

*Fairmont*  
RESIDENCES  
ROYAL PALM MARRAKECH

**L2 VILLA**  
*A GOLFER'S PARADISE*



276 M<sup>2</sup> VILLA  
3 BEDROOM SUITES



## L2 VILLA

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*A stone's throw from the resort's 18-hole golf course and prestigious country club, your L2 villa offers a stylish and secluded home from home, an idyllic holiday or second residence for golf and nature lovers alike.*

The compact design, already a best-seller within the Royal Palm Marrakech resort, offers al fresco living at its best. The open plan kitchen and stylish living room lead out onto a spacious decking area where a large swimming pool provides the perfect opportunity to cool off after a round of golf. And you can discover total relaxation in the villa's private, walled garden which is imaginatively planted with lush agaves, olive and palm trees.



L2 VILLA

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L2 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 creative team, Studio Polygone and Studio KO
- Benefits from total privacy with walled garden
- Best compact-selling design
- Open plan kitchen
- 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 on 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





L2 VILLA

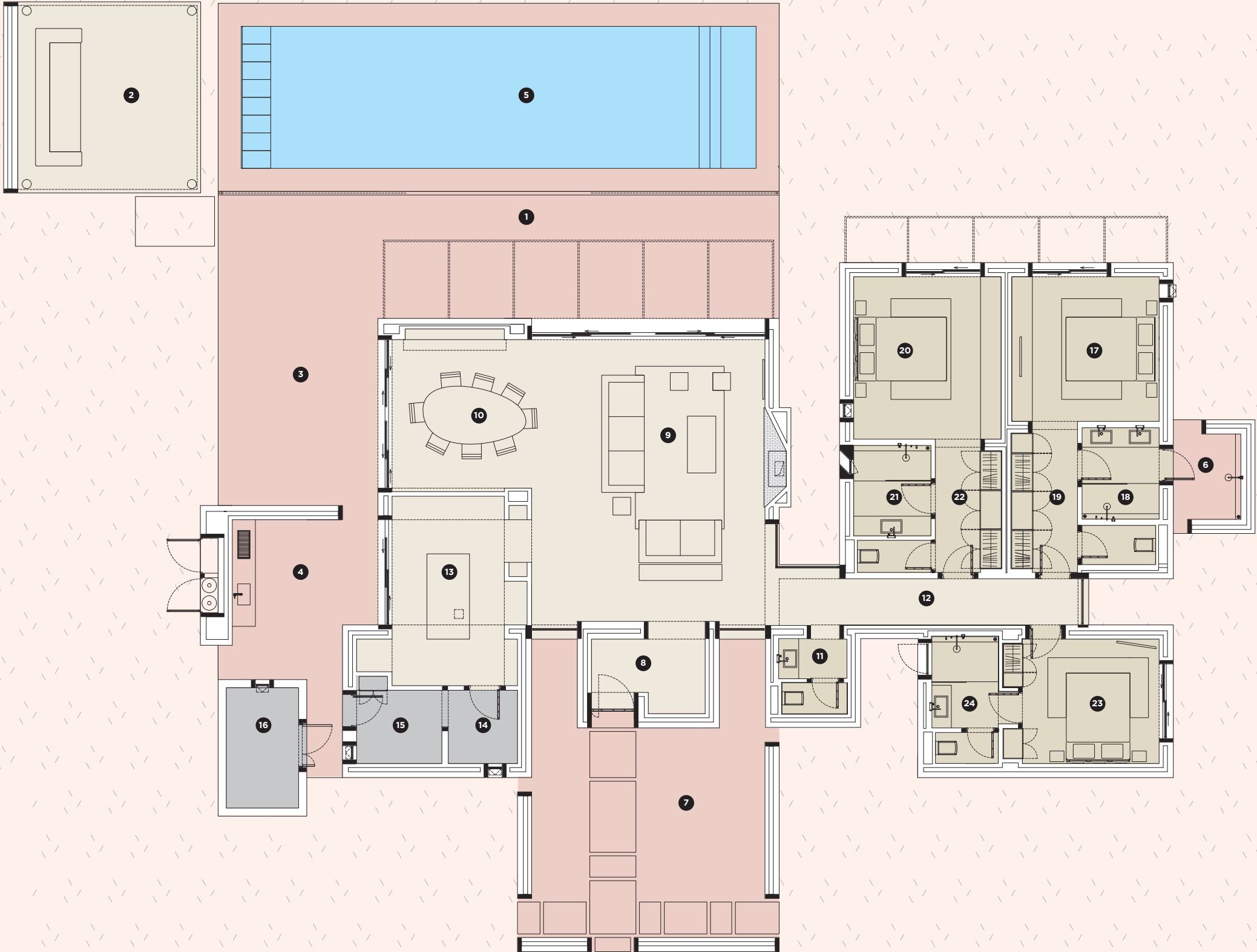
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# L2 VILLA

Surface areas		
Room/space	m²	
1 Solarium	59.54	
2 Gazebo	27.71	
3 Lounge terrace	23.71	
4 Service courtyard	20.47	
5 Poolside area	25.73	
6 Outdoor shower, master bedroom	5.04	
7 Michoir	12.35	
Zone A: Outside areas	174.55	
8 Entrance hall	7.76	
9 Lounge	56.94	
10 Dining room	19.25	
11 Guest WC	4.12	
12 Private hallway	12.59	
Zone B: Living rooms/Reception areas	100.66	
13 Kitchen	21.55	
14 Storeroom	4.13	
15 Laundry	5.8	
16 Equipment room	7.18	
Zone C: Service area	38.66	
17 Master bedroom	17.73	
18 Bathroom	8.43	
19 Dressing room	7.85	
Zone D: Master bedroom	34.01	
20 Bedroom 2	19.81	
21 Bathroom	7.6	
22 Dressing room	6.92	
Zone E: Bedroom 2	34.33	
23 Bedroom 3	15.82	
24 Bathroom	7.42	
Zone F: Bedroom 3	23.24	
Net floor area	230.90	
Covered area	278.73	
Terraced area	174.55	
Swimming pool	58.00	
Outdoor parking	2 spaces	



## L2 VILLA

Floor coverings	Beijmat
	Travertine
Walls	Traditional lime plaster
	Stucco, natural colour
	Zellige walls
	Wood panelling (walnut)
Ceilings	Plaster suspended ceiling with coving
Joinery	Joinery in natural walnut, with a matte finish
External doors and windows	External doors and windows with aluminium profiles and double glazing
Swimming pool	Diamond Brite Ivory finish

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 (electricians, 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.





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

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