

CityZen
BOUSKOURA

A PRESTIGIOUS RESIDENTIAL ADDRESS
VILLA PLOTS FOR TWO-STOREY VILLAS WITH BASEMENTS

LYS IMMO

LYS IMMO

Specialising in mid-range and high-end real estate developments, LYS IMMO develops residential projects distinguished by their quality, architectural design and strategic locations. The Group also offers investment opportunities across the residential and commercial property sectors.

Established in 2007, LYS IMMO has consolidated its position in the Moroccan real estate market through a diverse portfolio of developments.

Among its flagship projects is CityZen, located in Bouskoura. The development comprises 302 residential plots ranging from 200 to 400 m^2, designated for the construction of villas within a carefully planned residential community.



CityZen
BOUSKOURA



Ideally designed for
your family's well-being

A SOUGHT-AFTER LOCATION

Nestled in **the heart of Bouskoura,** approximately 15 minutes from Casablanca, CityZen Bouskoura is a development that combines **peace and quiet,** a sense of well-being, and convenient **proximity to the city.**

A unique living environment, **thoughtfully designed for your family's well-being.**

The development benefits from a highly advantageous location and **direct access** from the motorway.

302
Plots across all phases

15 minutes
from Casablanca

150 180 m²
Total area

YOUR BESPOKE VILLA



CityZen Bouskoura is a **15-hectare** development spread across several phases. It comprises **302 land plots** intended for the construction of semi-detached or terraced villas.

With generous plot sizes ranging from **200 m²** to **400 m²** and close proximity to a**ll essential amenities**, CityZen offers a lasting investment in quality living.

THE LOCATION
OF YOUR PREFERRED PLOT

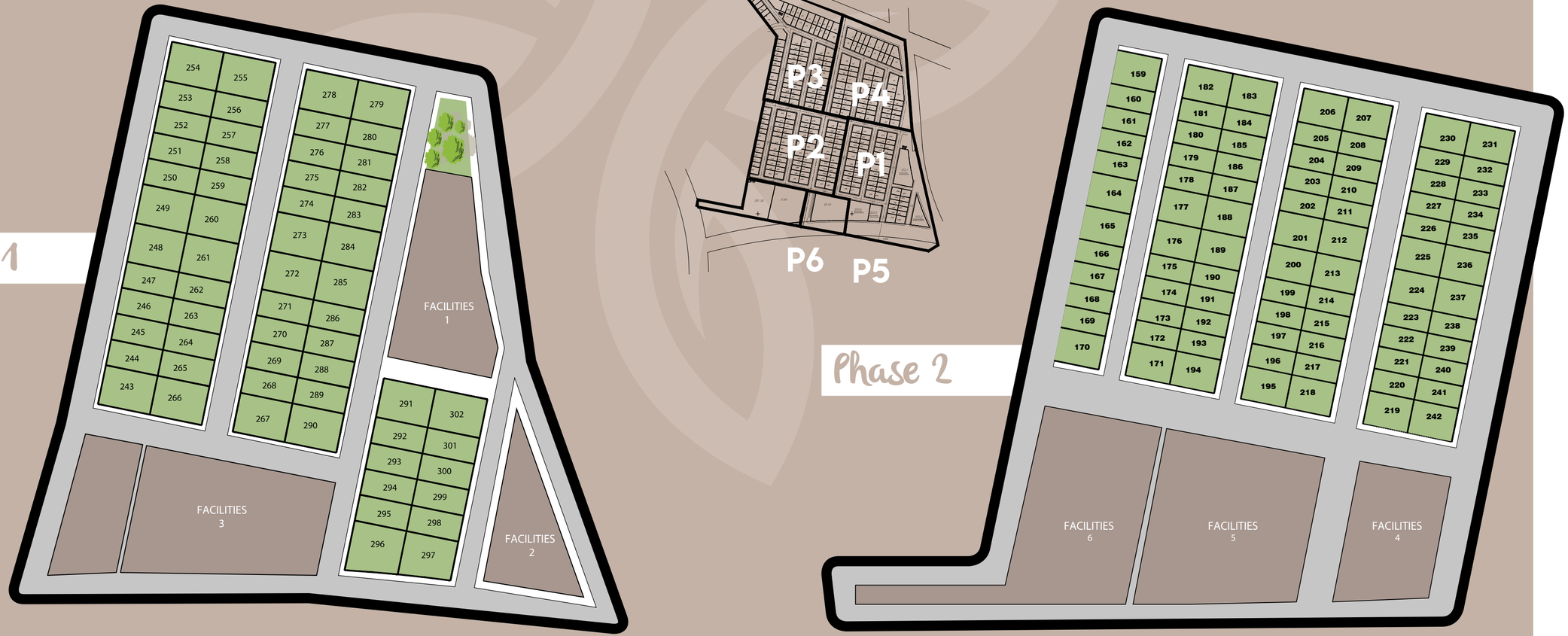
THE MATERIALS
THAT MATCH YOUR TASTE

THE PLOT SIZE
THAT SUITS YOUR NEEDS

THE INTERIOR LAYOUT
YOU WANT



SITE PLAN


Phase 1
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255
253
256
252
257
251
258
250
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249
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284
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287
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288
268
289
267
290
FACILITIES 1
291
302
292
301
293
300
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299
295
298
296
297
FACILITIES 2
FACILITIES 3
P3
P4
P2
P1
P6
P5
Phase 2
159
160
161
162
163
164
165
166
167
168
169
170
182
183
181
184
180
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179
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178
187
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237
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240
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241
219
242
FACILITIES 6
FACILITIES 5
FACILITIES 4



Phase 3



Phase 4



A VILLA FOR THE PRICE OF AN APARTMENT

CityZen offers the opportunity to enjoy the space, **privacy and comfort** of villa living at a competitive price.

Set within a secure residential development surrounded by green spaces, CityZen provides an ideal environment **for families** seeking greater independence, **private outdoor areas and a better quality of life.**

An attractive alternative to apartment living, combining **residential comfort, security and affordability.**

SHOPPING & LIFESTYLE

EVERYDAY CONVENIENCE, CLOSE TO HOME

CityZen Bouskoura incorporates a contemporary shopping center designed to bring retail, wellness and everyday services together within the residential development.

Spread across two levels, the planned shopping centre will feature 49 retail units, a fully dedicated fitness centre, a traditional hammam and underground parking.





49
Retail units

1,026m²
Retail space

618m²
Fitness centre

356m²
Traditional hammam

Underground parking

A MOSQUE WITHIN THE DEVELOPMENT

As part of its comprehensive development programme, CityZen Bouskoura incorporates a mosque featuring contemporary architecture inspired by traditional Moroccan design.

The architectural concept includes spacious prayer halls, a landscaped forecourt and carefully designed outdoor areas, ensuring seamless integration into the overall residential development.





Over 925m²

Total prayer space

A PEACEFUL HAVEN WHERE LIFE FEELS GOOD

CityZen Bouskoura offers **a peaceful and relaxing living environment**, thoughtfully designed to **support** your everyday life throughout the year.

Well-being, style and comfort are reflected in the **high-quality facilities** provided for residents of all ages, including green spaces, schools, nearby shops, a mosque and a fitness centre all designed to **make daily life convenient** and accessible.



PLANNED AMENITIES

DESIGNED FOR EVERYDAY LIVING

From education and childcare to sports and outdoor recreation, CityZen brings together a range of planned amenities designed to meet the everyday needs of families.

- **Mosque**
- **Shopping Mall**
- **School**
- **Fitness center**
- **Football pitch**
- **Padel Courts**
- **Nursery**
- **Convenience Store**

SALES DEPARTMENT – CONTACT DETAILS

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