

## **P1 VILLA**

*BREATHTAKING MOUNTAIN AND GOLF COURSE VISTAS*



**867 M<sup>2</sup> VILLA  
5 BEDROOM SUITES**



P1 VILLA

*The twin outlooks belonging to this outstanding villa make P1 a remarkable and extremely desirable family retreat.*

Your luxury home, strategically located on the resort's 18-hole golf course, is designed to maximise views of the pristine fairways and those of the magnificent Atlas Mountains, the jewel in North Africa's crown. Inside, with its impressive ceiling heights, internal Moroccan patio with riad-style water feature, and generous, open plan living spaces, the villa exudes style and grandeur. The modular design allows you to create a space that suits your family by adapting the number of rooms if needed. Sliding doors lead you outside to a captivating lush garden of palms, olive trees and Moroccan cacti surrounding a dramatic 25 metre long pool.





P1 VILLA







HIGHLIGHTS

- Combines a timeless Berber design aesthetic with contemporary layouts and finishes
- Maximises an easy flow between outdoor and indoor living
- Designed by renowned architect team of Jean-Francois Adam (architect of the hotel and the country club)
- Benefits from total privacy with walled garden
- Modular design allows additional bedrooms
- Open plan kitchen option
- Internal Moroccan patio
- All bedrooms are ensuite with dressing room
- Eco-friendly design featuring solar panels, double glazing, building management system and irrigation system that utilises waste water
- Landscaped, mature garden, beautifully manicured with large swimming pool
- Available only on a limited number of highly desirable plots with golf course frontage

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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<i>Floor coverings</i>	Travertine
	Pierre de Taza limestone, domino effect (grey, beige and black)
	Pierre de Taza limestone, light beige
<i>Walls</i>	Beijmat
	Earth-dyed plaster (in a light colour)
	Stucco, natural colour
	Zellige walls
<i>Ceilings</i>	Wood panelling (walnut)
	Plaster suspended ceiling with coving
<i>Joinery</i>	Joinery in natural oak, with a matte finish
<i>External doors and windows</i>	External doors and windows with aluminium profiles and double glazing
<i>Swimming pool</i>	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.



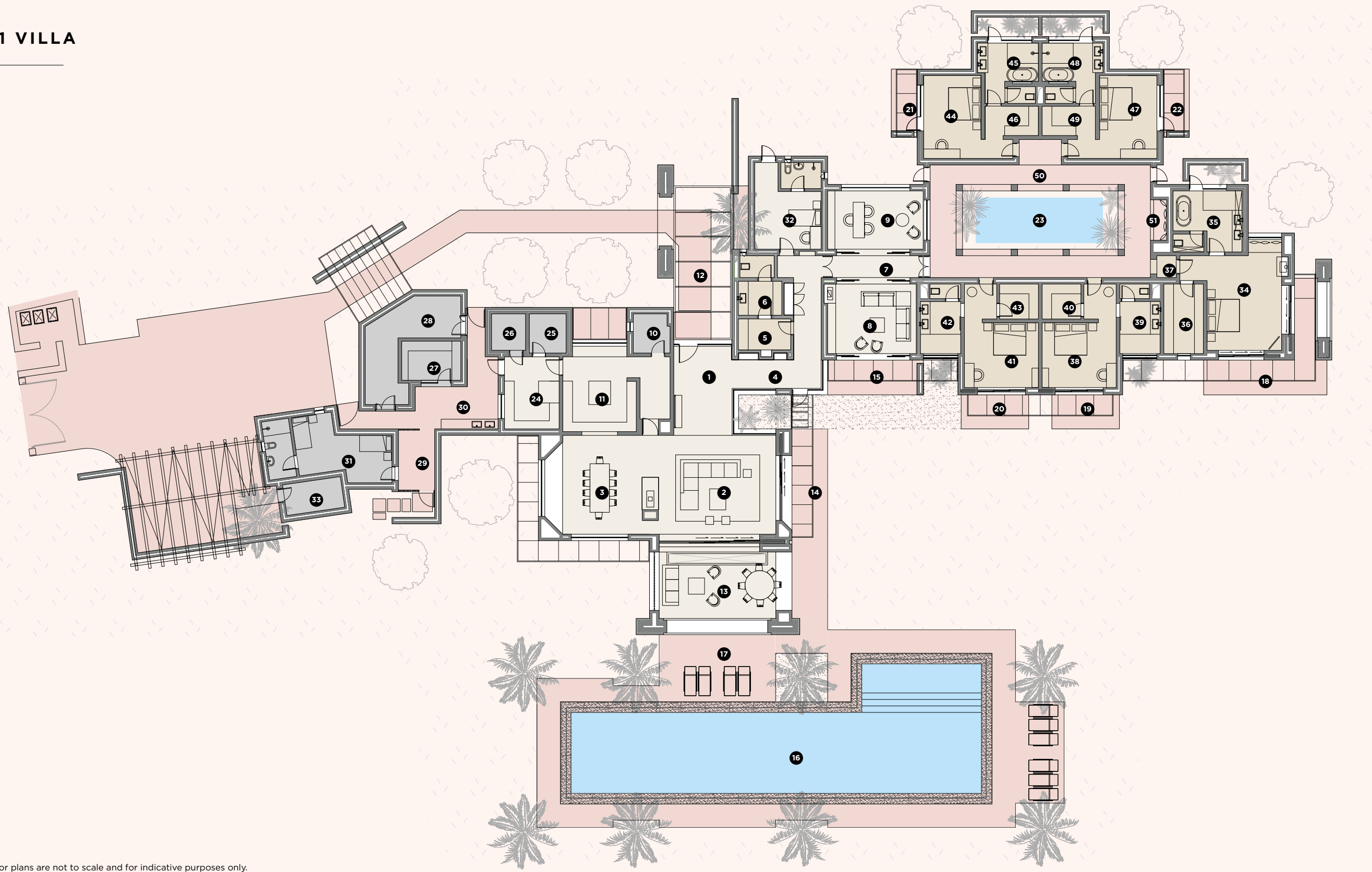
## P1 VILLA

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Floor plans are not to scale and for indicative purposes only.



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Surface areas		
Room/space		m²
1	Entrance hall	21.39
2	Lounge	54.52
3	Dining room	35.01
4	Common hallway	23.65
5	Cloakroom	6.61
6	Guest WC	8.87
7	Semi-private hallway	9.09
8	Home entertainment room	27.51
9	Office	23.16
10	Kitchen store	9.14
11	Main kitchen	22.47
12	Larder	5.56
Zone A: Living rooms/Reception areas		246.98
12	External entrance	18.45
13	Verandah (outdoor extension of lounge)	43.10
14	Lounge terrace	25.74
15	Home entertainment room terrace	11.91
16	Swimming pool	167.59
17	Solarium/Swimming pool terrace	173.41
18	Terrace, master bedroom	25.34
19	Terrace, bedroom 2	8.76
20	Terrace, bedroom 3	8.76
21	Terrace, bedroom 4	6.19
22	Terrace, bedroom 5	6.19
23	Interior courtyard to bedrooms	34.56
Zone B: Outside areas		530.00
24	Second kitchen	15.40
25	Storeroom	5.69
26	Cold-storage room	5.07
27	Laundry	9.55
28	Equipment room	22.62
29	Laundry drying yard	8.66
30	Service courtyard	26.03
31	Staff bedroom 1 & bathroom	24.88
32	Staff bedroom 2 & bathroom	22.03
33	Golf room	7.21
Zone C: Service area		147.14

34	Master bedroom	36.08
35	Bathroom	16.70
36	Dressing room	10.66
37	Lobby	2.17
Zone D: Master bedroom		65.61
38	Bedroom 2	24.54
39	Bathroom	10.35
40	Dressing room	5.33
Zone E: Bedroom 2		40.22
41	Bedroom 3	24.54
42	Bathroom	10.42
43	Dressing room	5.33
Zone F: Bedroom 3		40.29
44	Bedroom 4	21.86
45	Bathroom	13.60
46	Dressing room + recess	6.20
Zone G: Bedroom 4		41.66
47	Bedroom 5	21.86
48	Bathroom	13.60
49	Dressing room + recess	6.20
Zone H: Bedroom 5		41.66
50	Private hallway to bedrooms	62.58
51	Moroccan lounge	2.57
Zone I: Private hallway around interior courtyard		65.15
Net floor area, villa		654.02
Covered area of villa (including verandah)		842.89
Terraced area		362.41
Laundry drying yard/Service area		34.99
Swimming pool		167.59









*For more information, contact the Royal Palm Marrakech Sales Team*

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