Villa KadhemX

Region: Morocco **Sleeps:** 8







Overview

Step through the carved wooden doors of Villa Kadhem and into a serene world where sunlight filters through palm fronds and the scent of jasmine drifts on the air. Nestled in Marrakech's Palmeraie, this refined four-bedroom villa feels like a private sanctuary, blending contemporary design with natural elegance. The lush garden is home to a 30-metre heated pool shaded by olive trees, while earthy pink walls and clean lines frame deep terraces furnished with carved benches, woven pouffes, and inviting daybeds, perfect for leisurely mornings or alfresco dinners beneath the stars.

Inside, the living spaces flow with warmth and texture, soft leathers, golden woods, and sculptural ceramics come together under woven lights. A library nook, TV room, and chic dining area offer quiet corners for every mood. Each bedroom opens to a private terrace, with sleek en-suite bathrooms and restful details, while the master adds a freestanding tub and fireplace. Complete with its own hammam, Villa Kadhem is a tranquil retreat where design and serenity exist in perfect balance.

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 • Private Pool • Air-Con • Maid Service Included • Ideal for Teens • Cots (Cribs) • Heated Pool • Chef/Cook Included • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages • Spa/Massage • Table Tennis • Laptop Friendly Workspace • Indoor Games • Safety Deposit Box • Table Football • Heating • Spa Treatments Available • Transfers Available • Babysitting Available • On-Site Concierge • Breakfast Included • Bathroom Toiletries • Ideal for Babies & Toddlers • High Chair(s) • Fenced Grounds

Interior & Grounds









Ground Floor
- Large living-dining room
- Office-library-games room (with table football, backgammon and chess)
- charming TV room (with national and international channels, netflix, Apple TV and a DVD player with over 200 films)
- Large American kitchen
- Hammam
- Bedroom 1: Double bed, ensuite bathroom with bath and shower, air conditioning, fireplace, safe, dressing room, private terrace, hair dryer.
- Bedroom 2: Double bed, ensuite bathroom with shower, air conditioning, office table, dressing room, private terrace, hair dryer.
- Bedroom 3: Double bed, ensuite bathroom with shower, air conditioning, dressing room, private terrace, hair dryer.
- Bedroom 4: Double bed, ensuite bathroom with shower, air conditioning, dressing room, private terrace, hair dryer.

Exterior Grounds
- 2,500 m2 lush garden
- Private swimming pool (30 x 5 m - Depth: approximately 0.5 to 2.1 m)
- 4 different dining areas
- 2 outdoor lounges
- Pétanque strip, table tennis, darts, exercise bikes, 3 electric cars for children, small slide, golf mat for pool

Additional Facilities
- A person in charge of the daily maintenance of the exterior (garden, terraces and swimming pool),
- A housekeeper/caretaker (who will respond to your requests and serve you at the table): he will do the shopping and may occasionally drive you (but you will need a car with a driver or a taxi).
- A maid/cook (who is familiar with both European and Moroccan cuisine): she will also look after your bedrooms, your laundry and the upkeep of the house.

Location & Local Information

Villa Kadhem sits in the tranquil Palmeraie region, a gentle drive from central Marrakech yet far enough to feel removed from the city buzz. Set among swaying palms and open skies, the property offers peace, space and a true sense of retreat. Despite its calm setting, the villa is conveniently located, within 10 km of Marrakech's Medina, restaurants, souks and cultural highlights, so you can balance rest with exploration.

The Palmeraie itself is famed for its palm groves, chic resorts, golf courses and horseback trails, a perfect backdrop for leisurely afternoons or family adventure. For day trips, the Atlas Mountains are within reach and the city airport a short transfer away. Whether you seek quiet or a lively outing, Villa Kadhem's location gives you both on site sanctuary and easy access to Morocco's rich experiences.

Local Amenities

Nearest Airport	**Marrakech Airport (18 km)**
Nearest Golf	**PalmGolf Marrakech Palmeraie (11 km)**
Nearest Restaurant	**The Zen & Restaurant Mango (6 km)**
Nearest Supermarket	**Carrefour Market (12 km)**
Nearest Town/City	**Marrakech (13 km)**









What we love

- A 30 m heated outdoor pool surrounded by palm fringed lawns, ideal for family days in the sun!
- Four beautifully styled suites with private terraces and high quality amenities, designed for relaxation.
- A dedicated hammam and garden facing living areas for whole house wellness and connection.

What you should know...

- Children must be supervised by an adult at all times when using hot tub, pool, sauna or hammam.
- In this house, meals are prepared exclusively by the house staff.
- 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:** 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:** 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?:** Yes, included in rental price.

- **Pool heating charge?:** Yes, included in rental price.

- **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.