

Villa CHLOÉ

The Quintessence of Luxury



Williams
& Harper



Marrakech

CHLOÉ



Jewel of the luxurious RED STONE estate in Marrakech, Villa Chloé offers an unparalleled view of the snow-capped peaks of the Atlas Mountains.

Occupying large plots within the estate, Villa Chloé is situated in a living space as spectacular as it is versatile.

Built at the heart of a vast private domain, it features spacious suites with high ceilings. Villa Chloé blends the charm of contemporary homes with luxurious Asian-inspired details. The philosophy here aims to seamlessly connect indoors and outdoors, offering a lifestyle centered around relaxation and simplicity.

The residence consists of four guest bedrooms or more, depending on your preference, a bar, and a home cinema—all surrounded by magnificent landscaped gardens with lush vegetation, water features, and a 13-meter infinity pool.

RELAXATION



EXTERIOR



RECEPTION HALL



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
- ◆ 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



CHLOÉ

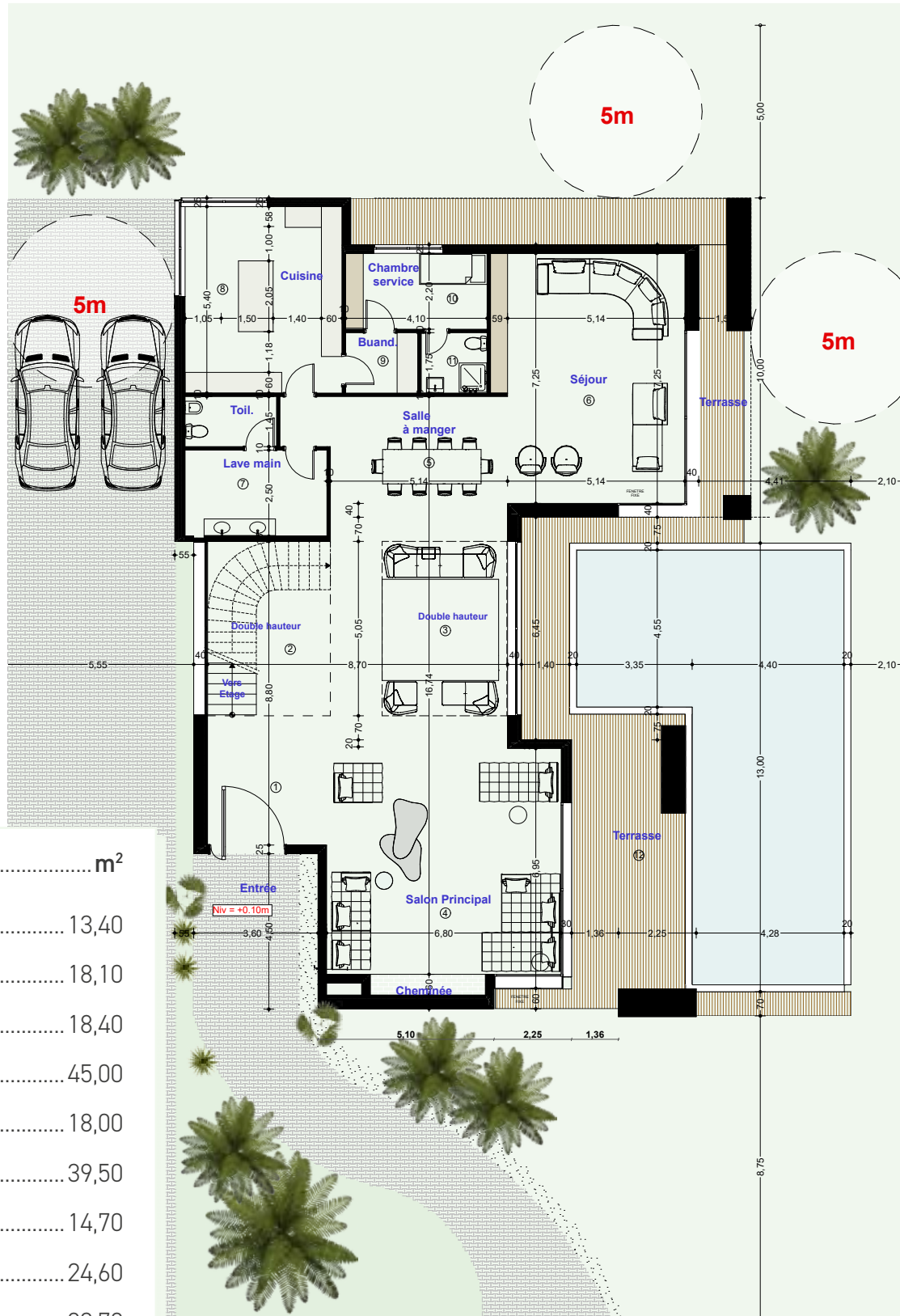
Ground Floor

Ground Floor Area: 232 m²

Total Area: 612.90 m²

Space: m²

- 1. Entrance Hall..... 13,40
- 2. Double-height Staircase 18,10
- 3. Double-height Living Room 18,40
- 4. Fireplace Lounge 45,00
- 5. Dining Room 18,00
- 6. Sitting Room..... 39,50
- 7. Guest WC..... 14,70
- 8. Kitchen 24,60
- 9. Laundry Room 03,70
- 10. Service Room..... 09,05
- 11. Service Bathroom..... 03,70
- 12. Covered Terrace..... 52,75



CHLOÉ

Floor

Floor area: 190,25 m²

Total Area: 612.90 m²



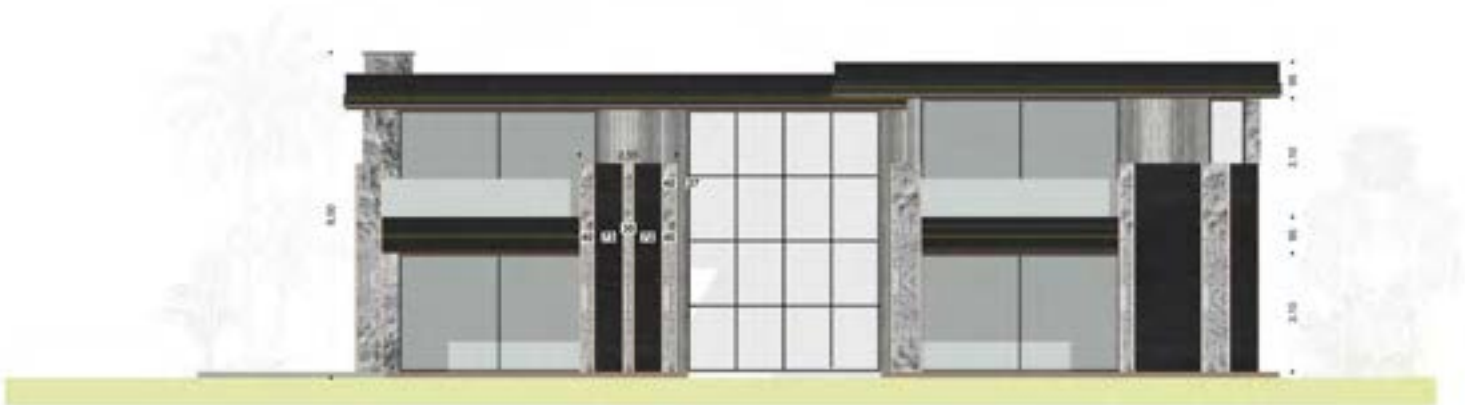
Space:	m ²
13. Walkway	13,25
14. Master Suite	33,60
15. Master Suite Dressing Room	18,50
16. Master Suite Bathroom	12,00
17. Master Suite Terrace	25,20
18. Bedroom 1	30,00
19. Bathroom for Bedroom 1	05,70
20. Bedroom 2	28,40
21. Bathroom for Bedroom 2	05,60
22. Bathroom for Bedroom 3	05,80
23. Dressing Room for Bedroom 3	07,05
24. Bedroom3	23,80
25. Terrace	31,70

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

FRONT Facade



BACK Facade



RIGHT Side Facade



LEFT Side Facade



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

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.

OPTIONS:

Motorized gate with remote control opening.

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.





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For more information, please contact the sales team a

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