Villa KhilX

Region: Morocco **Sleeps:** 12

Overview

Set within the prestigious Royal Palm Marrakech Estate, Villa Khill is a sanctuary of modern elegance surrounded by 222 hectares of natural beauty and world-class amenities. Overlooking the Royal Palm Golf Course and the snow-capped Atlas Mountains, this stunning property features six luxurious bedroom suites across two contemporary villas, complemented by lush gardens, two private pools, a hammam, gym, and massage room. Guests can indulge in fine dining, spa treatments, and tennis at the nearby Fairmont Hotel, or simply relax in serene privacy while the Moroccan sun warms the landscape.

Just 12 kilometres from the vibrant Medina of Marrakech, Villa Khill offers the best of both worlds; peaceful seclusion and easy access to the city's colourful souks, palaces, and gardens. Whether unwinding by the pool, enjoying a hammam ritual, or sipping wine at sunset over the golf course, every moment at Villa Khill captures the essence of refined Moroccan living.

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.









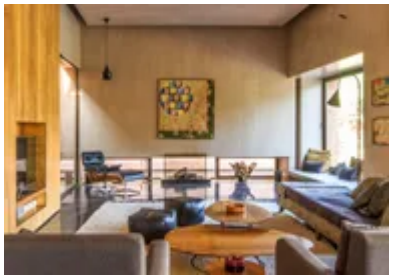
Facilities

Villa • Wellness • Tennis Nearby • Golf Nearby • <1hr to Airport • Ideal for Kids • Private Pool • Working Fireplace/Woodburner • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Maid Service Included • Heated Pool • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Gym/Fitness Room • Safety Deposit Box • Outdoor Games • Table Football • Pre-Stocked Fridge Available • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









Ground Floor
- Large living room with comfortable seating, TV, fireplace and access to a terrace
- Open plan dining area for 12 people and access to a terrace
- Media room with comfortable seating, TV, open plan dining area and access to a terrace
- Professional kitchen for staff use (guests are not allowed)
- Well equipped fitness area
- Hammam and massage room
- Bedroom with double bed, access to the garden and en-suite bathroom with bath and outdoor walk-in shower
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- Bedroom with double bed, access to the garden and en-suite bathroom
- Bedroom with double bed, access to the garden and en-suite shower room
- Bedroom with double bed, access to the garden and en-suite bathroom
- Bedroom with double bed, access to the garden and en-suite bathroom

Exterior Grounds
- Two private heated swimming pool
- Large terrace and garden area
- Various sun loungers
- Chill out area
- Outdoor dining
- Covered terrace
- Garden furniture
- Private parking
- Petanque area

Additional Facilities
- Wi-Fi connection
- Safe deposit box
- Hair dryer
- Table football
- Ping-pong table
- Coffee machine
- Golf cart (extra cost, see T&Cs)

Location & Local Information

Perfectly located within the exclusive Royal Palm Marrakech Estate, just twelve kilometres from the iconic Jemaa el-Fna Square, Villa Khill offers a peaceful retreat surrounded by world-class golf and breathtaking mountain views. The estate's immaculate course, designed for discerning players, provides a serene escape, while Marrakech's vibrant pulse lies just a short drive away. Guests can immerse themselves in the city's rich tapestry of colour, sound, and scent, from bustling souks and ancient palaces to luxurious spas like Hammam de la Rose and the opulent Royal Mansour.

Beyond the city walls, Marrakech's beauty unfolds in every direction. Explore the tranquil Jardin Majorelle and Le Jardin Secret, marvel at the grandeur of the Bahia Palace, or journey into the Atlas Mountains, where waterfalls, Berber villages, and scenic valleys await. Whether teeing off at sunrise or wandering the medina's maze of history, Villa Khill is your gateway to Morocco's timeless allure.

Local Amenities

Nearest Airport	**Marrakech Menara Airport (12 km)**
Nearest Train Station	**Royal Palm Bus Stop L24 & L45 (300 m)**
Nearest Village	**Douar Laatouna (5 km)**
Nearest Town/City	**Marrakech (16 km)**
Nearest Restaurant	**L'Oliver (1 km)**
Nearest Supermarket	**Mini Market Hassan (2 km)**
Nearest Golf	**Royal Palm Golf Course (1 km)**
Nearest Tennis	**Marrakech Royal Tennis Club (15 km)**









Sightseeing	**Agafay Luxury Camp (14 km)**

What we love

- Villa Khil is a capsule of contemporary cool with gorgeous bedroom suites, exquisite lounges and top-notch fittings.
- The villa is nestled on the exclusive Royal Palm Marrakech Estate with its superb championship golf course, hotel, spa and other wonderful amenities.
- The villa is fully catered. Your discreet staff members are on hand to make sure that your Marrakech stay exceeds your expectations and to serve delicious meals three times a day.

What you should know...

- The villa is fully catered. You just pay for the groceries, drinks and any tips. There is also a small grocery shopping and delivery service charge.
- The villa is actually comprised of two three-bedroom villas, so you will have to think about where everyone sleeps.
- The villa is all on one level, so it is ideal for guests with mobility issues.
- There are some additional costs for extra services, including use of the hammam and treatments, heating of the pool from November to March, laundry service and a golf cart etc.
- 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.
- Guests enjoy access to the resort's golf course, hotel and amenities but there are, of course, extra charges
- 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:** €2,000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 3 pm

- **Departure time:** 10 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 and a chef prepering 3 meals a day is included in the rental price.

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

 The cost of food is not included in the rental price and will be bill to you at the end of your stay, payable locally in cash or by bank transfer.

 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.

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

- **Minimum stay:** 5 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 €80 per day (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.