



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





Anbalaba

PROPERTIES AND VILLAGE
BAIE DU CAP - MAURITIUS



LES HAUTS
D'Anbalaba

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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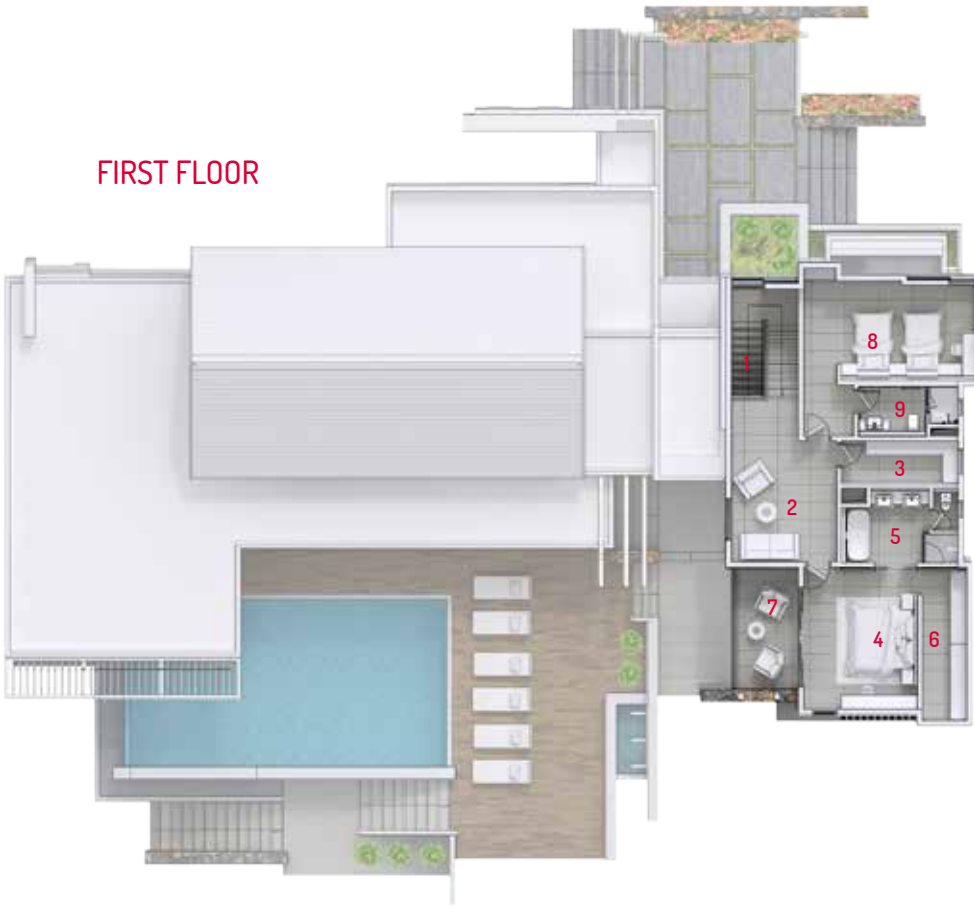
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LES HAUTS
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FIRST FLOOR



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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