



Technical Specifications & Finishes Guide

ASALA CITY WALK – Descriptive Notice
Guéliz · Marrakech



Introdcution

ASALA City Walk is a high-end residential development located in the heart of Guéliz, Marrakech. The project offers a modern concept that combines contemporary design, premium comfort, and strong rental investment potential.

This descriptive notice defines the technical specifications and quality requirements for the construction and finishing of the building located on Hassania Street, Guéliz, Marrakech.

01 BUILDING DESCRIPTION

BUILDING DESCRIPTION

Hassania Street · Guéliz · Marrakech

5 Floors + 2 Basement Levels

Ground Floor · 6 Duplex Units + 4 Retail Shops

1st Floor · 9 Studios + 1 Duplex

2nd Floor · 9 Studios

3rd Floor · 9 Studios + 1 Duplex

4th Floor · 8 Studios

5th Floor · 8 Studios



02 STRUCTURAL WORKS

STRUCTURAL WORKS



Foundations

Strip Footings, Piles, Raft Foundation



Columns & Beams

Reinforced Concrete or Structural Steel



Staircases

Reinforced Concrete



Floor Slabs

Post-Tensioned Slabs



Concrete

Grade B50



Masonry

Machine-Pressed Bricks



Retaining Walls

Reinforced Concrete or Brick Masonry



03 FINISHING WORKS

FINISHING WORKS

Premium High-End Specifications

Basement — High-resistance LVT flooring,
Hungarian point (herringbone) parquet style

Staircase — Pearlatino Beige marble

Walls — Off-white paint with modern
Haussmann-style decorative PVC moldings

Doors — Interior MDF doors · Security door for
studio entrances



TRAVAUX DE FINITION

Prestations Haut Standing

Windows — Beige Strugal Aluminum Frames ·
Concealed Curtain Recesses

Ceilings — Plaster Ceilings with Integrated Spotlights ·
Shadow Gap Details -Shadow Gap Details

Bathrooms — Premium Modern Sanitary Fixtures
Walk-In Italian Shower

Kitchen — fully Equipped Kitchen with High-End
Appliances (Water Heater, Extractor Hood, Oven, Cooktop,
Refrigerator, Washing Machine)

Air Conditioning — Concealed Ducted Air
Conditioning System · 12,000 BTU Split Units ·
Fully Hidden Installation



04

TECHNICAL
SPECIFICATIONS &
QUALITY CONTROL

Technical Specifications

High-quality materials compliant with applicable standards

Construction works executed by qualified professionals

Quality Control

State-certified Geotechnical Laboratory

Approved Technical Control Office

Ten-Year Structural Warranty Certificate (Decennial Insurance)

State-approved Engineering Consultancy

Immediate correction of any defects or damages identified



05 SECURITY & COMFORT

SECURITY & COMFORT

Gated and Secure Residence

CCTV Surveillance System

Premium Entrance Lobby



06 INVESTMENT POSITIONING

INVESTMENT POSITIONING

Prime Location in Guéliz

Strong Short-Term and Long-Term Rental Demand

Turnkey Investment Product

Hospitality-Inspired Residential Concept



AGREEMENT & SIGNATURES

Executed in Marrakech on :

Contractor's Signature

Client's Signature