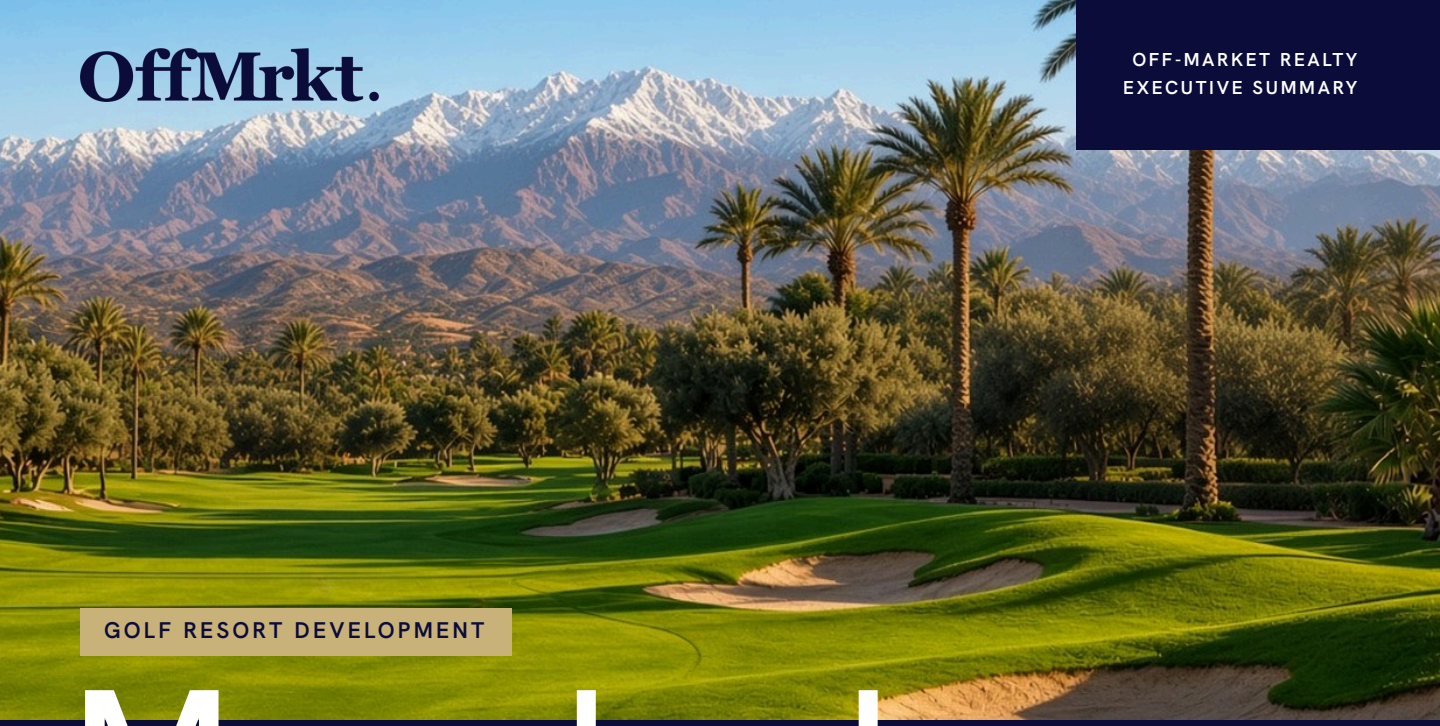
OffMrkt.

OFF-MARKET REALTY
EXECUTIVE SUMMARY



GOLF RESORT DEVELOPMENT

Marrakech

Marrakech, Morocco
Location

±240 ha site
±326,000 m² permitted

+500 villas
& +200 apartments

Hotel, wellness
& 18-hole golf

PRICE

€110,000,000
excl. fees

Marrakech is one of Africa's most sought-after destinations. The Red City, with its UNESCO-listed Medina, souks and palaces, welcomes millions of visitors a year, drawn by year-round sunshine and world-class hospitality. With more than twenty golf courses set against the snow-capped High Atlas, it has become North Africa's golf capital and a favourite winter destination for European players. Its role as a host city of the FIFA World Cup 2030 will further boost its international profile.

On the edge of the city, minutes from the airport and the Medina and facing the Atlas Mountains, this exceptionally located site is first and foremost a large-scale development opportunity. Around an established 18-hole championship golf course and clubhouse, some 240 hectares of resort land come with an approved masterplan for around 326,000 m² of built area: more than 500 villas and more than 200 apartments, complemented by an ultra-luxury hotel and a wellness centre. With all permits in place, an operational golf course and phasing at the buyer's discretion, it offers a rare platform with substantial upside.

Off-market club deal process

01 Interest
02 NDA signing
03 LOI & site visit
04 Data room access
05 Due diligence
06 Agreement