

*Fairmont*  
RESIDENCES  
ROYAL PALM MARRAKECH

**M1 VILLA**  
*CELEBRATING SPACE AND STYLE*



499 M<sup>2</sup> VILLA  
4 BEDROOM SUITES



# M1 VILLA

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*Extremely spacious with an imaginative design that perfectly harmonises interior and exterior spaces, M1 is a villa that exudes warmth and vitality.*

The designers have created a home that floods with natural light thanks to the interior patio which connects the living room and dining area with an exterior gazebo. This feature alone makes M1 the ideal space for large gatherings and family celebrations. Almost all ensuite bedrooms have the added benefit of wonderful views across the large outdoor swimming pool and beyond, to the walled, mature garden with its olive and palm trees.







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, KO Design*
- *Integrated but separate guest bedroom*
- *Interior patio connecting to exterior gazebo*
- *Benefits from total privacy with walled garden*
- *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, beautifully manicured garden*
- *Limited number of highly desirable plots available 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*





M1 VILLA



Floor coverings	Beijmat
	Travertine
Walls	Traditional lime plaster
	Limewash
	Stucco, natural colour
	Zellige walls
Ceilings	Plaster suspended ceiling with cornices around the edge
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	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 (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.

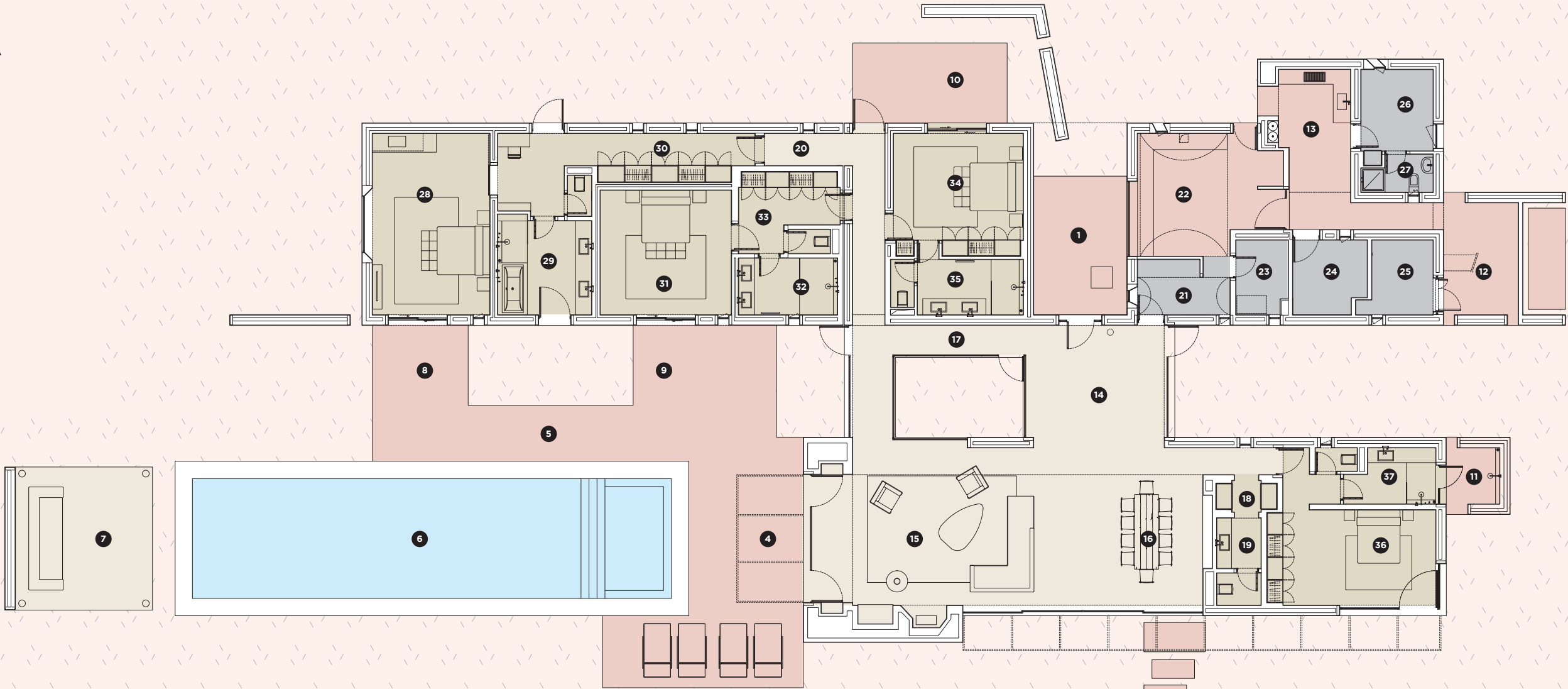
Two distinct decor styles; 'Berber Chic' or 'Luxury and Comfort', to suit your taste and the architectural finishes of your villa.

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.



M1 VILLA



Surface areas	
Room/space	m²
1 Entrance courtyard	18.20
2 Summer dining area	29.29
3 Japanese stepping stones	12.13
4 Summer lounge	53.13
5 Solarium	17.41
6 Poolside area	30.91
7 Gazebo	27.66
8 Terrace, master bedroom	18.34
9 Terrace, bedroom 2	16.17
10 Terrace, bedroom 3	17.40
11 Outdoor shower, bedroom 4	4.68
12 Laundry drying yard	12.40
13 Service courtyard	19.35
Zone A: Outside areas	277.07

14 Entrance hall	26.54
15 Lounge	52.74
16 Dining room	40.00
17 Common hallway	16.55
18 Storage	2.85
19 Guest WC	5.25
20 Private hallway	13.10
21 Kitchen store	7.15
22 Kitchen	23.91
23 Storeroom	5.64
Zone B: Living rooms/ Reception areas	193.73

24 Laundry	7.98
25 Equipment room	7.42
26 Staff bedroom	8.96
27 Bathroom, staff bedroom	3.47
Zone C: Service area	27.83
28 Master bedroom	31.93
29 Bathroom	14.77
30 Dressing room	20.41
Zone D: Master bedroom	67.11
31 Bedroom 2	23.90
32 Bathroom	9.71
33 Dressing room	10.03
Zone E: Bedroom 2	43.64

34 Bedroom 3	22.86
35 Bathroom	10.46
Zone F: Bedroom 3	33.32
36 Bedroom 4	28.56
37 Bathroom	8.51
Zone F: Bedroom 4	37.07
Net floor area	402.70
Covered area	498.05
Terraced area	277.07
Swimming pool	81.00
Outdoor parking: 2 spaces + 1 golf buggy space	

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

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