

SAMBA



HILLS



Luxury by day ...



...Elegance by night



Samba Hills in a few words...

A haven of peace in the heart of nature featuring 8 luxury villas, nestled along the Ourika Road in Marrakech.

Located just 15 minutes from downtown Marrakech, this exclusive and gated residence offers an unparalleled living environment, combining luxury, tranquility, and accessibility. Our project enjoys an ideal location with breathtaking views of the majestic snow-capped Atlas Mountains.

Each villa has been designed to provide absolute comfort and an exceptional quality of life. The constructions are of the highest standard, with top-quality finishes that blend noble materials and contemporary design, delivering a refined experience in a serene environment.

The architecture emphasizes harmony between the interior and exterior, promoting natural light and a seamless flow between spaces.

The hand-carved stone façades lend an elegant and timeless appeal.

Samba Hills stands out for its integration of innovative construction technology: post-tensioned slabs. By boldly adopting this technique, known for its open spaces without beam drops and architectural flexibility, we provide our residents with structural and aesthetic excellence.

The residence features premium amenities, including a padel court for sports enthusiasts and a children's play area, allowing the whole family to enjoy a pleasant and secure living environment.

Here, life takes on a different pace, far from the hustle and bustle of the city, yet close to the conveniences of Marrakech. A place where every moment becomes a unique experience, blending luxury, nature, and serenity.



Morocco



Morocco

A land of opportunities and investments

Morocco, known for its political and economic stability, attracts investors through ambitious reforms and large-scale projects.

In the midst of transformation, the country is positioning itself as a regional hub.

Marrakech, in particular, benefits from this momentum with a booming real estate market, supported by major events like the 2025 Africa Cup of Nations and the 2030 World Cup, which enhance infrastructure and attractiveness.

Investing now in real estate, particularly in Marrakech, offers a unique opportunity in secure and promising investments..

Combining culture, modernity, and profitability, the city embodies the perfect choice for those looking to invest in the development of a rapidly growing country.

GEOGRAPHICAL LOCATION



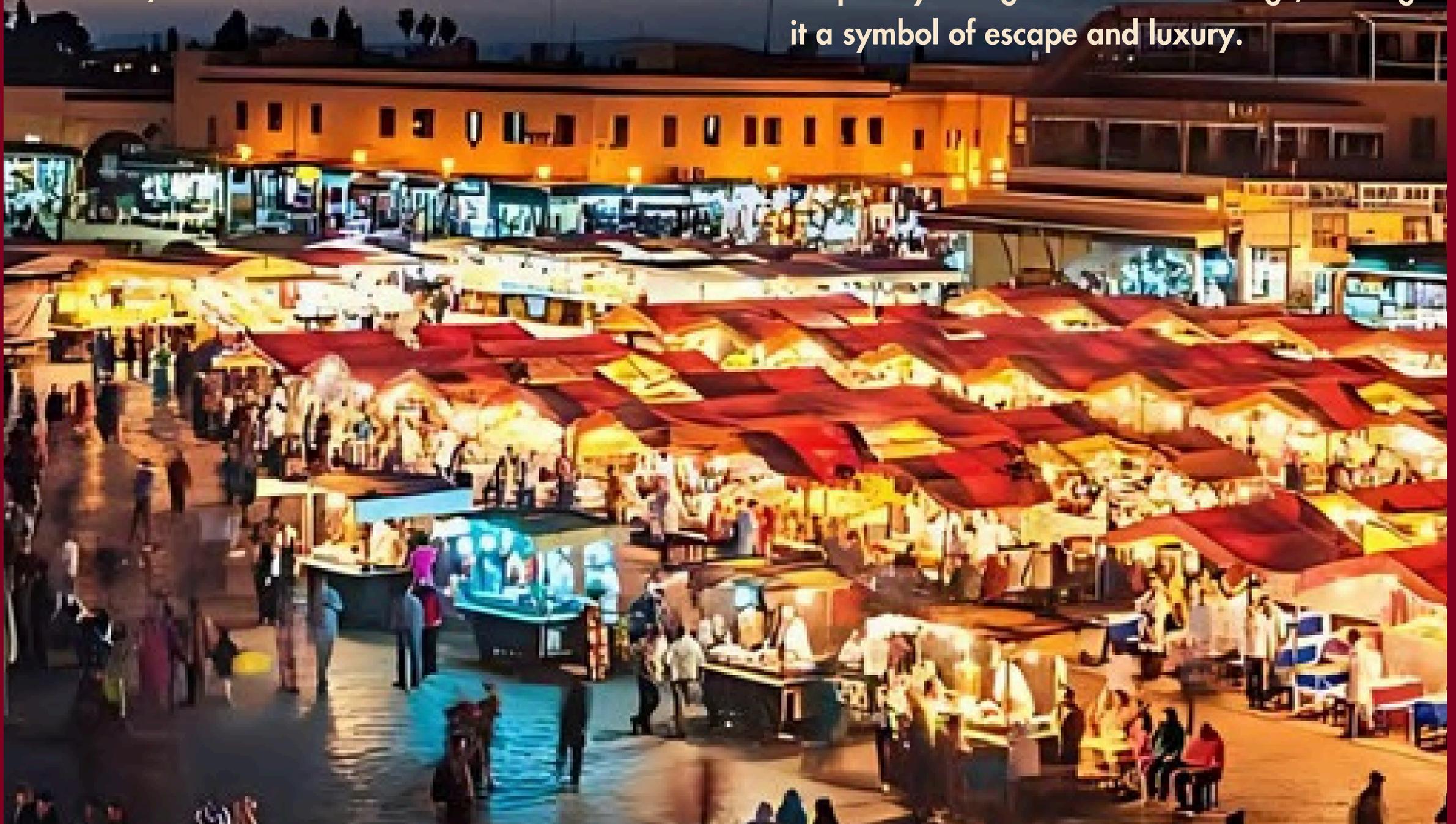
Marrakech... ... The Pearl of the South

Morocco, rich in culture and diverse landscapes, attracts millions of visitors each year. Among its treasures, Marrakech, known as the "Pearl of the South," stands out as an unmissable destination.

With its souks, palaces, and gardens, the city offers a unique blend of authenticity and modernity. The famous Jemaa el-Fna Square, a UNESCO World Heritage site, embodies the cultural vibrancy of Marrakech.

Its climate, spectacular landscapes, and Strategic geographical situation make it a sought-after destination.

Marrakech also charms with its world-class hospitality and gastronomic offerings, making it a symbol of escape and luxury.



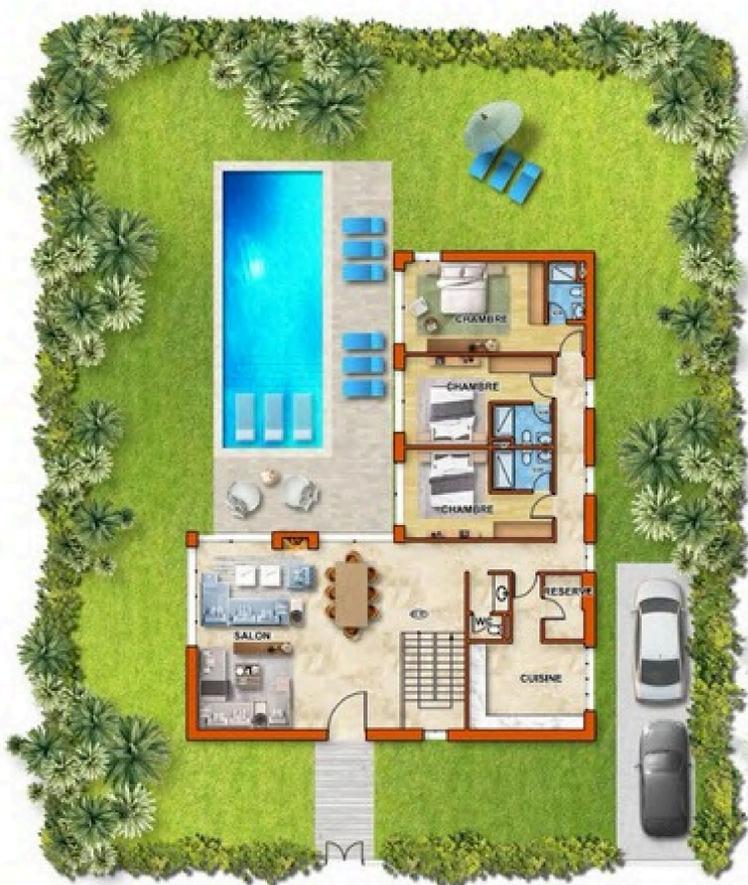
GALLERY



GALLERY



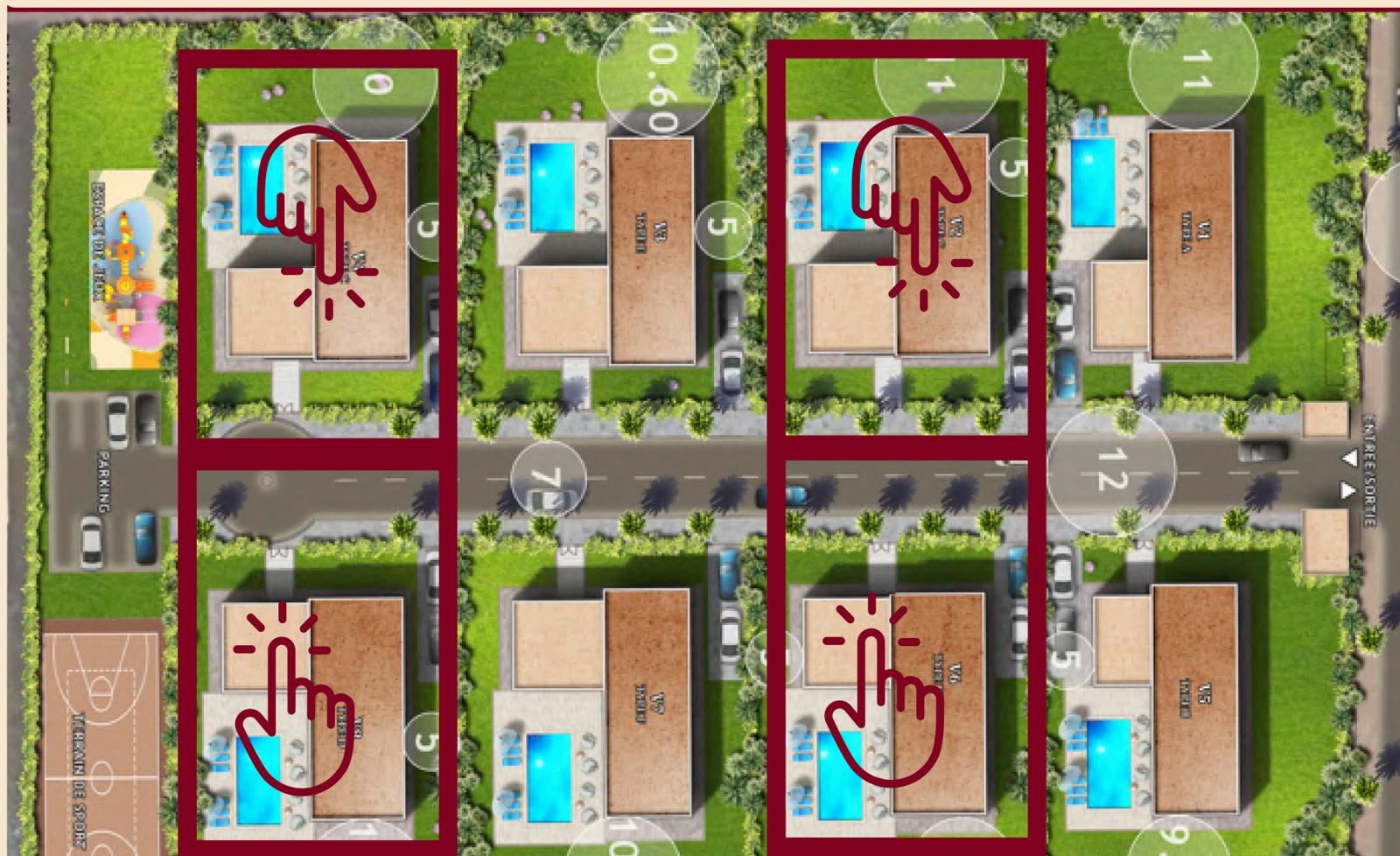
V2 - V6 - V4 ET V8



REZ DE CHASSE



ETAGE



VILLA TYPE A

V2:SALSA
V3:SAMBA
V4:MAMBO
V6:FLAMENCO
V8:MILONGA



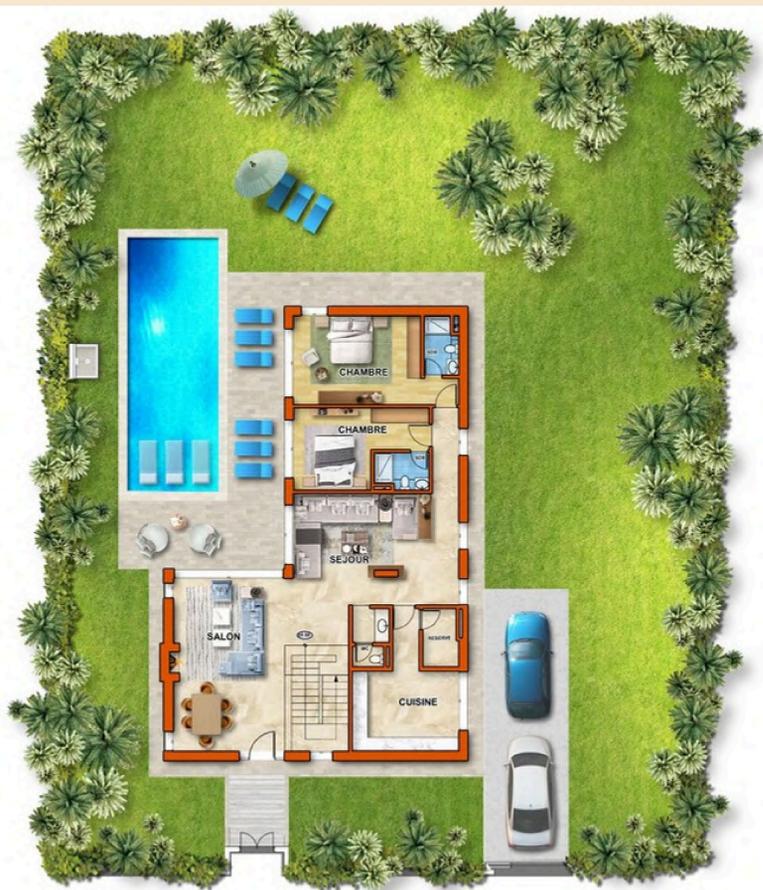
Land Area :

Starting from 950m²



Living Area :

Starting from 370 m² with a
95 m² terrace.



REZ DE CHASSE

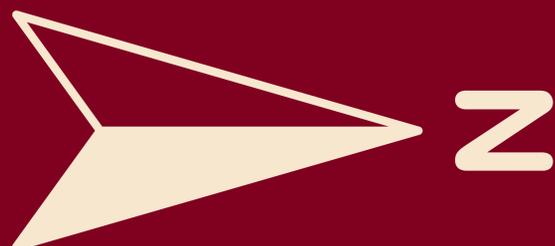


ETAGE

VILLA TYPE B



V1:TANGO
V5:RUMBA



Land Area: Starting from 1050m²

Living Area: Starting from 350 m²
and terrace of 70 m²

The Distinctive Features of Our Villas...



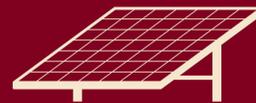
UNDERFLOOR HEATING



HEATED INFINITY POOL



HOME AUTOMATION SYSTEM (SMART HOME)



SOLAR PANELS



LAUNDRY ROOM AND STORAGE



FIREPLACE



POST-TENSIONED SLAB



INTEGRATED SOUND SYSTEM



DOUBLE-GLAZED GLASS WINDOWS



FULLY EQUIPPED KITCHEN



CEILING HEIGHT



KITCHENETTE IN THE ROOFTOP



THERMAL AND ACOUSTIC INSULATION



5 SUITES



ZONAL AIR CONDITIONING



NOBLE MATERIALS



OPEN LIVING ROOM



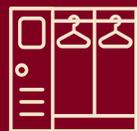
ROOFTOP



LIVING AREA UP TO 370 M²



ELECTRIC ROLLER SHUTTERS



DOUBLE WALK-IN CLOSET



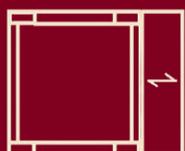
PARASEISMIC STANDARDS



DOUBLE PARTITION WALL



POOL OF 57M²



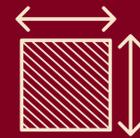
4-METER CANTILEVER



UP TO 95 M² OF TERRACE



CONTEMPORARY ARCHITECTURE



LAND AREA UP TO 1050M²



LANDSCAPED GARDEN



HIGH END FINISH

Excellence at the heart of every detail...

The villas at Samba Hills are designed to offer an exceptional living environment that combines luxury, comfort, and technological innovation. Each villa stands out with high-end finishes, crafted from noble materials, and a contemporary design that perfectly harmonizes with the natural landscape.

These residences feature modern amenities, including:

Underfloor heating, ensuring optimal comfort even during the cold nights and cool mornings of Marrakech, while maintaining energy-efficient consumption.

A heated infinity pool with a **submerged beach**, and a pool Shower offering absolute relaxation even in winter.

Exterior and interior Integrated sound system, creating an elegant audio ambiance throughout the spaces.

Smart home automation, allowing remote control of lighting, air conditioning, security, and much more.

Solar panels, combining energy savings and environmental respect through the use of renewable energy.

Thermal and acoustic insulation has been carefully designed to offer unmatched tranquility.

The double-glazed windows, equipped with **electric roller shutters**, enhance insulation and flood the spaces with natural light while offering breathtaking views of the surroundings.

A **fireplace** completes the warm and elegant atmosphere of our living space.

The interiors combine fluidity and functionality:

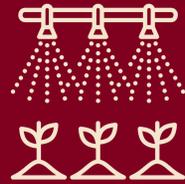
Open living rooms, creating a seamless connection between indoor and outdoor spaces. **Kitchens and bathrooms** equipped with high-end appliances and sanitary fixtures. Practical spaces, such as a **laundry room and storage area**. **Spacious bedrooms and suites**, including 5 suites with walk-in closets and private bathrooms. The master suite, occupying an entire floor, features a **double walk-in closet, a private terrace**, and an impressive **4-meter cantilever**.

For customized comfort, **zone air conditioning** is provided, allowing temperature regulation in each room.

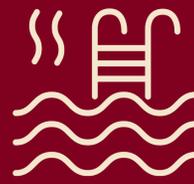
The High-End Features of Our Gardens...



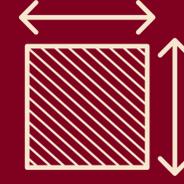
LANDSCAPED GARDEN



AUTOMATIC IRRIGATION SYSTEM



HEATED INFINITY POOL



LAND AREA UP TO 1050 M²



Exterior sound system



POOL SHOWER



HAND-CARVED STONE FAÇADE



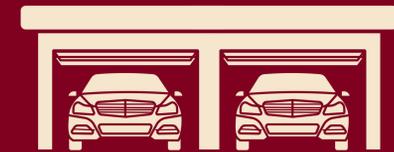
SURVEILLANCE CAMERA



POOL WITH A SUBMERGED BEACH



ACCESSIBLE TERRACES



2 CARPORTS



ELECTRIC CAR CHARGING STATION

The High-End Advantages of Our Residence...



GATED AND SECURED RESIDENCE



PEACE AND TRANQUILITY



VIEW OF THE ATLAS MOUNTAINS



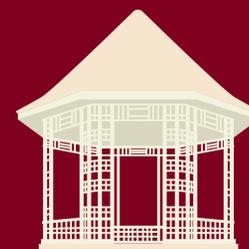
STRATEGIC LOCATION



LAWN MAINTENANCE



CHILDREN'S PLAYGROUND



BOTANICAL GARDEN



FITNESS AREA

On the upper floor, a large accessible terrace offers a spectacular view of the **Atlas Mountains**, perfect for convivial meals with family or friends.

The villas meet the highest construction standards:

A **post-tensioned slab**, allowing open spaces without beam projections, ensuring flawless finishes and architectural flexibility.

Strict **seismic standards**.

Double partition walls with **thermal insulation**, reducing heating and cooling costs.

Inaccessible terraces, enhancing security and preserving the residents' privacy.

Outside, each villa features a landscaped garden with carefully designed lighting and an **automatic irrigation system** for easy maintenance. The **heated infinity pool** with its pool shower blends seamlessly into the landscape, while the hand-carved **stone façade** combines modernity with traditional Moroccan craftsmanship.

Security is ensured by a **surveillance camera** system, and **two carports** complete the amenities.

An electric car charging station is available to combine comfort and sustainable mobility.

The Samba Hills residence, **secured 24/7**, offers a peaceful and exclusive environment. Residents also have access to family-friendly facilities such as a **Botanical garden** and a **children's playground**, ensuring a balanced lifestyle suitable for everyone.

SAMBA HILLS

OUR HIGH-END EQUIPMENT



BOTANICAL GARDEN



OUTDOOR GYM AREA



**CHILDREN'S
PLAYGROUND**

THE PROJECT OWNER...

Samba Hills, led with passion and determination by an experienced couple, reflects their commitment to the real estate sector. Each project they undertake is the result of hard work and a clear vision of excellence.

They are dedicated to executing this luxury villa project with the utmost care, honoring the promises made to their clients: exceptional homes, built to the highest standards and delivered on time. Their commitment goes well beyond simple construction because they are fully invested in creating living spaces where quality, comfort, and satisfaction exceed all expectations.

Samba Hills

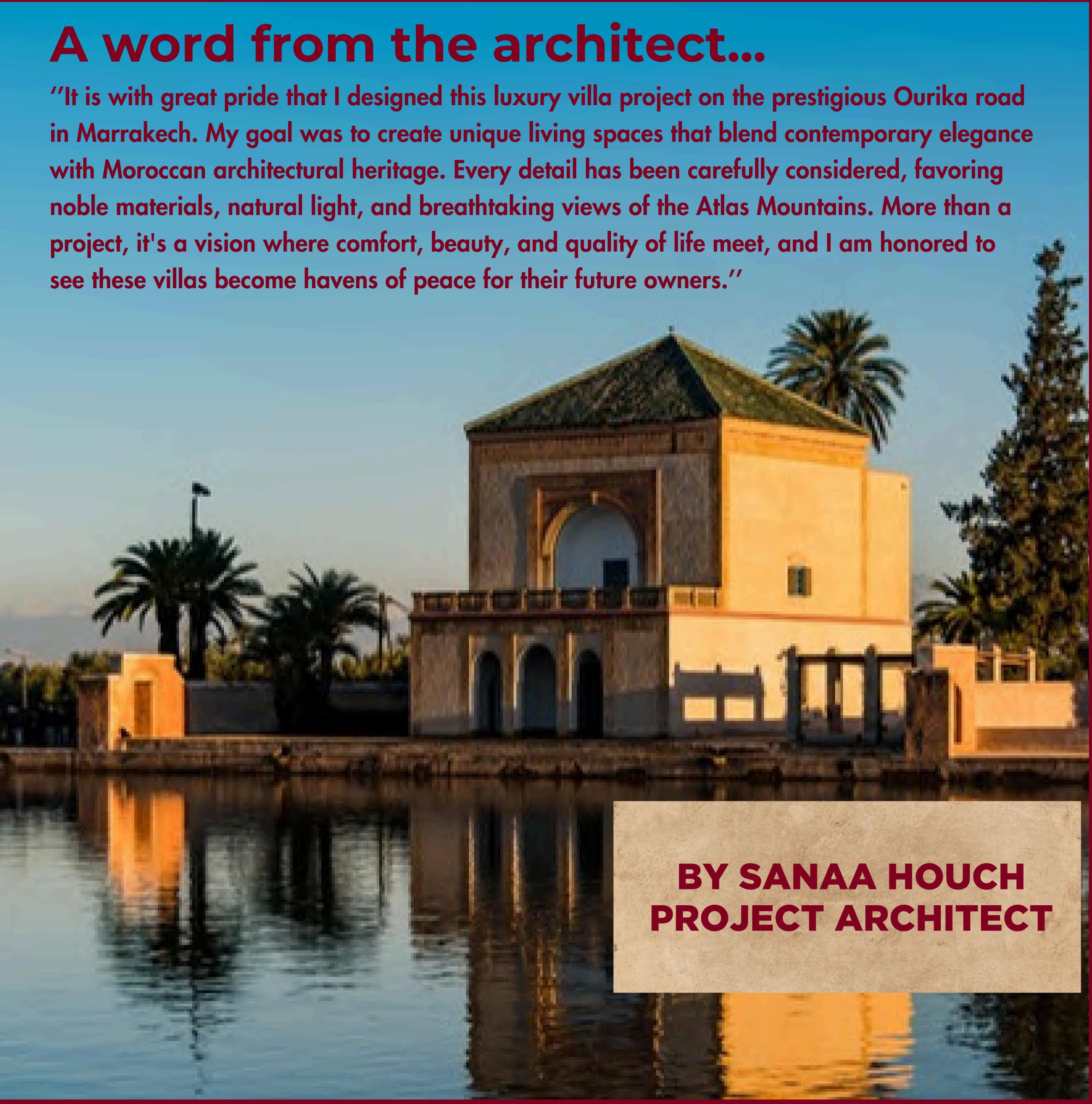
**THE FUTURE
OF LUXURY**

**COMFORT
AND
LUXURY**

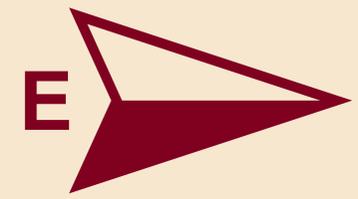
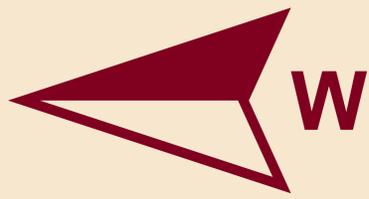
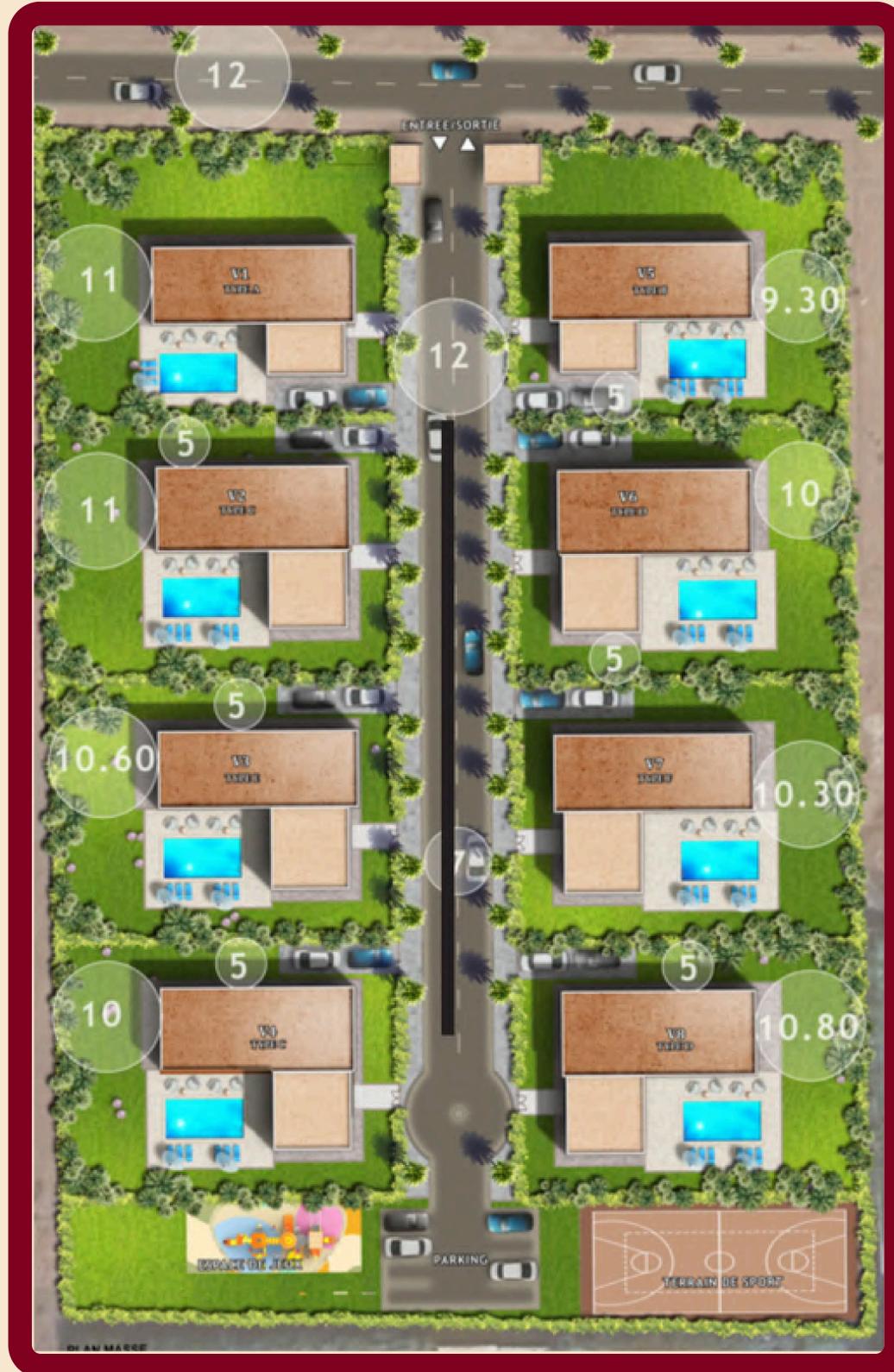


A word from the architect...

"It is with great pride that I designed this luxury villa project on the prestigious Ourika road in Marrakech. My goal was to create unique living spaces that blend contemporary elegance with Moroccan architectural heritage. Every detail has been carefully considered, favoring noble materials, natural light, and breathtaking views of the Atlas Mountains. More than a project, it's a vision where comfort, beauty, and quality of life meet, and I am honored to see these villas become havens of peace for their future owners."

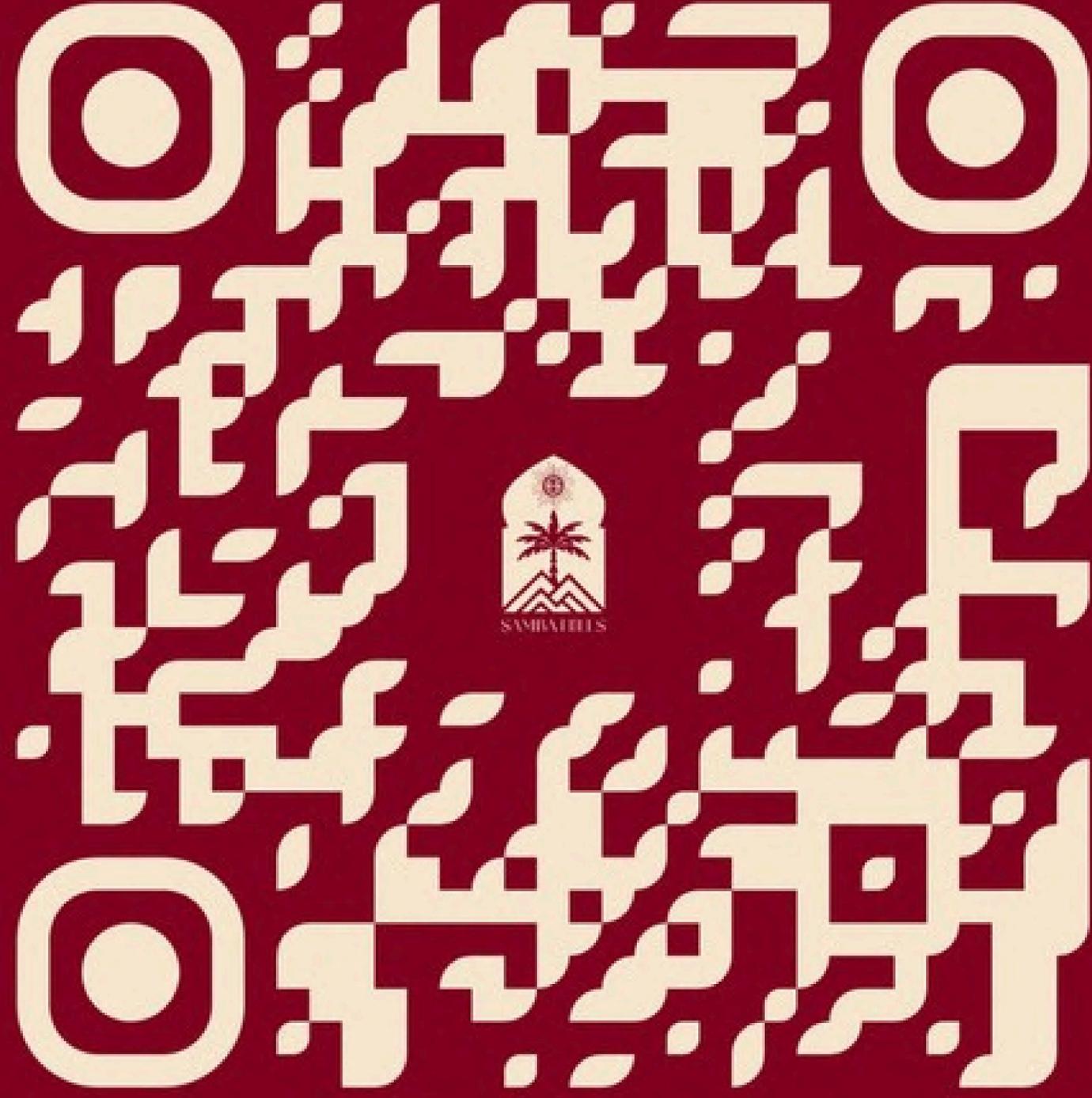


**BY SANAA HOUGH
PROJECT ARCHITECT**



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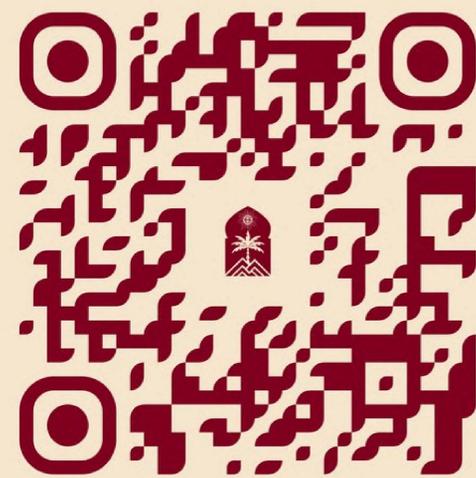


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