

no villas



VILLAS VALRICHE  
DOMAINE DE BEL OMBRE

*Affordable Luxury, Contemporary Living*



## Affordable Luxury, Contemporary Living

*“Vie” Style Villas: Our New Collection of Contemporary Homes*

A notable number of potential buyers have expressed keen interest in more compact, contemporary detached properties and at a lower entry price. As such, we have been working closely with renowned Mauritian architect JF Adam to explore the possibilities for designing a suitable range to meet these requirements.

Following many months of design and redesign, we are proud to launch our new range of “Vie” style luxury villas.

More compact than our larger ‘premium’ villas and in a similar architectural style, with each design created sensitively to preserve the integrity and heritage of the Estate, the new Vie style villas have been thoughtfully created to offer owners the same high quality living experience for which Villas Valriche is renowned (and for which we have received many international accolades and awards) and at much more affordable prices.

Whilst in no way compromising either the durability or the craftsmanship, from our experience over the past 3 years we have made numerous modifications to the design, construction and specifications and painstakingly sourced a new range of fixtures and fittings, enabling us to offer these new-style contemporary homes at truly competitive prices for the high quality finishes:

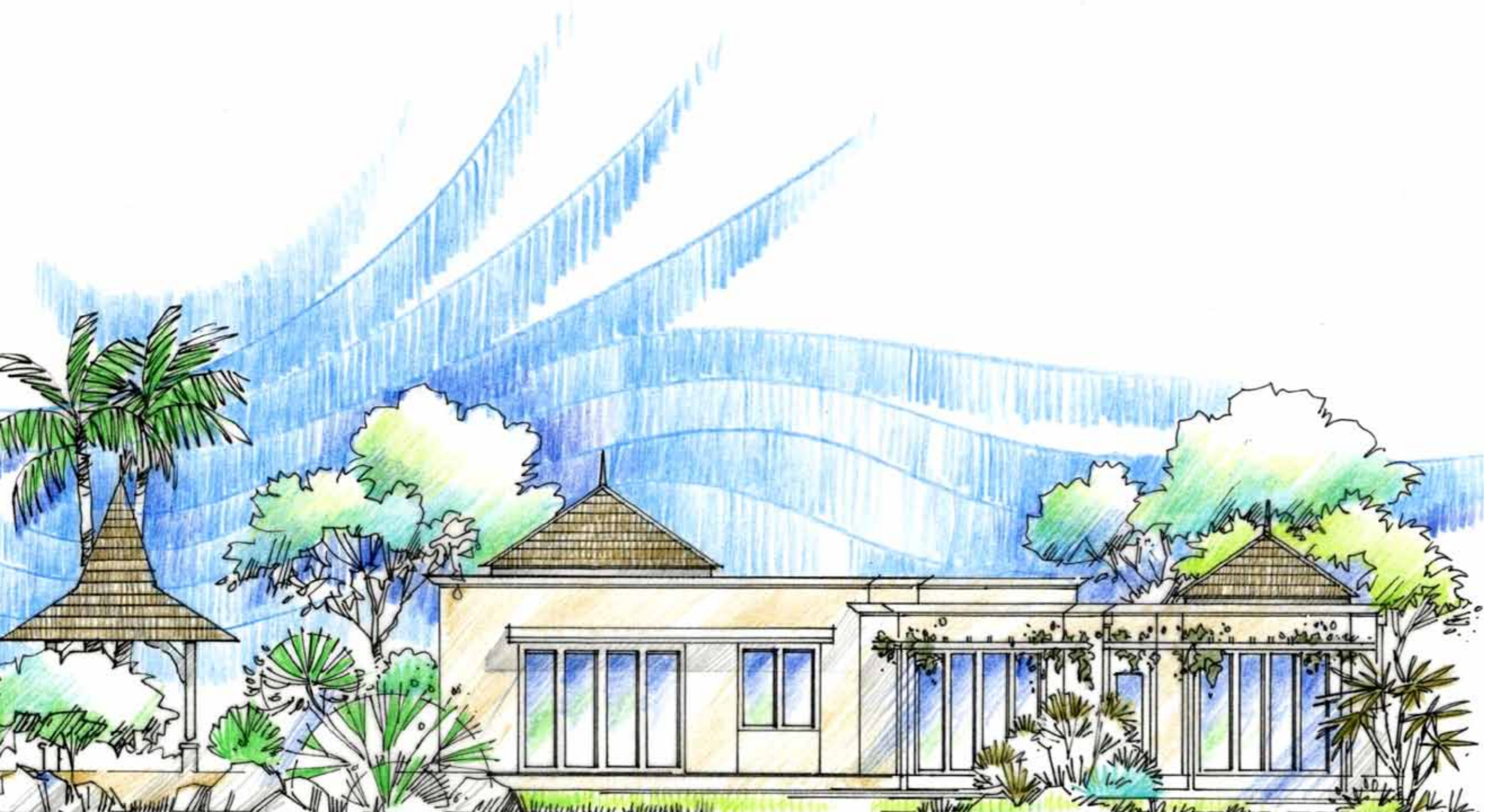
- 6 villa designs to choose from.
- A selection of plots offering lake, golf, river, sea and/or mountain views to choose from.
- 150 sq m - 200 sq m covered area.
- Similarly sized front and rear gardens, for year-round outdoor enjoyment.
- “Luxury pack” finishing option.

The new villas are conveniently located on the Estate, nestling in a hub around the picturesque lakes on the west side of the central area.



# Vie Villa

## 2 Bedrooms (Ground Floor)



<b>Total Standard NIA</b>	<b>133.10</b>
<b>Total Covered Area</b>	<b>152.50</b>
<b>Enclosed Living NIA</b>	<b>89.45</b>
<b>Ground Floor NIA</b>	<b>89.45</b>
Entrance Lobby	3.50
Kitchen	14.90
Master Suite	17.00
Dressing 1	4.00
WC/Bath 1	5.65
Bedroom 2	16.20
WC/Bath 2	4.45
Lobby	15.05
Corridor	8.70
<b>Semi Enclosed NIA</b>	<b>43.65</b>
Entrance Porch	3.90
Veranda	39.75
Gazebo	10.70
Pool Size	14.85
Standard Pool Deck Size	33
Upgrade Pool Deck Size	82.15

Notes:

1. All areas are in square metres.
2. All individual areas are measured from internal face of walls and edge of floor slab.
3. Area for store may vary slightly for villas on plots with side access.

*Vie Villa*  
 2 Bedrooms (Ground Floor + 1)



**Total Standard NIA** 124.55  
**Total Covered Area** 145.85  
**Enclosed Living NIA** 83.85

**Ground Floor NIA** 58.00  
 Entrance Lobby 3.50  
 Kitchen 12.95  
 Master Suite 15.10  
 Dressing 1 3.55  
 WC/Bath 1 4.30  
 Lobby 12.05  
 Staircase 6.55

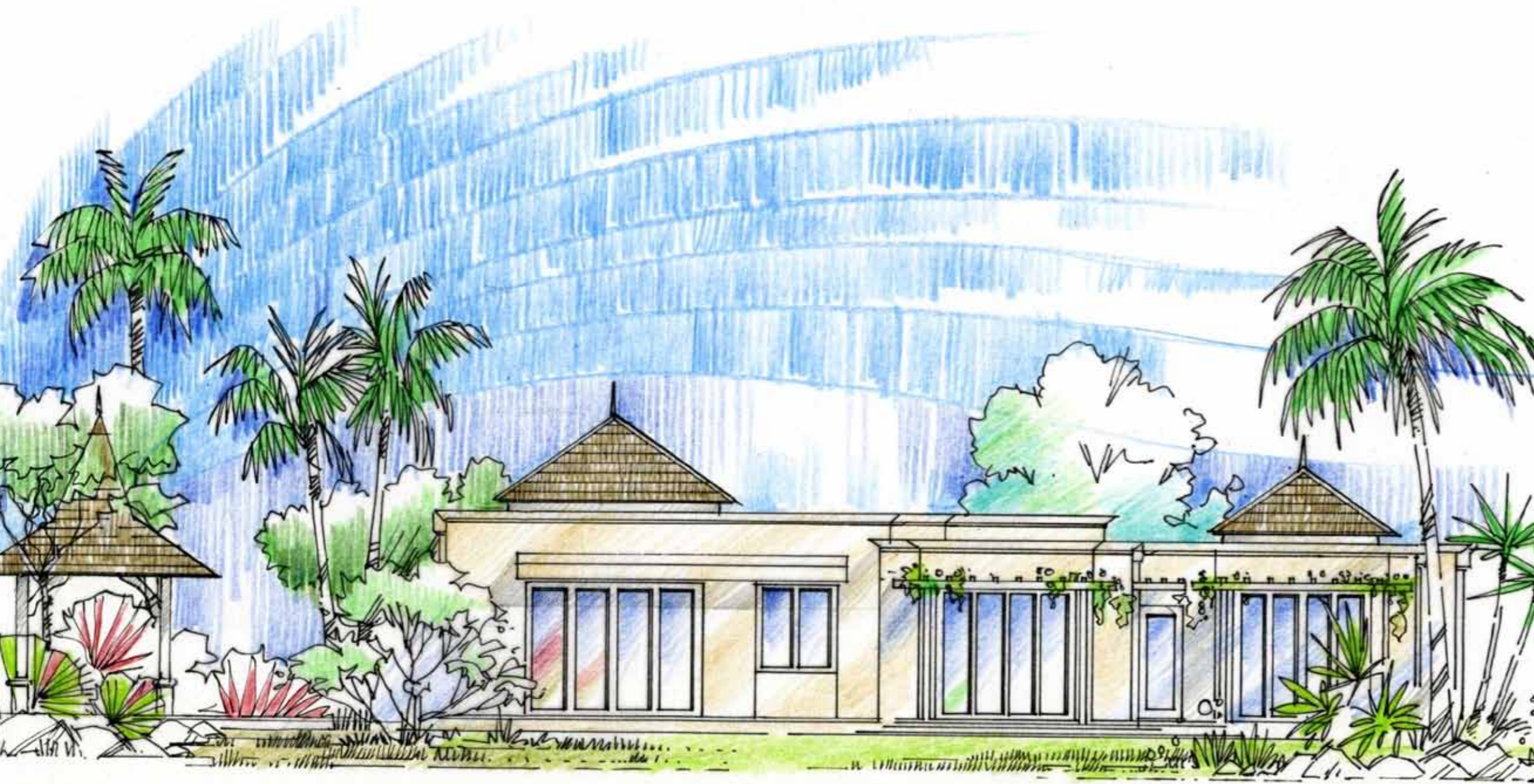
**First Floor NIA** 25.85  
 Bedroom 2 14.60  
 WC/Bath 2 4.30  
 Lobby 3.55  
 Staircase Lobby 3.40

**Semi Enclosed NIA** 40.70  
 Entrance Porch 3.90  
 Veranda 36.80

**Options NIA**  
 Gazebo 10.70  
 Pool Size 14.85  
 Standard Pool Deck Size 19.25  
 Upgrade Pool Deck Size 66

Notes:  
 1. All areas are in square metres.  
 2. All individual areas are measured from internal face of walls and edge of floor slab.  
 3. Area for store may vary slightly for villas on plots with side access.

*Vie Villa*  
*3 Bedrooms (Ground Floor)*



**Total Standard NIA** 152.60  
**Total Covered Area** 174.00  
**Enclosed Living NIA** 108.95

**Ground Floor NIA** 108.95  
 Entrance Lobby 3.50  
 Kitchen 14.90  
 Master Suite 17.00  
 Dressing 1 4.00  
 WC/Bath 1 5.65  
 Bedroom 2 16.20  
 WC/Bath 2 4.45  
 Bedroom 3 15.00  
 Lobby 15.05  
 Corridor 13.20

**Semi Enclosed NIA** 43.65  
 Entrance Porch 3.90  
 Veranda 39.75  
 Gazebo 10.70  
 Pool Size 14.85  
 Standard Pool Deck Size 33  
 Upgrade Pool Deck Size 82.15

Notes:  
 1. All areas are in square metres.  
 2. All individual areas are measured from internal face of walls and edge of floor slab.  
 3. Area for store may vary slightly for villas on plots with side access.



## Vie Villa 3 Bedrooms (Ground Floor + 1)



<b>Total Standard NIA</b>	<b>150.55</b>
<b>Total Covered Area</b>	<b>176.65</b>
<b>Enclosed Living NIA</b>	<b>109.85</b>

<b>Ground Floor NIA</b>	<b>84.00</b>
Entrance Lobby	7.55
Kitchen	12.95
Master Suite	15.10
Dressing 1	3.55
WC/Bath 1	4.30
Bedroom 2	13.20
Dressing 2	4.45
WC/Bath 2	4.30
Lobby	12.05
Staircase	6.55

<b>First Floor NIA</b>	<b>25.85</b>
Bedroom 2	14.60
WC/Bath 2	4.30
Lobby	3.55
Staircase Lobby	3.40

<b>Semi Enclosed NIA</b>	<b>40.70</b>
Entrance Porch	3.90
Veranda	36.80

<b>Options NIA</b>	
Gazebo	10.70
Pool Size	14.85
Standard Pool Deck Size	19.25
Upgrade Pool Deck Size	66



**Notes:**

1. All areas are in square metres.
2. All individual areas are measured from internal face of walls and edge of floor slab.
3. Area for store may vary slightly for villas on plots with side access.

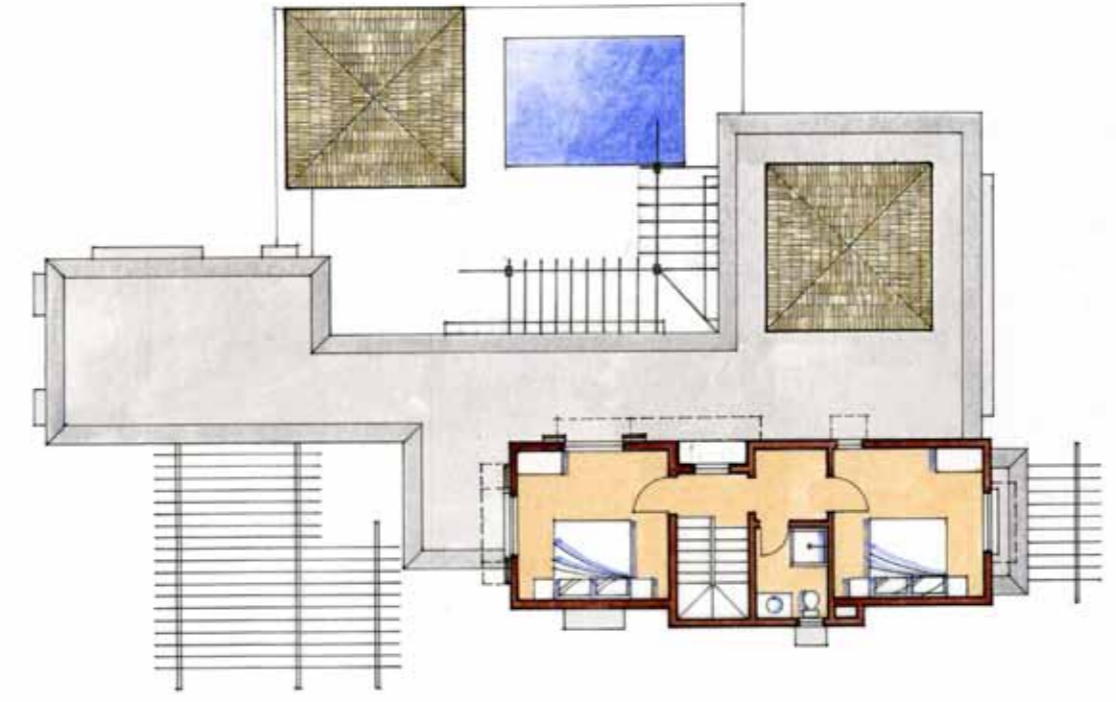
*Vie Villa*  
*4 Bedrooms (Ground Floor)*



<b>Total Standard NIA</b>	<b>177.60</b>
<b>Total Covered Area</b>	<b>203.35</b>
<b>Enclosed Living NIA</b>	<b>133.95</b>
<b>Ground Floor NIA</b>	
Entrance Lobby	5.55
Kitchen	14.90
Master Suite	17.00
Dressing 1	4.00
WC/Bath 1	5.65
Bedroom 2	16.20
WC/Bath 2	4.45
Bedroom 3	15.00
Guest Suite/Bedroom 4	15.15
Dressing 4	3.55
WC/Bath 4	4.25
Lobby	15.05
Corridor	13.20
<b>Semi Enclosed NIA</b>	
Entrance Porch	3.90
Veranda	39.75
<b>Options NIA</b>	
Gazebo	10.70
Pool Size	14.85
Standard Pool Deck Size	38.7
Upgrade Pool Deck Size	103.2

- Notes:
1. All areas are in square metres.
  2. All individual areas are measured from internal face of walls and edge of floor slab.
  3. Area for store may vary slightly for villas on plots with side access.

*Vie Villa*  
*4 Bedrooms (Ground Floor + 1)*



<b>Total Standard NIA</b>	<b>171.95</b>
<b>Total Covered Area</b>	<b>201.15</b>
<b>Enclosed Living NIA</b>	<b>128.30</b>
<b>Ground Floor NIA</b>	
Entrance Lobby	7.55
Kitchen	14.90
Master Suite	15.10
Dressing 1	3.55
WC/Bath 1	4.30
Dressing 3	4.45
WC/Bath 3	4.30
Guest Suite/Bedroom 4	15.10
Lobby	13.10
Staircase	6.55
<b>First Floor NIA</b>	
Master Suite/Bedroom 3	14.55
Bedroom 2	14.60
WC/Bath 2	4.30
Lobby	3.55
Staircase Lobby	2.40
<b>Semi Enclosed NIA</b>	
Entrance Porch	3.90
Veranda	39.75
<b>Options NIA</b>	
Gazebo	10.70
Pool Size	14.85
Standard Pool Deck Size	21.3
Upgrade Pool Deck Size	66

Notes:  
 1. All areas are in square metres.  
 2. All individual areas are measured from internal face of walls and edge of floor slab.  
 3. Area for store may vary slightly for villas on plots with side access.

no villas



VILLAS VALRICHE  
DOMAINE DE BEL OMBRE

*Affordable Luxury, Contemporary Living*



## *Affordable Luxury, Contemporary Living*

*“Vie” Style Villas: Our New Collection of Contemporary Homes*

A notable number of potential buyers have expressed keen interest in more compact, contemporary detached properties and at a lower entry price. As such, we have been working closely with renowned Mauritian architect JF Adam to explore the possibilities for designing a suitable range to meet these requirements.

Following many months of design and redesign, we are proud to launch our new range of “Vie” style luxury villas.

More compact than our larger ‘premium’ villas and in a similar architectural style, with each design created sensitively to preserve the integrity and heritage of the Estate, the new Vie style villas have been thoughtfully created to offer owners the same high quality living experience for which Villas Valriche is renowned (and for which we have received many international accolades and awards) and at much more affordable prices.

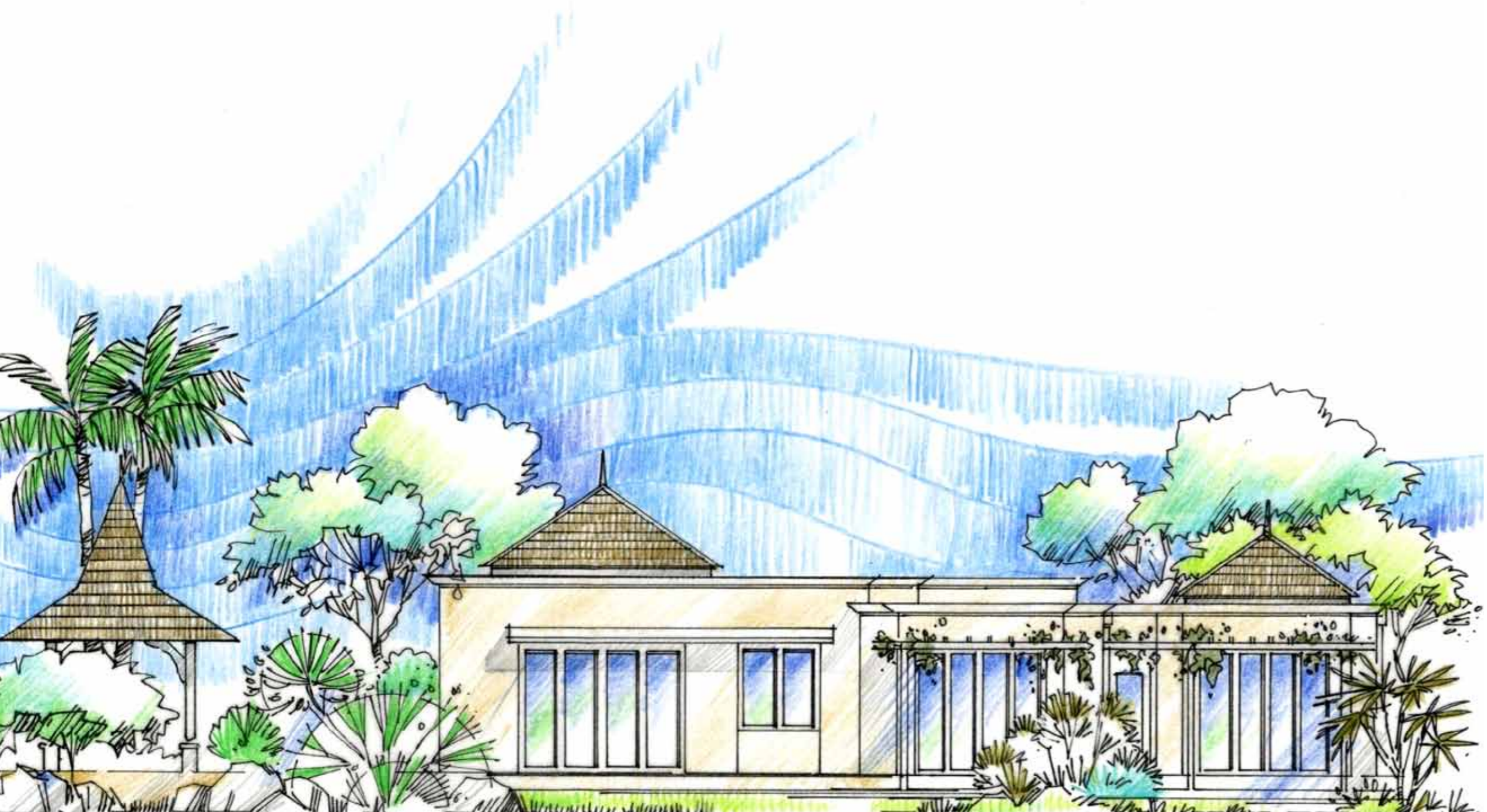
Whilst in no way compromising either the durability or the craftsmanship, from our experience over the past 3 years we have made numerous modifications to the design, construction and specifications and painstakingly sourced a new range of fixtures and fittings, enabling us to offer these new-style contemporary homes at truly competitive prices for the high quality finishes:

- 6 villa designs to choose from.
- A selection of plots offering lake, golf, river, sea and/or mountain views to choose from.
- 150 sq m - 200 sq m covered area.
- Similarly sized front and rear gardens, for year-round outdoor enjoyment.
- “Luxury pack” finishing option.

The new villas are conveniently located on the Estate, nestling in a hub around the picturesque lakes on the west side of the central area.



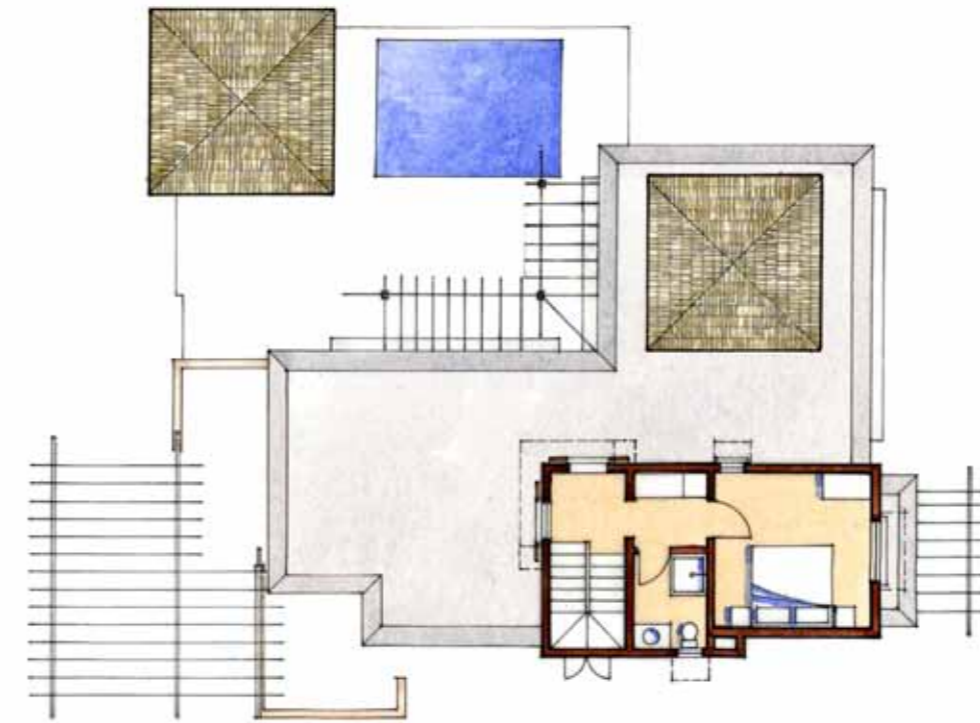
*Vie Villa  
2 Bedrooms (Ground Floor)*



<b>Total Standard NIA</b>	<b>133.10</b>
<b>Total Covered Area</b>	<b>152.50</b>
<b>Enclosed Living NIA</b>	<b>89.45</b>
<b>Ground Floor NIA</b>	<b>89.45</b>
Entrance Lobby	3.50
Kitchen	14.90
Master Suite	17.00
Dressing 1	4.00
WC/Bath 1	5.65
Bedroom 2	16.20
WC/Bath 2	4.45
Lobby	15.05
Corridor	8.70
<b>Semi Enclosed NIA</b>	<b>43.65</b>
Entrance Porch	3.90
Veranda	39.75
Gazebo	10.70
Pool Size	14.85
Standard Pool Deck Size	33
Upgrade Pool Deck Size	82.15

Notes:  
 1. All areas are in square metres.  
 2. All individual areas are measured from internal face of walls and edge of floor slab.  
 3. Area for store may vary slightly for villas on plots with side access.

*Vie Villa*  
 2 Bedrooms (Ground Floor + 1)



**Total Standard NIA** 124.55  
**Total Covered Area** 145.85  
**Enclosed Living NIA** 83.85

**Ground Floor NIA** 58.00  
 Entrance Lobby 3.50  
 Kitchen 12.95  
 Master Suite 15.10  
 Dressing 1 3.55  
 WC/Bath 1 4.30  
 Lobby 12.05  
 Staircase 6.55

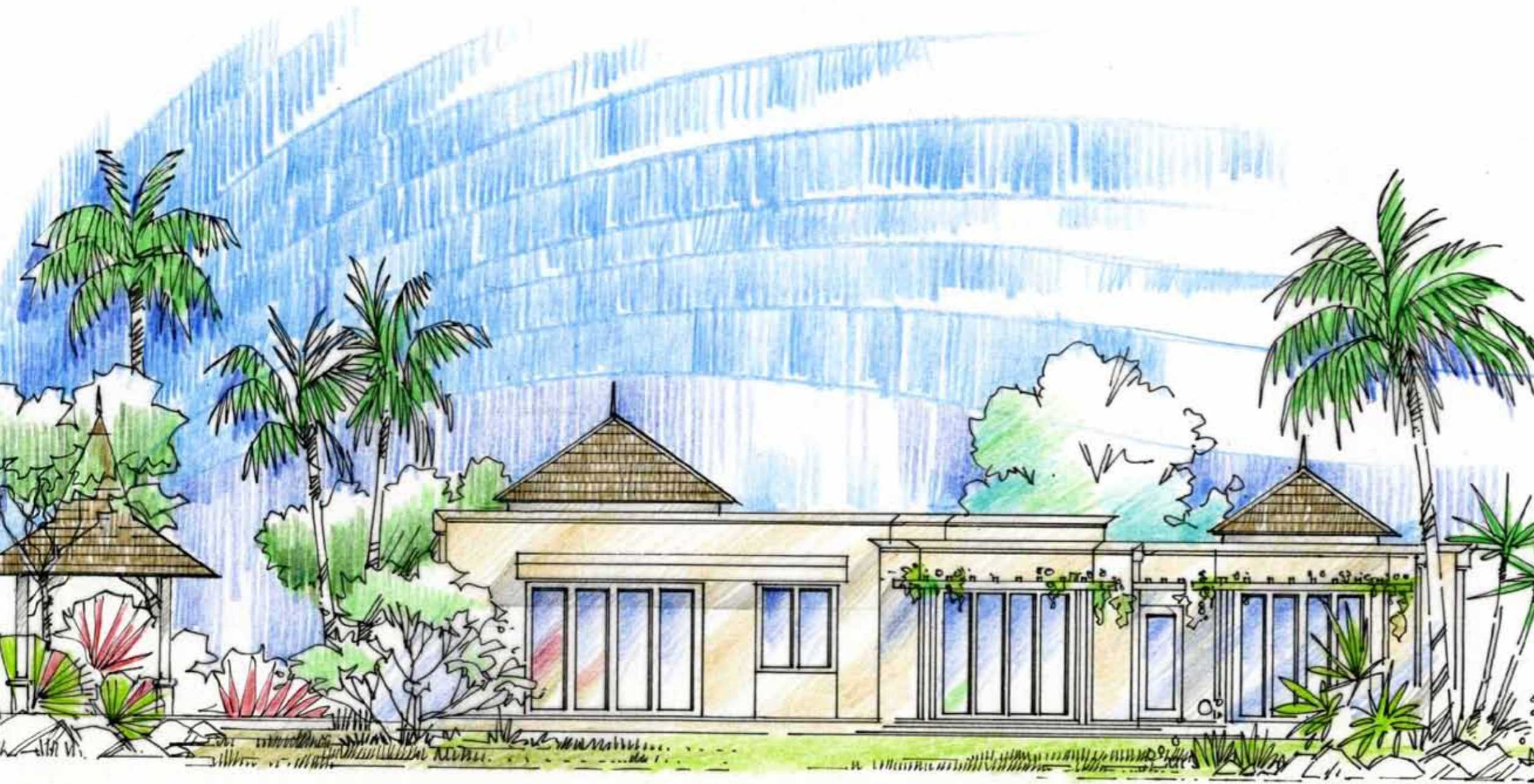
**First Floor NIA** 25.85  
 Bedroom 2 14.60  
 WC/Bath 2 4.30  
 Lobby 3.55  
 Staircase Lobby 3.40

**Semi Enclosed NIA** 40.70  
 Entrance Porch 3.90  
 Veranda 36.80

**Options NIA**  
 Gazebo 10.70  
 Pool Size 14.85  
 Standard Pool Deck Size 19.25  
 Upgrade Pool Deck Size 66

Notes:  
 1. All areas are in square metres.  
 2. All individual areas are measured from internal face of walls and edge of floor slab.  
 3. Area for store may vary slightly for villas on plots with side access.

*Vie Villa*  
*3 Bedrooms (Ground Floor)*



**Total Standard NIA** 152.60  
**Total Covered Area** 174.00  
**Enclosed Living NIA** 108.95

**Ground Floor NIA** 108.95  
 Entrance Lobby 3.50  
 Kitchen 14.90  
 Master Suite 17.00  
 Dressing 1 4.00  
 WC/Bath 1 5.65  
 Bedroom 2 16.20  
 WC/Bath 2 4.45  
 Bedroom 3 15.00  
 Lobby 15.05  
 Corridor 13.20

**Semi Enclosed NIA** 43.65  
 Entrance Porch 3.90  
 Veranda 39.75  
 Gazebo 10.70  
 Pool Size 14.85  
 Standard Pool Deck Size 33  
 Upgrade Pool Deck Size 82.15

Notes:  
 1. All areas are in square metres.  
 2. All individual areas are measured from internal face of walls and edge of floor slab.  
 3. Area for store may vary slightly for villas on plots with side access.



*Vie Villa*  
*3 Bedrooms (Ground Floor + 1)*



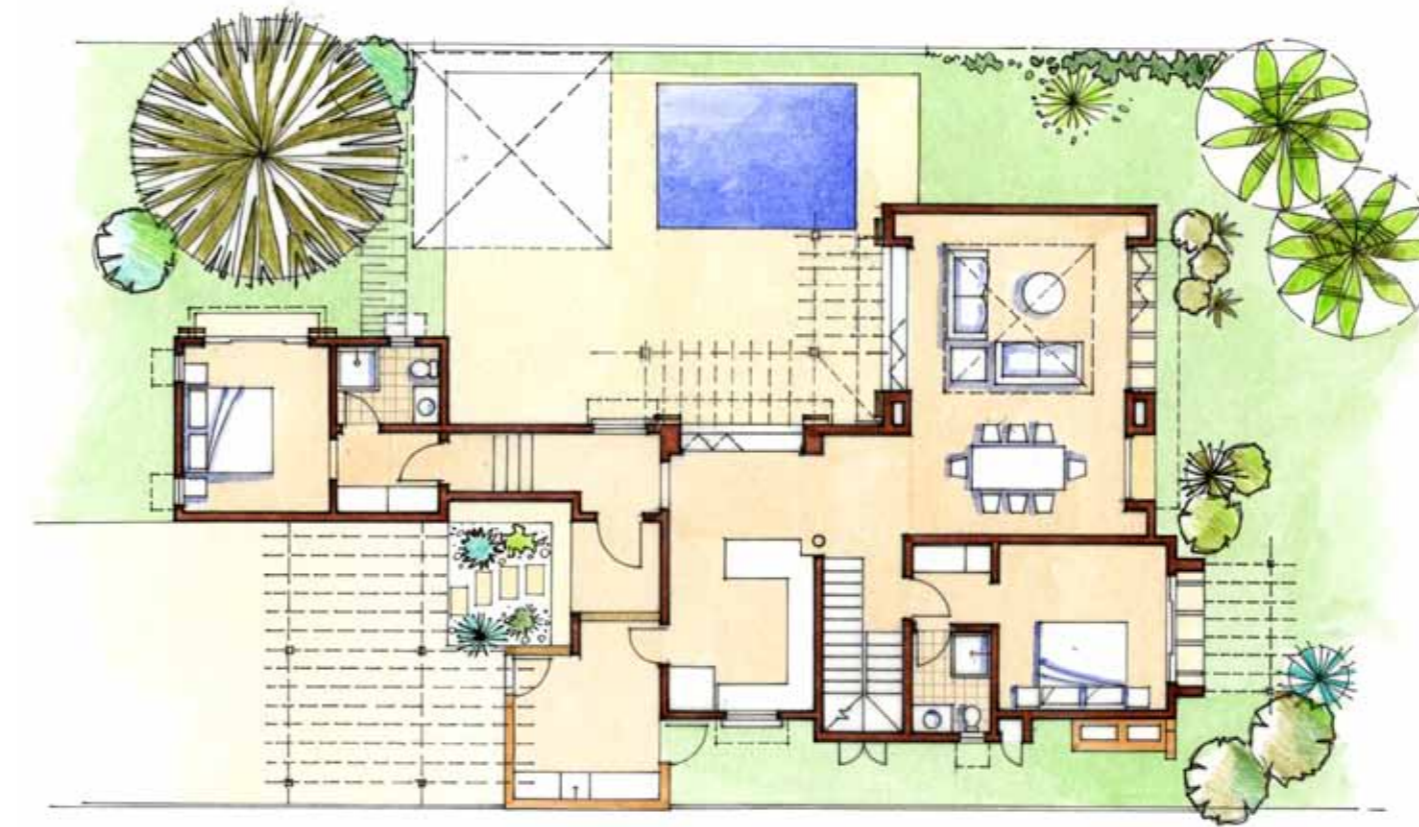
**Total Standard NIA** 150.55  
**Total Covered Area** 176.65  
**Enclosed Living NIA** 109.85

**Ground Floor NIA** 84.00  
 Entrance Lobby 7.55  
 Kitchen 12.95  
 Master Suite 15.10  
 Dressing 1 3.55  
 WC/Bath 1 4.30  
 Bedroom 2 13.20  
 Dressing 2 4.45  
 WC/Bath 2 4.30  
 Lobby 12.05  
 Staircase 6.55

**First Floor NIA** 25.85  
 Bedroom 2 14.60  
 WC/Bath 2 4.30  
 Lobby 3.55  
 Staircase Lobby 3.40

**Semi Enclosed NIA** 40.70  
 Entrance Porch 3.90  
 Veranda 36.80

**Options NIA**  
 Gazebo 10.70  
 Pool Size 14.85  
 Standard Pool Deck Size 19.25  
 Upgrade Pool Deck Size 66



- Notes:
1. All areas are in square metres.
  2. All individual areas are measured from internal face of walls and edge of floor slab.
  3. Area for store may vary slightly for villas on plots with side access.

## Vie Villa 4 Bedrooms (Ground Floor)



<b>Total Standard NIA</b>	<b>177.60</b>
<b>Total Covered Area</b>	<b>203.35</b>
<b>Enclosed Living NIA</b>	<b>133.95</b>

<b>Ground Floor NIA</b>	<b>133.95</b>
Entrance Lobby	5.55
Kitchen	14.90
Master Suite	17.00
Dressing 1	4.00
WC/Bath 1	5.65
Bedroom 2	16.20
WC/Bath 2	4.45
Bedroom 3	15.00
Guest Suite/Bedroom 4	15.15
Dressing 4	3.55
WC/Bath 4	4.25
Lobby	15.05
Corridor	13.20

<b>Semi Enclosed NIA</b>	<b>43.65</b>
Entrance Porch	3.90
Veranda	39.75

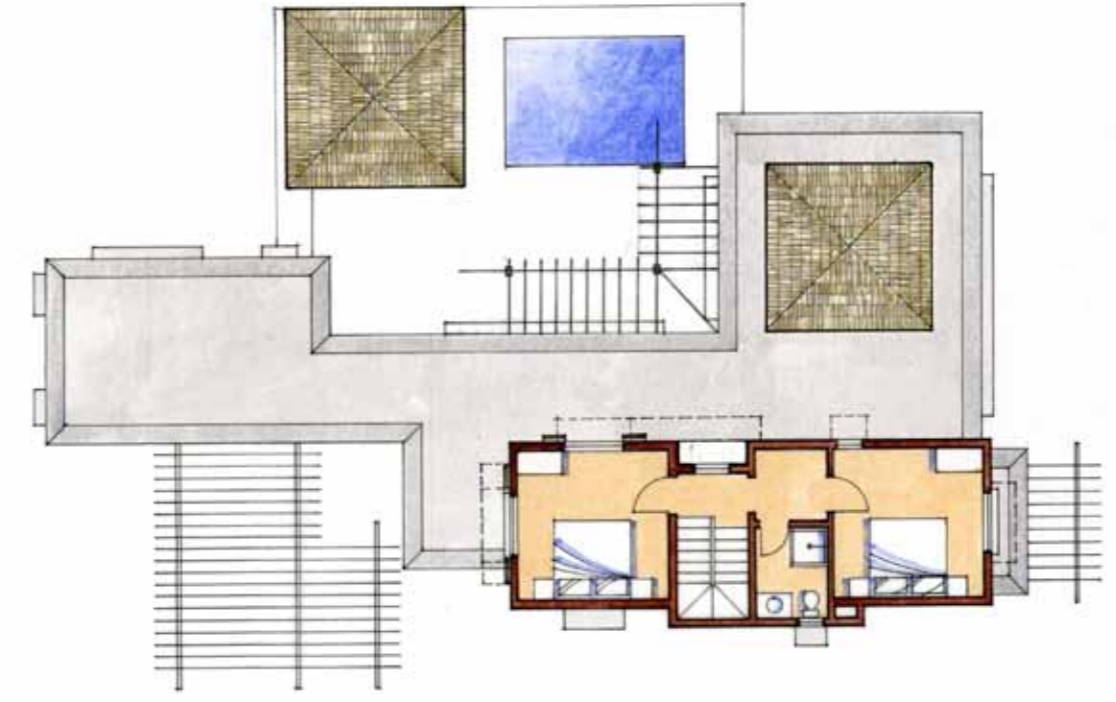
<b>Options NIA</b>	
Gazebo	10.70
Pool Size	14.85
Standard Pool Deck Size	38.7
Upgrade Pool Deck Size	103.2

Notes:

1. All areas are in square metres.
2. All individual areas are measured from internal face of walls and edge of floor slab.
3. Area for store may vary slightly for villas on plots with side access.

# Vie Villa

## 4 Bedrooms (Ground Floor + 1)



<b>Total Standard NIA</b>	<b>171.95</b>
<b>Total Covered Area</b>	<b>201.15</b>
<b>Enclosed Living NIA</b>	<b>128.30</b>
<b>Ground Floor NIA</b>	<b>88.90</b>
Entrance Lobby	7.55
Kitchen	14.90
Master Suite	15.10
Dressing 1	3.55
WC/Bath 1	4.30
Dressing 3	4.45
WC/Bath 3	4.30
Guest Suite/Bedroom 4	15.10
Lobby	13.10
Staircase	6.55
<b>First Floor NIA</b>	<b>39.40</b>
Master Suite/Bedroom 3	14.55
Bedroom 2	14.60
WC/Bath 2	4.30
Lobby	3.55
Staircase Lobby	2.40
<b>Semi Enclosed NIA</b>	<b>43.65</b>
Entrance Porch	3.90
Veranda	39.75
<b>Options NIA</b>	
Gazebo	10.70
Pool Size	14.85
Standard Pool Deck Size	21.3
Upgrade Pool Deck Size	66

Notes:

1. All areas are in square metres.
2. All individual areas are measured from internal face of walls and edge of floor slab.
3. Area for store may vary slightly for villas on plots with side access.