

 **Village Type**

Village Style Villas



Designed for smaller plots, this detached villa with garage offers practical open-plan living, with spacious patio and infinity pool overlooking a tropical landscaped garden.



VILLAS VALRICHE

MAURITIUS

Village Type

3 Bedrooms (Ground Floor + 1) Type A

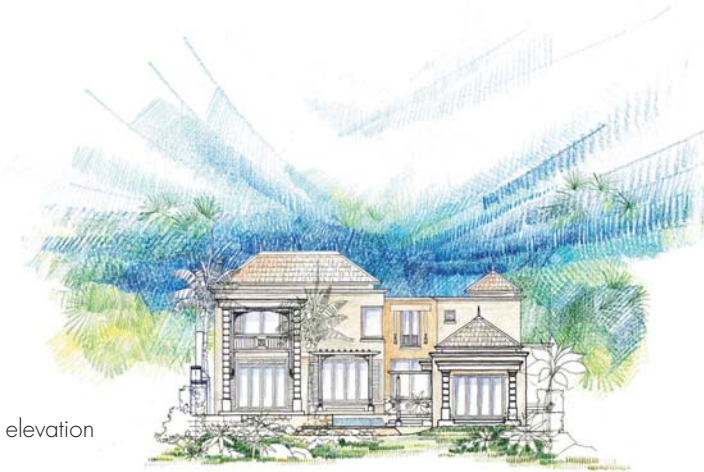


SCALE 0m 2.0 4.0 6.0m

Minimum Site Width 17.5m Maximum 20m



Ground floor plan



Garden elevation

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	267
Total Standard NIA	224
Enclosed Living NIA	166
Ground Floor NIA	102
First Floor NIA	64
Semi Enclosed NIA	39
Entrance Porch	9
Veranda	17
Porch 1	6
Porch 2	2
Balcony	5
Enclosed Garage NIA	19
Swimming Pool Swim Area	
Standard	20
Option 1	24
Option 2	32
Options NIA	
Gazebo	9
Timber Deck	56

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: VLA3BG1Y