Riad Faras

Region: Morocco **Sleeps:** 10

Overview

Step through an unassuming wooden door and discover the serene world of Riad Faras, a five-bedroom sanctuary hidden within the winding lanes of Marrakech's historic Kaat Benahid district. This peaceful riad blends timeless Moroccan design with understated modern elegance, where intricate tiles, carved fireplaces, and soft lantern light create an atmosphere of warmth and calm. Centered around a palm-shaded courtyard with a gentle fountain, the home unfolds over three levels, each space inviting quiet reflection and comfort.

On the ground floor, a refined salon and dining room set the tone for relaxed gatherings, while upstairs, the suites offer private retreats with dressing areas, fireplaces, and spacious bathrooms. The rooftop terrace reveals sweeping views of the medina and the distant Atlas Mountains, perfect for sunrise coffee or sunset cocktails. With its own hammam and spa, Riad Faras is a place to unwind, reconnect, and savor Marrakech's timeless beauty.

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 • Air-Con • Maid Service Available • Ideal for Teens • Chef/Cook Included • All Bedrooms En-Suite • Walk to Restaurant • Wi-Fi/Internet • Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • TV • Laptop Friendly Workspace • Safety Deposit Box • Half Board • Spa Treatments Available • On-Site Concierge • Transfers Included • Breakfast Included • Security guard • Fenced Grounds

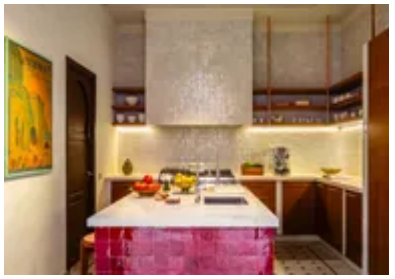


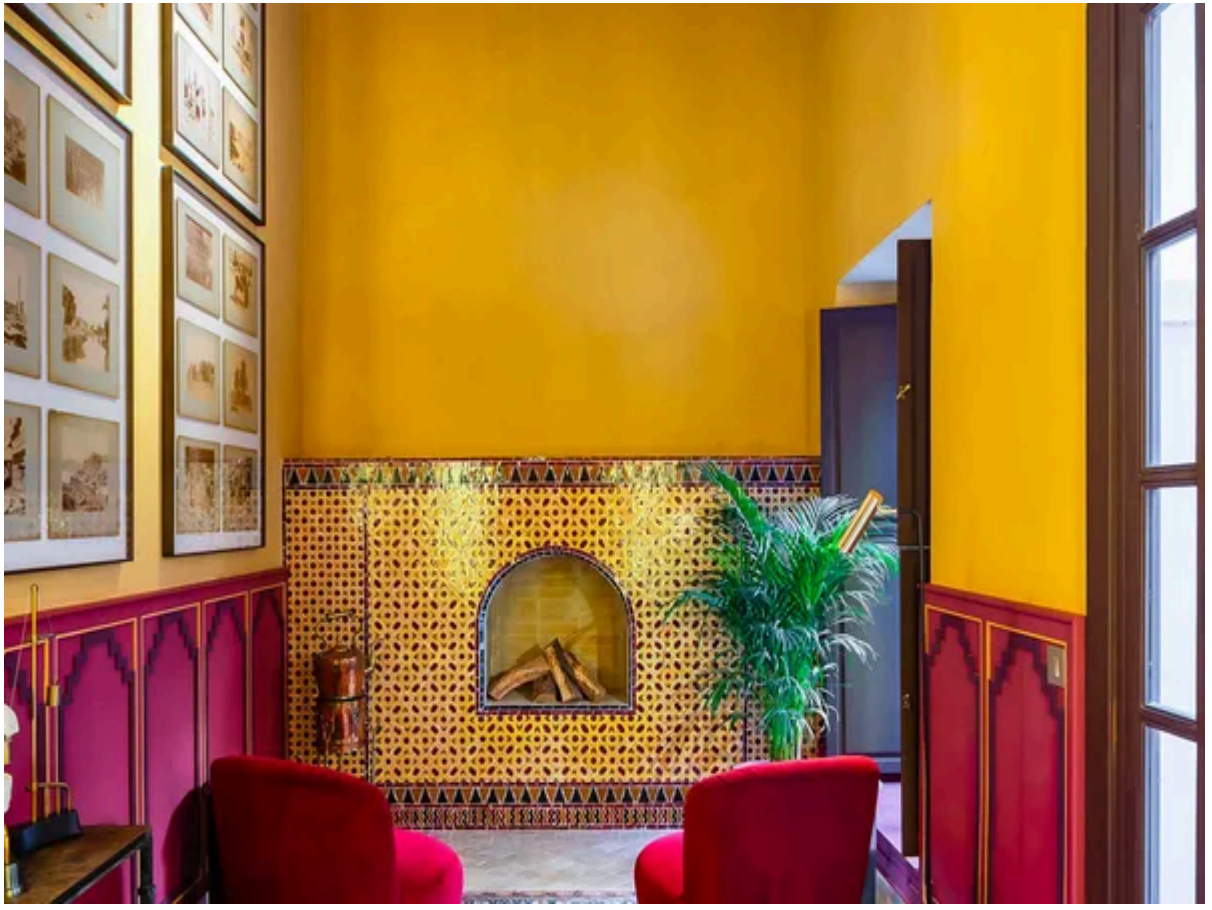






Interior & Grounds



Ground Floor
- Lounge
- Dining room
- Spa with hammam
- Bedroom 1: Double bed, ensuite bathroom with bath and shower, air conditioning, fireplace, office table, living area, safe, dressing room, private terrace.

First Floor
- Bedroom 2: Double bed, ensuite bathroom with bath and shower, air conditioning, fireplace, office table, living area, safe, dressing room, private terrace.
- Bedroom 3: Double bed, ensuite bathroom with bath and shower, air conditioning, fireplace, office table, living area, safe, dressing room, private terrace.
- Bedroom 4: Double bed, ensuite bathroom with bath and shower, air conditioning, fireplace, office table, living area, safe, dressing room, private terrace.
- Bedroom 5: Double bed, ensuite bathroom with bath and shower, air conditioning, fireplace, office table, living area, safe, dressing room, private terrace, balcony.

Exterior Grounds
- Main courtyard with fountain
- Rooftop terrace with a breathtaking view of the medina and the Atlas Mountains in the distance
- Veranda

Additional Facilities
- The villa benefits from a dedicated team of 3 housekeepers, who provide daily cleaning and twice-daily room service.
- Two waiters are on hand to offer discreet, attentive service.
- The chef, supported by a kitchen assistant, will bring out the authentic local flavours.
- For your comfort, a security guard is on duty every night.

Location & Local Information

Set in the heart of Marrakech's Medina, Riad Faras lies within the historic Kaat Benahid district, a neighborhood rich in tradition and local life. Just steps away, guests can visit the beautifully preserved Ben Youssef Medersa, explore the exhibits at Maison de la Photographie, or wander through nearby souks overflowing with spices, fabrics, and handcrafted treasures. Every corner of this area reflects the city's authentic spirit, where history and everyday life intertwine.

The narrow lanes are lined with restored fondouks and filled with the sounds of greetings and the call to prayer echoing over rooftops. Yet beyond the bustle, peaceful courtyards and leafy terraces offer calm and seclusion. With many of Marrakech's landmarks within walking distance, Riad Faras provides an ideal base for discovering the city's culture, returning each evening to a haven of quiet charm and timeless atmosphere.

Local Amenities

Nearest Airport	**Marrakech Airport (8 km)**
Nearest Golf	**Argan Golf Resort (11 km)**
Nearest Restaurant	**Le Slimana Restaurant & Rooftop (110 m)**
Nearest Supermarket	**Super Marché (270 m)**









What we love

- A rooftop terrace with views over the medina and Atlas Mountains!
- Individually styled suites with fireplaces, private terraces and dressing rooms.
- On-site spa and hammam offering traditional Moroccan treatments.
- Located in a historic and vibrant part of the medina, steps from major landmarks!

What you should know...

- In this house, meals are prepared exclusively by the house staff.
- The riad is not suitable for children due to stairs, open terraces and serene ambience.
- The spa and hammam services are available on request and at an additional cost.
- 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:** 3 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:** The villa benefits from a dedicated team of 3 housekeepers, who provide daily cleaning and twice-daily room service.

 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?:** Not available on this property.

- **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.