

Villa MARGAUX

The Quintessence of Luxury



Williams
& Harper

◆◆◆
Marrakech

MARGAUX



ELEGANCE AND REFINEMENT IN MARRAKECH

Set in a vast plot of over 2,000 m², this exceptional residence offers an exclusive living environment where every space has been carefully designed to optimise your well-being. The spacious terraces are ideal for relaxing in the open air or for elegant receptions under the Marrakech sky. Enter the world of the exceptional with six large suites that promise unrivalled comfort and privacy. Each suite has been designed with attention to detail, offering ample and refined personal space for you and your guests. Villa Margaux is also equipped with a private transparent lift, adding a touch of modernity and luxury, while allowing easy and elegant access between the different levels of the residence. The lift is not just a means of transport, but a centrepiece that enriches the residential experience.

RELAXATION



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EXTERIOR





RECEPTION



INTERIOR

Key Points

- ◆ Timeless Asian aesthetic combined with contemporary elements
- ◆ Emphasis on seamless indoor-outdoor flow
- ◆ Designed by LINE DESIGN Architects
- ◆ Architecture ensures maximum privacy with surrounding lush gardens
- ◆ Each bedroom features an ensuite bathroom and a walk-in closet
- ◆ Private access for quick drop-offs in front of the villa's main entrance
- ◆ Eco-friendly design with solar panels, double glazing, smart home management system, and recycled water irrigation
- ◆ Elevator
- ◆ Carefully landscaped garden with water features and a 13-meter infinity pool

Technical Specifications

- ◆ Spacious open kitchen
- ◆ Living room equipped with a large fireplace
- ◆ State-of-the-art equipment
- ◆ External centralized compressor to minimize noise from air conditioning and heating
- ◆ Direct connection to the estate's concierge service
- ◆ Domotic or automated outdoor lighting
- ◆ Separate technical room
- ◆ Fiber optic
- ◆ Centralized satellite receiver
- ◆ Seismic standard
- ◆ Thermal and sound insulation



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Ground floor

Ground floor area 395m²

Total area 840,25 m²

Space: m²

- 1) Entrance hall 17.80m²
- 2) Elevator 1.20x1.40m
- 3) Double height staircase 18.80m²
- 4) Double height living room 56.02m²
- 5) Living room 45m²
- 6) Living room 39.90m²
- 7) Dining room 26.60m²
- 8) Kitchen 22.41m²
- 9) Cellar 4.30m²
- 10) Laundry room 7.50m²
- 11) Personal room 10.60m²
- 12) Bathroom Personal room 3.40m²
- 13) Reception WC 12.55m²
- 14) Guest bedroom 1 22.72m²
- 15) Bathroom guest bedroom 17.22m²
- 16) Guest bedroom 2 26.26m²
- 17) Bathroom guest bedroom 2 6.66m²
- 18) Covered terrace 1 31m²
- 19) Walkway 19.65m²



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

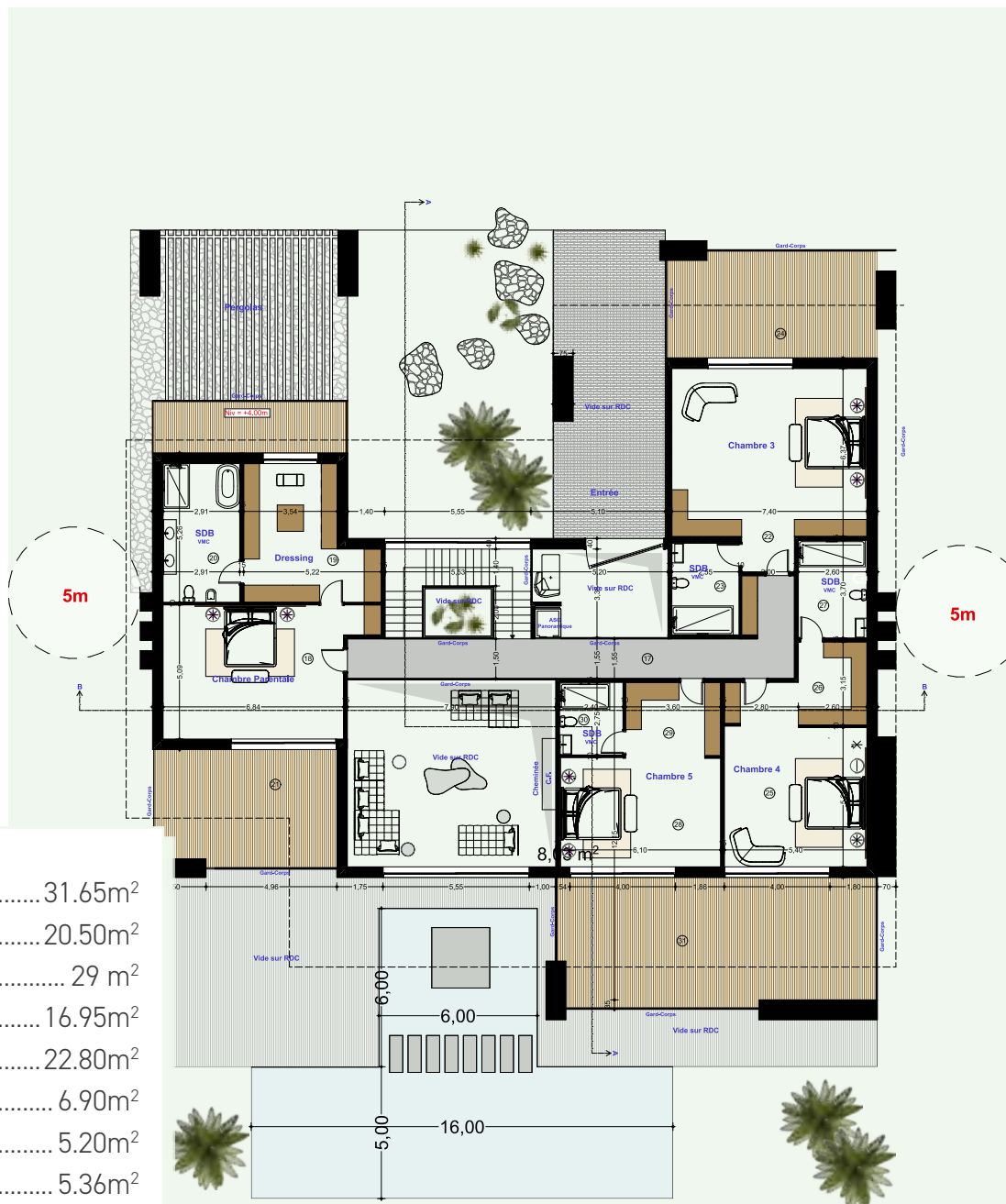
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Floor

Floor area 285,25 m²

Total area 840,25 m²

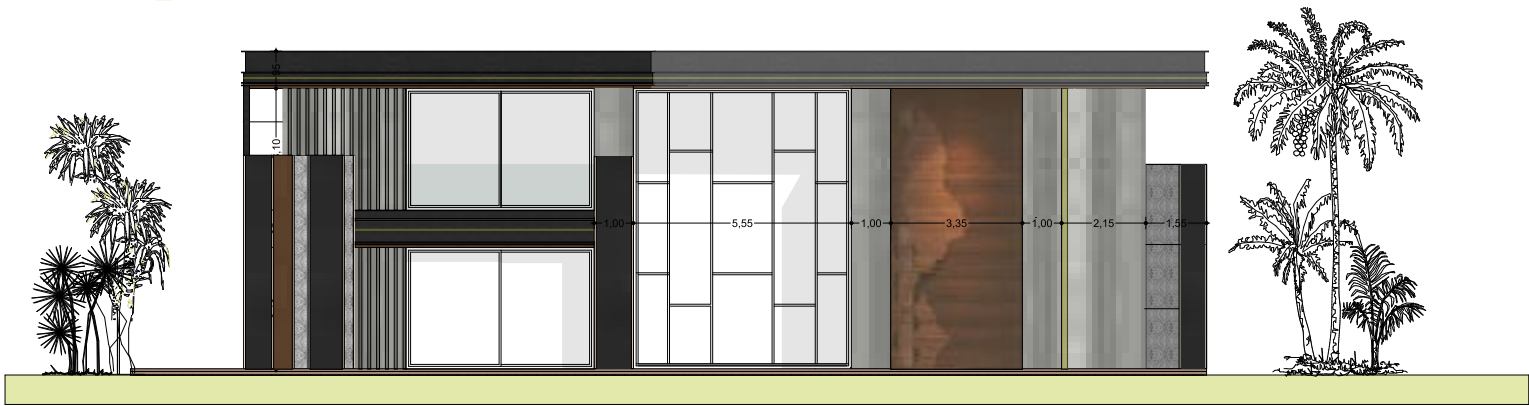
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|------------------------------|---------------------|
| 20) Master suite | 31.65m ² |
| 21) Dressing suite P | 20.50m ² |
| 22) Terrace suite P | 29 m ² |
| 23) Bathroom suite p | 16.95m ² |
| 24) Bedroom 1 | 22.80m ² |
| 25) Bathroom bedroom 1 | 6.90m ² |
| 26) Dressing room 1 | 5.20m ² |
| 27) Balcony Bedroom 1 | 5.36m ² |
| 28) Bedroom 2. | 24.20m ² |
| 29) Bathroom bedroom 2 | 5.90m ² |
| 30) Dressing room 2 | 6m ² |
| 31) Balcony bedroom 2 | 6.75m ² |
| 32) Dressing room 3 | 9.65m ² |
| 33) Bedroom 3 | 30.70m ² |
| 34) Bathroom bedroom 3 | 5.60m ² |
| 35) Terrace bedroom 3 | 24.75m ² |
| 36) Bathroom bedroom 3 | 5.60m ² |
| 37) Terrace bedroom 3 | 24.75m ² |



Plan Etage

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FRONT Facade

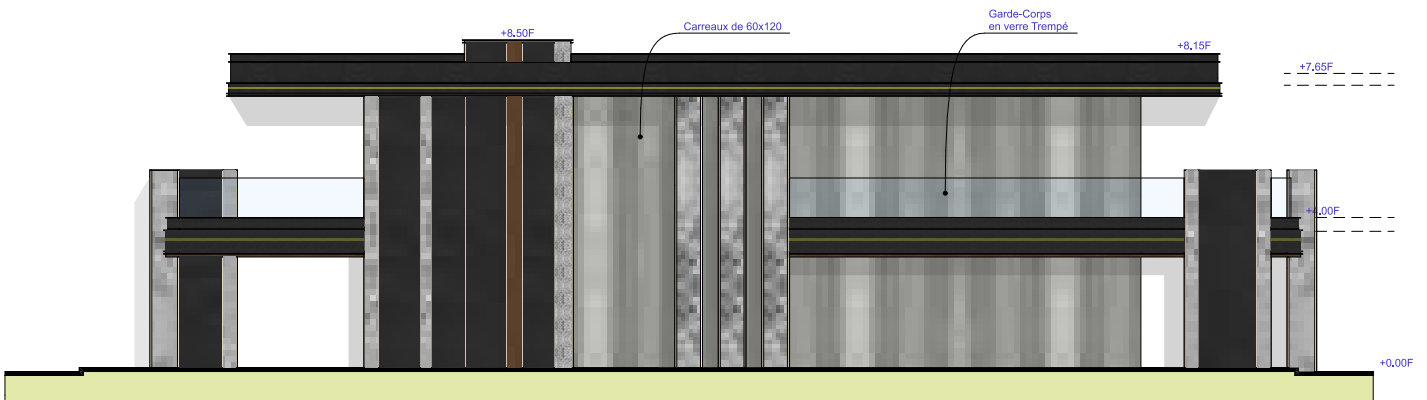


BACK Facade



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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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