



# **PAILLE EN QUEUE**

## APARTMENTS PHASE 2

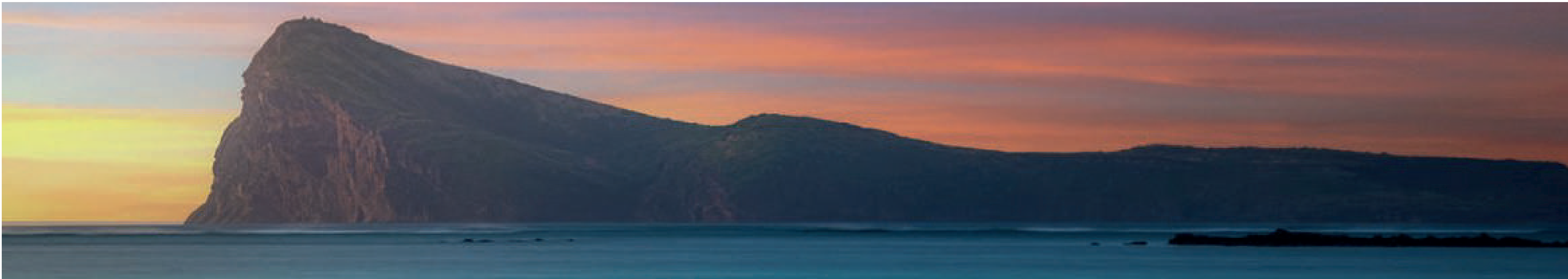
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PEREYBERE, GRAND BAIE,

MAURITIUS

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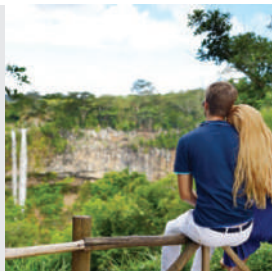




# Mauritius Island



Located in the southwestern Indian Ocean, Mauritius is often cited as a success story for developing countries. A very welcoming population, a mixture of cultures that symbolizes the rainbow of this paradise island, a strong seaside potential and above all the fact that the island has a great reputation as a tourist destination. Mauritius also shines on the economic aspect, everything started with textiles, Export Processing Zone and the sugar sector among others, today among the pillars we find for example the Free Port, Global Business, ICT and etc.... Today, Mauritius is positioned in strength as a country open to the world and also as the gateway to invest in Africa. If on the one hand it is the paradise island for a dream holiday, on the other hand Mauritius is also recognized for its attractive taxation, remarkable political stability, strong growth economy and business climate.



# Île Maurice

Située dans le Sud-Ouest de l’océan Indien, l’île Maurice est souvent citée comme exemple de réussite pour des pays en développement. Une population très accueillante, un mélange de cultures qui symbolise l’arc-en-ciel de cette île paradisiaque, un fort potentiel balnéaire et surtout le fait que l’île a une grande réputation en tant que destination touristique. L’île Maurice brille également sur l’aspect économique tout commença par le textile, Zone Franche Industrielle d’Exportation et le secteur sucriers entre autres, aujourd’hui parmi les piliers on retrouve par exemple le Port Franc, Global Business, le TIC et etc... Aujourd’hui, l’île Maurice se positionne en force comme un pays ouvert sur le monde et aussi comme la porte d’entrée pour aller investir en Afrique. Si d’une part c’est l’île paradisiaque pour des vacances de rêve, d’un autre côté on reconnaît l’île Maurice aussi pour avoir une fiscalité attractive, une stabilité politique remarquable, une économie forte en croissance et son climat des affaires.





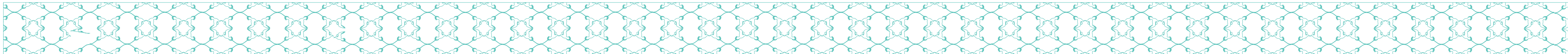
## North Region



The coastal regions of northern Mauritius are one of the places that have seen a lot of development in recent years, especially in terms of real estate, restaurants, entertainment but also the golf course of Mont-Choisy Park. The north is a part of the island where you will always have something to do, for example shopping in the Grand Bay La Croisette, excursions to the northern islets, sailing, kite surfing, diving and other underwater activities. The icing on the cake is the northern beaches which are without equal, especially the divine beach of Pereybere with its translucent turquoise water which is one of the most beautiful beaches in Mauritius and is located near the Escales Sur Mire project.

# Paille En Queue II

PEREYBERE





# North Region Activities

The North of Mauritius is renowned for being a highly touristic area with beautiful sandy beaches such as Grand-Bay, Péreybère and Mont-Choisy. It is the place where tourists enjoy strolling, water sports, shopping or savouring the delights of local cuisine, whether in a restaurant or in a food truck. The North also conceals other treasures away from the coast, its historical sites and heritage will be appealing to you.



Catamaran Mauritius



Golf Mont Choisy



Clubbing



Snorkeling In The Clear Water



Finest Restaurants



Parasailing



In the attractive  
and coveted North  
of Mauritius,  
at Pereybere  
a scintillating  
experience of  
wholesome luxury  
awaits you and your  
family. Introducing  
the ultra-luxurious  
Paille en queue  
apartments, where  
an apartment is  
more than just a  
home; it's a lavish  
lifestyle.











FLYING ABOVE THE LINE





# AMENITIES



JOGGING TRACK



SAUNA



CAFETARIA



ROOF TOP GYM



JAPANESE GARDEN



SWIMMING POOL

38 m (300 m<sup>2</sup>)





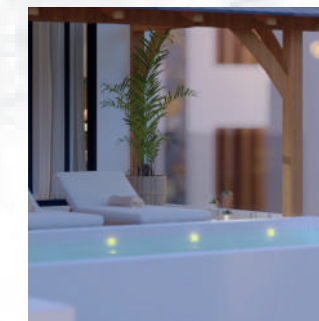
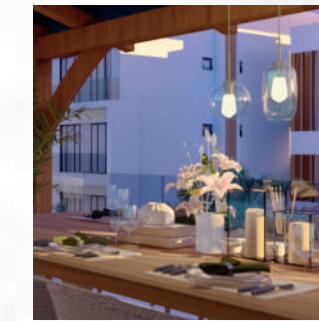


”Revealing the most luxurious project in Mauritius”





"THE ROOF TOP"



## Penthouse

In harmony with being on the highest floor, a premium location, this space was created to be the peak of luxury, and this feeling is brought out through the most comfortable, high quality European furnishings.

The penthouse features contemporary, neutral finishes and clean, fresh tones. A large Private pool is located on the main terrace providing residents with a convenient means of freshening up and relax under umbrellas on the sun loungers.





Our stunningly beautiful apartments have been carefully designed to provide you with the best living experience. Immerse yourself in a place that blends modern and contemporary architecture, not only on the outside but also with apartments having luxurious interiors and spectacular views. We thus offer a new way of life to home buyers and those looking to upgrade their lifestyle.





The kitchen is one of the most used parts of the home. Everyone deserves a glamorous modular kitchen, which lets them enjoy spending time in. This modern European kitchen integrated in each apartment is superbly fixed with modern appliances and stylish furniture. Hence, this cozy atmosphere helps to create the most pleasant cooking and culinary experience.







# Paille En Queue II

PEREYBERE



a place  
Full  
of details...





Bedrooms are our private sanctuaries where we retreat to every night and escape the stresses of the outside world.

The soft colours, sleek textures and clear-cut shapes of the decor set a restful atmosphere. The minimalist and modern furniture add natural texture and modern curves to the decor.

All bedrooms have an en-suite bathroom that is both functional and stylish, designed in such a way that allows natural light to flood this entire space and give it a bright and airy vibe.





# Paille En Queue II

PEREYBERE



## Master floor plan

Block B  
. 5 Apartments

Block A  
. 6 Apartments



Ground Floor  
Block A

Schedule of areas apartment 1

1	Kitchen   Dining  Living	44m <sup>2</sup>
2	Dry Terrace	13 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1   Balcony	18   8.5 m <sup>2</sup>
5	Master Bedroom   Ensuite   Balcony	20   4.4   7.7 m <sup>2</sup>
6	Bedroom 2	10.7 m <sup>2</sup>
7	Main Terrace	14 m <sup>2</sup>
Total Built Up Area		165m <sup>2</sup>

Schedule of areas apartment 2

1	Kitchen  Dining   Living	50 m <sup>2</sup>
2	Grease Kitchen	3.7 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1   Balcony	9   5.3 m <sup>2</sup>
5	Bedroom 2	10.5 m <sup>2</sup>
6	Master Bedroom 1   Ensuite   Balcony	14   4.4   3.5 m <sup>2</sup>
7	Main Terrace	10.7 m <sup>2</sup>
Total Built Up Area		127m <sup>2</sup>

Schedule of areas apartment 3

1	Kitchen   Dining   Living	44 m <sup>2</sup>
2	Dry Terrace	3.8 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Master Bedroom   Ensuite   Balcony	20   4.4   4.8 m <sup>2</sup>
5	Bedroom	18 m <sup>2</sup>
6	Main Terrace	11 m <sup>2</sup>
Total Built Up Area		133 m <sup>2</sup>

Schedule of areas apartment 4

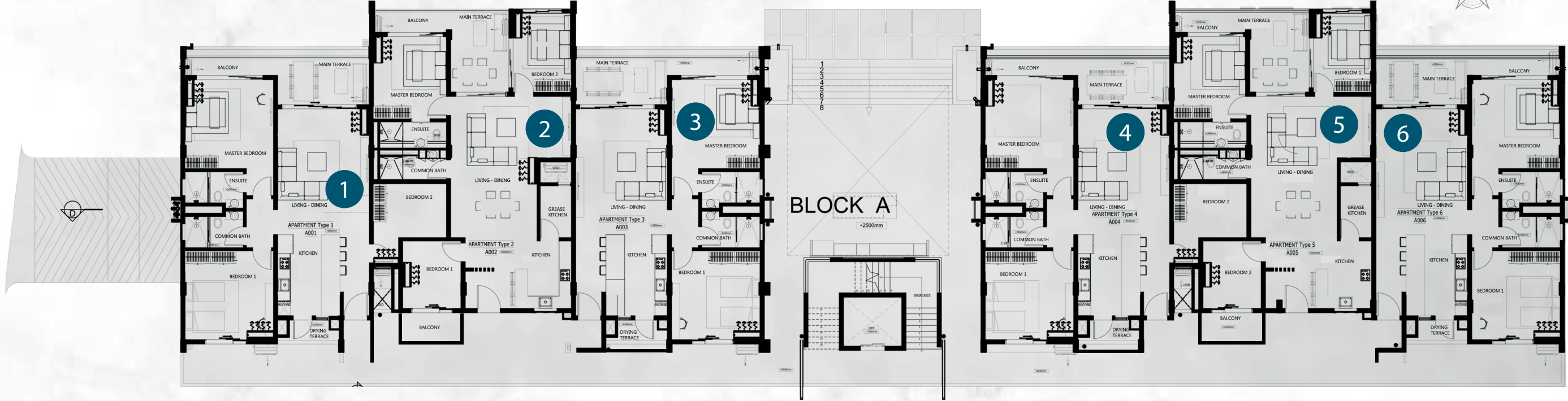
1	Kitchen   Dining  Living	44 m <sup>2</sup>
2	Dry Terrace	3.8 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   6 m <sup>2</sup>
6	Bedroom 2	10.6 m <sup>2</sup>
7	Main Terrace	11.7 m <sup>2</sup>
Total Built Up Area		146m <sup>2</sup>

Schedule of areas apartment 5

1	Kitchen  Dining   Living	50 m <sup>2</sup>
2	Grease Kitchen	3.7 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	10.5 m <sup>2</sup>
5	Bedroom 2   Balcony	9   5.3 m <sup>2</sup>
6	Master Bedroom 1   Ensuite   Balcony	14   4.4   3.5 m <sup>2</sup>
7	Main Terrace	10.7 m <sup>2</sup>
Total Built Up Area		127m <sup>2</sup>

Schedule of areas apartment 6

1	Kitchen   Dining  Living	44m <sup>2</sup>
2	Dry Terrace	10.4 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1   Balcony	18   8.5 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   3.5 m <sup>2</sup>
6	Main Terrace	9.7 m <sup>2</sup>
Total Built Up Area		147 m <sup>2</sup>





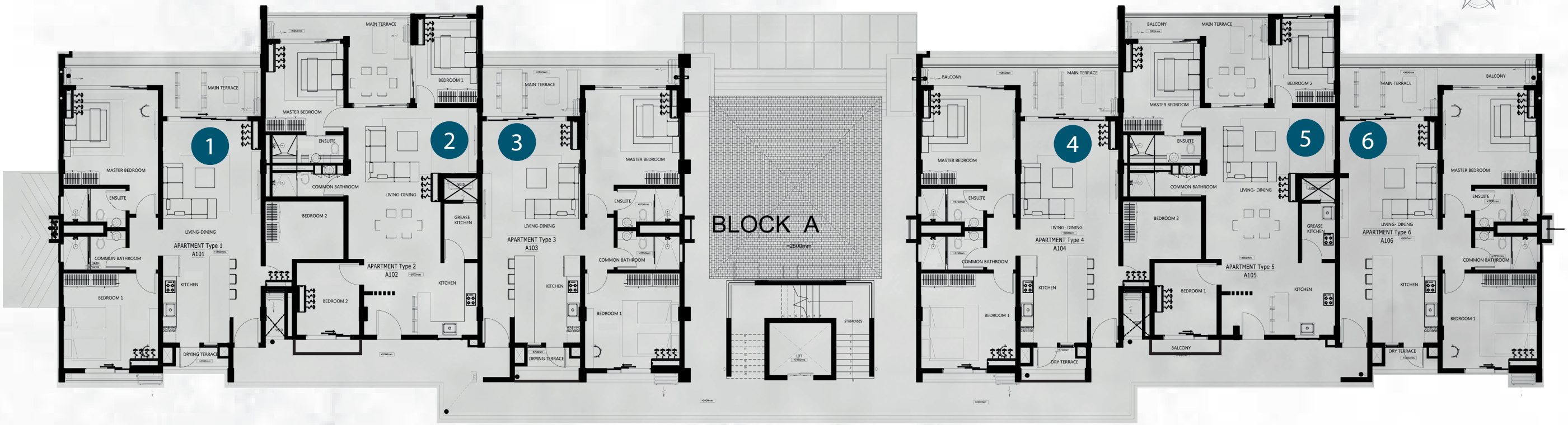
1st Floor & 2nd Floor  
Block A

Schedule of areas apartment 1

1	Kitchen   Dining  Living	43.7m <sup>2</sup>
2	Dry Terrace	2.9 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   5.7 m <sup>2</sup>
6	Bedroom 2	10.7 m <sup>2</sup>
7	Main Terrace	12.3 m <sup>2</sup>
Total Built Up Area		150 m <sup>2</sup>

Schedule of areas apartment 2

1	Kitchen  Dining   Living	50 m <sup>2</sup>
2	Grease Kitchen	3.7 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	10 m <sup>2</sup>
5	Bedroom 2   Balcony	9   1.4 m <sup>2</sup>
6	Master Bedroom 1   Ensuite   Balcony	14   4.4   3.4 m <sup>2</sup>
7	Main Terrace	11 m <sup>2</sup>
Total Built Up Area		123 m <sup>2</sup>



Schedule of areas apartment 3

1	Kitchen   Dining   Living	44 m <sup>2</sup>
2	Dry Terrace	3.8 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom   Balcony	18   1.7 m <sup>2</sup>
5	Master Bedroom   Ensuite   Balcony	20   4.4   6.4 m <sup>2</sup>
Main Terrace		12.5 m <sup>2</sup>
Total Built Up Area		139 m <sup>2</sup>

Schedule of areas apartment 4

1	Kitchen   Dining  Living	44 m <sup>2</sup>
2	Dry Terrace	3.8 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   6 m <sup>2</sup>
6	Bedroom 2	10.6 m <sup>2</sup>
7	Main Terrace	11.7 m <sup>2</sup>
Total Built Up Area		146 m <sup>2</sup>

Schedule of areas apartment 5

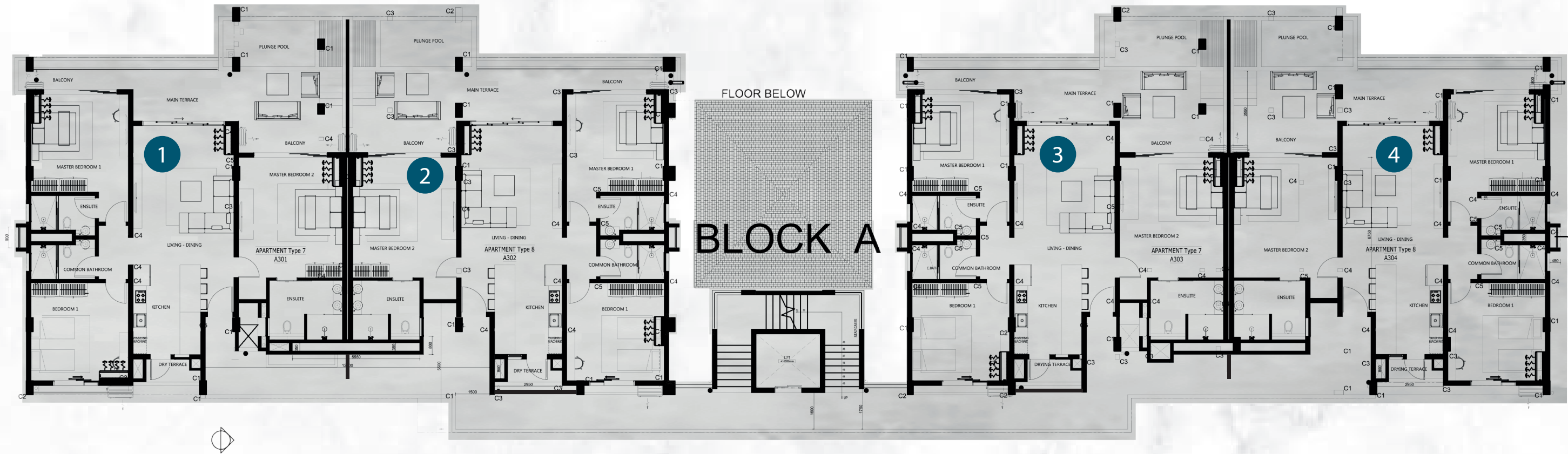
1	Kitchen  Dining   Living	50 m <sup>2</sup>
2	Grease Kitchen	3.7 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1   Balcony	9   1.4 m <sup>2</sup>
5	Bedroom 2	10.5 m <sup>2</sup>
6	Master Bedroom 1   Ensuite   Balcony	14   4.4   3.5 m <sup>2</sup>
7	Main Terrace	10.7 m <sup>2</sup>
Total Built Up Area		123 m <sup>2</sup>

Schedule of areas apartment 6

1	Kitchen   Dining   Living	44 m <sup>2</sup>
2	Dry Terrace	2.5 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Master Bedroom   Ensuite   Balcony	20   4.4   3.6 m <sup>2</sup>
5	Bedroom 1	18.2 m <sup>2</sup>
6	Main Terrace	9.7 m <sup>2</sup>
Total Built Up Area		130 m <sup>2</sup>



3rd Floor  
Block A



Schedule of areas apartment 1

1	Kitchen   Dining  Living	41 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	16 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   4.5 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	25   8.2   16 m <sup>2</sup>
7	Main Terrace	10 m <sup>2</sup>
8	Plunge Pool	8 m <sup>2</sup>
Total Built Up Area		217 m <sup>2</sup>

Schedule of areas apartment 2

1	Kitchen   Dining  Living	41 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	16 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   4.5 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	25   8.2   16 m <sup>2</sup>
7	Main Terrace	10 m <sup>2</sup>
8	Plunge Pool	8 m <sup>2</sup>
Total Built Up Area		217 m <sup>2</sup>

Schedule of areas apartment 3

1	Kitchen   Dining  Living	41 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	16 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   4.5 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	25   8.2   16 m <sup>2</sup>
7	Main Terrace	10 m <sup>2</sup>
8	Plunge Pool	8 m <sup>2</sup>
Total Built Up Area		217 m <sup>2</sup>

Schedule of areas apartment 4

1	Kitchen   Dining  Living	41 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	16 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	20   4.4   4.5 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	25   8.2   16 m <sup>2</sup>
7	Main Terrace	10 m <sup>2</sup>
8	Plunge Pool	8 m <sup>2</sup>
Total Built Up Area		217 m <sup>2</sup>



Ground Floor  
Block B

Schedule of areas apartment 1

1	Kitchen   Living   Dining	65 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	42 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	12 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	16   4.4   17 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	21   7.3   6 m <sup>2</sup>
7	Master Bedroom 3   Ensuite   Balcony	13.8   4.9   3.7 m <sup>2</sup>
8	Main Terrace	30 m <sup>2</sup>
9	Plunge Pool	10.9 m <sup>2</sup>
Total Built Up Area		300 m <sup>2</sup>

Schedule of areas apartment 2

1	Kitchen   Living   Dining	65 m <sup>2</sup>
2	Dry Terrace	5.4 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	16.5   4.4   14 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	20   6.7   6 m <sup>2</sup>
7	Bedroom 2   Balcony	13   1.9 m <sup>2</sup>
8	Main Terrace	30 m <sup>2</sup>
9	Plunge Pool	10.9 m <sup>2</sup>
Total Built Up Area		254 m <sup>2</sup>

Schedule of areas apartment 3

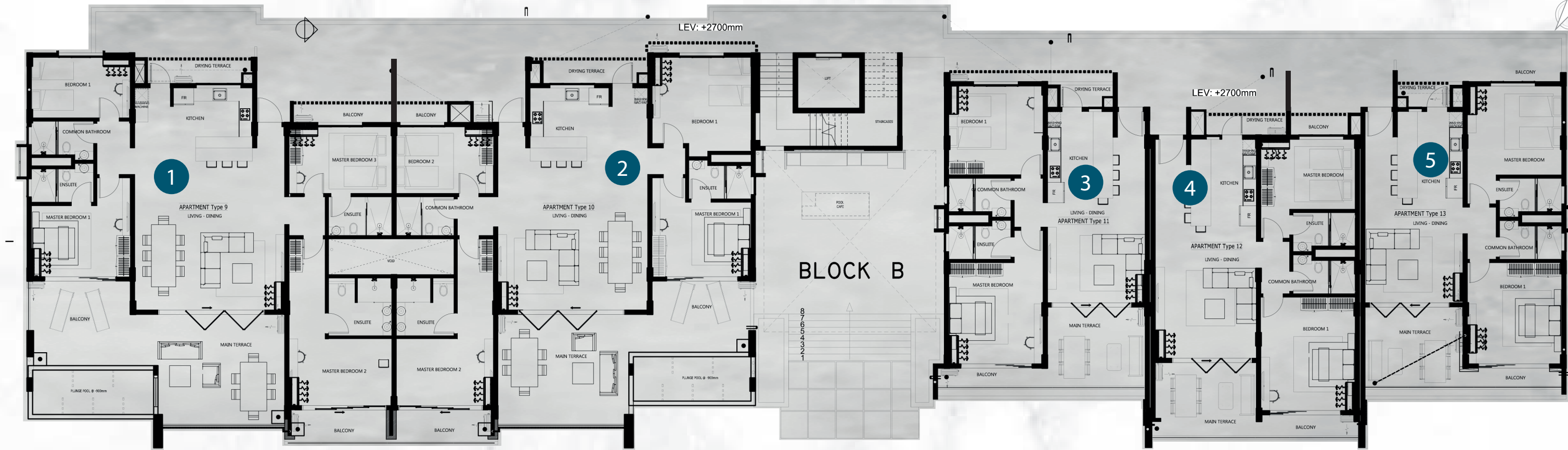
1	Kitchen   Dining   Living	38 m <sup>2</sup>
2	Dry Terrace	3.4 m <sup>2</sup>
3	Master Bedroom 1   Ensuite   Balcony	21   4.4   3.9 m <sup>2</sup>
4	Bedroom	17 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	15.6 m <sup>2</sup>
Total Built Up Area		129 m <sup>2</sup>

Schedule of areas apartment 4

1	Kitchen   Dining   Living	44 m <sup>2</sup>
2	Dry Terrace	4.5 m <sup>2</sup>
3	Master Bedroom   Ensuite   Balcony	15   4.5   3.3 m <sup>2</sup>
4	Bedroom   Balcony	21   4.3 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	15.6 m <sup>2</sup>
Total Built Up Area		133 m <sup>2</sup>

Schedule of areas apartment 5

1	Kitchen   Dining   Living	38 m <sup>2</sup>
2	Dry Terrace	9 m <sup>2</sup>
3	Master Bedroom   Ensuite   Balcony	18.5   4.4   8.3 m <sup>2</sup>
4	Bedroom   Balcony	19   3.5 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	15.6 m <sup>2</sup>
Total Built Up Area		143 m <sup>2</sup>





1st Floor  
Block B

Schedule of areas apartment 1

1	Kitchen   Living   Dining	65 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	16 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	12 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	16   4.4   17 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	21   7.3   6 m <sup>2</sup>
7	Master Bedroom 3   Ensuite   Balcony	13.8   4.9   3.6 m <sup>2</sup>
8	Main Terrace	30 m <sup>2</sup>
9	Plunge Pool	3.6 m <sup>2</sup>
Total Built Up Area		257 m <sup>2</sup>

Schedule of areas apartment 2

1	Kitchen   Living   Dining	65 m <sup>2</sup>
2	Dry Terrace	4.6 m <sup>2</sup>
3	Common Bathroom	4.5 m <sup>2</sup>
4	Bedroom 1	18.4 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	16.5   4.4   17 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	20   6.7   6 m <sup>2</sup>
7	Bedroom 2   Balcony	13.8   1.9 m <sup>2</sup>
8	Main Terrace	32 m <sup>2</sup>
9	Plunge Pool	3.6 m <sup>2</sup>
Total Built Up Area		245 m <sup>2</sup>

Schedule of areas apartment 3

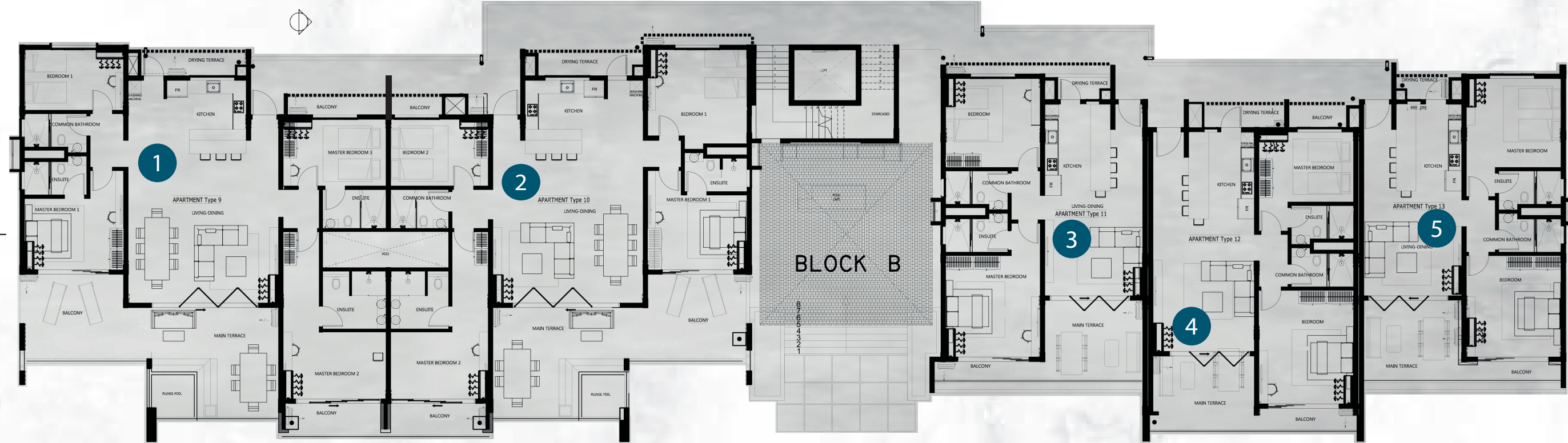
1	Kitchen   Dining   Living	38 m <sup>2</sup>
2	Dry Terrace	3.4 m <sup>2</sup>
3	Master Bedroom 1   Ensuite   Balcony	21   4.4   3.9 m <sup>2</sup>
4	Bedroom	17 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	15.6 m <sup>2</sup>
Total Built Up Area		129 m <sup>2</sup>

Schedule of areas apartment 4

1	Kitchen   Dining   Living	44 m <sup>2</sup>
2	Dry Terrace	4.5 m <sup>2</sup>
3	Master Bedroom 1   Ensuite   Balcony	15   4.5   3.3 m <sup>2</sup>
4	Bedroom   Balcony	21   4.3 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	15.6 m <sup>2</sup>
Total Built Up Area		133 m <sup>2</sup>

Schedule of areas apartment 5

1	Kitchen   Dining   Living	38 m <sup>2</sup>
2	Dry Terrace	2.5 m <sup>2</sup>
3	Master Bedroom 1   Ensuite	18.5   4.4 m <sup>2</sup>
4	Bedroom   Balcony	19   3.5 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	16 m <sup>2</sup>
Total Built Up Area		129 m <sup>2</sup>





2nd Floor  
Block B

Schedule of areas apartment 1

1	Kitchen   Living   Dining	65 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	16.2 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	12 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	16   4.4   17.5 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	21   7.3   6 m <sup>2</sup>
7	Master Bedroom 3   Ensuite   Terrace	13.8   4.9   4.2 m <sup>2</sup>
8	Main Terrace	30 m <sup>2</sup>
9	Plunge Pool	10.9 m <sup>2</sup>
Total Built Up Area		270.6 m <sup>2</sup>

Schedule of areas apartment 2

1	Kitchen   Living   Dining	65 m <sup>2</sup>
2	Dry Terrace	4.5 m <sup>2</sup>
3	Common Bathroom	4.4 m <sup>2</sup>
4	Bedroom 1	18 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	16   4.4   15 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	21   6.7   6 m <sup>2</sup>
7	Bedroom 2   Balcony	13.8   2.3 m <sup>2</sup>
8	Main Terrace	30 m <sup>2</sup>
9	Plunge Pool	10.9 m <sup>2</sup>
Total Built Up Area		259 m <sup>2</sup>

Schedule of areas apartment 3

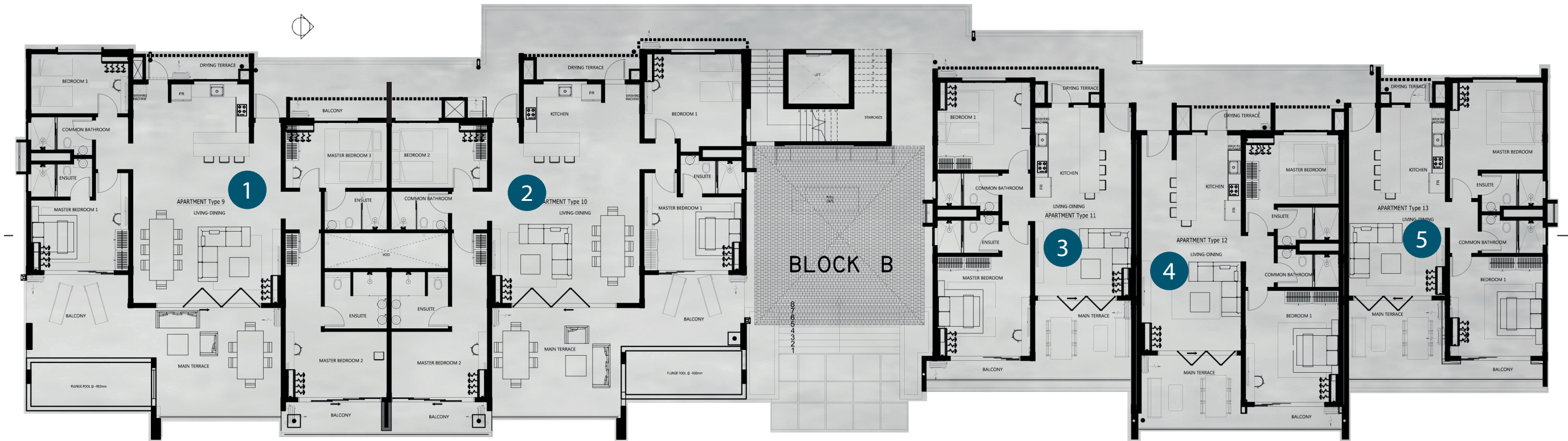
1	Kitchen   Dining   Living	38 m <sup>2</sup>
2	Dry Terrace	3.4 m <sup>2</sup>
3	Master Bedroom 1   Ensuite   balcony	21   4.4   3.9 m <sup>2</sup>
4	Bedroom	17 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	15.6 m <sup>2</sup>
Total Built Up Area		129 m <sup>2</sup>

Schedule of areas apartment 4

1	Kitchen   Dining   Living	44 m <sup>2</sup>
2	Dry Terrace	4.5 m <sup>2</sup>
3	Master Bedroom 1   Ensuite   Balcony	15   4.5   3.3 m <sup>2</sup>
4	Bedroom	21   4.3 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	15.6 m <sup>2</sup>
Total Built Up Area		133 m <sup>2</sup>

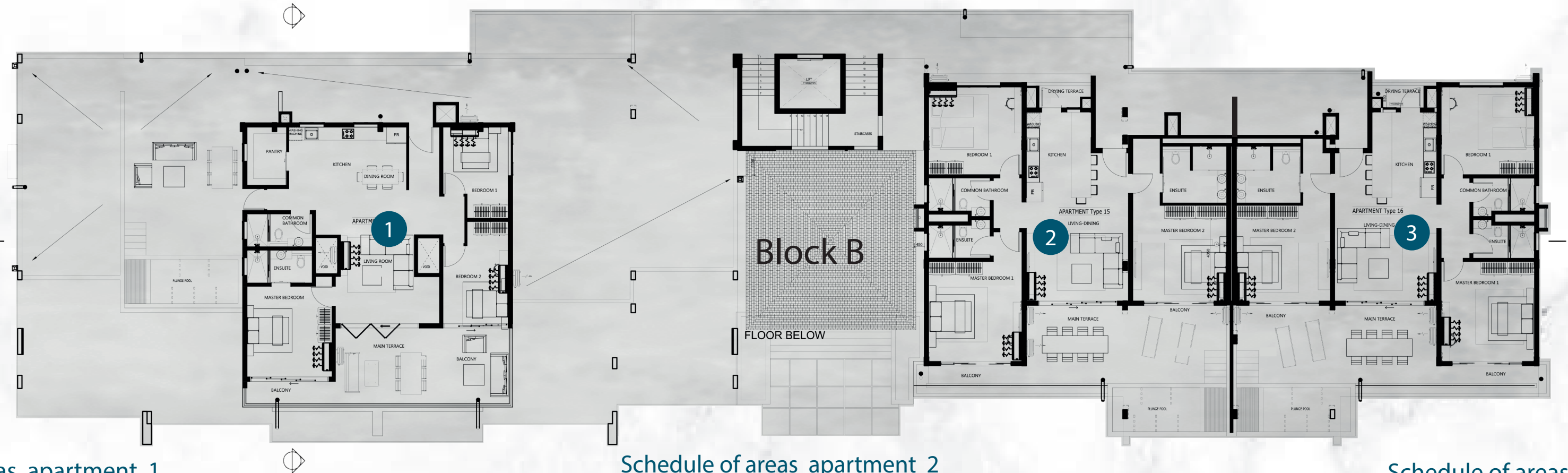
Schedule of areas apartment 5

1	Kitchen   Dining   Living	38 m <sup>2</sup>
2	Dry Terrace	2.5 m <sup>2</sup>
3	Master Bedroom 1   Ensuite	18.5   4.4 m <sup>2</sup>
4	Bedroom   Balcony	19   3.5 m <sup>2</sup>
5	Common Bathroom	4.4 m <sup>2</sup>
6	Main Terrace	16 m <sup>2</sup>
Total Built Up Area		129 m <sup>2</sup>





3rd Floor  
Block B



Schedule of areas apartment 1

1	Kitchen   Dining   Living	49 m <sup>2</sup>
2	Pantry	4.7 m <sup>2</sup>
3	Common Bathroom	4.5 m <sup>2</sup>
4	Bedroom 1	11 m <sup>2</sup>
5	Bedroom 2	12 m <sup>2</sup>
6	Master Bedroom   Ensuite   Balcony	16.3   4.4   4.2 m <sup>2</sup>
7	Main Terrace	27 m <sup>2</sup>
8	Roof Garden	47 m <sup>2</sup>
9	Plunge Pool	m <sup>2</sup>
Total Built Up Area		206 m <sup>2</sup>

Schedule of areas apartment 2

1	Kitchen   Dining   Living	37 m <sup>2</sup>
2	Dry Balcony	3.5 m <sup>2</sup>
3	Common Bathroom	4.3 m <sup>2</sup>
4	Bedroom 1	17 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	21   4.3   4.6 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	22.4   7.5   16 m <sup>2</sup>
7	Main Terrace	17 m <sup>2</sup>
8	Plunge Pool	10m <sup>2</sup>
Total Built Up Area		197m <sup>2</sup>

Schedule of areas apartment 3

1	Kitchen   Dining   Living	37 m <sup>2</sup>
2	Dry Terrace   Rear Terrace	21.2 m <sup>2</sup>
3	Common Bathroom	4.3 m <sup>2</sup>
4	Bedroom 1	17 m <sup>2</sup>
5	Master Bedroom 1   Ensuite   Balcony	21   4.3   4.6 m <sup>2</sup>
6	Master Bedroom 2   Ensuite   Balcony	22.4   7.5   16 m <sup>2</sup>
7	Main Terrace	17 m <sup>2</sup>
8	Plunge Pool	10m <sup>2</sup>
Total Built Up Area		213m <sup>2</sup>



# The Amenities...

## OUTDOOR

- 1. Foundation  
Reinforced concrete.
- 2. Superstructure  
Reinforced concrete and block walling.
- 3. External finishes

- 3.1. Floor
  - Staircase and landing: Natural cement screed external driveway & Car park: tarmac, cobble stone and or interlock paving blocks to designated areas.
  - Parking level 1 & 2: reinforced concrete slab with concrete flooring + paint markings.

- 3.2. Wall
  - External & Internal walls: block work /concrete.

- 3.3. Painting finishes
  - External walls: paint smooth finish - emulsion paint.
  - Internal walls: paint smooth finish - emulsion paint.
  - Parking levels: natural concrete finish with paint markings.

- 3.4. Ceiling
  - Parking: reinforced concrete slab fair- faced finish.
  - Lift lobbies: reinforced concrete slab fair face finish with flush plastered false ceiling + paint finish.

- 3.5. Lift lobbies
  - Parking levels: floor – ceramic tiles / wall (up to 1m80 )/ skirting - ceramic tiles.
  - Premium condominiums: floor – ceramic tiles / wall (up to 1m80) skirting - ceramic tiles.
  - Prestige condominiums: floor – granite + marble / wall (up to 1m80)/ skirting - granite + marble.

- 3.6. Doors
  - Parking levels 1 & 2: fire rated doors to lift lobbies.
  - Duct doors in lift lobbies: aluminum powder coated.
  - Staircase: fire rated doors.

## 4. Internal finishes

- 4.1. Floor
  - Premium & Prestige condominiums:
    - living, dining, kitchen, laundry, passageway, bedrooms and bathrooms: ceramic tiles

- Penthouse condominiums:
  - living, dining, kitchen, passageway, bedrooms and bathrooms: ceramic tiles
  - balconies and shower cubicles: anti-skid tiles.

- 4.2. Walls
  - All walls rendered and painted with 3 coats emulsion paint finish.
  - Common and Ensuite bathrooms: ceramic tiles minimum 1m80 high around shower area. emulsion paint finish on other surfaces.
  - Ceramic tiles skirting in all areas

- 4.3. Ceiling
  - Floor height - floor height - soffit of slab shall be approximately 2m85 high.
  - Fair-faced finish + making good + emulsion paint finish in all areas.

- 4.4. Waterproofing
  - Waterproofing to all exposed slab, balcony, terrace and roof.

- 4.5 Parking area
  - Natural concrete finish with paint markings.

- 4.6. Paint finishes
  - three coats of emulsion paint (wall one colour only, ceiling white).

## 5. Openings

- Condominium main entrance: timber solid door
- Bedrooms, bathrooms, kitchen: timber flush door
- Aluminium powder coated glazed doors and windows
- Ironmongery: selected quality locksets to doors

## INDOOR

- 1. Bathrooms, sanitary wares & robinetterie
  - 1.1. Common bathroom
    - One wash hand basin with cabinet furniture and a mixer.
    - One shower with shower mixer.
    - One toilet set

- 1.2 Ensuite bathroom
  - One vanity top with a wash hand basin and a mixer.
  - One shower with shower mixer
  - One bathtub with bathtub mixer + shower spray.
  - One toilet set

- 2. Kitchen
  - Water, electrical and gas points provided at specific places.

- Premium condominiums
  - Kitchen furniture, sink, tap and equipments are optional. Purchasers are to design their own kitchen.

- Prestige & penthouse condominiums
  - Branded international kitchen cabinets, kitchen top with a microwave stand will be provided with specialist's design and proposed finishes.
  - A double stainless steel sink of about 1m20 with a sink mixer pull out spray.

## SERVICES

- 1. Electrical installation / Telephone point
  - Concealed electrical wiring.
  - Design colour switches and sockets (white for premium condominiums).
  - Stand-by loaded generator provided for whole complex.

- 2. Water
  - Common cold water supply to form part of syndic fee.
  - Instantaneous gas water heater supplied to each condominium.

- 3. Gas
  - Individual metering for each condominium.

- 4. Air Conditioning
  - Concealed conduit for future air conditioning connection provided.

- 5. Tv Antenna
  - Common satellite dishes to be provided in each block.

- 6. Security
  - Interphone system to all condominium.
  - CCTV cameras monitoring



ARCHITECT



mobilia  
furniture

The Team



CIVIL ENGINEER



DATA MARKET

MECHANICAL & ELECTRICAL  
CONTRACTOR





# PAILLE EN QUEUE

## APARTMENTS PHASE 2

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CONTACT US FOR DETAILS

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