Villa ImadX

Region: Morocco **Sleeps:** 8

Overview

Set within the prestigious Fairmont Royal Palm resort near Marrakech, Villa Imad is a contemporary four-bedroom haven surrounded by a 4,000m² private garden. Spanning 500m², the villa combines modern design with subtle Moroccan influences, featuring warm tones, local artwork, and expansive glass doors that flood the interiors with light and serene garden views. The atmosphere is one of refined comfort, where every detail encourages relaxation and ease.

Guests can enjoy the spacious living and dining areas, swim in the heated 18-metre pool, or indulge in the villa's private hammam. For those seeking activity, a fully equipped gym and pétanque court await, while shaded terraces and sun loungers offer tranquil spaces to unwind. With a dedicated cook and housekeeping team, service is seamless and flexible. Just 20 minutes from the medina, Villa Imad offers the perfect balance of resort convenience and private retreat.

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

Golf Villa • Villa • Wellness • <1hr to Airport • Working Fireplace/Woodburner • Private Pool • Air-Con • Maid Service Included • Heated Pool • Chef/Cook Included • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Washing Machine • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • TV • Laptop Friendly Workspace • Indoor Games • Gym/Fitness Room • Dishwasher • Safety Deposit Box • Heating • Spa Treatments Available • Transfers Available • Breakfast Available • On-Site Concierge • Bathroom Toiletries • Fenced Grounds

Interior & Grounds









Ground Floor
- Open plan living area with lounge and dining space
- Modern kitchen
- Bedroom 1: Double bed, ensuite bathroom with bath and shower, air conditioning, fireplace, living area, TV, safe, private terrace.
- Bedroom 2: Twin beds (configurable as a double bed), ensuite bathroom with shower, air conditioning, TV, safe, private terrace.
- Bedroom 3: Twin beds (configurable as a double bed), ensuite bathroom with shower, air conditioning, TV, safe, private terrace.
- Bedroom 4: Double bed, ensuite bathroom with shower, air conditioning, TV, safe, private terrace.

Exterior Grounds
- Beautifully manicured 4000 m² garden
- Heated swimming pool (18x5m; depth: 0.10-2.3m)
- Outdoor lounge
- Bar
- Sun loungers
- Large dining table
- Pétanque court

Additional Facilities
- You can park 3 vehicles on the property
- Massage room

Location & Local Information

Villa Imad is set within the prestigious Fairmont Royal Palm estate, one of Marrakech's most sought-after gated communities. Surrounded by palms and landscaped greenery, the estate centers around a championship golf course and offers access to premium amenities, including tennis courts, a renowned spa, and a selection of exceptional restaurants, all just moments away. The setting combines resort-style convenience with the privacy of a secluded retreat.

Perfectly positioned, the villa is only a short drive from Marrakech's highlights: the vibrant medina, the serene Majorelle Garden, and the chic boutiques and galleries of Gueliz. With the Atlas Mountains rising dramatically in the distance, every view feels like a postcard. Whether you're exploring the city or simply relaxing by the pool, Villa Imad's location provides the ideal balance of accessibility, tranquillity, and timeless Moroccan charm.

Local Amenities

Nearest Airport	**Marrakech Airport (13 km)**
Nearest Golf	**Samanah Golf Club (3 km)**
Nearest Restaurant	**Mulligan Restaurant (4 km)**
Nearest Supermarket	**Carrefour (13 km)**
Nearest Town/City	**Marrakech (14 km)**









What we love

- The villa is part of the Fairmont Royal Palm estate, with access to world-class resort facilities!
- The sleek 18-metre pool and large garden are perfect for lazy days in the sun.
- The private hammam and gym create a boutique spa experience without leaving home.

What you should know...

- Please note that the temperature of the pool water varies according to the weather conditions, even with a powerful heating system.
- 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.
- Please note that this property only allow adults.

Terms & Conditions

- **Security deposit:** €3,000 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:** 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 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:** 1 night. All other durations on request.

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

- **Pool heating charge?:** Not included in the rental price, extra cost starting from €100 per day + pre-heating cost (only available October to April), 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.