



Anbalaba

PROPERTIES AND VILLAGE
BAIE DU CAP - MAURITIUS



LES HAUTS
D'Anbalaba

SERIN DU CAP



SERIN DU CAP at a glance

- Villa set over two floors
- On the height of «Anbalaba Village»
- Panoramic views over the lagoon
- 500 to 600 m² of living space
- 2000 to 3000 m² plot
- 5 to 6 en-suite bedrooms, including a master suite
- Private garden
- Laundry room
- Large verandas and terraces
- Swimming pool
- 540 to 780 meters away from the lagoon
- 240 to 480 meters away from Anbalaba Village
- An 18 to 20-foot boat reserved for each purchaser
- Starting price: € 2,500,000



ANBALABA - IRS PROPERTIES AND VILLAGE - BAIE DU CAP - MAURITIUS - JULY 2017

www.anbalaba.com contact@anbalaba.com

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LES HAUTS D'Anbalaba

SERIN DU CAP



GROUND FLOOR

	Covered area (m ²)	Area not covered (m ²)
GROUND FLOOR		
1 Lobby	18,2	
2 Corridor	16,0	
3 Master Bedroom	41,5	
4 Master Ensuite	20,8	
5 Bedroom 1 & Shower room 1	28,9	
6 Bedroom 2 & Shower room 2	28,9	
7 Living and Dining Room	61,3	
8 Kitchen	28,1	
9 Wet Kitchen	9,7	
10 Laundry	4,1	
11 Store	4,8	
12 Powder Room	3,6	
13 Staff Toilet	1,5	
14 Staff Bathroom	1,5	
15 Veranda	165,2	
16 Store and Service	13,5	
17 Open Deck		113,3
18 Swimming Pool		58,6
TOTAL LIVING SPACE		
AREA FOR GROUND FLOOR TOTAL	447,6	171,9
UNCOVERED AREA		

SEMI BASEMENT



SEMI BASEMENT		
1 Guest Bedroom	15,2	
2 Guest Bathroom	7,4	
3 Verandah	8,0	
4 Office	14,4	
5 TV Room	13,7	
6 Kitchenette	7,9	
7 Store, water tank, domestic pump, swimming pool pum, ballast tank	121,1	
TOTAL LIVING SPACE		
AREA FOR SEMI BASEMENT FLOOR	187,7	
TOTAL LIVING AREA	635,3	
TOTAL BUILDING	694,9	



PAILLE-EN-QUEUE at a glance

- Villa set over three floors
- On the height of «Anbalaba Village»
- Panoramic views over the lagoon
- 611 m² of living space
- 2274 to 2883 m² plot
- 5 en-suite bedrooms, including 2 masters suite
- Private garden
- Laundry room
- Large verandas and terraces
- Swimming pool of 62m²
- 300 to 800 meters away from the lagoon
- 150 to 600 meters away from «Anbalaba Village»
- An 18 to 20-foot boat reserved for each purchaser
- Starting price: € 2,500,000





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PAILLE-EN-QUEUE

GROUND FLOOR



	Covered area (m ²)	Area not covered (m ²)	
GROUND FLOOR			
1	Entrance Foyer	5,1	
2	Lobby	20,8	
3	Staircase 1	3,4	
4	Store under staircase	5,5	
5	Corridor	5,4	
6	Master Bedroom 1	20,9	
7	Master Wardrobe 1	8,8	
8	Master Veranda 1	9,9	
9	Master Bathroom 1	10,4	
10	TV Room & Study	23,3	
11	Common bathroom	5,9	
12	Store 1	6,2	
13	Office Area	11,6	
14	Living and Dining Room	77,5	
15	Kitchen	20,5	
16	Wet Kitchen	8,9	
17	Laundry	3,5	
18	Store 2	3,1	
19	Powder Room	3,5	
20	Staff toilet and Bathroom	3,4	
21	Veranda	90,0	
22	Staircase 2	8,8	
23	Covered Deck	43,4	
24	Store and Service	17,2	
25	Open Deck		85,4
26	Swimming Pool		61,8
TOTAL LIVING SPACE AREA FOR GROUND FLOOR TOTAL UNCOVERED AREA		417,0	147,2

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PAILLE-EN-QUEUE

FIRST FLOOR



Covered
area
(m²)

FIRST FLOOR		
1	Staircase 1	9,3
2	Seating Area	20,3
3	Store	6,5
4	Master Bedroom 2	20,9
5	Master Bathroom 2	10,4
6	Master Wardrobe 2	8,8
7	Master Balcony 2	9,7
8	Bedroom 2	25,6
9	Shower Room	5,9
TOTAL LIVING SPACE AREA FOR FIRST FLOOR		117,4

SEMI BASEMENT		
1	Guest Bedroom 1	15,6
2	Guest Ensuite 1	8,2
3	Guest Bedroom 2	15,6
4	Guest Ensuite 2	8,2
5	Verandah	20,1
6	Staircase 2	3,7
7	Store	5,7
TOTAL LIVING SPACE AREA FOR SEMI BASEMENT FLOOR		77,1

SEMI BASEMENT



TOTAL LIVING AREA	611,5
TOTAL BUILDING	688,4

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