Villa YajaX

Region: Morocco **Sleeps:** 14

Overview

Villa Yaja is a serene Moroccan retreat set behind patterned terracotta walls, where contemporary design meets earthy, handcrafted elegance. Created by a renowned interior architect, this seven-bedroom villa blends natural textures, warm tones and thoughtful details to create a calm and inviting atmosphere throughout. Inside, the spacious lounge with oversized teal sofas and a feature fireplace flows into quieter corners such as a library nook, offering spaces for both socialising and relaxation.

Each of the villa's airy bedrooms features a private bathroom, fireplace, dressing room and terrace, with the first-floor master suite standing out for its sweeping views and indulgent bathtub. A separate pool house bedroom provides added privacy for guests seeking independence. Outdoors, the villa opens onto beautifully designed grounds with a central swimming pool framed by palms, shaded seating and loungers, as well as a tennis court, basketball hoop and pétanque pitch for active days. As evening falls, the terrace becomes the perfect spot for sunset drinks with views of the Atlas Mountains. Located just 18 kilometres from Marrakech along the Amizmiz road, Villa Yaja offers peaceful seclusion with easy access to the city, complemented by a private cook and generous living spaces for an unforgettable stay.

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.





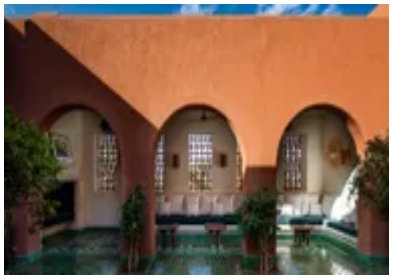


Facilities

Working Fireplace/Woodburner • Villa • <1hr to Airport • Ideal for Kids • Private Pool • Air-Con • Tennis Court • Golf Nearby • Chef/Cook Available • Ideal for Teens • Maid Service Included • Heated Pool • All Bedrooms En-Suite • Ground Floor Bed & Bath • Parking Space • Wi-Fi/Internet • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Laptop Friendly Workspace • Gym/Fitness Room • Breakfast Included • Ideal for Babies & Toddlers • Fenced Grounds

Interior & Grounds







Ground Floor
- Lounge with library and fireplace, opening onto a patio
- Dining room with fireplace
- TV lounge
- Well equipped kitchen
- Gym with treadmill, exercise bike, bench with weights and resistance bands
- Master Bedroom 1: Double bed, ensuite bathroom with bath and shower, fireplace, dressing room and private terrace
- Bedroom 2: Double bed, ensuite bathroom with shower, fireplace, dressing room, private terrace
- Bedroom 3: Double bed, ensuite bathroom with shower, fireplace, dressing room, private terrace
- Bedroom 4: Twin beds, ensuite bathroom with bath, fireplace, dressing room, private terrace
- Bedroom 5: Double bed, ensuite bathroom with shower, fireplace, dressing room, private terrace

First Floor
- Bedroom 6: Double bed, ensuite bathroom with bath and shower, dressing room, private terrace

Pool House
- Bedroom 7: Double bed, ensuite bathroom with shower, fireplace, dressing room, private terrace
- Bar
- Covered lounge
- Outdoor dining room

Exterior Grounds
- Large private park and landscaped garden
- Inner courtyard
- Private swimming pool (15 x 6m - Depth : 1.5m) can be heated (at extra cost)
- Deckchairs and outdoor beds
- Concrete tennis court
- Mini-basketball
- Petanque area
- Table tennis

Additional Facilities

- Parking
- Card and board games
- Wine cellar
- Wi-Fi

Location & Local Information

Villa Yaja is set along a peaceful stretch of the Amizmiz road, just outside Marrakech, offering a sense of rural calm while remaining within easy reach of the city. Surrounded by olive groves, dry riverbeds and distant views of the Atlas Mountains, the setting feels wonderfully removed from the bustle, yet the vibrant Medina is only around a 25-minute drive away. Nearby villages provide a glimpse into everyday Moroccan life, with small souks, cafés and local shops selling fresh produce and handmade goods.

From the villa, guests can enjoy gentle countryside walks, hiking trails and outdoor adventures such as quad biking or camel rides, all easily arranged. Marrakech itself offers rich cultural experiences, from the lively Jemaa el-Fnaa square and maze-like souks to tranquil landmarks such as the Majorelle Garden and Bahia Palace. Food lovers will delight in the city's mix of street food and fine dining, while day trips toward the Ourika Valley and Atlas foothills reveal Berber villages and scenic landscapes. Villa Yaja's location perfectly balances quiet, authentic surroundings with access to Marrakech's colour, culture and energy.

Local Amenities

Nearest Airport	**Marrakech Airport (21 km)**
Nearest Golf	**Samanah Golf Club by Nicklaus (9 km)**
Nearest Restaurant	**L'Olivier (10 km)**
Nearest Supermarket	**Carrefour Market (21 km)**
Nearest Town	**Marrakech (25 km)**









What we love

- A private tennis court, pétanque pitch, basketball hoop and gym offer plenty of ways to stay active without leaving the estate.
- Peaceful countryside setting just 25 minutes from the buzz of Marrakech's Medina.
- Each bedroom comes with a private bathroom, fireplace, terrace and dressing room for complete comfort and privacy.

What you should know...

- Pool heating is available but comes 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.
- Bedrooms are spread across the main house and a separate pool house, ideal for privacy but may not suit all family setups.

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:** 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:** To make your stay as pleasant as possible, the house has an excellent cook who can prepare dishes from all over the world.

 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.

- **End of stay cleaning:** Additional cleaning fees if the villa is rented on a full capacity basis - Mandatory: starting from 30.00 EUR Per Day

- **Smoking Allowed?:** Not allowed.

- **Minimum stay:** 7 nights. All other duraitons on request.

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

- **Pool heating charge?:** Not included in the rental price, extra cost starting from €70 per day + mandatory preheating cost starting from €280, 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.