

 **Courtyard Type**

# Courtyard Style Villas



Detached plantation-style villa with garage, set around a sheltered courtyard with large patio, infinity pool and secluded landscaped tropical garden



**VILLAS VALRICHE**  
MAURITIUS

# Courtyard Type

## 3 Bedrooms (Ground Floor + 1)

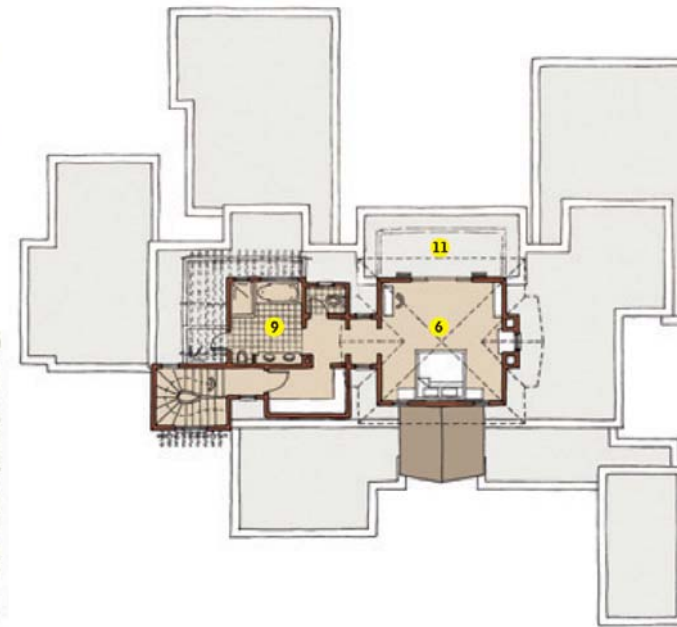


Garden elevation



Minimum Site Width 35m

Ground floor plan



First floor plan

**Legend**

- 1. Entrance
- 2. Lobby
- 3. Living Room
- 4. Dining Room
- 5. Kitchen
- 6. Master Suite
- 7. Bedroom
- 8. Study/TV
- 9. Bath
- 10. Veranda
- 11. Porch
- 12. Swimming Pool
- 13. Terrace
- 14. Kiosk
- 15. Bbq
- 16. Scullery
- 17. Yard
- 18. Garage
- 19. Store

<b>Total Covered Area</b>	<b>398</b>
<b>Total Standard NIA</b>	<b>352</b>
<b>Enclosed Living NIA</b>	<b>232</b>
Ground Floor NIA	185
First Floor NIA	47
<b>Semi Enclosed NIA</b>	<b>103</b>
Entrance Porch	5
Veranda	35
Porch 1	24
Porch 2	18
Porch 3	13
Balcony	8
<b>Enclosed Garage NIA</b>	<b>17</b>
<b>Swimming Pool Swim Area</b>	
Standard	20
Option 1	24
Option 2	32
<b>Options NIA</b>	
Double Garage	18
Store	5
Gazebo	9
Timber Deck	70

**Notes:**  
 1. NIA = Net Internal Area.  
 2. All areas are in square metres.  
 3. All areas are measured from the internal face of walls for determining NIA and to the outer edge of concrete slabs for Covered Areas  
 4. Area for store may vary slightly for villas on plots with side access  
 5. Plan indicated for 0-10% slope  
 6. Landscaping layout indicative  
 7. Plan is generic and may vary depending on the selected style and variant

In terms of international norms on measuring standards for marketing purposes: "Covered Area" includes all covered areas measured to the outside of all external walls, covered overhangs and verandas. However in the contract documentation, based on the legal system in Mauritius and prepared by registered Notaries, areas are expressed as NIA (as defined in the glossary of the Specifications document). Depending on the design configuration of each villa, the difference between the "Covered Area" and the "Net Internal Area" will vary between 5% and 15%.

Plan Code: CRT3BG1Y