Villa Fadoul

Region: Morocco **Sleeps:** 10

Overview

Just ten minutes from the vibrant heart of Marrakech, Villa Fadoul offers a serene escape framed by palm-filled gardens and views of the Atlas Mountains. This contemporary five-bedroom retreat blends modern elegance with relaxed Moroccan charm, featuring an airy open-plan layout where sunlight floods the living, dining, and kitchen spaces. Designed for easy living, it invites long, leisurely meals, quiet afternoons, and friendly games of pool or pétanque. Each of the villa's five bedrooms includes a private ensuite bathroom, with upper-level balconies and cool stone floors below ensuring both comfort and style.

Outdoors, Villa Fadoul is all about indulgent relaxation. The heated swimming pool, jacuzzi, and shaded pergola create an idyllic setting for slow mornings and golden sunsets, while luxury touches like a four-poster daybed, sun loungers, and daily housekeeping elevate the experience. Whether shared with family or friends, this villa is a peaceful haven just minutes from Marrakech's buzz, a place where you can unwind, reconnect, and savour the simple rhythm of Moroccan life.

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 • <1hr to Airport • Ideal for Kids • Private Pool • Air-Con • Cots (Cribs) • Ideal for Teens • Maid Service Included • Heated Pool • Chef/Cook Available • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Coffee Machine • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Safety Deposit Box • Pre-Stocked Fridge Available • Transfers Available • Breakfast Included • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds

<u>Ground Floor</u>
- Large comfortable lounge with bay windows overlooking the pool
- Well equipped kitchen
- Dining area
- Bedroom 1: Twin beds (Double on request), ensuite, air conditioning, TV, safe, dressing room, hair dryer
- Bedroom 2: Double bed, ensuite, air conditioning, TV, safe, dressing room, hair dryer
- Bedroom 3: Double bed, ensuite, air conditioning, office table, TV, safe, dressing room, hair dryer

<u>First Floor</u>
- Bedroom 4: Triple room with Double bed and Single bed, ensuite, air conditioning, office table, TV, safe, dressing room, balcony, hair dryer
- Bedroom 5: Double bed, ensuite, air conditioning, office table, TV, safe, dressing room, balcony, hair dryer

<u>Exterior Grounds</u>
- 1400m² Garden
- Swimming pool, heated on request (12m x 4.5m)
- Jacuzzi
- Pétanque area
- Terrace with breathtaking views of the Atlas Mountains
- Deckchairs
- Four-poster bed
- Pergola terrace for al fresco dining

Additional Facilities
- Pool table
- Table football
- Multi-room sound system
- Private parking space









Location & Local Information

Villa Fadoul is perfectly placed for guests seeking both tranquillity and proximity to Marrakech's vibrancy. Located along the road to Amizmiz, the villa is just a short drive from the city's bustling souks, garden oases and historic medina. Within 500 metres, the five-star Sirayane hotel offers an indulgent spa experience, while several renowned golf courses lie within a ten-minute drive, including Royal Palm, Noria and Samanah.

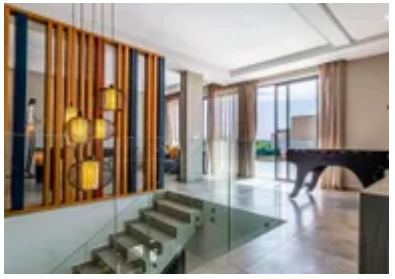
While the city's energy is always close by, the villa's setting remains calm and private, an ideal base for both relaxed days and adventures further afield. From camel rides through the desert fringes to scenic hikes in the foothills of the Atlas Mountains, the surrounding region is steeped in tradition, natural beauty and Berber heritage.

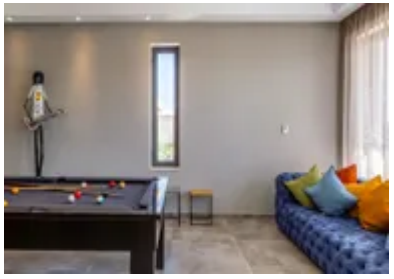
Local Amenities

Nearest Airport	**Marrakech Airport (7 km)**
Nearest Bar/Pub	**La Pergola (12 km)**
Nearest Golf	**Argan Golf Resort (7 km)**
Nearest Restaurant	**Restaurant Chouf L'Or (7 km)**
Nearest Supermarket	**Carrefour Market (11 km)**
Nearest Town	**Marrakech (12 km)**









What we love

- The villa's pool, jacuzzi and terrace all open out to stunning views of the Atlas Mountains.
- Each of the five en-suite bedrooms offers privacy, comfort and its own unique charm.
- The five-star Sirayane Hotel and several top golf courses are just moments away.

What you should know...

- The villa is not fully self-catering; meals are available at an extra cost, with options for full service or ingredients-only cooking.
- Pool heating is available but comes at an additional charge.
- 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:** 2 pm

- **Departure time:** 12 pm

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

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

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

- **Other Ts and Cs:** Please note that staff live at the property in separate quarters. The price includes breakfasts, as well as the services of a housekeeper who will clean the villa on a daily basis. The villa is not self-catering. For an additional charge, the cook of the house will prepare lunch and dinner according to your wishes.

 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 - 7 nights, depending on the season. All other durations on request.

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

- **Pool heating charge?:** Not included in the rental price, extra cost starting from €60 per day, to be paid locally.

- **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.