



SPECIFICATIONS

Notice descriptive · ASALA CITY WALK - Guéliz · Marrakech

INTRODUCTION

ASALA City Walk is a high-end residence located in the heart of the Guéliz district in Marrakech.

The project offers a modern concept combining contemporary design, premium comfort and strong rental potential.

This descriptive note defines the technical specifications and quality requirements for the completion of the building located at Rue Hassania, Guéliz, Marrakech.



01

BUILDING DESCRIPTION

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Hassania Street · Guéliz · Marrakech

5 floors + 2 basement levels

2 basement levels · 51 parking spaces

Ground floor · 6 duplexes - 4 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 WORK

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FOUNDATIONS

Strip footings, piles, foundation slab

POSTS & BEAMS

Reinforced concrete or steel

REINFORCED CONCRETE STAIRS

Reinforced concrete

POST-TENSION SLAB

CONCRETE

B50

BRICKS

With automatic press

RETAINING WALLS

Reinforced concrete or bricks



03

FINISHING WORK

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High-end services

Basement — High-resistance LTV flooring in herringbone parquet style

Staircase — Pearlatino Beige Marble

Walls — Off-white paint with decorative moldings
modern Haussmannian PVC

Doors — Interior MDF · Armored door for studio entrances



FINISHING WORK (suite)

Windows — Beige aluminum Strugal · Built-in curtains

Ceiling — Plaster with integrated spotlights · Recessed joint -
Integrated LED lighting

Sanitary facilities — Modern, high-end equipment with walk-in
shower

Kitchen — fully equipped kitchen with high-end appliances (water heater,
extractor hood, oven, hob, fridge, washing machine)

Air conditioning — Ducted, recessed unit · 12,000 split unit ·
Concealed installation

Elevator — 6 seats · high quality



04

**TECHNICAL SPECIFICATIONS.
&
QUALITY CONTROL**

TECHNICAL SPECIFICATIONS & QUALITY CONTROL

Technical Specifications

High-quality materials that comply with current standards

Work carried out by qualified professionals

Quality control

State-approved geotechnical laboratory

Approved inspection office · Ten-year structural warranty certificate

State-approved engineering firm

Defects and damage repaired immediately



05

SAFETY AND COMFORT

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Gated and secure residence

Video surveillance (CCTV)

High-end elevator

Elegant entrance hall



06

INVESTOR POSITIONING

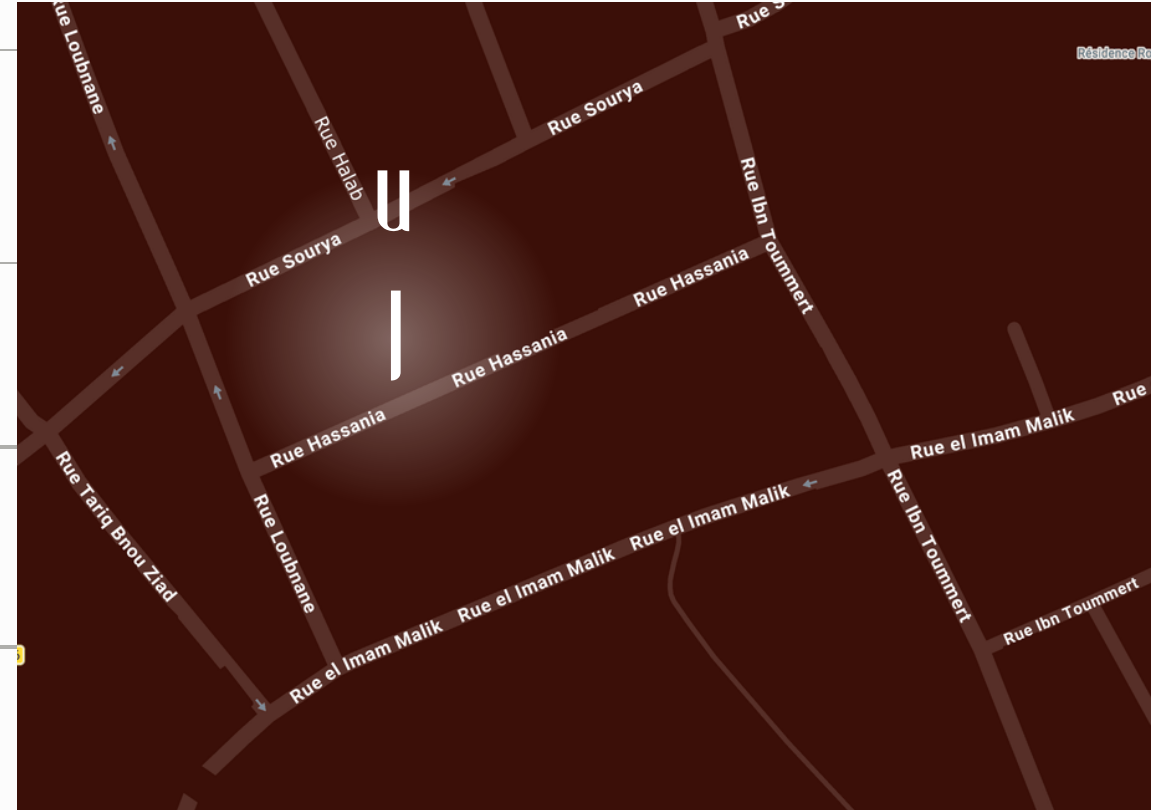
INVESTOR POSITIONING

Strategic location in Guéliz

Strong rental demand (short and long term)

Turnkey product ready to use

A concept inspired by high-end hotels



ACCORD & SIGNATURE

Done in Marrakech on _____

Contractor's Signature

"Good for Accord"



Customer Signature



Where you Belong