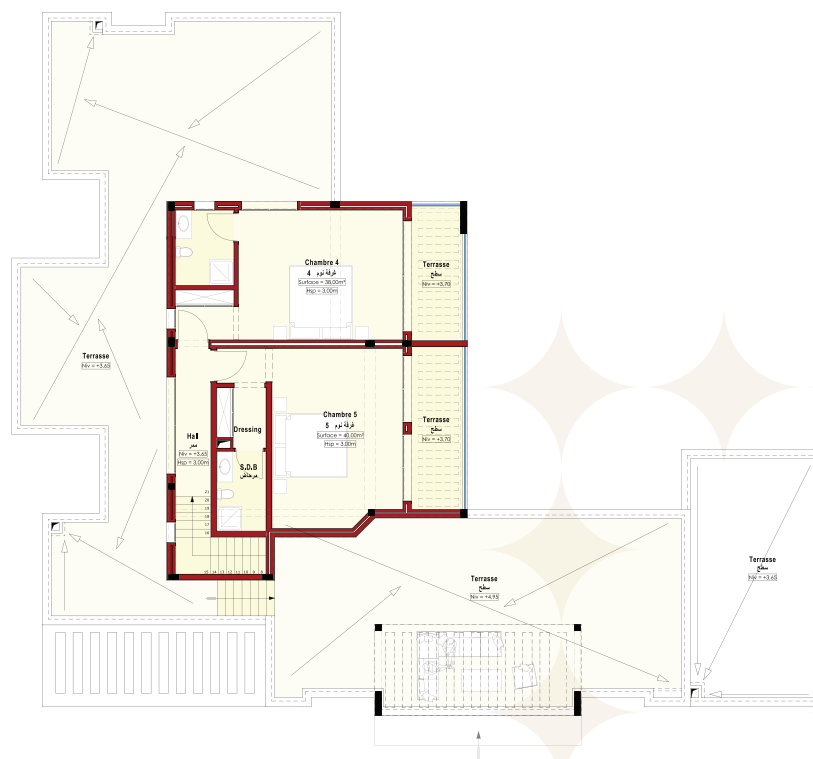
GF PLAN



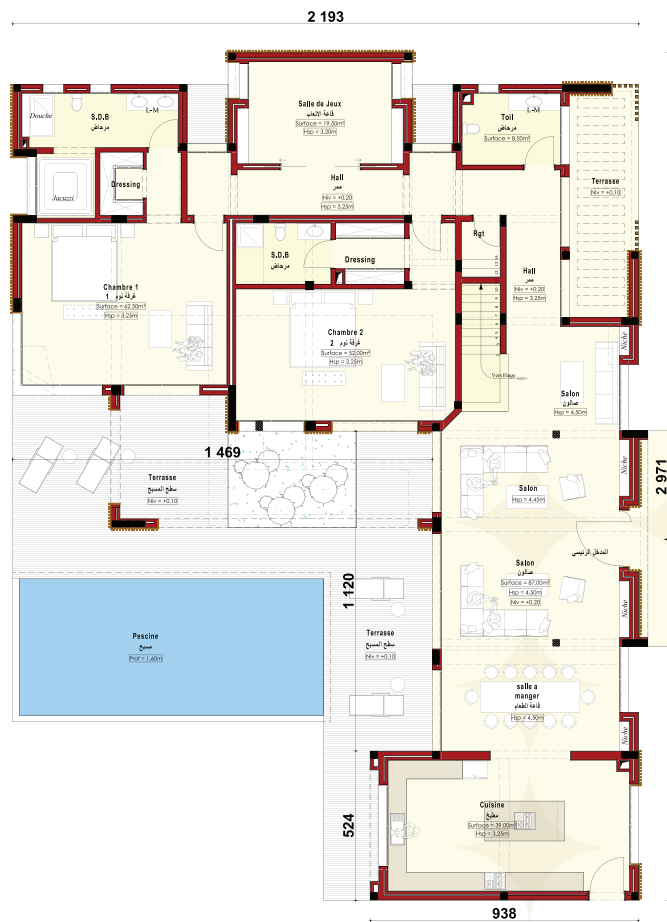
VILLA TYPE

B

FLOOR PLAN



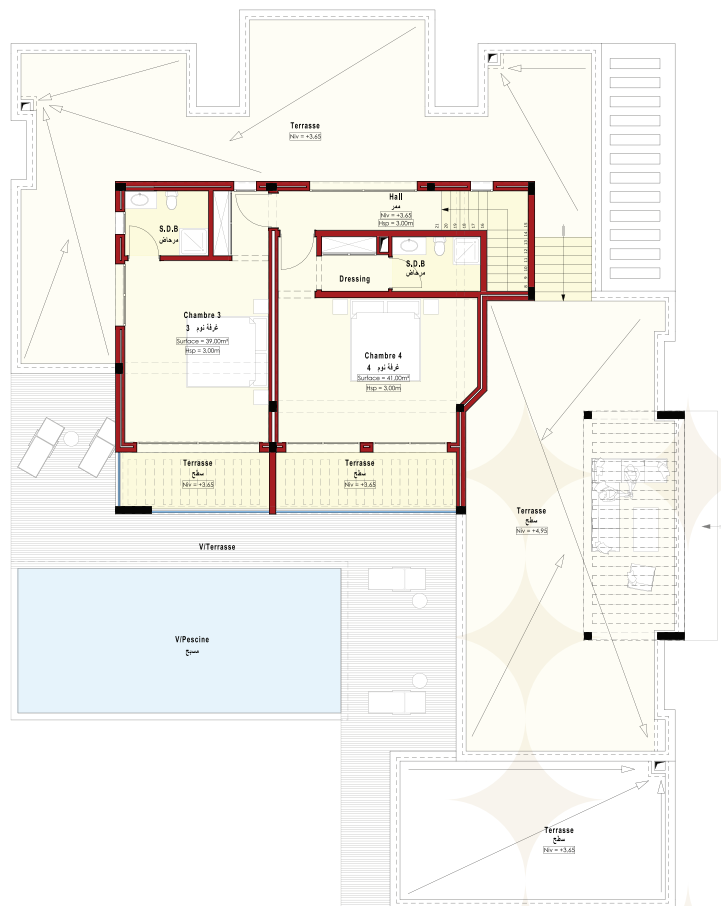
GF PLAN



VILLA TYPE



FLOOR PLAN





VIEW VILLAS IN 3D & CAPACITY TABLE

VILLA TYPE A



VILLA TYPE A : Capacity Table

DESIGNATION	ROOMS	LEVEL	SURFACE
Service Area	Maid's Room	Ground Floor	12,25m ²
	Toilet - Maid's Room	Ground Floor	2,75m ²
	Guard's Room	Ground Floor	7,00m ²
	Toilet - Guard's Room	Ground Floor	2,50m ²
Guest Toilet		Ground Floor	4,00m ²
Accessible Toilet		Ground Floor	5,00m ²
Kitchen		Ground Floor	21,00m ²
Dining Room		Ground Floor	18,00m ²
Living Rooms + Fireplace Corner		Ground Floor	73,00m ²
Game Room		Ground Floor	16,00m ²
Guest Suite - 1	Bedroom	Ground Floor	23,50m ²
	Walk-in Closet		4,00m ²
	Bathroom		6,50m ²
Suite - 2	Bedroom	Ground Floor	25,00m ²
	Walk-in Closet		5,00m ²
	Bathroom		5,00m ²
Suite - 3	Bedroom	Ground Floor	25,00m ²
	Walk-in Closet		5,00m ²
	Shower Room		5,00m ²
Suite - 4	Bedroom	Floor	20,00m ²
	Walk-in Closet		4,50m ²
	Shower Room		6,00m ²
Suite - 5	Bedroom	Floor	27,00m ²
	Walk-in Closet		6,50m ²
	Shower Room		2,50m ²
Main Entrance Hall + Circulation		Ground Floor	48,00m ²
Secondary Entrance Hall + Circulation		Ground Floor	10,00m ²
Hall and Living Area - 1		Floor	10,00m ²
Hall and Living Area - 2		Floor	17,00m ²
Office		Floor	8,50m ²
Internal Terraces	Terrace Connected to Suite - 4	Floor	11,50m ²
	Terrace Connected to Suite - 5	Floor	13,50m ²
Swimming Pool (Size: 12m5m1.60m Depth)			55,00m ²
Uncovered Terrace			155,00m ²
Garden Patio			9,00m ²
Pool Terrace			97,00m ²

VILLA TYPE B



VILLA TYPE B : Capacity Table

DESIGNATION	ROOMS	LEVEL	SURFACE
Service Area	Guard Room	Ground Floor	7,00m ²
	Toilet - LG -	Ground Floor	2,50m ²
Guest Toilet		Ground Floor	8,00m ²
Kitchen		Ground Floor	39,00m ²
Dining Room		Ground Floor	25,00m ²
Living Rooms + Fireplace Corner		Ground Floor	62,00m ²
Game Room		Ground Floor	18,50m ²
Suite - 1	Bedroom	Ground Floor	42,00m ²
	Walk-in Closet		3,50m ²
	Bathroom		13,50m ²
Suite - 2	Bedroom	Ground Floor	29,00m ²
	Walk-in Closet		5,00m ²
	Bathroom		5,00m ²
Suite - 3	Bedroom	Floor	29,00m ²
	Walk-in Closet		5,00m ²
	Shower Room		5,00m ²
Suite - 4	Bedroom	Floor	28,50m ²
	Walk-in Closet		4,00m ²
	Shower Room		5,50m ²
Suite - 5	Bedroom	Floor	30,50m ²
	Walk-in Closet		4,00m ²
	Shower Room		5,50m ²
Hall + Circulation		Ground Floor	35,50m ²
Hall + Circulation		Floor	7,00m ²
Laundry room		Ground Floor	2,00m ²
Internal Terraces	Terrasse Liée à Suite - 1 et 2	Ground Floor	41,50m ²
	Terrasse Liée à Salon	Ground Floor	18,50m ²
	Terrasse Liée à Suite - 4	Floor	9,00m ²
	Terrasse Liée à Suite - 5	Floor	11,00m ²
Swimming Pool (Size: 12m*5m*1.60m Depth)		Ground Floor	60,00m ²
Uncovered Terrace		Floor	240,00m ²
Pool Terrace		Ground Floor	150,00m ²

VILLA TYPE C



VILLA TYPE C : Capacity Table

DESIGNATION	ROOMS	LEVEL	SURFACE
Service Area	Guard Room	Ground Floor	7,00m ²
	Toilet - LG -	Ground Floor	2,50m ²
Guest Toilet		Ground Floor	8,50m ²
Kitchen		Ground Floor	39,00m ²
Dining Room		Ground Floor	25,00m ²
Living Rooms + Fireplace Corner		Ground Floor	62,00m ²
Game Room		Ground Floor	19,50m ²
Suite - 1	Bedroom	Ground Floor	43,50m ²
	Walk-in Closet		3,50m ²
	Bathroom		15,50m ²
Suite - 2	Bedroom	Ground Floor	39,50m ²
	Walk-in Closet		5,50m ²
	Bathroom		7,00m ²
Suite - 3	Bedroom	Floor	28,50m ²
	Walk-in Closet		4,00m ²
	Shower Room		6,00m ²
Suite - 4	Bedroom	Floor	30,50m ²
	Walk-in Closet		4,00m ²
	Shower Room		5,50m ²
Hall + Circulation		Ground Floor	30,00m ²
Hall + Circulation		Floor	7,00m ²
Laundry room		Ground Floor	2,50m ²
Internal Terraces	Suite-Linked Terrace - 1 and 2	Ground Floor	41,50m ²
	Living Room-Linked Terrace	Ground Floor	18,50m ²
	Terrace Linked to Suite - 4	Floor	9,00m ²
	Terrace Linked to Suite - 5	Floor	11,00m ²
Swimming Pool (Size:12m*5m*1.60m Depth)		Ground Floor	60,00m ²
Uncovered Terrace		Floor	208,00m ²
Pool Terrace		Ground Floor	75,00m ²

INFOS & CONTACT

+212 661 825 359
+47 99 23 97 87
+44 79 99 09 99 26

info@citystar.ma

WWW.CITYSTAR.MA



@citystarmarrakech