

Fairmont
ESTATES
ROYAL PALM MARRAKECH

A1 VILLA

A GRAND VISION OF LUXURY



**1,262M² VILLA
5 BEDROOM SUITES**

A1 VILLA



The ultimate property within the Royal Palm Marrakech luxury resort, an A1 villa commands the most breathtaking views across the pristine 18-hole golf course to the snow-capped Atlas mountains.

Occupying the largest plots of the entire resort, villas A1 are spectacular and versatile homes designed with generous ceiling heights and room sizes, set within expansive private gardens with 70 metres of golf course frontage. Villa A1 combines the aesthetic of a traditional Berber home with contemporary layouts and luxurious finishes. The emphasis is on creating a natural flow between inside and outside, enhancing an easy, relaxed way of living. An A1 villa gives you the option of building a one/two bedroom upper floor, a 3-bedroom guest house, and an entertainment space built to your specification to include perhaps a gym or a bar, a home cinema or an indoor pool. The choice is yours. Surrounding the villa are beautifully landscaped mature gardens with a 25 metre infinity pool and stunning water features.

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HIGHLIGHTS

- *Combines a timeless Berber design aesthetic with contemporary layouts and finishes*
- *Maximises an easy flow between outdoor and indoor living*
- *Benefits from total privacy with mature garden*
- *All bedrooms are ensuite with dressing room*
- *Private drive for car drop-off at main entrance to villa*
- *Can accommodate a lift if desired*
- *Eco-friendly design featuring solar panels, double glazing, building management system and irrigation system that utilises recycled water*
- *Landscaped, mature garden, beautifully manicured with water features and 25 metre infinity pool*
- *70 m golf course frontage*
- *Open, spacious kitchen*

STANDARD TECHNICAL SPECIFICATION

- *Living room and master room feature a statement fireplace*
- *State of the art fixtures and fittings*
- *Under floor heating and cooling*
- *Centralised outdoor compressor to limit air conditioning and heating noise*
- *One-touch call for Fairmont hotel concierge*
- *Automated lighting*
- *Separate technical room*
- *Fibre optics*
- *Centralised satellite receiver*

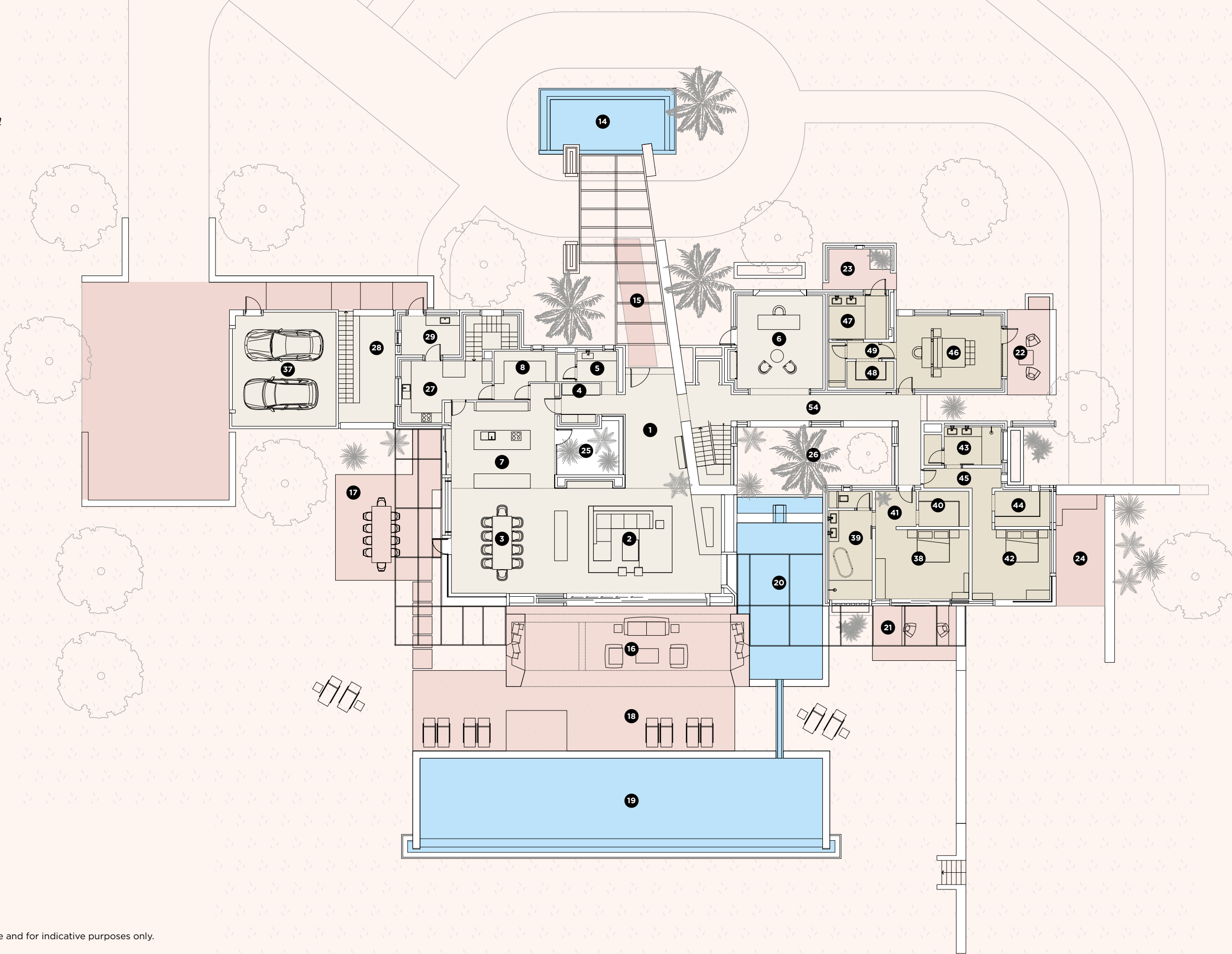


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Ground floor plan

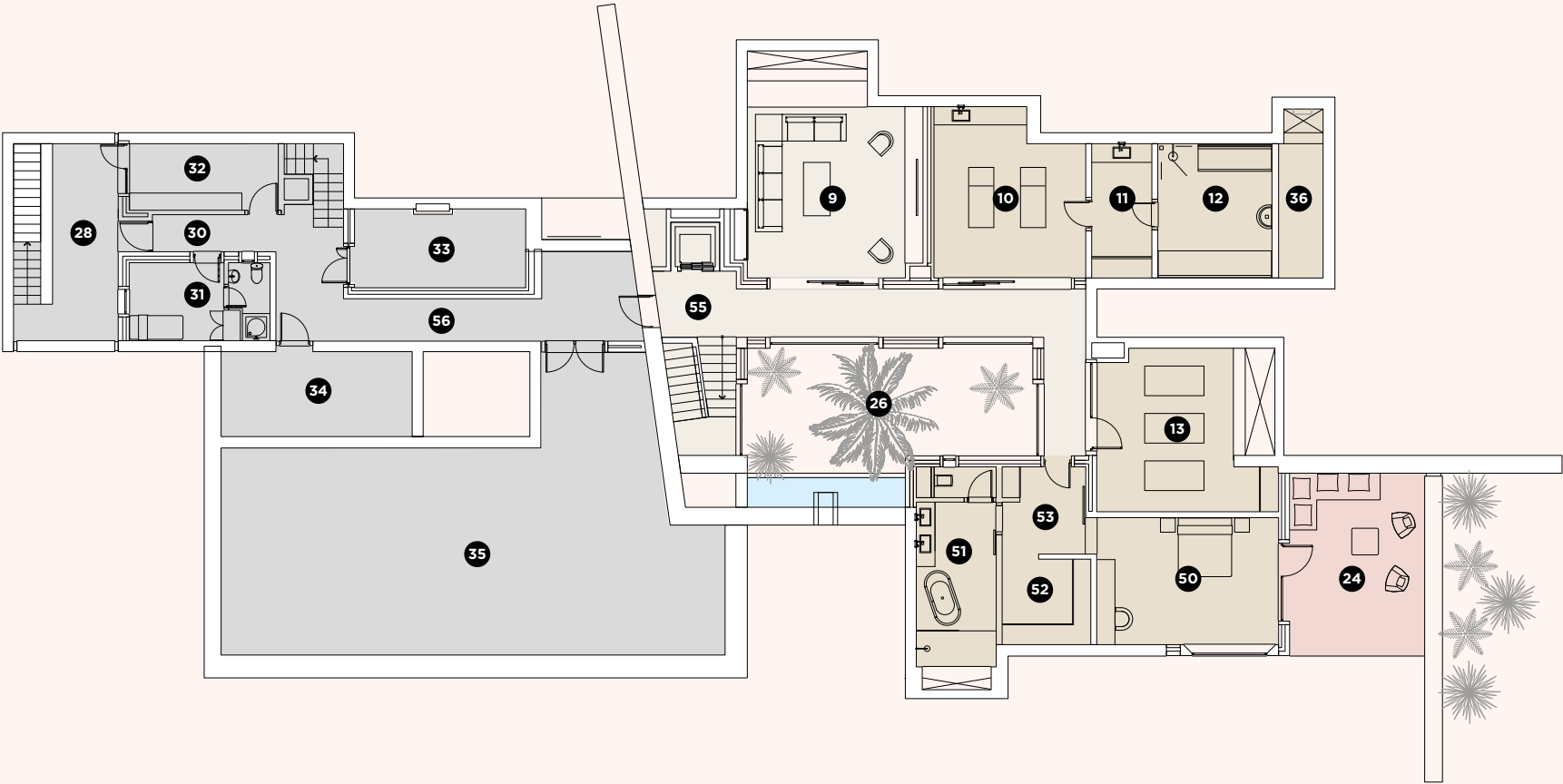


Floorplans are not to scale and for indicative purposes only.

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Basement floor plan

Espace	m²
1 Entrance hall	28.14
2 Lounge	71.38
3 Dining room	41.90
4 Cloakroom	5.75
5 Guest WC	7.27
6 Office	32.48
7 Main kitchen	38.20
8 Larder	9.59
9 Home entertainment room (basement)	35.30
10 Massage room (basement)	28.12
11 Hammam changing room (basement)	9.00
12 Hammam (basement)	17.38
13 Gym (basement)	27.59
Zone A: Living rooms/Reception areas	352.10
14 Water feature at entrance	33.92
15 External entrance	34.69
16 Living room terrace	71.72
17 Outdoor dining terrace	45.13
18 Solarium/Swimming pool terrace	76.32
19 Swimming pool	125.00
20 Water feature + Seguia	49.70
21 Terrace, master bedroom	17.62
22 Terrace, bedroom 3	13.91
23 Outdoor shower, bedroom 3	8.48
24 Terrace, bedroom 4 (basement)	28.80
25 Interior courtyard 1 (ground floor)	10.75
26 Interior courtyard 2 (including water feature) (basement)	43.84
Zone B: Outside areas	559.88
27 Second kitchen	17.19
28 Laundry drying yard (basement)	16.22
29 Service courtyard	9.45
30 Service entrance (basement)	6.27
31 Staff bedroom and bathroom (basement)	12.33
32 Laundry (basement)	11.39
33 Equipment room, villa (basement)	15.37
34 Storeroom (basement)	18.88
35 Storage (basement)	125.40
36 Hammam plant room (basement)	8.35
37 Garage	42.10
Zone C: Service area	282.95



38 Master bedroom	25.18
39 Bathroom	17.17
40 Dressing room	6.84
41 Lobby	5.92
Zone D: Master bedroom	55.11
42 Bedroom 2	20.78
43 Bathroom	10.59
44 Dressing room	7.54
45 Lobby	9.06
Zone E: Bedroom 2	47.97

46 Bedroom 3	30.67
47 Bathroom	12.68
48 Dressing room	5.07
49 Recess	1.94
Zone F: Bedroom 3	50.36
50 Bedroom 4 (basement)	26.24
51 Bathroom (basement)	17.17
52 Dressing room (basement)	8.69
53 Lobby (basement)	8.73
Zone G: Bedroom 4	60.83

54 Private hallway (including stairwell) (ground floor)	41.02
55 Common hallway (including lift) (basement)	35.11
56 Service hallway (including stairwell) (basement)	35.85
Zone H: Hallways	111.98
Net floor area, villa	935.63
Covered area, villa (including covered living room terrace)	1261.83
Terraced area	296.67
Laundry drying yard/service area	25.67
Swimming pool	125.00

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Flooring and wash basins	Travertine
	Pierre de Taza limestone, domino effect (grey, beige and black)
	Pierre de Taza limestone, light beige
	Pierre de Taza limestone, grey
	Emperador marble, light-coloured
	Carrara marble
Walls	Beijmat
	Black Ourika stone and black schist tiles
	Earth-dyed plaster (in a light colour)
	Stucco, natural colour
Ceilings	Zellige walls
	Wood panelling (walnut)
	Plaster suspended ceiling with coving
Joinery	Joinery in natural oak, with a matte finish
External doors and windows	External doors and windows with aluminium profiles and double glazing
Swimming pool	Slate

Some items are mandatory in the rental program. For more information please contact your Sales Advisor.

OUR CONSTRUCTION PRINCIPLES

We use double partition walls comprising an outer skin of pumice stone blocks and an inner layer of hollow terracotta bricks, with the air pocket in between providing improved thermal insulation. This technique provides greater temperature stability, resulting in energy savings.

Interior doors and closets are finished in natural oak or walnut.

All external windows and doors have aluminium frames, and double glazing for optimum heat and sound insulation.

Surfaces and architectural finishes incorporate natural, attractive local materials such as stone, marble, terracotta, lime and plaster.

Cladding and façades are inspired by tabiyya rammed earth, with float-finished plaster painted in earthy shades.

Large picture windows are accentuated by sunscreens made of metal and wood.

The fireplaces combine beauty with functionality in the main bedrooms and living areas.

THE PLANT AND EQUIPMENT

Underfloor heating/cooling.

Air conditioning can be used for heating or cooling, remaining quiet and visually discreet throughout.

Domestic hot water is produced using solar power, with an electric backup system.

The infinity pool incorporates salt water chlorination system and space for a pool cover roller.

Each villa is equipped with a fibre-optic network, and is set up to receive telephone/ADSL and fibre-optic broadband.

A home automation system is pre-installed in each villa.

LED lighting indoors and out.

All on-site plant and equipment (electrics, plumbing and sanitary facilities) is designed with both aesthetic appeal and compliance with current standards in mind.

Custom kitchens are fitted throughout.

The villa's drinking water is treated with a water softener.

OPTIONS

The swimming pool water is warmed by a heat pump.

A motorised pool cover ensures safety and maintains water temperature.

Optional guest annex: an independent building with space to accommodate additional facilities such as extra bedrooms, a hammam, a massage room or a gym, according to your needs and the footprint of your plot.

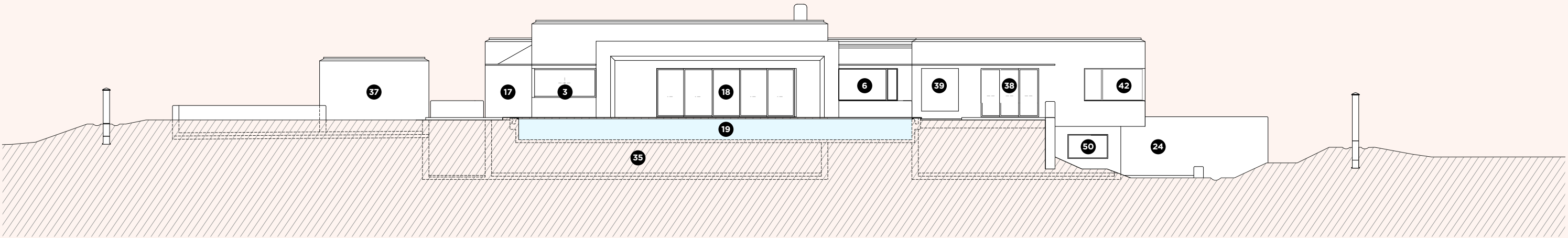
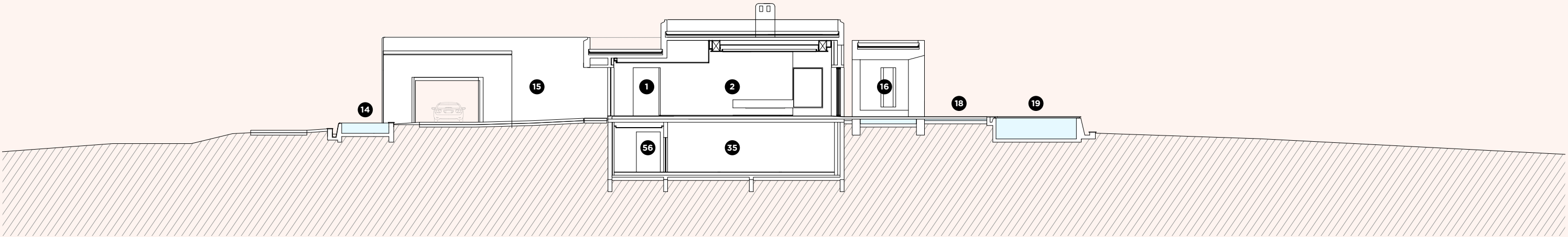
Two distinct decor styles, 'Berber Chic' or 'Luxury and Comfort', to suit your taste and the architectural finishes of your villa.

The façades are covered in traditional plaster inspired by tabiyya rammed earth, made of cement, earth, straw and lime.

The gate is remote-controlled and motorised.

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Section



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For more information, contact the Royal Palm Marrakech Sales Team

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