Villa Oraya

Region: Morocco **Sleeps:** 12

Overview

Villa Oraya offers a rare balance of countryside calm and easy access to the energy of Marrakech. Set within a private hectare of landscaped grounds along the prestigious Ourika Road, this six-bedroom retreat welcomes up to twelve guests and enjoys uninterrupted views towards the Atlas Mountains.

Designed for both shared moments and personal space, the estate combines contemporary comforts with subtle Moroccan influences. The accommodation is arranged across a main residence and an independent pavilion, with six en-suite bedrooms providing privacy for families and groups of friends travelling together. Expansive indoor and outdoor living areas create a natural flow between the villa and its gardens, where mature palms, olive trees and fragrant rose beds frame every corner of the property.

Days can be spent beside the impressive outdoor swimming pool, unwinding in the jacuzzi or enjoying the heated indoor pool, ideal throughout the year. Younger guests are particularly well catered for, with a dedicated playhouse, trampoline, bicycles and plenty of space to explore safely within the grounds.

Just a short drive from Marrakech's bustling medina, golf courses and restaurants, Villa Oraya offers the freedom to experience the city's cultural highlights while returning to a private setting designed for relaxation, comfort and memorable gatherings.









Facilities

Walking/Hiking Paths • Padel • Half board Options • Villa • Cycling • Tennis Nearby • Historical Sites • Watersports • Horse Riding • <1hr to Airport • Ideal for Kids • Working Fireplace/Woodburner • Wine Tasting • Golf Nearby • Air-Con • Private Pool • Special Offer • Cots (Cribs) • Heated Pool • Has Discount • Ideal for Teens • Indoor Pool • All Bedrooms En-Suite • Wheelchair Access • Parking Space • Wi-Fi/Internet • BBQ • Rural Location • Washing Machine • Coffee Machine • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Table Tennis • Lift • Indoor Games • Bicycles Provided • Hot Tub • Tumble Dryer • Dishwasher • Microwave • Safety Deposit Box • Smart TV • Outdoor Games • Home Cinema • Heating • Caretaker/Owner on Site • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Interiors

- Main residence and independent pavilion
- Spacious living room with fireplace
- Fully equipped kitchen
- Dining area
- Cinema room
- Six (Double bed) bedrooms with en-suite bathrooms
- Guest WC
- Elevator serving the property

Outside Grounds

- Private outdoor swimming pool (16m x 6m)
- Outdoor jacuzzi
- Heated indoor swimming pool (7m x 3m; heating available at an additional cost)
- Furnished terraces
- Outdoor dining area
- Barbecue
- Landscaped gardens (1 hectare)
- Children's playhouse
- Trampoline
- Table tennis
- Vegetable garden
- Two bicycles
- Private parking

Additional Facilities

- Wi-Fi
- Air conditioning throughout
- Smart TVs
- Multi-room sound system
- Fireplace
- Elevator
- Many Safes
- Washing machine
- Tumble dryer
- Dishwasher
- Coffee machine
- Hairdryers
- Iron and ironing board
- Cot and highchair available on request







Location & Local Information

Villa Oraya enjoys a privileged position along Marrakech's sought-after Ourika Road, an area known for its spacious estates, mountain scenery and easy access to the city. Located just 13km from the heart of Marrakech and around 15 minutes from the famous medina, guests can move effortlessly between peaceful surroundings and the city's vibrant culture, dining and shopping scene.

The road towards the Ourika Valley offers a glimpse of a different side of Morocco, where traditional Berber villages, olive groves and Atlas Mountain landscapes create a striking backdrop. Golf enthusiasts will find PalmGolf Marrakech just a short drive away, while restaurants, cafés and supermarkets can all be reached within 10 to 15 minutes by car.

For those looking to explore further afield, the nearby Atlas foothills provide opportunities for day trips and scenic drives, while Marrakech Menara Airport is conveniently located approximately 12km away, making arrivals and departures straightforward.

Local Amenities

Nearest Airport	**Menara Airport (12km)**
Nearest Golf	**PalmGolf (3km)**
Nearest Restaurant	**(7km)**
Nearest Tennis	**Atlas Tennis Padel Marrakech Académie (2.6km)**
Nearest Town/City	**Marrakech City (10km)**









What we love

- The combination of countryside surroundings and easy access to Marrakech, with the medina just a short drive away.
- The impressive leisure facilities, including both an outdoor swimming pool and a heated indoor pool for year-round enjoyment.
- The extensive grounds, complete with a children's playhouse, trampoline, gardens and Atlas Mountain views, making it ideal for multi-generational stays.

What you should know...

- The indoor swimming pool can be heated for an additional daily fee.
- The villa's swimming pools are not fenced, so children should be supervised at all times.
- A caretaker lives on-site in separate staff accommodation.
- The property is located approximately 13km from central Marrakech, so a car or private transfers are recommended for exploring the area.

Terms & Conditions

- **Security deposit:** 30,000 MAD
- **Arrival time:** 2:00pm but flexible
- **Departure time:** 11:00 am but flexible
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes.
- **Pets welcome?:** No.
- **Other Cleaning:** Daily housekeeping included (7x/week)
- **Smoking Allowed?:** No (No smoking inside)
- **Heating costs included?:** Yes
- **Pool heating charge?:** Extra charge: 90 Euro/day (indoor pool)
- **Tax:** Tourist tax: 2.33 Euros/Person/Night (paid on site)
- **Pool towels included?:** Yes