

# Villa Ksar

Region: Marrakech Sleeps: 16 - 18

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## Overview

If you are looking for the wow factor, you will certainly find it at Villa Ksar. In lavish abundance, it offers sublime luxury, stunning architectural features, glamorous interiors and the most fantastic outdoor spaces. There are wonderful treats in store, including a hammam, a sensational swimming pool, an outdoor bar and a wonderful team who will be waiting to offer you the holiday of your dreams. Villa Ksar boasts very generous living spaces and eight fantastic bedroom suites, all with private terraces and immaculate, stylish ensuite bathrooms. It is wrapped in one hectare of stunning landscaped gardens.

Villa Ksar's living spaces are absolutely stunning. Its exquisite living room overlooks a wonderful shaded terrace and is full of chic, contemporary furnishings. You will discover giant artworks that will catch your eye and fabulous colour splashes. Just beyond the main living area is a fantastic television lounge with a feature fireplace, a great spot for a quiet read or to relax with a movie. The smart and sophisticated dining room seats up to sixteen guests.

The villa's eight astonishing bedroom suites are split between the ground and first floors. Five are on the ground floor, all with direct access to the gardens or pool terrace. The master bedroom suite is totally dreamy with a kingsized four-poster bed dressed with lux linens and gorgeous soft furnishings. Its ensuite bathroom offers his and hers basins and a luxury walk-in shower. The second room enjoys direct access to the pool and garden, perfect for an early morning or late night dip. It boasts a beautifully dressed king-size four poster bed and an ensuite with a walk-in shower. The third room enjoys a kingsize bed, an ensuite shower room, direct access to the garden and a private terrace. The final two ground-floor bedrooms sit in a pavilion, both with access and beautiful views of the gardens. One has a sumptuous kingsize bed, and the other twins. They share an ensuite bathroom which offers a bath with a shower head. On the first floor, with a view of the magical gardens, is another spacious room with a king-size bed, an ensuite with a bath and shower and a balcony. Another offers superbly comfortable twins, an ensuite shower room and stunning garden views. The last room offers twin beds, an ensuite shower room and spectacular countryside views.

Despite these dreamy interiors, you won't be able to help spending most of your time outside! The design of the terraces surrounding the villa is



astounding, and the beautifully landscaped gardens are sprinkled with ancient olive trees, swaying palms, colourful hibiscus and bougainvillea and laurels. The sunset views over the Atlas Mountains are sensational. The swimming pool is surrounded by luxury loungers and parasols, perfect spots to relax and enjoy your holiday books. The main terrace offers a wonderful sunken lounge area with a fire pit, a bar, a fantastic alfresco dining area and a summer kitchen. You will also discover a petanque strip and a table tennis table for some family fun. There is also a superb, beautifully furnished roof terrace with incredible views.

## Facilities

Villa/House • Instagrammable • Private Pool • Heated Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • <1hr to Airport • BBQ • Safety Deposit Box • Hairdryer • All Bedrooms En-Suite • Ground Floor Bed & Bath • TV • Spa/Massage • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Parking Space • Rural Location • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Main House

### Ground Floor

- Large living room with various seating areas, fireplace and access to the terrace
- Formal dining area for 16 people and access to the terrace
- Professional kitchen for staff use (guests are not allowed)
- Hammam and masage room
- Bedroom with four poster king size bed (180 x 200 cm), air conditioning, safe box, access to the garden and en-suite shower room
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### First Floor

- Bedroom with king size bed (180 x 200 cm), air conditioning, safe box, access to a private terrace and en-suite bathroom with bath and walk-in shower
- Bedroom with two single beds (90 x 200 cm), air conditioning, safe box and en-suite shower room

## Guest House

### Ground Floor

- Bathroom with bath
- Bedroom with king size bed (180 x 200 cm), air conditioning, safe box and access to the garden
- Bedroom with two single beds (90 x 200 cm), air conditioning, safe box and access to the garden

### First Floor

- Bedroom with two single beds (90 x 200 cm), safe box and en-suite shower room

### Exterior Grounds

- Private heated swimming pool
- Large terrace and garden area
- Various sun loungers
- Bar and chill out area
- Outdoor dining
- Covered terrace
- Garden furniture
- Private parking
- Petanque area
- Barbecue

## Additional Facilities



- Wi-Fi connection
- Air conditioning (only in bedrooms)
- Central heating
- Safe deposit box
- Hair dryer
- Sound system
- Ping pong table
- Cot and high chair



## Location & Local Information

Villa Ksar sits in a gorgeous, tranquil location in the Palmeraie of Marrakech. It is within fifteen minutes of the city centre. The Palmeraie is a smart, attractive area sprinkled with landscaped gardens, upmarket villas and golf courses. It offers a good selection of entertainment options with its equestrian centre, camel riding, quad bikes and hot air balloon rides with Marrakech Balloon.

The city of Marrakech is a bustling, intoxicating, colourful place full of wonders and an inexhaustible source of surprises. It is Africa's Capital of Culture, where everything is on the move. Finding out all of its secrets would take forever, but you can visit a handful of attractions in a few days to get a taste of its noble past and its frenetic present. Colourful spices, glistening lamps, colourful carpets and leather in every shade imaginable are combined with rich, ancient architecture to capture your heart and soul. Its souks are loud, thrilling and very exciting. You can shop for sweets, clothing, leather, spices, soap, perfume, rugs, lighting, musical instruments and much more. All prices are negotiable, and bargaining is a social art. You will discover snake charmers, storytellers and potion sellers. Dining in the Medina is an adventure and will set your tastebuds tingling. Smoke rises from barbecues which are enjoyed along with Gnawa musicians, acrobats and fortune tellers. The famous Patisserie des Princes is perfect for sweet treats and ice cream afterwards. Many of the riads boast exquisite restaurants for fine dining experiences where you will enjoy creative, spice-laced modern Moroccan menus, many of which are on rooftops with fabulous views. Your friendly staff at the riad can recommend and book tables for you. The wonderful Riad Yima Tea Room is the home and personal gallery of Hassan Hajjaj, the Andy Warhol of Marrakech and is filled with upcycled pop art. It is fun and a great place to grab a classic cup of mint tea. The Medina's labyrinth of winding lanes and alleyways is best explored with a willingness to get lost and a sense of adventure. In 1985 the Medina was declared a UNESCO World Heritage Site. Hammams were introduced to the city by the Romans and adapted to fit Islamic ablution rituals. Visitors enjoy wonderful hammam experiences at Hammam de la Rose, the Farnatchi Spa, the deluxe Royal Mansour and many other spas.

This Moroccan city-break favourite is also home to a glossy modern quarter, the Gueliz. Beyond Marrakech's ancient heart is this contemporary, manicured area full of funky cafes, chic shopping opportunities, upmarket restaurants and wonderful museums that are architectural statements. It is alive with artwork, with one of the most famous galleries being the Matisse Art Gallery, named after the 20th-century artist Henri Matisse. It draws some of the best artists from all over Morocco with inspirational exhibitions. You will also discover the Royal Tennis Club of Marrakech with its nine courts plus a stadium court. The club is the oldest and largest tennis club in Marrakech and is often used for



sporting events.

The area around Marrakech's Medina is sprinkled with magical gardens. Le Jardin Secret is one of Medina's largest and most important gardens, with a Persian garden full of tufted grasses and olive, pomegranate, fig and date trees and a second smaller garden offering exotic plants. An elaborate irrigation system weaves its way through the gardens, part of an ancient network that once distributed water from artesian wells and fed by the mountains. When fashion icon Yves St Laurent arrived in the city in 1964, he was overwhelmed by the city and its vivacity. He lived in the Jardin Majorelle with his partner, a lush garden painted with an intense shade of ultramarine blue. It is full of giant cacti, palms and bamboo groves. The Berber Museum is filled with Yves St Laurent's personal jewellery and fashion collection, and the Musee Yves St Laurent offers a stunning choreography presentation of the clothes in a dramatic black hall.

Marrakech boasts an outstanding collection of museums, including Maison de la Photographie, a three-storey riad-turned-gallery housing the vintage Moroccan photography collection of Patrick Menac'h and Marrakshi Hamid Mergani. Its rooftop cafe is one of the highest in Medina. The Musee Tiskiwin displays the history of Marrakech and the region in general. The Dar Si Said Museum is an exhibition of historic and contemporary Moroccan art, full of intricate Byzantine designs and colours. The Musee Boucharouite features stunning tapestries and another hidden rooftop cafe, while the Musee de Mouassine shows off the work of a local artist. The Music Museum is located in the Saadian quarter, built in the 16th and 17th centuries. The reception of the museum is a jewel of Arab-Andalusian architecture.

Marrakech enjoys many stunning buildings. The Bahia Palace was built in the late 19th century and now forms the centre of the city's culture. It boasts incredible decor along with high, gilded ceilings, mosaics, stuccos, paintings, the mesmerising quarters of Bou Ahmed's favourite concubine, Lalla Zineb and an enormous landscaped garden.

Visitors to Marrakech usually enjoy combining trips to the Medina with excursions into the mountains and its mountain villages. It is the perfect contrast to the thrillingly frantic energy of the Medina and the buzz of its museums, palaces and gardens. After a delicious Moroccan feast around Djemaa El Fna, you can trek up Northern Africa's highest peak, Mount Toubkal or enjoy a surprising experience of North African skiing at Oukaïmeden. The Atlas Mountains are sprinkled with pretty villages, beautiful waterfalls and dramatic viewpoints. Imlil is a popular hub to start exploring, and the Bureau des Guides d'Imlil can arrange guides. You will enjoy unforgettable day trips, visit traditional villages, taste delicious food, and enjoy the fabulous scenery and a mesmerising mix of Berber, Arabian and European cultural influences. You will also discover some of the best golf courses in

Marrakech, including the Amelkis Championship Golf Course and the Marrakech Royal Golf Club.

### Local Amenities

Nearest Airport	<b>Marrakech Menara Airport (16 km)</b>
Nearest Village	<b>Annakhil (6 km)</b>
Nearest Town/City	<b>Marrakech (9 km)</b>
Nearest Restaurant	<b>La Merche (6 km)</b>
Nearest Supermarket	<b>BIM (6 km)</b>
Nearest Golf	<b>Palm Golf Marrakech (7 km)</b>
Nearest Tennis	<b>Palm Tennis Club (9 km)</b>
Sightseeing	<b>Quad Chameau Marrakech (tourist attraction) (5 km)</b>

## What we love

- Villa Ksar is an architectural wonder filled with sensational contemporary furnishings, stunning art and the very best of fittings
- The villa sits in gorgeous landscaped gardens sprinkled with towering palms, centuries-old olive trees, a fantastic swimming pool, a petanque area and superb shaded alfresco lounge and dining spaces. There is also a fabulous roof terrace with stunning Atlas Mountain views
- The villa boasts a luxury spa with a hammam for some indulgent me time
- The villa offers world-class amenities and very attentive yet discreet staff that promise maximum pampering, indulgence, relaxation and rejuvenation

## What you should know...

- The villa rental includes a full staff with gardening, housekeeping, concierge services, and breakfast included
- You can decide to have lunches and dinners cooked by the villa chef for an extra fee. Children under twelve years of age are offered half-price meals
- You can also opt for an all-day drink package including sparkling water, coke, lemon water, iced tea, mint syrup, Nespresso coffee and others for an extra cost
- There are additional fees for pool and hammam heating, babysitting, massages and other requested services
- Please supervise children around the pool
- Two of the bedrooms are located in a pavilion



# Terms & Conditions

- Security deposit: €2,000 charged to client's credit card by the owner before/upon arrival and refunded two weeks after departure, subject to full inspection.
  - Arrival time: 4 pm
  - Departure time: 11 am
  - Energy costs included?: Yes, included in rental price.
  - Heating costs included?: Yes, included in rental price.
  - Linen & towels included?: Yes, included in rental price.
  - Pool towels included?: Yes, included in rental price.
  - End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or garbage disposal required will be charged against the security deposit.
  - Internet access?: Wi-Fi internet access included.
  - Minimum stay: 3 nights. All other durations on request.
  - Changeover day: Flexible.
  - Pets welcome?: Not allowed.
  - Smoking Allowed?: Smoking & Vaping are not permitted.
  - Pool heating charge?: For those who require pool heating, there will be an additional charge starting from €100 per day plus mandatory preheating pool starting from €200 (to be paid locally on arrival). Please note that like all heated pools, pool heating and water temperature are reliant on weather and outside temperatures.
  - 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).
  - Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, personal liability and any accidental damage caused during their stay.
  - Other Ts and Cs: The price includes pool and garden maintenance, housekeeping service, bath amenities, breakfast and concierge service. For stays of at least 7 nights, the villa also offers airport transfers (up to 2 Arrival and 2 Departure transfers).  
The team consists of a butler, a cook, a housekeeper, a night watchman, a gardener and a swimming pool attendant.
- The following services are available at an extra cost to be paid directly to the owner by cash or bank transfer:
- Lunch (excluding drinks): starting from €25 per day/guest
  - Dinner (excluding drinks): starting from €35 per day/guest
  - Full board: starting from €50 per day/guest
  - Daily drink package: starting from €10 per day/guest
- Other Ts and Cs: A non-refundable 40% deposit is required to confirm a booking at this property (or full payment if booking within 12 weeks of departure).