

Villa Abiad

Region: Morocco **Sleeps:** 16

Overview

In the heart of Marrakech's exclusive Palmeraie, Villa Abiad is a peaceful retreat within a sprawling estate of ancient olive and palm trees. This historical residence, built on the foundations of a traditional farmhouse, offers an authentic Moroccan escape where space and natural light take centre stage. The villa features eight beautifully appointed en-suite bedrooms, blending rustic charm with refined comfort. High ceilings with cedar beams, elegant stone and earth walls, and thoughtfully curated furnishings create a warm and inviting atmosphere. A spacious living area with a grand fireplace opens onto a sun-drenched terrace, while the dining space is perfectly positioned for shared meals overlooking the lush gardens.

Outdoors, a serene swimming pool is framed by shaded loungers, offering a tranquil spot to unwind. A private tennis court, expansive terraces, and alfresco dining areas invite relaxation under the Moroccan sun. With a dedicated team providing seamless service, including daily housekeeping and exceptional Moroccan cuisine, every moment at Villa Abiad is effortlessly enjoyable. Located just minutes from the Palmeraie golf course and a short drive from Marrakech's vibrant medina, this is an idyllic setting for those seeking privacy, comfort, and an authentic Moroccan experience.

Please note that the kitchen is for staff usage only; guests are not allowed to cook or prepare any meal. Usage of the kitchen for nibbles (tea, coffee, sandwich, etc.) might be allowed prior to agreement with the owner/property manager.

Facilities

Cots (Cribs) • Villa • Rural Location • Air-Con • Golf Nearby • Wi-Fi/Internet • Maid Service Available • Chef/Cook Included • Instagrammable • Spa Treatments Available • Transfers Available • On-Site Concierge • Breakfast Included • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • <1hr to Airport • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Tennis Court • Ground Floor Bed & Bath • Satellite TV • Working Fireplace/Woodburner • High Chair(s) • Parking Space • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites



Interior & Grounds

Ground Floor

- Large living room with various seating areas and access to the terrace
- Open plan dining area with access to the terrace
- Professional kitchen for staff use (guests are not allowed)
- Hammam and massage room
- Bedroom with king size bed, working desk, sofa, TV, fireplace, air conditioning and en-suite bathroom with bath and walk-in shower
- Bedroom with king size, access to the courtyard and a private terrace, air conditioning, TV and en-suite shower room
- Bedroom with king size bed, living area, air conditioning, fireplace, TV, access to the pool area and en-suite bathroom
- Bedroom with king size bed, living area, air conditioning, fireplace, TV, access to the pool area and en-suite bathroom
- Bedroom with double bed (160 x 200 cm), access to the courtyard, air conditioning, TV and en-suite shower room
- Bedroom with double bed (150 x 200 cm), access to the courtyard, air conditioning, TV and en-suite bathroom
- Bedroom with king size bed, access to the courtyard and a private terrace, sofa, office area and air conditioning
- Bedroom with double bed (160 x 200 cm), access to the courtyard, air conditioning and TV
- Shared shower room

Exterior Grounds

- Private heated swimming pool
- Large terrace and garden area
- Various sun loungers
- Bar and chill out area
- Outdoor dining
- Covered terrace
- Garden furniture
- Private parking
- Tennis court

Additional Facilities

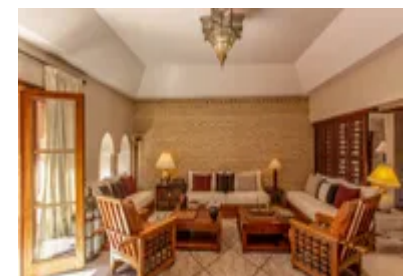
- Wi-Fi connection
- Air conditioning
- Central heating
- Safe deposit box
- Cot and high chair
- Satellite TV
- Sound system
- Hair dryer
- Wooden stove



Location & Local Information

Villa Abiad enjoys a peaceful, tranquil location just outside of Marrakech's Medina. This beautifully landscaped area of the Palmeraie is smart, attractive, and sophisticated and offers a good selection of entertainment options. It connects Casablanca to Fez. Golf enthusiasts enjoy the Golf de la Palmeraie club, which is moments from the villa. An equestrian centre and camel riding are also nearby. Quad bikes and hot air balloon rides with Marrakech Balloon are also popular.

Marrakech is a bustling, intoxicating, colourful city of wonders that offers an inexhaustible source of surprises. It is Africa's Capital of Culture, where everything is on the move. Finding out all of its secrets would take forever, but you can visit a handful of attractions in a few days to get a taste of its noble past and its frenetic present. Colourful spices, glistening lamps, colourful carpets and leather in every shade imaginable are combined with rich, ancient architecture to capture your heart and soul. Its souks are loud, thrilling and very exciting. You can shop for sweets, clothing, leather, spices, soap, perfume, rugs, lighting, musical instruments and much more. All prices are negotiable, and bargaining is a social art. You will discover snake charmers, story tellers and potion sellers. Dining in the Medina is an adventure and will set your tastebuds tingling. Smoke rises from barbecues which are enjoyed along with Gnawa musicians, acrobats and fortune tellers. The famous Patisserie des Princes is perfect for sweet treats and ice cream afterwards. Many of the riads boast exquisite restaurants for fine dining experiences where you will enjoy creative, spice-laced modern Moroccan menus, many of which are on rooftops with fabulous views. Your friendly staff at the riad can recommend and book tables for you. The wonderful Riad Yima Tea Room is the home and personal gallery of Hassan Hajjaj, the Andy Warhol of Marrakech and is filled with upcycled pop art. It is fun and a great place to grab a classic cup of mint tea. The Medina's labyrinth of winding lanes and alleyways is best explored with a willingness to get lost and a sense of adventure. In 1985 the Medina was declared a UNESCO World Heritage Site. Hammams were introduced to the



city by the Romans and adapted to fit Islamic ablution rituals. Visitors enjoy wonderful hammam experiences at Hammam de la Rose, the Farnatchi Spa, the deluxe Royal Mansour and many other spas.

Marrakech enjoys many stunning buildings. The Bahia Palace was built in the late 19th century and now forms the centre of the city's culture. It boasts incredible decor along with high, gilded ceilings, mosaics, stuccos, paintings, the mesmerising quarters of Bou Ahmed's favourite concubine, Lalla Zineb and an enormous landscaped garden.

Marrakech enjoys an excellent collection of museums, including Maison de la Photographie, a three-storey riad-turned-gallery housing the vintage Moroccan photography collection of Patrick Menac'h and Marrakshi Hamid Mergani. Its rooftop cafe is one of the highest in Medina. The Musee Tiskiwin displays the history of Marrakech and the region in general. The Dar Si Said Museum is an exhibition of historic and contemporary Moroccan art, full of intricate Byzantine designs and colours. The Musee Boucharouite features stunning tapestries and another hidden rooftop cafe, while the Musee de Mouassine shows off the work of a local artist. The Music Museum is located in the Saadian quarter, built in the 16th and 17th centuries. The reception of the museum is a jewel of Arab-Andalusian architecture.

The area around Marrakech's Medina is sprinkled with magical gardens. Le Jardin Secret is one of Medina's largest and most important gardens, with a Persian garden full of tufty grasses and olive, pomegranate, fig and date trees and a second smaller garden offering exotic plants. An elaborate irrigation system weaves its way through the gardens, part of an ancient network that once distributed water from artesian wells and fed by the mountains. When fashion icon Yves St Laurent arrived in the city in 1964, he was overwhelmed by the city and its vivacity. He lived in the Jardin Majorelle with his partner, a lush garden painted with an intense shade of ultramarine blue. It is full of giant cacti, palms and bamboo groves. The Berber Museum is filled with Yves St Laurent's personal jewellery and fashion collection, and the Musee Yves St Laurent offers a

stunning choreography presentation of the clothes in a dramatic black hall.

Visitors to Marrakech usually enjoy combining trips to the Medina with excursions into the mountains and its mountain villages. It is the perfect contrast to the thrillingly frantic energy of the Medina and the buzz of its museums, palaces and gardens. After a delicious Moroccan feast around Djemaa El Fna, you can trek up Northern Africa’s highest peak, Mount Toubkal or enjoy a surprising experience of North African skiing at Oukaïmeden. The Atlas Mountains are sprinkled with pretty villages, beautiful waterfalls and dramatic viewpoints. Imlil is a popular hub to start exploring, and the Bureau des Guides d’Imlil can arrange guides. You will enjoy unforgettable day trips, visit traditional villages, taste delicious food, and enjoy the fabulous scenery and a mesmerising mix of Berber, Arabian and European cultural influences. You will also discover some of the best golf courses in Marrakech, including the Amelkis Championship Golf course and the Marrakech Royal Golf Club.

Local Amenities

Nearest Airport	Marrakech Menara Airport (13 km)
Nearest Village	Annakhil (3 km)
Nearest Town/City	Marrakech (10 km)
Nearest Restaurant	Palmerie Palace Restaurant (500 m)
Nearest Supermarket	Grocery Brahim, (6 km)
Nearest Golf	Palm Golf Marrakech (23 km)
Nearest Tennis	Marrakech Royal Tennis Club (8 km)
Sightseeing	Yves Saint Laurent Gardens (7 km)

What we love

- Villa Abiad is one of the oldest villas in the Palmeraie. It is very charming, with a magical blend of authentic Moroccan styling together with excellent modern amenities
- The villa sits in several hectares of gardens brimming with towering palms, centuries-old olive trees and extensive lawns. It features a large swimming pool, a tennis court and a choice of alfresco lounge and dining areas
- The villa comes with very attentive yet discreet staff who will make sure that you relax and enjoy precious time with your loved ones

What you should know...

- The bedrooms are spread around two courtyards and overlooking the pool. They all enjoy their own ensuite bathrooms
- There are some additional costs for groceries, half or full board, drinks, the heating of the pool, laundry services and any other additional requested services. If you receive a good service, it is much appreciated to tip the staff
- Please supervise children around the pool
- Please bear in mind that during Ramadan, the traditional month of fasting and purification, some restaurants and cafes close during the day and general business hours are reduced
- Please note that the kitchen is for staff usage only; guests are not allowed to cook or prepare any meal. Usage of the kitchen for nibbles (tea, coffee, sandwich, etc.) might be allowed prior to agreement with the owner/property manager

Terms & Conditions

- **Security deposit:** €1,500 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4 pm

- **Departure time:** 11 am

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Yes, included in rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Housekeeping, breakfast and a chef are included in the rental price.

 Please note that the kitchen is for staff usage only; guests are not allowed.

 The following services are available at an extra cost to be paid directly to the owner by cash or bank transfer:
 - Lunch: starting from €30 per day/guest
 - Dinner: starting from €30 per day/guest
 - Brunch: starting from €10 per day/guest
 - Hammam: starting from €50 per day/guest
 - Car with driver: €80 per day plus gasoline usage
 - Airport transfer: please enquire A non-refundable 40% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).

- **Changeover day:** Flexible.

- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Smoking & Vaping are not permitted.

- **Minimum stay:** 3 nights. All other durations on request.

- **Heating costs included?:** Not available on this property.

- **Pool heating charge?:** For those who require pool heating, there will be an additional charge starting from €100 per day + €400 pre-heating (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.

- **Tax:** Tourist Taxes are not included in the rental price and are to be paid locally in cash on arrival (the correct total per person per night will be sent to you after booking confirmation).

- **Internet access?:** Wi-Fi internet access included.

- **Pool towels included?:** Yes, included in rental price.