

 Terrace Type

Terrace Style Villas



Detached plantation-style villa with garage designed in an “L” shaped structure, offering comfortable open-plan living to a generous, sheltered terrace and infinity pool, overlooking a secluded tropical garden.



VILLAS VALRICHE
MAURITIUS

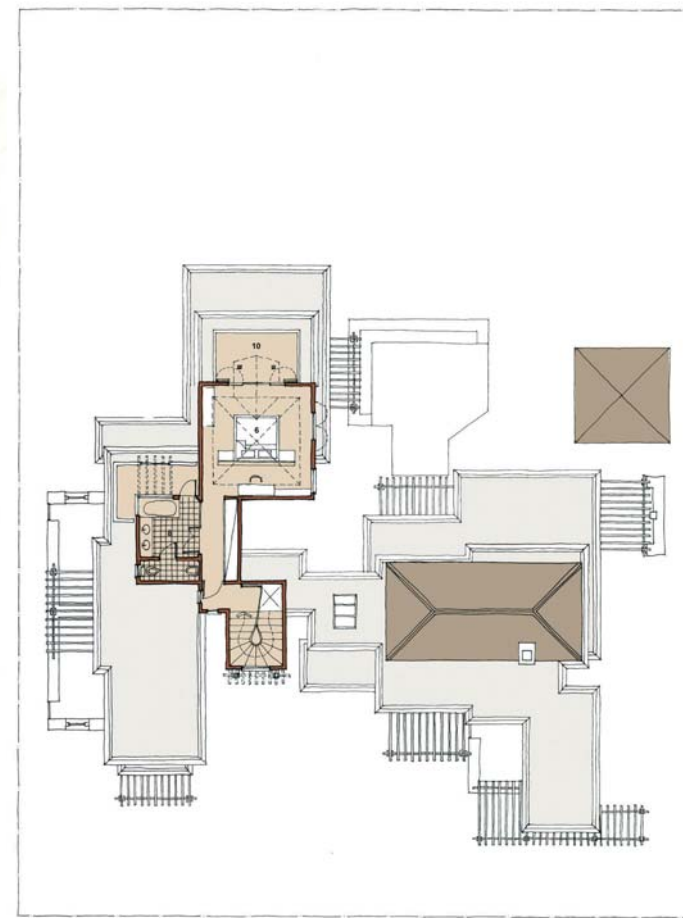


Terrace Type

4 Bedrooms (Ground Floor + 1)



Garden elevation



First floor plan

Legend

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

Total Covered Area	331
Total Standard NIA	291
Enclosed Living NIA	220
Ground Floor NIA	175
First Floor NIA	45
Semi Enclosed NIA	54
Entrance Porch	7
Veranda	31
Porch 1	9
Porch 2	5
Porch 3	-
Balcony	2
Service Corridor	-
Enclosed Garage NIA	17
Swimming Pool Swim Area	
Standard	20
Option 1	24
Option 2	32
Options NIA	
Double Garage	18
Store	3
Gazebo	9
Timber Deck	39

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: TRR4BG1Y