# Riad Zitoun

**Region:** Morocco **Sleeps:** 10

## Overview

Riad Zitoun is a masterpiece of Moroccan elegance and charm, offering guests a luxurious retreat in the heart of Marrakech. This beautifully designed riad blends authentic architecture with modern sophistication, featuring a swimming pool, hammam, massage room, and a stunning rooftop terrace with panoramic Medina views. With five exquisite bedroom suites, each adorned with luxury linens, refined furnishings, and stylish ensuite bathrooms, it's the perfect setting for families or groups seeking comfort and cultural immersion. The dedicated staff ensures every detail is cared for, allowing guests to relax and fully embrace the rhythm of Marrakech life.

Inside, the riad's central courtyard sets the tone with its serene atmosphere, elegant palms, and rich red accents surrounding a shimmering pool. The living and dining areas are both sophisticated and inviting, offering cosy fireplaces, curated art, and access to Netflix for evenings of quiet relaxation. Guests can dine indoors or enjoy meals on the rooftop terrace, where a summer kitchen and al fresco dining spaces create the ideal spot for starlit dinners. The terrace also features lounging and sunbathing areas, making it perfect for morning coffee or afternoon reading. Combining traditional Moroccan design, modern comforts, and unforgettable hospitality, Riad Zitoun promises a truly refined stay in the heart of Marrakech's enchanting Medina.

**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

City Homes & Apartments • Wellness • <1hr to Airport • Walk to Village • Ideal for Kids • Golf Nearby • Air-Con • Private Pool • Chef/Cook Available • Ideal for Teens • Cots (Cribs) • Maid Service Included • Heated Pool • All Bedrooms En-Suite • Ground Floor Bed & Bath • Walk to Restaurant • Wi-Fi/Internet • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • Spa/Massage • TV • Safety Deposit Box • Spa Treatments Available • Transfers Available • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds







# Interior & Grounds










Ground Floor
- Ample living room with various seating areas, TV and access to the courtyard
- Dining room for 10 people and access to the courtyard
- Professional kitchen for staff use (guests are not allowed)
- Hammam and massage room
- Bedroom with double bed (160 x 200 cm) configurable into twin beds, air conditioning, access to the courtyard and en-suite bathroom with bath and shower

First Floor
- Bedroom with king size bed (180 x 200 cm), air conditioning, sofa, access to a private terrace and en-suite shower room
- Bedroom with king size bed (180 x 200 cm) configurable into twin beds, air conditioning and en-suite shower room
- Bedroom with king size bed (180 x 200 cm), air conditioning and en-suite shower room
- Bedroom with double bed (160 x 200 cm), air conditioning, access to a private terrace and en-suite shower room

Exterior Grounds
- Private heated plunge pool
- Ample terrace area
- Various sun loungers
- Outdoor dining
- Covered terrace
- Garden furniture

**Additional Facilities**
- Wi-Fi connection
- Air conditioning
- Central heating
- Safe deposit box
- Cot and high chair
- Hair dryer

# Location & Local Information

Riad Zitoun is perfectly positioned in the heart of Marrakech's Medina, offering guests an authentic Moroccan experience just moments from the famous Jamaa el Fna Square, the modern Gueliz district, and the iconic Jardin Majorelle. Its location makes it ideal for exploring both the historic charm and contemporary vibrance of the city. Guests can easily reach renowned golf courses such as the Royal Palm and Amelkis, or simply wander through the Medina's maze-like streets filled with sights, sounds, and scents that define Marrakech's irresistible allure.

The city itself is a captivating blend of culture, colour, and craftsmanship. The UNESCO-listed Medina enchants with its lively souks, snake charmers, storytellers, and street food stalls, while nearby Gueliz offers chic cafés, art galleries, and designer shops. Highlights include the Bahia Palace, Saadian Tombs, and the Koutoubia Mosque, each showcasing the city's rich architectural heritage. Art and history lovers will enjoy exploring museums such as Maison de la Photographie, Musee Tiskiwin, and the Yves Saint Laurent Museum at Jardin Majorelle. Beyond the city, lush gardens, Atlas Mountain excursions, and traditional Berber villages offer serene escapes and breathtaking scenery. Whether guests are seeking cultural discovery, relaxation, or outdoor adventure, Riad Zitoun's central location provides the perfect gateway to experience the true spirit and beauty of Marrakech.

## Local Amenities

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| Nearest Airport | **Marrakech Menara (7 km)** |
| Nearest Bar/Pub | **Kosybar Marrakech (650 m)** |
| Nearest Golf | **Amelkis Golf Club (4 km)** |
| Nearest Restaurant | **Rooftop Restaurant Koulchi Zine (750 m)** |










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| Nearest Supermarket | **Carrefour (3 km)** |
| Nearest Town/City | **Marrakech (1 km)** |
| Nearest Train Station | **Bab Ghmat Bus Stop (1 km)** |
| Sightseeing | **Majorelle Gardens (6 km)** |

# What we love

- Riad Zitoun is stunning! It is full of gorgeous furnishings, sumptuously stylish fabrics, eye-catching artworks and wonderful greenery.
- Your cook at the riad will prepare delicious breakfasts, which can be taken in the dining room or up on the roof. She is also happy to prepare yummy lunches or candlelit dinners which can be taken under the stars.
- This roof terrace enjoys superb views of the city.
- The courtyard is beautiful and offers a pool for a cooling dip!

# What you should know...

- Breakfast is included in the price of the riad but you can also enjoy delicious lunches and dinners for an extra fee.
- Please take good care of children on the roof terrace.
- Every bedroom suite is stunning at Riad Zitoun. There is no short straw here!
- There are extra charges for pool heating, massages, beauty treatments and any other services you might request.
- 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:** €1,000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 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 and daily breakfast are included in the rental price.<br> <br> Please note that the kitchen is for staff usage only; guests are not allowed.<br> <br> 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 - 5 nights depending on season. 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 €50 per day + 3 days pre-heating cost starting from €50 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.