

Villa CÉLINE

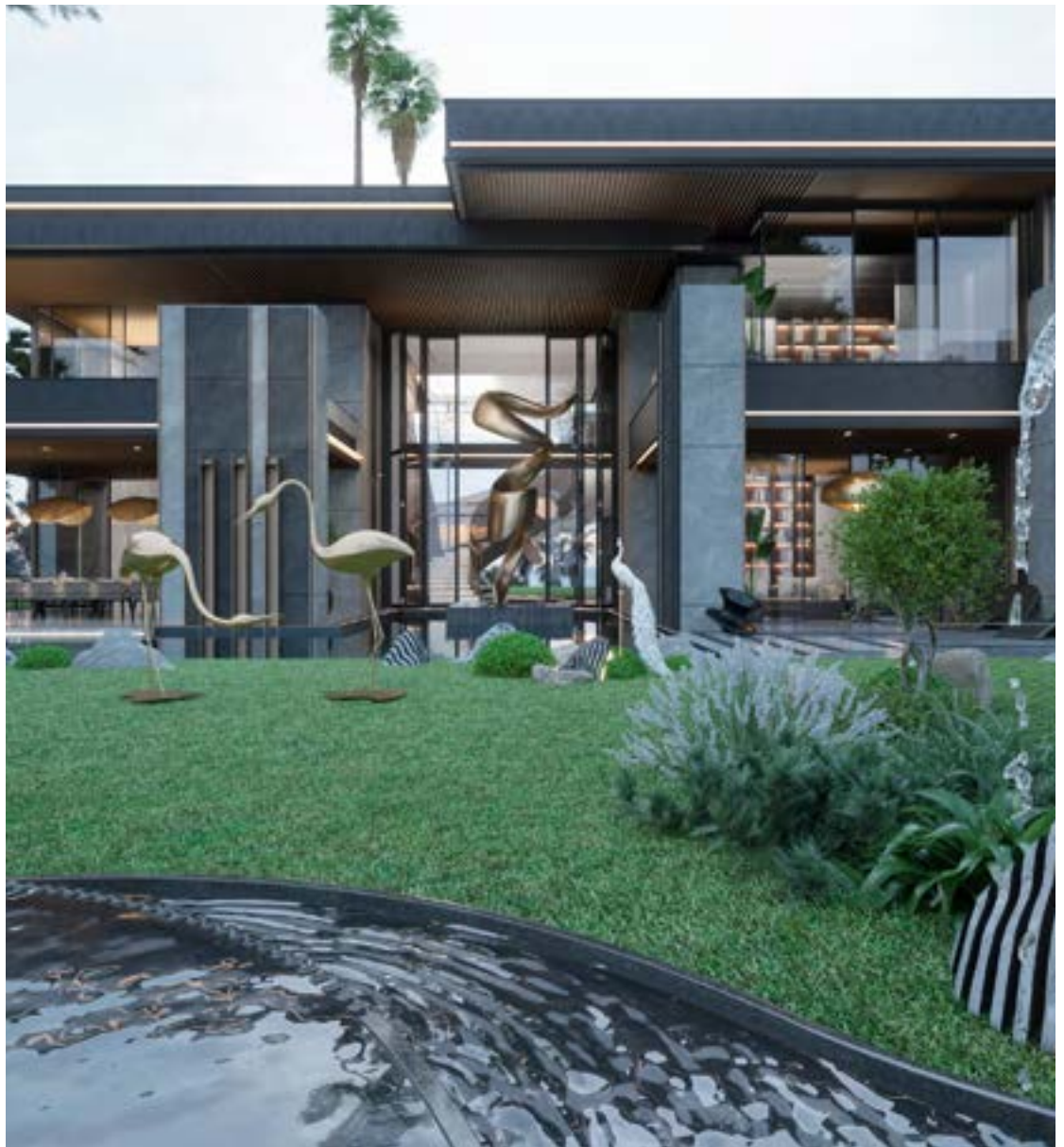
The Quintessence of Luxury



Williams
& Harper

—◆◆—
Marrakech

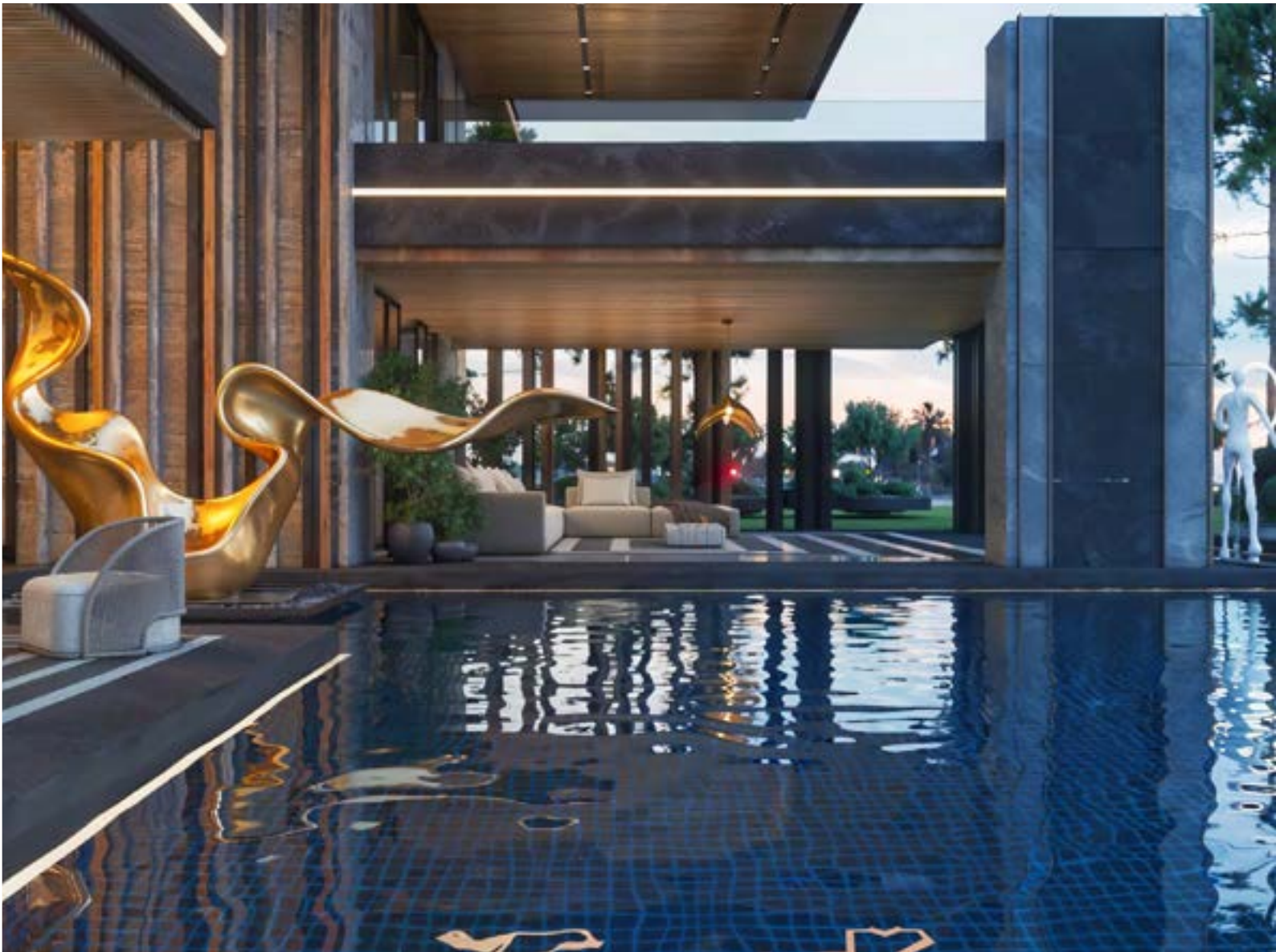
CÉLINE



Set in a plot of over 1500 m², Villa **CÉLINE** offers an exclusive and refined setting, ideal for those looking to make their home in one of the world's most sought-after destinations. Spacious terraces invite you to enjoy Marrakech's sunny climate and panoramic views, guaranteeing moments of relaxation in a peaceful and private environment. This exceptional residence features five large luxurious suites, each designed to offer unique comfort and total privacy. Villa **CÉLINE** is an architectural masterpiece where every detail has been designed to the highest standards. One of the jewels of this property is its private lift, which combines functionality and aesthetics, facilitating access between the different levels of the villa while adding a touch of elegance.



RELAXATION



EXTERIOR



RECEPTION HALL



INTERIOR

Key Points

- ◆ Allies timeless Asian aesthetics with contemporary touches
- ◆ Favors a fluid circulation between interior and exterior
- ◆ Designed by the team at LINE DESIGN Architects.
- ◆ The architecture enjoys complete privacy thanks to the wooded garden
- ◆ Each bedroom has an adjoining bathroom and a walk-in closet
- ◆ Private access for drop-off by car in front of the villa's main entrance
- ◆ Elevator
- ◆ Eco-friendly design with solar panels, double glazing, home automation system, and recycled circuit irrigation system
- ◆ Provision for an elevator
- ◆ Carefully designed landscaped garden with water features and a 15-meter-long infinity pool
- ◆ Large open kitchen

Technical Specifications

- ◆ Living room with large fireplace
- ◆ State-of-the-art equipment
- ◆ Centralised external compressor to limit noise pollution caused by air conditioning
- ◆ Home automation or automated exterior lighting
- ◆ Separate utility room
- ◆ Fibre optics
- ◆ Centralised satellite receiver
- ◆ Seismic standard
- ◆ Thermal and sound insulation



CÉLINE

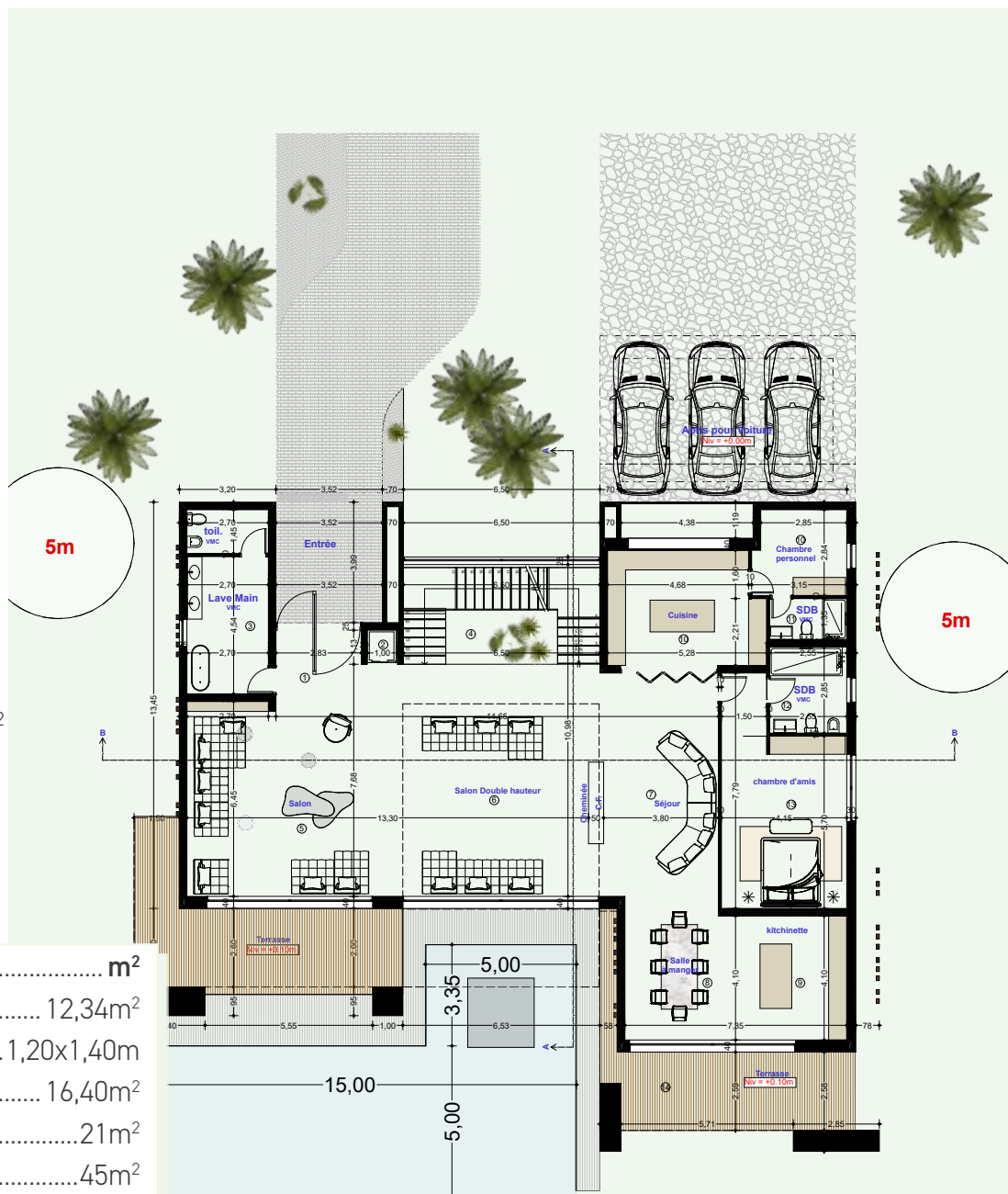
Ground Floor

Floor area 312m²

Total surface area 728,12 m²

Space: m²

1. Entrance hall 12,34m²
2. Elevator 1,20x1,40m
3. WC reception 16,40m²
4. Double-height staircase 21m²
5. Living room 45m²
6. Double-height living room 41,45m²
7. Living room 25,70m²
8. Dining room 15,20m²
9. Kitchenette 17,45m²
10. Kitchen 19,10m²
11. Personal room/bath 12,34m²
12. Bathroom Guest room 7,55m²
13. Guest room. 26,90m²
14. Covered terrace 52m²
15. Gateway 19,65m²
16. Master suite 31,65m²



The plans are not to scale and are provided for information purposes only.

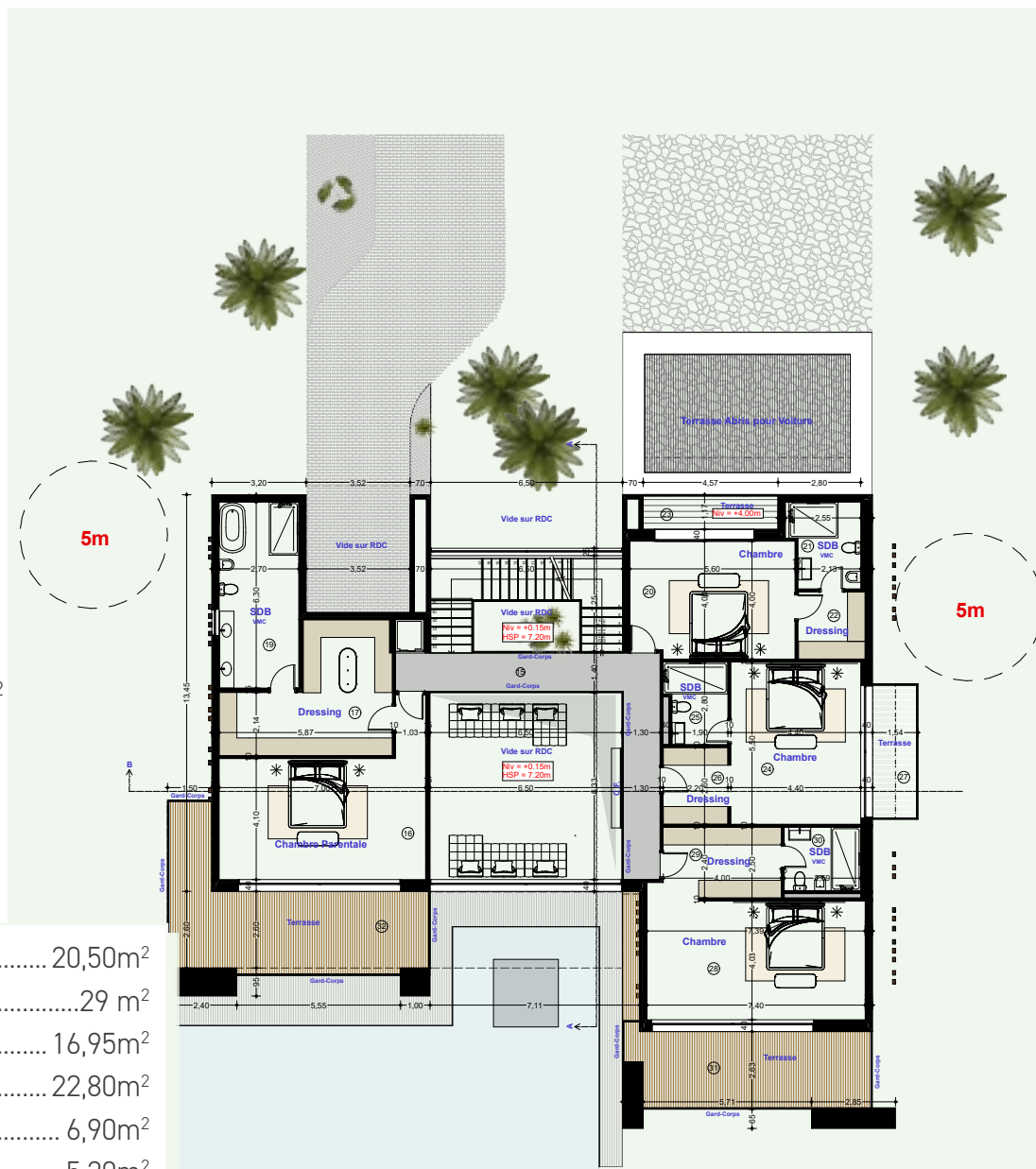
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Floor

Floor area 245,75m²

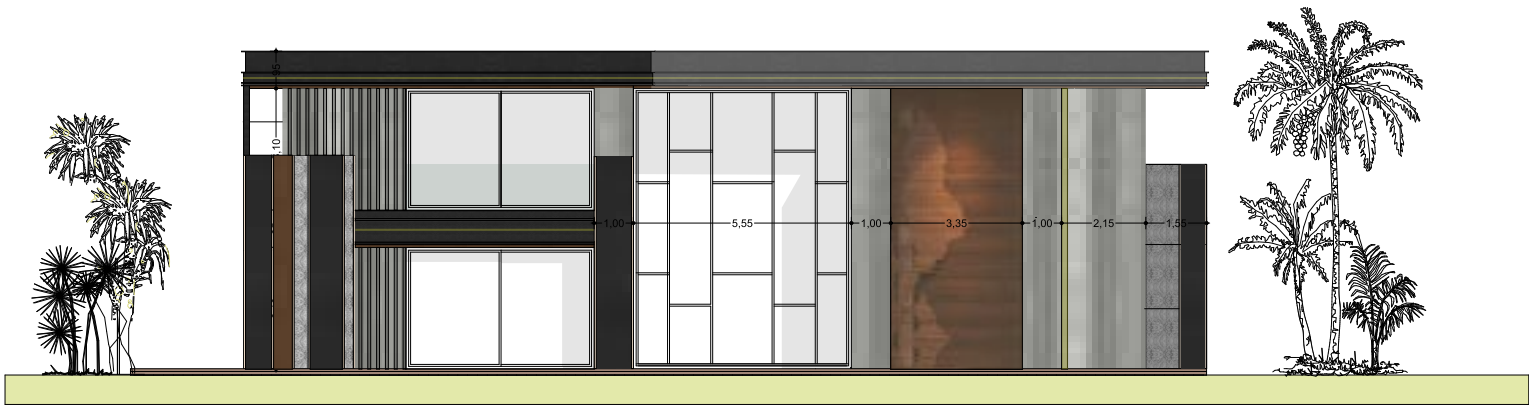
Total surface area 728,12 m²

17. Dressing suite P	20,50m ²
18. Terrace suite P	29 m ²
19. Bathroom suite P	16,95m ²
20. Bedroom 1	22,80m ²
21. Bathroom ch1	6,90m ²
22. Dressing ch1	5,20m ²
23. Balcony Ch 1	5,36m ²
24. Bedroom 2.	24.20m ²
25. bathroom suite 2	5.90m ²
26. Dressing suite 2	6m ²
27. Balcony suite 2	6.75m ²
28. Dressing suite 3	9.65m ²
29. Suite 3	30.70m ²
30. Bath suite 3	5.60m ²
31. Terrace suite 3	24.75m ²
32. Bath suite 3	5.60m ²
33. Terrace suite 3	24.75m ²



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Front Facade



Back Facade



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Right Side Facade



Left Side Facade



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Floors and vanity tops	Local marble Italian ceramic Italian marble
Walls	Solid wood finish cladding BA 13 plaster
Ceiling	BA 13 false plaster ceilings with blowing system at hollow joints
Woodwork	Solid wood carpentry, matte finish
Exterior carpentry	Exterior carpentry in aluminum, with double glazing
Swimming pool	Bali stone
Facade	Travertine Khenifra stone Taza stone Brass joint Alucobond

CONSTRUCTION PRINCIPLES

Double-wall construction using concrete blocks on the exterior and cellular clay bricks on the interior.

The gap is filled with rock wool for enhanced thermal insulation. This construction method provides greater thermal inertia and enables energy savings.

Floor-to-ceiling doors and closets in solid wood finish. Exterior joinery in aluminum with double glazing for improved thermal and acoustic performance.

Architectural finishes inspired by local and natural materials such as stone, marble, and wood.

Facade cladding in travertine slate, local stone, and brass.

Large windows highlighted by metal sunshades and wooden panels.

TECHNICAL EQUIPMENT:

Reversible air conditioning system (hot/cold) installed discreetly and with minimal acoustic impact.

Solar water heating system with electric backup for security.

Infinity pool and jacuzzi with salt electrolysis filtration system.

Villas equipped with a fiber optic telecommunications system and pre-installation for telephone/ADSL or fiber optic internet line.

Home automation and control system installed in the villa.

LED interior and exterior lighting.

Technical equipment (electrical appliances, plumbing fixtures, and sanitary fittings) combining aesthetics with compliance to current standards. Fully equipped kitchen.

Drinking water treated by a water softener.

Elevator

OPTIONS:

Motorized gate with remote control opening.



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For more information, please contact the sales team at
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