



vacation at home

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villa Luxuria™ is a 2 bedroom, 2 bathroom vacation villa, comprising of 2,533 sq ft of sculpted indoor and outdoor space. designed with all of your comforts in mind, villa Luxuria™ is an exceptional family retreat or couples vacation residence. with premium appointments from the bathroom to the kitchen, including granite and marble counter tops, stainless steel appliances, integrated central cooling and climate control throughout and wall to wall folding doors opening onto a magnificent 32' horizon pool – you'll never want to leave home again.



live in...



french folding doors throughout blur the lines between inside and outside



landscaping packages available in three options; tropical, tuscan and japanese

...sleep in



home furnishings and interior design options available upon request

designed for you

when our internationally accredited architects designed our villas they had one thing in mind - you. from end to end, villa Luxuria™ offers truly incredible features.

step out of your living room onto your pool deck, enjoy a drink with friends, have a meal or serve a cocktail by the pool. when home is this much pleasure, you're not going to want to leave.

smart, intelligent villa automation

populaire provides you with access to the worlds most advanced home automation options available today with integrated, programmable solutions by Crestron® for everything including lighting, climate, audio, video, security and communications.



**pool bar optional pricing available on request

this is not an offer of sale

villa Luxuria™ specifications

combined floorspace	2533 sq ft / 230 sqm	indoor: 1299 sq ft / 118 sqm	outdoor: 1234 sq ft / 112 sqm
bedrooms	2		
bathrooms	2		
levels	1		
pool	32' horizon pool		
car space	single car maxi garage		

kitchen	deluxe collection	premium collection	aristocrat collection
appliances	Bosch®	Smeg® / Liebherr®	Miele®
cabinetry	populaire select	Dante®	Leicht®
countertops	Nero Absoluto Granite	Nero Absoluto Granite	Nero Absoluto Granite
finishings	deluxe collection	premium collection	aristocrat collection
wet fixtures	Toto®	Grohe®, Kohler®, Franke®	Grohe®, Kohler®, Franke®
masonry flooring/finishing	granite composite	egyptian marble	persian travertine
bathroom countertops	egyptian marble	emperador marble	emperador marble

indoor			
wall stone	spliced slate		
internal wood flooring	rustico merbau		
doors and frames	distressed teak		

outdoor			
landscaping	kopikala (tropical)	giardino (tuscan)	sensai (japanese)
terrace and balcony	flamed slate		
pool deck	bangkirai limited		

furnishings	
ready move	fixed furnishings, LCD displays and settings (refer to furnishings product sheet)

ultima™ packages*			
home intelligence	entertainment	comfort and convenience	security
(Crestron® powered)	integrated lighting	integrated climate control	integrated security access
	integrated entertainment systems	integrated access control	integrated surveillance
	integrated 802.11g wi-fi network		
life style	6' pool bar with integrated mini bar		
	sauna/steam room	*individual component pricing available upon request	
	built-in BBQ with mini bar	equivalent fixtures may be used when specified brands are unavailable, subject to notification and approval	

