WILLIAMS & HARPER

PRIVATE ESTATES

RED STONE · MARRAKECH

Your horizon, your freedom.

In Marrakech, Red Stone brings together 41 private villas on an 8.9-hectare estate. Gardens, pools and contemporary architecture create a lifestyle open to the outdoors.

8.9 ha
THE ESTATE

41 villas
THREE COLLECTIONS

Over 4,000 m²
GREEN SPACES

24/7
SECURITY

Chloé · Céline · Margaux
Amizmiz Road, km 7 · Marrakech

A PRIVILEGED LOCATION





Williams & Harper | Red Stone

THE ESTATE

On approximately 80,907 m², Red Stone brings together 41 private villas in three models: Chloé, Céline and Margaux.

The estate combines contemporary architecture, generous private plots, landscaped shared spaces and resident services in a carefully designed residential setting.

THE ESTATE

24/7 security

Security around the clock and a reception point at the estate entrance, for peace of mind.



Illustrative, non-contractual image.

THE ESTATE

Over 4,000 m²

Over 4,000 m² of landscaped parkland complement the villas' private gardens. A shared space for family moments and outdoor living.



Illustrative, non-contractual image.

THE ESTATE

The heart of the estate.

Red Coffee and its terrace, concierge services, dry cleaning, a convenience store and a gym. A landscaped car park welcomes residents on the padel side.



Illustrative, non-contractual image.

Everyday privileges.

Spaces and services designed to enjoy the estate, share family moments and make time for yourself.

01 Shopping centre

02 Park & green spaces

03 Padel courts

04 Red Coffee

05 Concierge services

06 Gym

07 Dry cleaning

08 Convenience store

SERVICES & AMENITIES

Shopping centre

A single-storey estate building brings together Red Coffee and its large terrace, concierge services, dry cleaning, a convenience store and a gym.



Illustrative, non-contractual image.

SERVICES & AMENITIES

Park & green spaces

Beyond the two padel courts, the landscaped park offers slides, swings and play structures for children.



Illustrative, non-contractual image.

SERVICES & AMENITIES

The padel courts

Two courts are arranged lengthways. Beyond them, on the same axis, the children’s park completes this leisure area.



Illustrative, non-contractual image.

SERVICES & AMENITIES

Red Coffee

A café at the heart of the estate, for meeting, taking a break and lingering over conversation.



Illustrative, non-contractual image.

SERVICES & AMENITIES

Concierge services

A dedicated contact point to welcome residents and assist with their requests. For owners wishing to rent out their villa, the concierge offers year-round, end-to-end rental management.



Illustrative, non-contractual image.

SERVICES & AMENITIES

The gym

A space dedicated to exercise and wellbeing, looking out onto the estate gardens.



Illustrative, non-contractual image.

SERVICES & AMENITIES

Dry cleaning

A convenient service to care for your clothes and simplify everyday life.



Illustrative, non-contractual image.

SERVICES & AMENITIES

The convenience store

Daily essentials just a short walk from home, in a neighbourhood shop.



Illustrative, non-contractual image.

THE VILLA COLLECTION

Villa Chloé

29 villas

Villa on a plot from 1 000 m²

4 suites

Villa Céline

8 villas

Villa on a plot from 1 500 m²

5 suites

Villa Margaux

4 villas

Villa on a plot from 2 200 m²

6 suites

COLLECTION / 29 VILLAS

Villa Chloé

Architecture, materials and light.

From €1.2 million

Excluding furniture · Indicative starting price.
Subject to the selected villa and offer terms.

VILLA ON A PLOT FROM	TOTAL AREA*	SUITES	POOL
1 000 m²	546.17 m²	4	13 m
private plot	including terraces	plus a staff bedroom	infinity pool

* Including terraces · Excluding pool. One staff bedroom with its own bathroom is included in the villa.

VILLA CHLOÉ

The architecture

Architecture, materials and light.



Illustrative, non-contractual image.

VILLA CHLOÉ

Garden & perspectives

Chloé, inside and out.



Illustrative, non-contractual image.

WILLIAMS & HARPER
PRIVATE ESTATES

VILLA CHLOÉ
DOMAINE RED STONE · MARRAKECH

Ground floor

306.47 m²

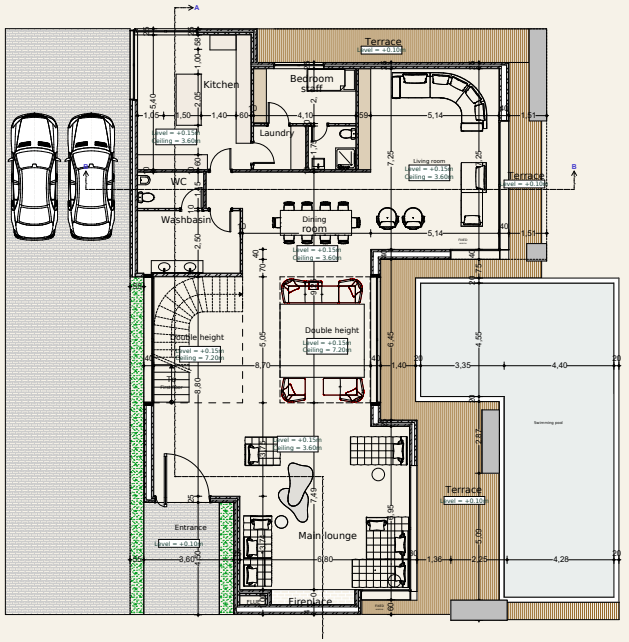
Including terraces · Excluding swimming pool

Excluding terraces : 243.37 m² | Terraces : 63.09 m²

AREAS EXCLUDING TERRACES	AREA
Kitchen 5.40 × 5.41 m	29.21 m²
Staff bedroom 2.20 × 4.09 m	9.00 m²
Staff bathroom 1.75 × 1.11 m	1.94 m²
Laundry room 3.00 × 1.75 m	5.25 m²
Guest WC with washbasin 3.95 × 2.60 m	10.27 m²
Family living room 7.25 × 5.14 m	37.27 m²
Dining room 5.14 × 2.00 m	10.28 m²
Double-height staircase 8.80 × 2.60 m	22.88 m²
Double-height lounge 6.45 × 8.70 m	56.12 m²
Main lounge 8.80 × 6.95 m	61.16 m²

TERRACES	AREA
Living-room terrace 17.00 × 3.00 m	51.00 m²
Main lounge terrace 3.61 × 3.35 m	12.09 m²

SWIMMING POOL 13.00 × 4.28 m · 55.64 m²



TOTAL CHLOÉ : 546.17 m²
306.47 m² (Ground floor) + 239.70 m² (First floor) · Including terraces · Excluding swimming pool.

Areas follow the supplied schedule. Original drawing dimensions and room names may differ from the updated schedule.
Indicative plans, not to scale. Totals include terraces and footprints, not a verified habitable area. Totals calculated before rounding.

01 / 02

WILLIAMS & HARPER
PRIVATE ESTATES

VILLA CHLOÉ
DOMAINE RED STONE · MARRAKECH

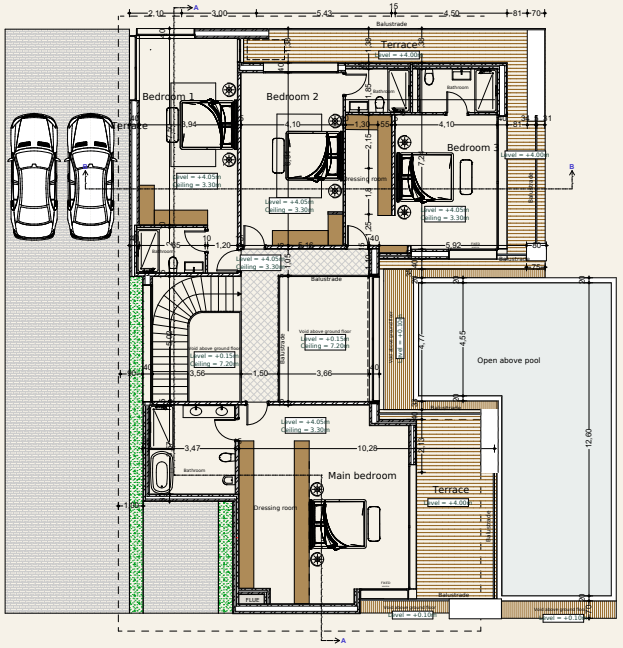
First floor

239.70 m²

Including terraces · Excluding swimming pool

Excluding terraces : 184.15 m² | Terraces : 55.54 m²

AREAS EXCLUDING TERRACES	AREA
Bedroom 1 3.94 × 9.30 m	36.64 m²
Bedroom 2 4.10 × 6.84 m	28.04 m²
Bedroom 3 7.24 × 5.92 m	42.86 m²
Complete primary suite Bedroom, dressing room and bathroom included	68.03 m²
Bedroom hallway 7.53 + 1.05 m²	8.58 m²
SUITE BREAKDOWN · ALREADY INCLUDED	**AREA**
Bedroom and dressing room 7.11 × 8.04 m	57.16 m²
Primary bathroom 3.47 × 3.13 m	10.86 m²
TERRACES	**AREA**
Primary suite terrace 8.04 × 3.15 m	25.33 m²
Terrace beside the ground-floor void 5.02 × 1.50 m	7.53 m²
Terrace for bedrooms 2 and 3 16.44 × 1.38 m	22.69 m²



TOTAL CHLOÉ : 546.17 m²
306.47 m² (Ground floor) + 239.70 m² (First floor) · Including terraces · Excluding swimming pool.

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02 / 02

COLLECTION / 8 VILLAS

Villa Céline

Generous volumes. Guided by light.

From €1.6 million

Excluding furniture · Indicative starting price.
Subject to the selected villa and offer terms.

Private lift offered.

VILLA ON A PLOT FROM	TOTAL AREA*	SUITES	POOL
1 500 m²	637.00 m²	5	15 m
private plot	including terraces	plus a staff bedroom	infinity pool

* Including terraces · Excluding pool. One staff bedroom with its own bathroom is included. Total includes 22.85 m² for the carport and its terrace.

VILLA CÉLINE

The architecture

Generous volumes. Guided by light.



Illustrative, non-contractual image.

VILLA CÉLINE

Garden & perspectives

Céline, inside and out.



Illustrative, non-contractual image.

WILLIAMS & HARPER
PRIVATE ESTATES

VILLA CÉLINE
DOMAINE RED STONE · MARRAKECH

Ground floor

338.39 m²

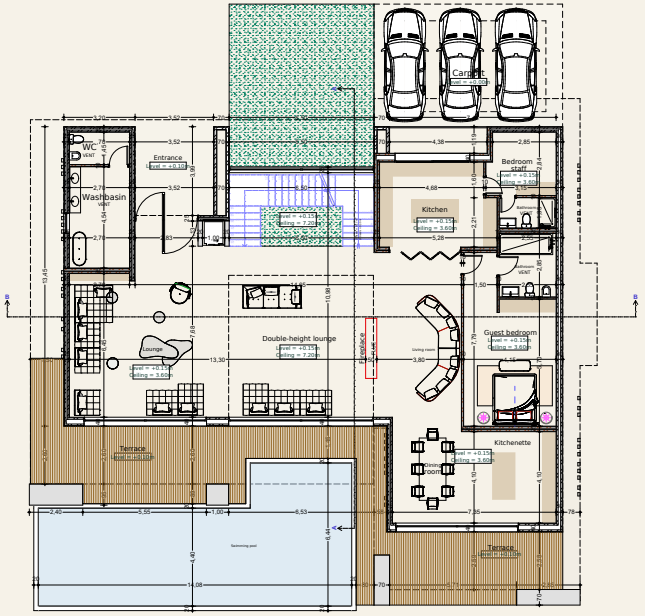
Including terraces · Excluding swimming pool

Excluding terraces : 286.16 m² | Terraces : 52.23 m²

Excluding the carport and terrace allowance

AREAS EXCLUDING TERRACES	AREA
Guest bathroom 2.70 × 5.99 m	16.17 m²
Main entrance 3.52 × 3.89 m	13.69 m²
Lounge 6.45 × 7.42 m	47.86 m²
Staircase 6.50 × 3.81 m	24.77 m²
Kitchen 5.28 × 3.81 m	20.12 m²
Laundry room 4.38 × 1.19 m	5.21 m²
Staff bedroom with bathroom 3.15 × 4.19 m	13.20 m²
Guest bedroom 4.15 × 8.55 m	35.48 m²
Kitchenette and dining room 4.10 × 7.35 m	30.14 m²
Family living room 3.80 × 7.79 m	29.60 m²
Double-height lounge 7.68 × 6.50 m	49.92 m²

TERRACES	AREA
Lounge terrace 10.95 × 2.60 m	28.47 m²
Dining-room terrace 9.14 × 2.60 m	23.76 m²



TOTAL CÉLINE : 637.00 m²

338.39 m² (Ground floor) + 275.76 m² (First floor) + 22.85 m² (Carport and its terrace), counted once only.

Areas follow the supplied schedule. Original drawing dimensions and room names may differ from the updated schedule.
Indicative plans, not to scale. Totals include terraces and footprints, not a verified habitable area. Totals calculated before rounding.

01 / 02

WILLIAMS & HARPER
PRIVATE ESTATES

VILLA CÉLINE
DOMAINE RED STONE · MARRAKECH

First floor

275.76 m²

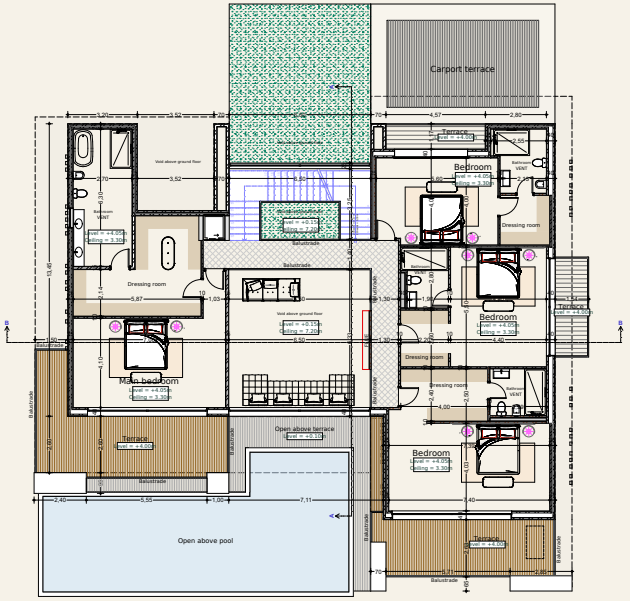
Including terraces · Excluding swimming pool

Excluding terraces : 217.85 m² | Terraces : 57.91 m²

Excluding the carport and terrace allowance

AREAS EXCLUDING TERRACES	AREA
Primary bedroom 6.90 × 4.10 m	28.29 m²
Primary dressing room 5.87 × 2.14 m	12.56 m²
Primary bathroom 2.70 × 6.30 m	17.01 m²
Bedroom 1 5.60 × 4.00 m	22.40 m²
Bedroom 1 dressing room and bathroom 5.17 × 2.13 m	11.01 m²
Bedroom 2 5.50 × 4.40 m	24.20 m²
Bedroom 2 dressing room 2.20 × 2.60 m	5.72 m²
Bedroom 2 bathroom 2.80 × 1.90 m	5.32 m²
Upper-floor bedroom hallway 15.00 × 1.35 m	20.25 m²
Bedroom 3 7.39 × 4.03 m	29.78 m²
Bedroom 3 dressing room 4.00 × 2.50 m	10.00 m²
Bedroom 3 bathroom 3.40 × 2.50 m	8.50 m²
Staircase footprint 3.25 × 6.50 m	21.13 m²
Lift footprint 1.20 × 1.40 m	1.68 m²

TERRACES	AREA
Primary suite terrace 8.95 × 2.60 m	23.27 m²
Bedroom 1 balcony 4.57 × 1.17 m	5.35 m²
Bedroom 2 terrace 4.40 × 1.54 m	6.78 m²
Bedroom 3 terrace 8.56 × 2.63 m	22.51 m²



TOTAL CÉLINE : 637.00 m²

338.39 m² (Ground floor) + 275.76 m² (First floor) + 22.85 m² (Carport and its terrace), counted once only.

Areas follow the supplied schedule. Original drawing dimensions and room names may differ from the updated schedule.
Indicative plans, not to scale. Totals include terraces and footprints, not a verified habitable area. Totals calculated before rounding.

02 / 02

COLLECTION / 4 VILLAS

Villa Margaux

A distinctive presence. Room to live fully.

From €2 million

Excluding furniture · Indicative starting price.
Subject to the selected villa and offer terms.

Private lift offered.

VILLA ON A PLOT FROM	TOTAL AREA*	SUITES	POOL
2 200 m²	856.37 m²	6	15 m
private plot	including terraces	plus a staff bedroom	infinity pool

* Including terraces · Excluding pool. Includes a staff bedroom with its own bathroom. Of the total, 240.28 m² are terraces; staircase and lift footprints are included.

VILLA MARGAUX

The architecture

A distinctive presence. Room to live fully.



Illustrative, non-contractual image.

VILLA MARGAUX

Garden & perspectives

Margaux, inside and out.



Illustrative, non-contractual image.

WILLIAMS & HARPER
PRIVATE ESTATES

VILLA MARGAUX
DOMAINE RED STONE · MARRAKECH

Ground floor

470.42 m²

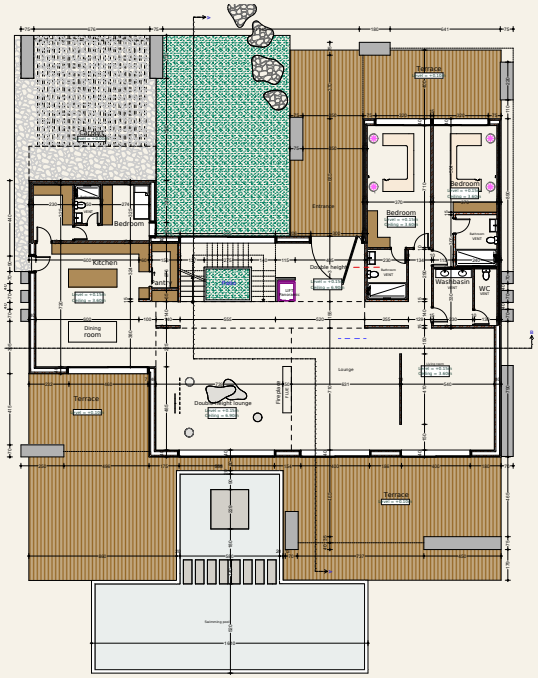
Including terraces · Excluding swimming pool

Excluding terraces : 339.42 m² | Terraces : 131.00 m²

Staircase and lift footprints included

AREAS EXCLUDING TERRACES	AREA
Entrance hall	17.80 m²
Lift 1.20 × 1.40 m	1.68 m²
Double-height staircase	18.80 m²
Double-height lounge	56.02 m²
Lounge	45.00 m²
Family living room	39.90 m²
Dining room	26.60 m²
Kitchen	22.41 m²
Pantry	4.30 m²
Laundry room	7.50 m²
Staff bedroom	10.60 m²
Staff bathroom	3.40 m²
Reception WC	12.55 m²
Guest bedroom 1	22.72 m²
Guest bedroom 1 bathroom	17.22 m²
Guest bedroom 2	26.26 m²
Guest bedroom 2 bathroom	6.66 m²

TERRACES	AREA
Covered terrace	131.00 m²



TOTAL MARGAUX : 856.37 m²

470.42 m² (Ground floor) + 385.95 m² (First floor) · Terraces : 240.28 m².

Areas follow the supplied schedule. Original drawing dimensions and room names may differ from the updated schedule.
Indicative plans, not to scale. Totals include terraces and footprints, not a verified habitable area. Totals calculated before rounding.

01 / 02

WILLIAMS & HARPER
PRIVATE ESTATES

VILLA MARGAUX
DOMAINE RED STONE · MARRAKECH

First floor

385.95 m²

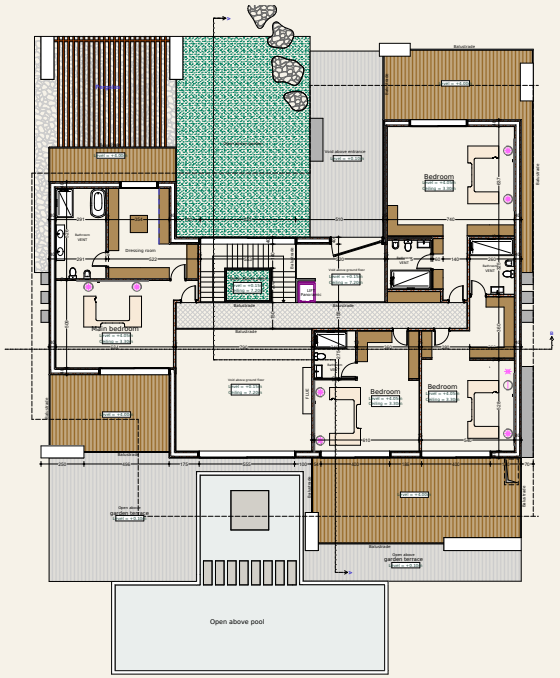
Including terraces · Excluding swimming pool

Excluding terraces : 276.67 m² | Terraces : 109.28 m²

Staircase and lift footprints included

AREAS EXCLUDING TERRACES	AREA
Primary bedroom 6.84 × 5.09 m	34.82 m²
Primary dressing room 5.22 × 3.54 m	18.48 m²
Primary bathroom 5.26 × 2.91 m	15.31 m²
Bedroom 1 and dressing room 6.37 × 7.40 m	47.14 m²
Bedroom 1 bathroom 4.35 × 3.25 m	14.14 m²
Bedroom 2 5.40 × 5.28 m	28.51 m²
Bedroom 2 dressing room 5.40 × 2.60 m	14.04 m²
Bedroom 2 bathroom 3.25 × 2.60 m	8.45 m²
Upper-floor bedroom hallway 16.70 × 1.55 m	25.89 m²
Bedroom 3 6.10 × 5.28 m	32.21 m²
Bedroom 3 dressing room 3.60 × 2.95 m	10.62 m²
Bedroom 3 bathroom 2.75 × 2.40 m	6.60 m²
Staircase footprint 5.53 × 3.40 m	18.80 m²
Lift footprint 1.20 × 1.40 m	1.68 m²

TERRACES	AREA
Primary suite terrace 7.46 × 4.00 m	29.84 m²
Bedroom 1 terrace 7.66 × 4.00 m	30.64 m²
Bedroom 2 terrace 5.80 × 4.00 m	23.20 m²
Bedroom 3 terrace 6.40 × 4.00 m	25.60 m²



TOTAL MARGAUX : 856.37 m²

470.42 m² (Ground floor) + 385.95 m² (First floor) · Terraces : 240.28 m².

Areas follow the supplied schedule. Original drawing dimensions and room names may differ from the updated schedule.
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02 / 02

INTERIORS

Architecture, materials and light.

Villa Chloé

Lounge · Kitchen

Villa Céline

Lounge · Kitchen

Villa Margaux

Suite · Bathroom

INTERIORS

Lounge · Space & light

Lounge · Sculptural staircase



Illustrative, non-contractual image.

INTERIORS

The kitchen

Chloé’s main kitchen is spacious, enclosed and independent. This proposed layout features a generous central island, full-height storage and integrated appliances.



Illustrative, non-contractual image.

VILLA CÉLINE

The lounge

The lounge’s height lets light flow through the large windows. Veined stone gives the room character, softened by pale seating and touches of green.



Illustrative, non-contractual image.

VILLA CÉLINE

The kitchen

Céline’s spacious, enclosed kitchen is arranged around a generous island. Matt grey wood and light stone set the tone, with full-height storage and integrated appliances.



Illustrative, non-contractual image.

VILLA MARGAUX

The suite

Bedrooms & dressing rooms



Illustrative, non-contractual image.

VILLA MARGAUX

The bathroom

Bathrooms



Illustrative, non-contractual image.



Cycling together.



Poolside pleasures.



Growing up outdoors.

Images are illustrative and non-contractual.

WILLIAMS & HARPER
PRIVATE ESTATES

+212 634 048 977

www.williams-harper.com

Kilometre 7 · Amizmiz Road, Marrakech

The privilege of privacy, the art of refined living.

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