

DOMAINE D'ANBALABA

NOMADIC VILLAS

14 BIOCLIMATIC LUXURY
VILLAS



Anbalaba

IRS PROPERTY AND VILLAGE
BAIE DU CAP - MAURITIUS



NOMADIC VILLAS

● Bioclimatic villas



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Our 14 Nomadic villas are set in a green setting along the mango alley and its small stream. They offer breathtaking views of the lagoon, the ocean and the emblematic Morne Brabant mountain.

Our Nomadic villas are **bioclimatic** and adapted to a tropical environment. This means they offer residents optimum comfort without the need for air conditioning in the living areas.

The layout is original: the large 55 m² living room, accessible from the entrance, is on the first floor, which maximises light.

It opens onto a vast 60 m² veranda, allowing to live outdoors all year round and enjoy the magnificent unobstructed view of the lagoon and ocean.

The two beautiful en suite bedrooms on the garden level have direct access to the terrace and its private swimming pool.

The possible construction of an outbuilding will provide one or two additional bedrooms and a bathroom.

With a cross-ventilation system thanks to their two inlets, air circulation is doubled. This, together with the technical features of each model's roof, means that the temperature can be lowered by 2 to 3 degrees.

Each villa is equipped with solar panel water heaters and a mini water treatment plant. The residents' grey water is recycled and used to irrigate the garden.

The garage and shed are equipped with solar panels.



The Nomadic Anbalaba team will maintain the villas and outdoor areas



NOMADIC VILLAS

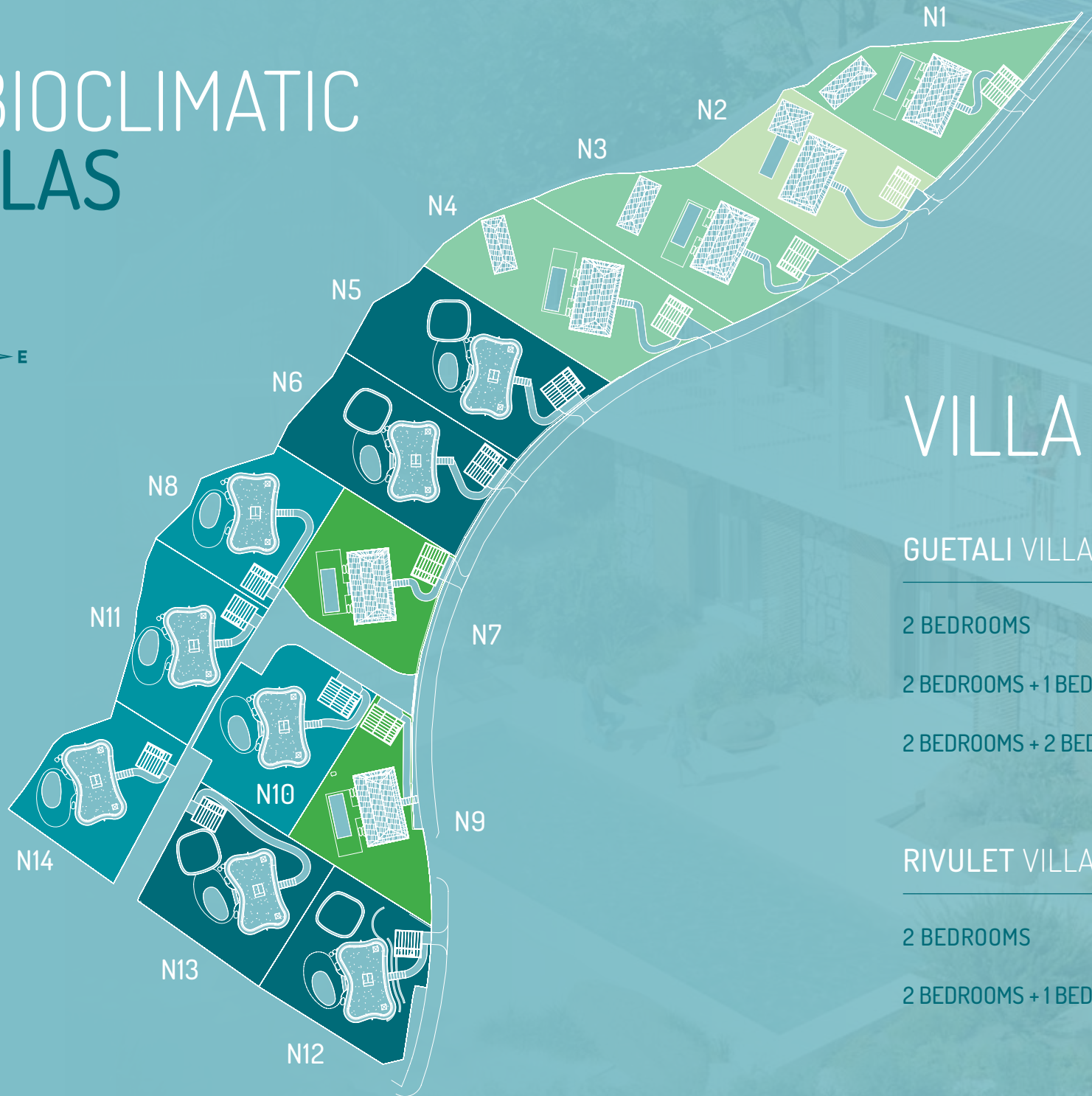


GUETALI VILLAS
2-4 BEDROOMS



RIVULET VILLAS
2-3 BEDROOMS

14 BIOCLIMATIC VILLAS



VILLA TYPE

GUETALI VILLAS



2 BEDROOMS

2 BEDROOMS + 1 BEDROOM PAVILLON

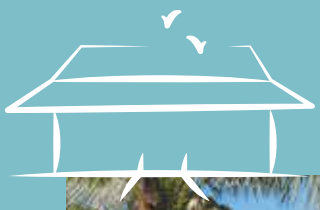
2 BEDROOMS + 2 BEDROOMS PAVILLON

RIVULET VILLAS



2 BEDROOMS

2 BEDROOMS + 1 BEDROOM PAVILLON



GUETALI VILLAS

210 M² | 2-4 BEDROOMS

Roof in sheet metal coated with thermal insulation



> THE 6 GUETALI VILLAS INSPIRED BY THE HOMES OF YESTERYEAR

3 BEDROOMS VILLA GROUND FLOOR



GUETALI VILLAS

INTERNAL AREA

m²

01	MASTER BEDROOM	19.80
02	MASTER BATHROOM	10.10
03	CIRCULATION	5.50
04	LAUNDRY	3.40
05	BEDROOM	17.30
06	WALK-IN CLOSET	3.90
07	BATHROOM	5.40

EXTERNAL AREA

08	POOL DECK	46.00
09	SWIMMING POOL	27.00
10	CARPORT (Single)	20.00
11	STORE	7.00

1 BEDROOM PAVILLON

12	BEDROOM	20.00
13	BATHROOM	4.00
14	TOILET	2.00
15	BUILT IN CLOSET	3.00

3 BEDROOMS VILLA FIRST FLOOR



GUETALI VILLAS

INTERNAL AREA

m²

16	DINING & KITCHEN	26.20
17	LOBBY	3.00
18	STAIRS	3.30
19	LIVING	20.20
20	CLOAKROOM	3.10
21	RESTROOM	1.90

EXTERNAL AREA

22	VERANDA	52.60
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GROSS BUILDING AREA

2 BEDROOMS VILLA	210
1 BEDROOM PAVILLON	29

LAND AREA

753 - 1,170



Accessible green roof

RIVULET VILLAS

216 M² | 2-3 BEDROOMS



> THE 8 RIVULET VILLAS WITH THEIR AVANT-GARDE ARCHITECTURE



● Bioclimatic villas

3 BEDROOMS VILLA GROUND FLOOR



RIVULET VILLAS

INTERNAL AREA m²

01	MASTER BEDROOM	19.80
02	MASTER BATHROOM	10.10
03	CIRCULATION	5.50
04	LAUNDRY	3.40
05	BEDROOM	17.30
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EXTERNAL AREA

08	POOL DECK	46.00
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10	CARPORT (Single)	20.00
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1 BEDROOM PAVILLON

12	BEDROOM	20.00
13	BATHROOM	4.00
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3 BEDROOMS VILLA FIRST FLOOR



RIVULET VILLAS

INTERNAL AREA m²

16	DINING & KITCHEN	26.20
17	LOBBY	3.00
18	STAIRS	3.30
19	LIVING	20.20
20	CLOAKROOM	3.10
21	RESTROOM	1.90

EXTERNAL AREA

22	VERANDA	57.10
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GROSS BUILDING AREA

2 BEDROOMS VILLA	216
1 BEDROOM PAVILLON	29

LAND AREA 710 - 1,074



rochebobois
PARIS

We collaborate with Roche Bobois to furnish and decorate the Nomadic Villas.
Owners can, if they wish, order a decorating pack specially designed for the Nomadic and specific to each model.



Interior of a Rivulet furnished and decorated by Roche Bobois



NOMADIC ANBALABA

● Luxury Ecolodge



Both our **ecolodge** and our **bioclimatic villas** are designed by Nomadic Resorts. The team shares a vision of simple, uncluttered architecture that respects the environment. It has therefore imagined structures that are perfectly integrated into nature and works to preserve the flora and fauna. Nomadic Resorts is known for designing projects that do not harm biodiversity, in order to connect the occupants of the site with nature.



The Nomadic Anbalaba ecolodge will offer **20 private luxury cocoons**. Each lodge will have a view of the turquoise lagoon.

With its permaculture landscaping and **green-roofed restaurant**, the ecolodge is fully in line with the Anbalaba philosophy. Aimed at visitors in search of nature, calm, hiking and kite surfing enthusiasts, they will enjoy an exceptional geographical location.

Residents will have access to all the hotel's amenities. It will feature a **bar**, a **restaurant**, a **spa** under the **pool** and sports facilities, including a **gym**, a **paddle court** and a **one-hectare fitness trail**.

> Luxury private cocoons

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Residents of Nomadic villas will be members of the Nomadic Anbalaba resort. They will enjoy privileged access to the ecolodge's restaurant, bar, spa and sports facilities.



The swimming pool above the spa and the restaurant with its green roof



Our eco-committed resort is completely integrated into nature with its comfortable tents and restaurant with a permaculture vegetable garden on the roof for a unique and respectful travel experience



Breathtaking views of the southern lagoon and Indian Ocean from the restaurant



IRS PROPERTY AND VILLAGE BAIE DU CAP - MAURITIUS

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