Villa AbiadX

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

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

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 an enviably peaceful location in the elegant Palmeraie district, just outside the bustling Medina of Marrakech. This beautifully landscaped area is renowned for its tranquillity, sophistication, and lush surroundings, offering a serene retreat while keeping the excitement of the city within easy reach. Guests can enjoy nearby attractions such as the Golf de la Palmeraie club, an equestrian centre, camel rides, or even thrilling adventures like quad biking and hot air ballooning with Marrakech Balloon. With its calm atmosphere and refined ambience, the Palmeraie provides the ideal balance between relaxation and exploration, perfect for those seeking both cultural immersion and quiet luxury.

Just a short drive away, Marrakech bursts to life with its kaleidoscope of colour, sound, and history. The Medina, a UNESCO World Heritage Site, enchants visitors with its winding alleyways, vibrant souks, and centuries-old architecture. Here, you'll encounter a sensory feast of spices, handcrafted lamps, colourful carpets, and lively street performers. From the majestic Bahia Palace to the Maison de la Photographie and Dar Si Said Museum, the city is brimming with cultural treasures. After exploring the Medina, unwind in one of Marrakech's serene hammams, such as Hammam de la Rose or the luxurious Royal Mansour Spa. Nature lovers can visit Le Jardin Secret or the iconic Jardin Majorelle, once owned by Yves Saint Laurent, to enjoy lush greenery and striking design. For a change of scenery, a day trip to the Atlas Mountains offers breathtaking views, waterfalls, and Berber villages. Whether you're teeing off at one of the nearby golf courses or getting lost in the magic of the souks, Villa Abiad's location ensures every day is filled with beauty, culture, and unforgettable Moroccan charm.

Local Amenities

Nearest Airport	**Marrakech Menara Airport (13 km)**
Nearest Golf	**Palm Golf Marrakech (23 km)**









Nearest Restaurant	**Palmerie Palace Restaurant (500 m)**
Nearest Supermarket	**Grocery Brahim, (6 km)**
Nearest Tennis	**Marrakech Royal Tennis Club (8 km)**
Nearest Town/City	**Marrakech (10 km)**
Nearest Village	**Annakhil (3 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.

 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:** 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.