



uncompromising luxury

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villa Majestica™ is a 3 bedroom 3 bathroom family residence with 3,010 sq ft of ultimate lifestyle space. it incorporates unparalleled design features, with an emphasis on functionality and optimized space utilization. designed to take full advantage of the tropical environment and surroundings, villa Majestica™ delivers a full resort lifestyle experience with wall to wall french folding doors on generous balconies overlooking outdoor living areas, the expansive horizon pool and deck. inside, find spacious modern living areas with premium fixtures, integrated central cooling and immaculately appointed bathrooms and kitchens.



from the deck...



spacious open decks surround the horizon pool and converge with the interior rooms



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

...to the sofa



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 Majestica™ 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 Majestica™ specifications

combined floorspace	3010 sq ft / 273 sqm	indoor: 1836 sq ft / 167 sqm	outdoor: 1173 sq ft / 106 sqm
bedrooms	3		
bathrooms	3		
levels	1		
pool	35' 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	