



you'll love coming home

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populaire introduce its flagship product - villa Royale™, an architecturally stunning villa with more than 8300 sq ft of luxury living space, and premium finishings.

villa Royale™ delivers the ultimate resort lifestyle experience. living areas extend onto the pool deck with french folding doors and floor to ceiling windows. appointments such as the 40' horizon pool, central cooling, granite counters and beautifully landscaped gardens provide uncompromising style and comfort, while a luxuriously finished master suite, complete with an outdoor space, a rooftop daybed and jacuzzi await your retreat.





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

# picture yourself here...

## choose life

life is full of choices, and at populaire we've made ours. we choose to use only the finest quality materials, we choose to build to international codes, and we choose to stand by our products with a comprehensive warranty, which really leaves you with only one choice - to relax.

with villa Royale™ the choice is yours, we offer an expansive range of options, including; finishings, appliances, landscaping, furnishings and guest suites, all of which allow you to personalize your villa experience and truly make it your home.



standard 2 car maxi car port with sub level storage/living quarters

...and here

## designed for you

when our internationally accredited architects designed our villas they had one thing in mind - you. from end to end, villa Royale™ offers truly incredible features, spacious well appointed modern living areas and the ultimate resort living experience.

step out of your living room onto your pool deck, enjoy a drink with friends, have a meal or serve a cocktail from the pool. take a relaxing soak in your rooftop jacuzzi or enjoy a movie in your personal home theatre. when home is this much pleasure, you're not going to want to leave.

## smart, intelligent villa automation

villa Royale™ 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.

Total Home Technology™ from Crestron® streamlines and simplifies all the technology in your home offering the ultimate lifestyle of comfort and convenience. Crestron's award-winning Total Home Technology™ solution eliminates the need to walk from room to room to adjust drapes, lights, temperature, and audio/video components. whether from an easy-to-use color touch panel, remote or a customized keypad, total control is always at your fingertips.



home furnishings and interior design options available upon request



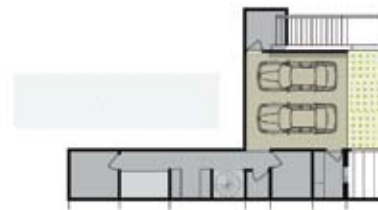
ground



2<sup>nd</sup>



3<sup>rd</sup>



basement

## villa Royale™ specifications

combined floorspace	8372 sq ft / 761 sqm	indoor: 3347 sq ft / 304 sqm	outdoor: 4254 sq ft / 456 sqm
bedrooms	3		
bathrooms	3.5		
entertainment rooms	1		
pool	40' horizon pool		
car space	2 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	