

## V-MLP-MA

- 21,000 sq feet of living space, 2,100m2
- 7 acres (4 Ha) of elegant walled gardens
- 5 double bedrooms, all en-suite
- Vast living spaces
- Fully air-conditioned and heated
- Heated pool
- Excellent access for handicapped guests
- English speaking house manager
- A full time staff of 5
- Broadband internet access, phones and fax
- Plasma Television
- State of the art hi-fi system
- Satellite TV



*This property is a  
luxurious newly built house  
combining traditional  
Moroccan charm with  
sophisticated contemporary  
design. It is probably one  
of the finest homes we have  
ever visited, anywhere.  
Elegance, sophistication  
and comfort greet you  
at every turn.*



The property is situated in the exclusive Palmeraie area of Marrakech and only 15 minutes from the city centre.







The Villa stands in its own 7 acre garden with spectacular views of the Atlas mountains to the south and the Jebelet range to the north. The garden is planted with a wide range of trees and shrubs including Palm, Olive, Bougainvillea, Orange, Oleander and Jacaranda.



Other features include two attractive lakes, a stylistic cascade giving an exciting vista to the main entrance, and a long reflecting pool leading towards the impressive 64 ft (19m) heated swimming pool.





Numerous tranquil courtyards with exquisite Moorish fountains provide several attractive outside eating areas.



By the side of the pool you will find a charming summerhouse for relaxation away from the heat of the sun, opposite which is an elegant Gazebo which provides yet another dining area. Both of these areas are fully equipped with a kitchen, bar and sophisticated sound system.



The traditional Caidal Tent permanently constructed on the other side of the garden offers an exciting environment for Moroccan soirées with the folkloric Gnouaa and Oriental dancers.



It has comfortable banquette seating and luxurious interior providing yet another alternative for evening dining.



Guests enter the property through an impressive 2 towered gatehouse along a palm lined drive winding gracefully across the lakes to the main house.

At the entrance of the house there is a loggia leading to steps ascending to the main front door. These steps, which are flanked by graceful pillars on one side and palm trees on the other, rise by the side of an elegant cascading fountain which falls gently into a series of ornamental pools containing papyrus lilies, aquatic plants and fish.



The main hall has a cream polished stone floor with trade-last walls, traditional lanterns and an Aubusson tapestry. This hall leads to an impressive high vaulted Gallery opening onto a peaceful courtyard with a fountain to the left and a large double height Salon (60 feet long, 20m) to the right.



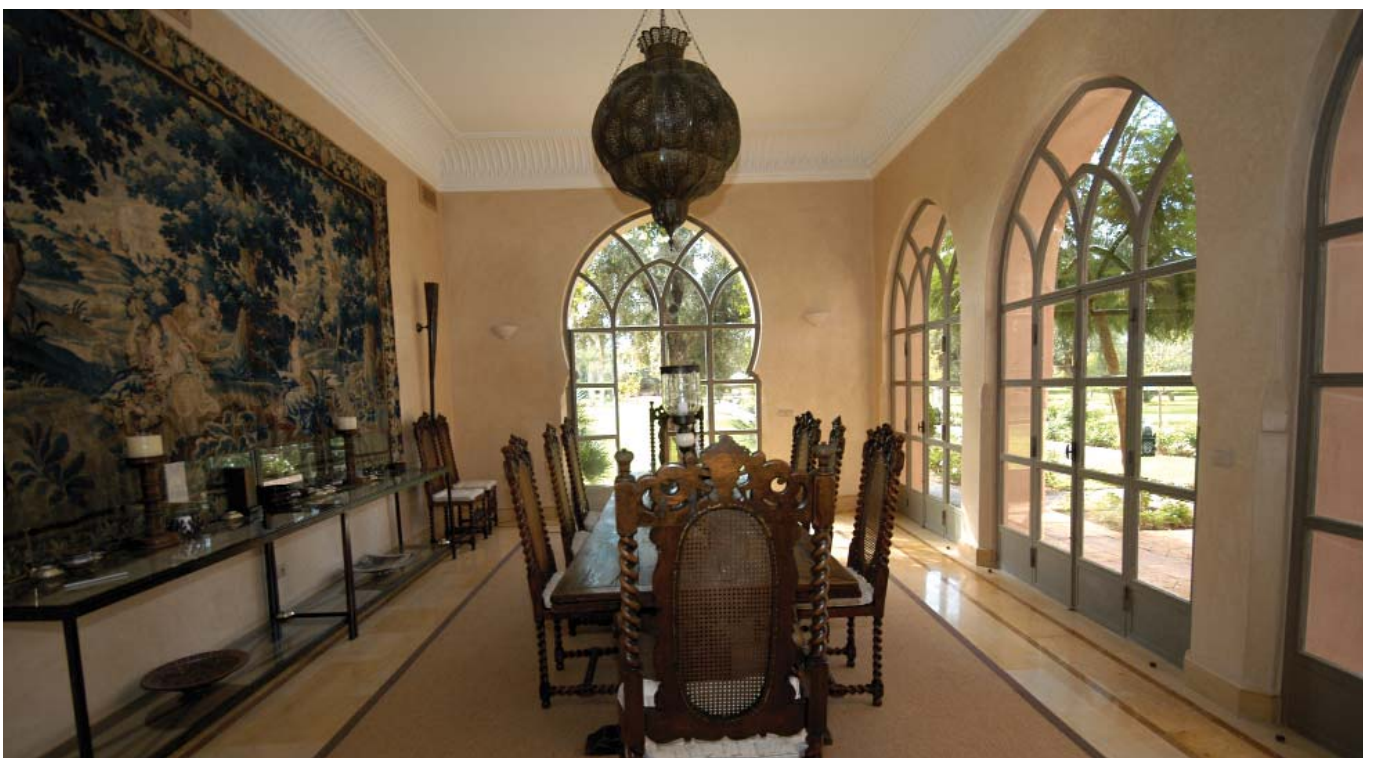




In the adjoining courtyard there is an attractive dining area close by a low marble fountain with enchanting views across the reflecting pool and gardens. The main dining room on the other side of the courtyard has a large antique table and chairs, a stunning tapestry and an open fire for chilly winter evenings.



An open fire, plasma TV, state of the art Hi Fi equipment at one end of the Salon, large sofas and coffee table in the middle, and a desk and library at the far end, which in turn leads on to a high airy outside loggia, comfortably furnished with colonial style furniture and an open fireplace.







#### Bedroom 1 - Double bed 200 cm (6 ft 6 ins)

The room is furnished with a mixture of modern and antique furniture dominated by an extremely large four poster bed. The bedroom extends onto a comfortable sitting area in an adjoining spacious loggia. The French windows of the large bedroom open onto a tranquil courtyard with views across the garden. The en suite bathroom has a high vaulted ceiling with traditional exposed brickwork and separate marble shower and WC.



#### Bedroom 2 - Double bed 180 cm (6 ft)

This charming room with a large sophisticated steel four poster bed benefits from beautiful views overlooking the gardens and French doors which open onto its own peaceful courtyard with marble fountain, beyond which is an elegant pillared loggia with reclining sun-beds. The en suite bathroom also enjoys splendid views down the garden and has an oval marble bath/shower, dressing area and separate WC.







**Bedroom 3 - Moroccan Room**  
Double bed 180 cm (6 ft)

This is an enchanting room with many traditional Moroccan features - it has its own dressing area, separated from the bedroom by an exquisitely carved screen. There is a pretty carved zellige corner fireplace and a large mirror and chest of drawers intricately carved in cream bone.



One set of French doors open onto the main courtyard with its marble fountain and delicately carved "B'hau" (a cosy Moroccan seating alcove). The other french doors look out on a private garden with seating area. The en suite bathroom has its own separate WC, marble shower, with traditional high vaulted ceilings and frenches doors opening directly onto the garden.



**Bedroom 4 - Twin beds each 40 ins wide**

A light airy room with stylish contemporary "campaign" beds giving an attractive modern feel, enhanced by a carved Zellige fireplace.

A huge vaulted bathroom with separate shower and WC makes the overall appeal of this room quite special.

French windows open on to a peaceful courtyard with fountain and a comfortable loggia ideal for relaxing at leisure by the side of the tranquil ornamental pool.





### Master Bedroom - 1st floor Double Bed 180 cms wide

Magnificent vaulted bedroom with spacious dressing room, 'his' and 'hers' bathrooms and glorious terraces overlooking the gardens.

There is a well equipped gym and massage room beyond this suite - personal trainer and masseuse available on request.



The property is not available for large events. For groups wishing more than one property, we have access to a number of very fine private rental villas just a few minutes away.

### Salon d'Hiver - 1st floor

This is a wonderful high brick vaulted Drawing Room with a magnificent fire place and fine antique furniture, tapestry and paintings. It has 2 large terraces with seating areas overlooking the gardens north and south.

