

Fairmont
RESIDENCES
ROYAL PALM MARRAKECH

S1 VILLA
CHIC NATURAL LIVING



384 M² VILLA
3 BEDROOM SUITES

S1 VILLA



Step into the Fairmont Residences signature S1 villa and experience the elegance and luxury of leading edge architectural design and chic materials.

From its terrazzo floor to the beautiful walnut wall in the living room, your villa's distinctive use of natural stone and timber seamlessly blends outside and inside with a promise of harmony and tranquility. Its most spectacular feature is a sleek black mosaic swimming pool that extends right up to and 'inside' the building. Outdoor/indoor patios provide natural links between rooms and feature large, dramatic planting. When evening falls, the living room's pool-facing fireplace will entertain you and your family with a dazzling light show.

S1 VILLA



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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*
- *Designed by renowned creative team, Studio KO*
- *Benefits from total privacy with walled garden*
- *Landscaped, mature garden*
- *Large swimming pool extends into villa*
- *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*
- *Designed with in-built customisation to suit individual needs*
- *Available on limited number of highly desirable plots with Atlas Mountain views*

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*



S1 VILLA



<i>Floor coverings</i>	Granito, black and dark grey Beijmat Pierre de Taza limestone, grey
<i>Walls</i>	Earth-dyed plaster Stucco, natural colour Zellige walls Wood panelling (walnut)
<i>Ceilings</i>	Plaster suspended ceiling with coving
<i>Joinery</i>	Joinery in natural walnut, with a matte finish
<i>External doors and windows</i>	External doors and windows with aluminium profiles and double glazing
<i>Swimming pool</i>	Black glass tiles (pâte de verre)

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.

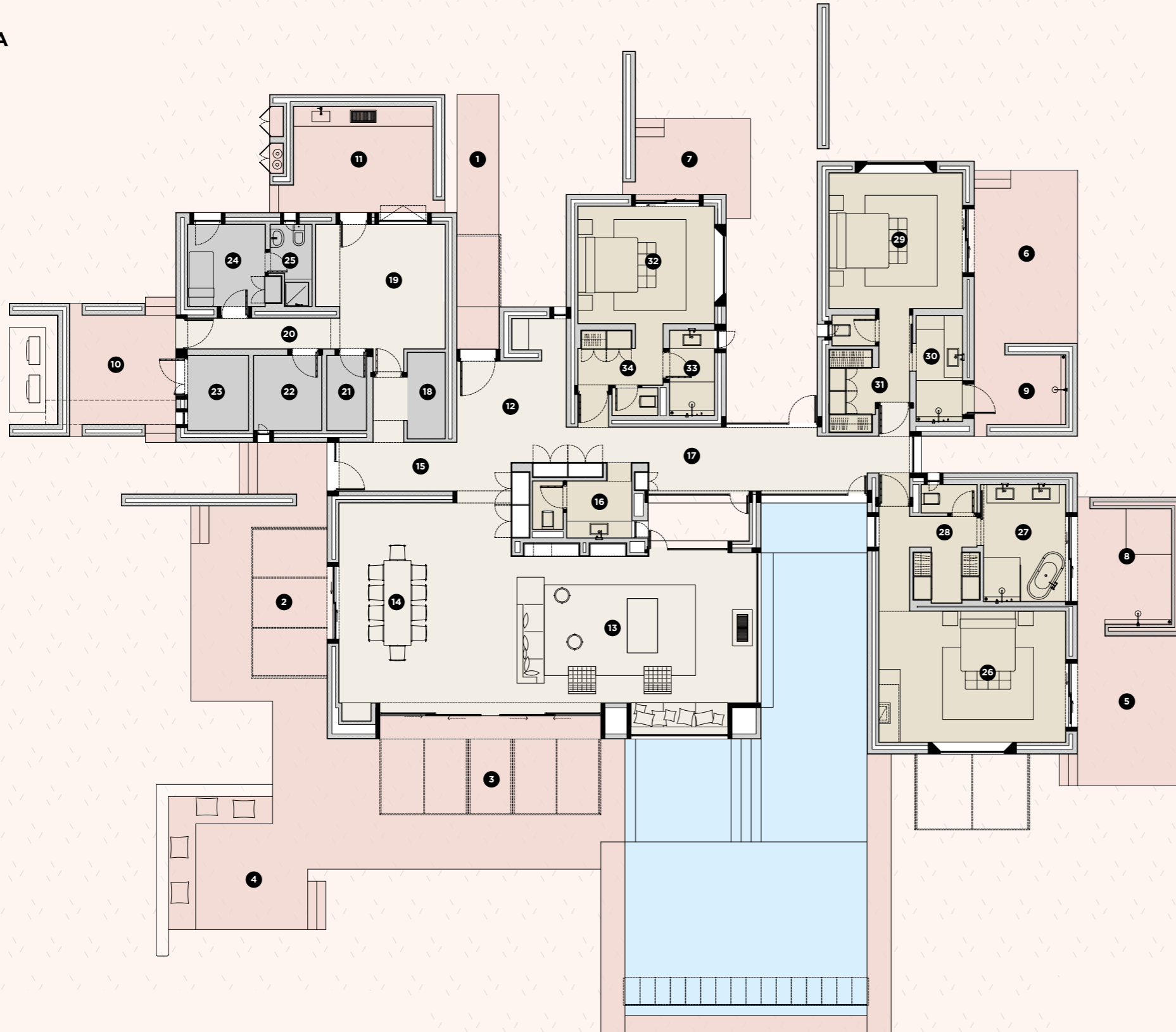
Optional guest annex: an independent building with space to accommodate additional facilities such as extra bedrooms, a hammam, a massage room or a gym, according to your needs and the footprint of your plot.

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.

S1 VILLA



Surface areas	
Room/space	m ²
1 Access ramp	11.65
2 Summer dining area	36.60
3 Lounge terrace	49.38
4 Outdoor lounge	18.42
5 Terrace, master bedroom	18.29
6 Terrace, bedroom 2	19.89
7 Terrace, bedroom 3	10.31
8 Outdoor shower, master bedroom	9.69
9 Outdoor shower, bedroom 2	7.04
10 Laundry drying yard	14.12
11 Service courtyard	16.98
Zone A: Outside areas	212.37
12 Entrance hall	26.54
13 Lounge	52.74
14 Dining room	40.00
15 Common hallway	16.55
16 Guest WC	5.25
17 Private hallway	13.10
18 Kitchen store	7.15
19 Kitchen	23.91
20 Service hallway	5.43
21 Storeroom	3.42
22 Buanderie	5.74
Zone B: Living rooms/Reception areas	199.83
23 Equipment room	5.44
24 Staff bedroom	7.74
25 Bathroom, staff bedroom	3.31
Zone C: Service area	16.49
26 Master bedroom	27.45
27 Bathroom	13.30
28 Dressing room	10.75
Zone D: Master bedroom	51.50
29 Bedroom 2	20.51
30 Bathroom	8.72
31 Dressing room	7.22
Zone E: Bedroom 2	36.45
32 Bedroom 3	18.25
33 Bathroom	5.75
34 Dressing room	6.51
Zone F: Bedroom 3	30.51
Net floor area	334.78
Covered area	498.05
Terraced area	277.07
Swimming pool	81.00
Outdoor parking:	
2 spaces + 1 golf buggy space	

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

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For more information, contact the Royal Palm Marrakech Sales Team

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