Villa NoumaX

Region: Morocco **Sleeps:** 14

Overview

Villa Nouma is a tranquil retreat set just 15 kilometres from the vibrant heart of Marrakech, offering a refined blend of elegance, comfort and calm. Framed by sculpted lawns and tall palms, the villa's soft pink façade opens into beautifully layered interiors, where open-plan lounges flow into cosy corners adorned with abstract Moroccan artwork and warm, natural textures. A spacious reception area anchors the home, linking a stylish TV lounge, a welcoming salon with fireplace and a bright dining space ideal for shared meals. The six ensuite bedrooms, including a dormitory with four single beds, offer flexible configurations, making the villa perfectly suited to families or groups.

Outside, the villa invites guests to slow down and unwind. A mosaic-tiled swimming pool is bordered by sun loungers and shaded terraces, while sunken seating and a garden gazebo create inviting spots for socialising or quiet moments. The rooftop terrace, with sweeping views of the Atlas Mountains, is perfect for sunrise reflections or sunset mint tea. With table tennis, a pétanque court and generous garden space, there's plenty to enjoy on-site. Located within a secure enclave of nine private villas, Villa Nouma combines peaceful countryside living with easy access to Marrakech, allowing guests to explore the city or simply relax and enjoy attentive service and home-cooked Moroccan cuisine.

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

Interior & Grounds









Ground Floor
- Vast open plan reception area with living and dining
- TV lounge with a cosy fireplace
- Dining room
- Bedroom 1: Twin beds (or double), ensuite with shower, air conditioning, office table, TV, safe, dressing room, private terrace
- Bedroom 2: Twin beds (or double), ensuite with bath, air conditioning, TV, safe, dressing room
- Bedroom 6: 4 single beds, ensuite with shower, air conditioning, TV, safe, dressing room

First Floor
- Bedroom 3: Twin beds (or double), ensuite with shower, air conditioning, TV, safe, dressing room
- Bedroom 4: Twin beds (or double), ensuite with shower, air conditioning, office table, TV, safe, dressing room
- Bedroom 5: Twin beds (or double), ensuite with shower, air conditioning, TV, safe, dressing room

Exterior Grounds
- Large terrace
- Outdoor dining area
- Shaded lounge
- Heated swimming pool (15 x 4m - depth: 1.45m)
- 'Decaisse' style lounge
- Solarium with sun loungers and parasols
- Gazebo with seating and tables
- Rooftop with a marvellous panorama of the Atlas Mountains
- Landscaped patio
- Pétanque court
- Table tennis table
- Parking for 4 cars

Additional Facilities
- Music speaker
- Wi-Fi
- Safe deposit box
- Air conditioning throughout the house

Location & Local Information

Villa Nouma is set along the peaceful Ourika Road, a sought-after area just south of Marrakech known for its red-earth landscapes, open countryside and sweeping views of the Atlas Mountains. The city centre lies only 15 kilometres away, making it easy to explore the medina's winding souks, historic landmarks and gardens by day, before returning to the villa's calm and private setting in the evening.

This location offers both seclusion and convenience. Supermarkets and local restaurants serving Moroccan and international cuisine are within a short drive, while nearby golf courses such as Royal Golf Marrakech and Amelkis provide excellent options for keen golfers. The area is also rich in local character, with artisans' workshops and pottery stalls lining the road, and easy access to the Ourika Valley for scenic day trips, hiking and waterfall walks. With quick connections to Marrakech airport and a peaceful yet well-connected setting, Villa Nouma is ideally positioned for a relaxed and rewarding stay.

Local Amenities

Nearest Airport	**Marrakech Airport (18 km)**
Nearest Golf	**PalmGolf Marrakech (5 km)**
Nearest Restaurant	**BLADNA (9 km)**
Nearest Supermarket	**Carrefour (13 km)**
Nearest Town	**Marrakech (17 km)**









What we love

- The rooftop terrace has views of the Atlas Mountains and is the perfect place for sunset drinks!
- The sunken outdoor seating area by the pool adds a touch of Moroccan flair to your afternoons.
- Fully-staffed with breakfast included, plus flexible dining options so you can simply unwind.

What you should know...

- The 6th bedroom is a dormitory-style room with four single beds, best suited to children.
- While alcohol isn't provided, staff can recommend a local wine merchant.
- Staff work between 8am–8pm, and overtime is charged outside these hours.
- 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:** 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:** The villa benefits from the attentive services of a team of 2 people (who live on site, in an annex).

 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?:** Not allowed.

- **Minimum stay:** 3 nights. 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 €75 per day + mandatory preheating cost starting from €150, 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.