

Built of Moroccan materials, **Dar Chacha** is a truly contemporary two-storey villa;

PROGRAMME :

- 5 bedrooms and 5 bathrooms
- **Service** : fitted kitchen and offices, boiler room, staff courtyard, staff accommodation, toilet, shower, pantry, parking spaces under carport.
- **Reception** : hall, sitting room with open fireplace, dining room, covered terrace, open-air terrace, cloakrooms, wash-hand basin and toilet.
- **Options** :
 - Infinity pool
 - Pool house.
 - Nightwatchman's accommodation (with or without storage).

SURFACE :

- **Ground area** : 4.000 m² env.
- **Covered area** : 685 m².
- **Area of accessible roof terrace** : 167 m².

SPECIFICATIONS :

- **Main frame** : built to accredited earthquake proofing standards, laboratory tested building
- **Electrics** : In collaboration with the architects and accredited by a testing agency.
- **Interior woodwork** : doors, French doors, windows, interior shutters for the windows and French doors are solid cedarwood.
- **Exterior woodwork** : doors and French doors in aluminium with intruder-proof glazing.
- **Floor coverings** : Authentic traditional floor coverings as follows :
 - Bedrooms: dass (tinted and packed cement and lime) and bejmat (baked earthenware tiles).
 - Bathrooms: zellij (enamelled mosaic tiles).
 - Reception areas: zellij and bejmat and/or dass and marble.
 - Kitchen: special kitchen tiles.
 - Service areas: terrazzo.
 - Roof terrace: bejmat and zellij.
- **Wall coverings** : authentic natural materials with natural insulating properties.
 - Interior walls: tadellakt.
 - Exterior walls: Earth-coloured render.
- **False ceilings** :
 - Interior ceilings: plaster with various mouldings and colours.
 - Covered terraces: tataoui (traditional painted reeds).
- **Heating** : Gas-fired central heating with radiators in all areas of the house; heating in the reception areas is provided by heated ceilings; solar panels; testing agency accreditation.
- **Water-proofing** : All accessible roof terrace areas are fully waterproofed with testing agency accreditation.



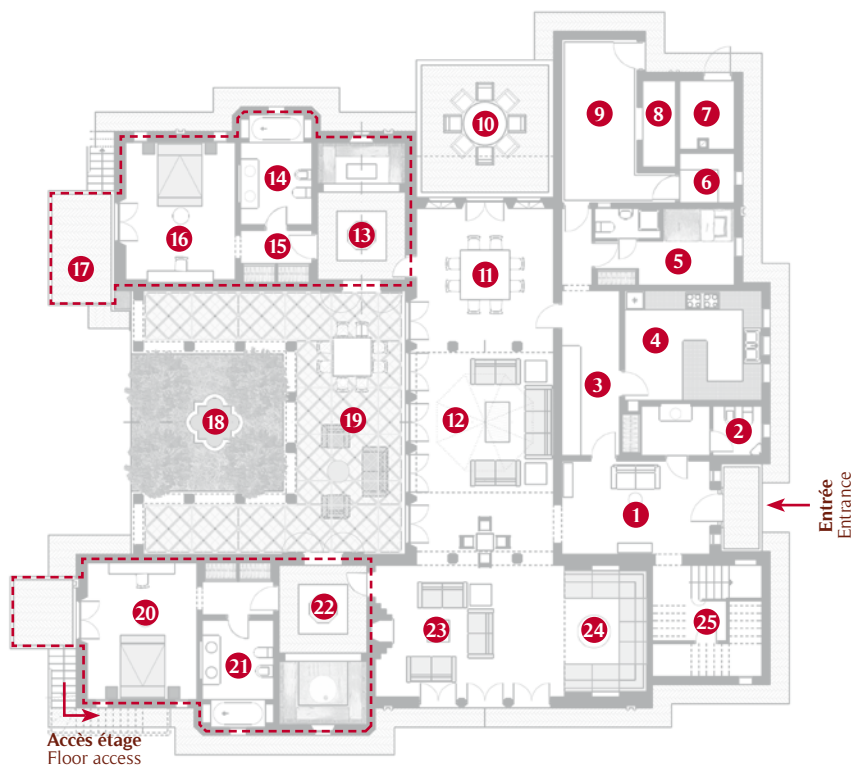
- **Air conditioning :**
 - Adjustable split system in reception and in the dining room.
 - Split system in bedrooms.
- **Sanitaryware :** Contemporary style.
- **Media access :**
 - Two separate satellite dishes.
 - TV reception in all bedrooms.
 - Internet.

NB: these specifications are for information purposes only and may be modified.



DAR CHACHA - GROUND FLOOR

COVERED AREA : 458 M²

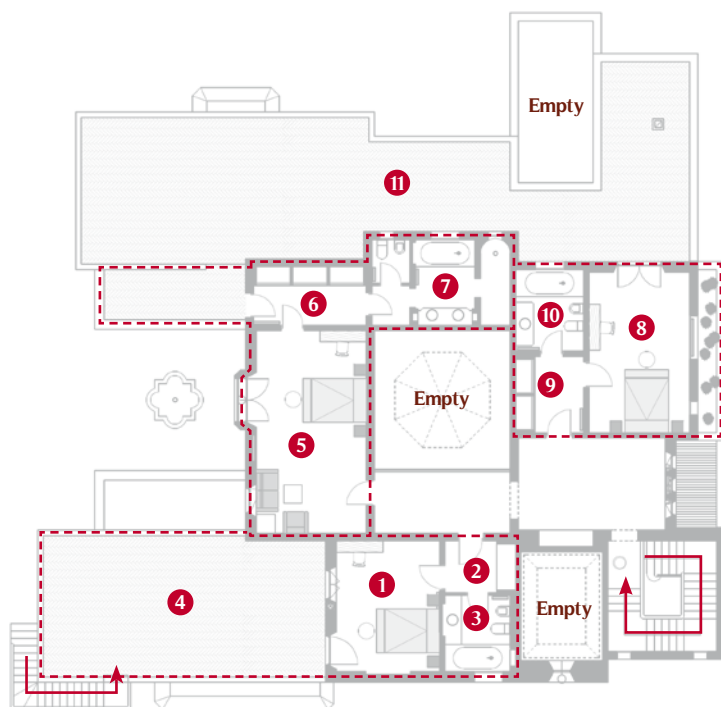


LÉGENDE :

1	Hall d'entrée - Entrance hall	16,96 m ²
2	Toilettes réception - Toilet Reception	7,92 m ²
3	Office - Office	12,60 m ²
4	Cuisine - Kitchen	20,00 m ²
5	Chambre de service - Staff bedroom	10,32 m ²
6	Réserve 1 - Store room 1	3,60 m ²
7	Chaufferie - Boiler room	5,00 m ²
8	Réserve 2 - Store room 2	3,78 m ²
9	Cour de service - Hall of service	17,90 m ²
10	Terrasse - Terrace	24,5 m ²
11	Salle à manger - Dining room	26,25 m ²
12	Salon - Living room	38,75 m ²
13	Petit Séjour - Small living	16,00 m ²
14	SDB - Bathroom	10,31 m ²
15	Dressing - Dressing	2,75 m ²
16	Suite 1 - Suite 1	20,00 m ²
17	Terrasse - Terrace	4,90 m ²
18	Terrasse non couverte - Not covered terrace	28,86 m ²
19	Terrasse ext. couverte - Covered outside terrace	68,25 m ²
20	Suite 2 - Suite 2	20,00 m ²
21	SDB - Bathroom	10,05 m ²
22	Petit Séjour - Small living	18,56 m ²
23	Salon cheminée - Living room chimney	33,12 m ²
24	Salon marocain - Moroccan living room	13,20 m ²
25	Escalier accès étage - Traditional living room	17,42 m ²

DAR CHACHA - FLOOR

COVERED AREA : 212 M²



LÉGENDE :

1	Chambre 3 - Room 3	18,24 m ²
2	Dressing - Dressing	3,61 m ²
3	SDB 3 - Bathroom 3	6,72 m ²
4	Terrasse - Terrace	53,49 m ²
5	Chambre 4 - Room 4	31,32 m ²
6	Dressing - Dressing	6,02 m ²
7	SDB 4 - Bathroom 4	16,07 m ²
8	Chambre 5 - Room 5	21,83 m ²
9	Dressing - Dressing	5,04 m ²
10	SDB 5 - Bathroom 5	7,05 m ²
11	Terrasse - Terrace	105,56 m ²

