

## Veranda Type

# Veranda Style Villas



Traditional plantation-style detached villa with garage, designed in rectilinear form and offering comfortable indoor and outdoor living, elevated terrace and infinity pool set within a lush, tropical landscaped garden.



**VILLAS VALRICHE**  
MAURITIUS

# Veranda Type

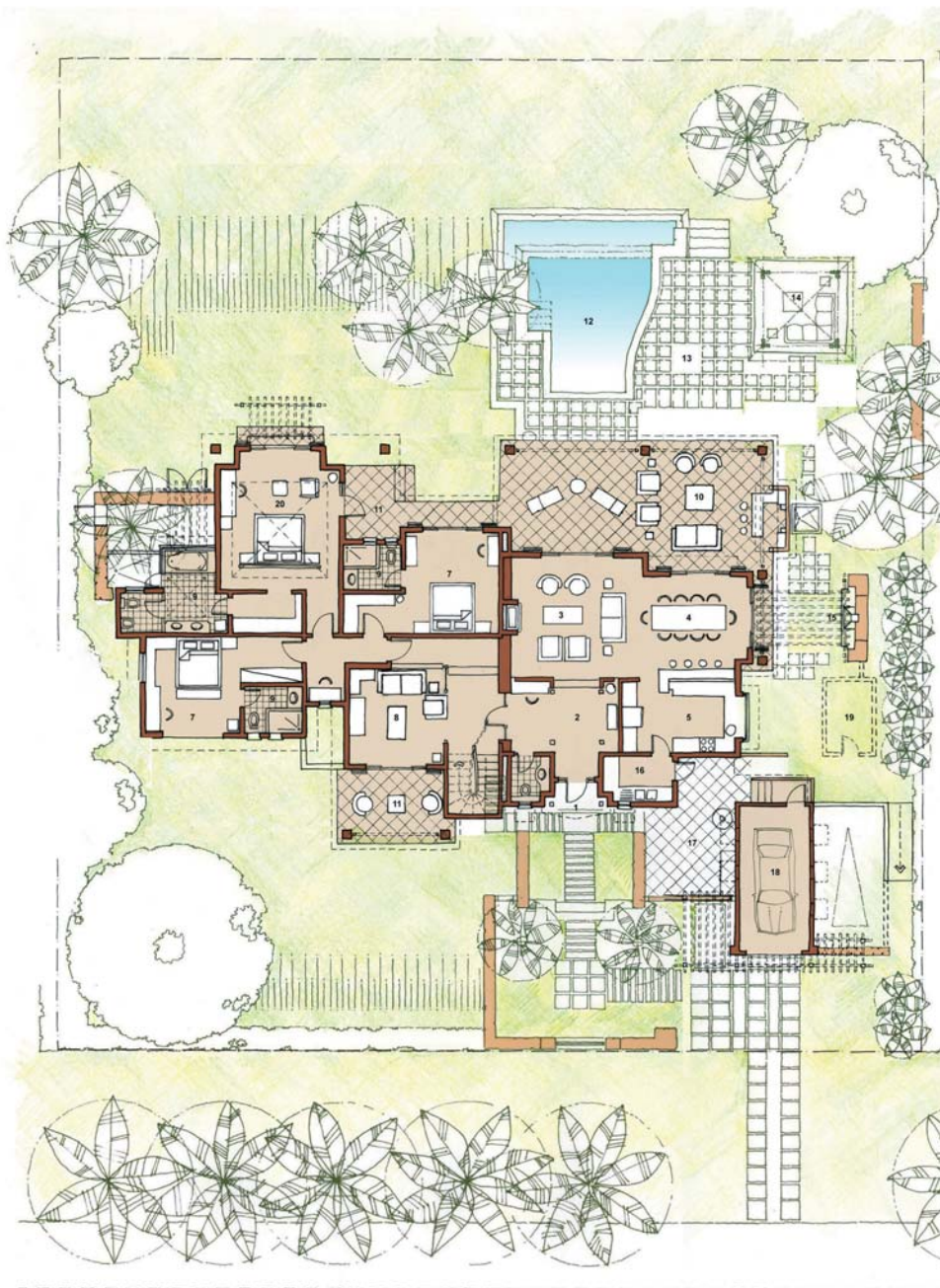
## 4 Bedrooms (Ground Floor + 1)



Garden elevation



First floor plan



Minimum Site Width 30m

Ground floor plan

### Legend

1. Entrance
2. Lobby
3. Living Room
4. Dining Room
5. Kitchen
6. Master Suite
7. Bedroom
8. Study/TV
9. Bath
10. Veranda
11. Porch
12. Swimming Pool
13. Terrace
14. Kiosk
15. Bbq
16. Scullery
17. Yard
18. Garage
19. Store
20. Guest Suite

<b>Total Covered Area</b>	<b>414</b>
<b>Total Standard NIA</b>	<b>370</b>
<b>Enclosed Living NIA</b>	<b>252</b>
Ground Floor NIA	211
First Floor NIA	41
<b>Semi Enclosed NIA</b>	<b>101</b>
Entrance Porch	2
Veranda	51
Porch 1	28
Porch 2	12
Balcony	8
<b>Enclosed Garage NIA</b>	<b>17</b>
<b>Swimming Pool Swim Area</b>	
Standard	24
Option 1	32
Option 2	40
<b>Options NIA</b>	
Double Garage	18
Store	5
Gazebo	9
Timber Deck	50

### Notes:

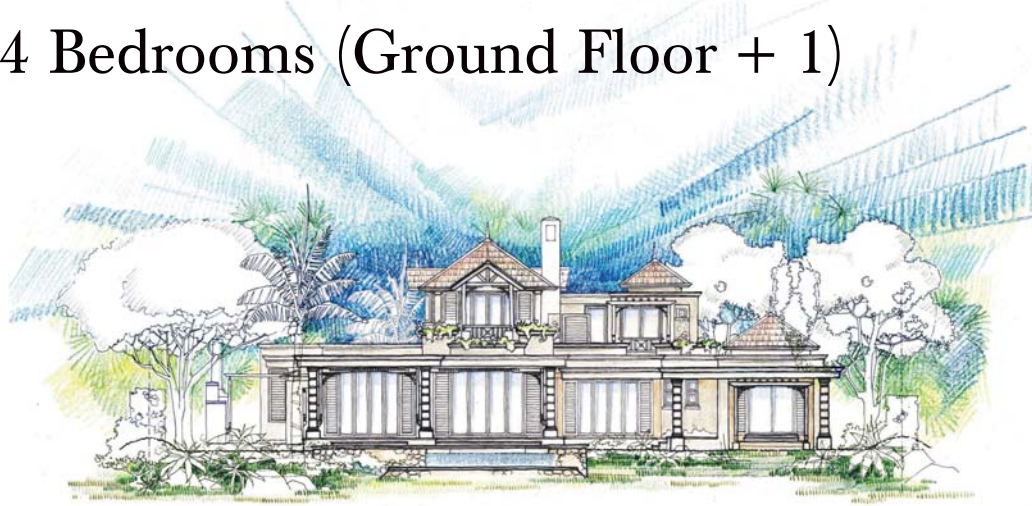
1. NIA = Net Internal Area.
2. All areas are in square metres.
3. All areas are measured from the internal face of walls for determining NIA and to the outer edge of concrete slabs for Covered Areas.
4. Area for store may vary slightly for villas on plots with side access.
5. Plan indicated for 0-10% slope.
6. Landscaping layout indicative.
7. Plan is generic and may vary depending on the selected style and variant.

In terms of international norms on measuring standards for marketing purposes: "Covered Area" includes all covered areas measured to the outside of all external walls, covered overhangs and verandas. However in the contract documentation, based on the legal system in Mauritius and prepared by registered Notaries, areas are expressed as NIA (as defined in the glossary of the Specifications document). Depending on the design configuration of each villa, the difference between the "Covered Area" and the "Net Internal Area" will vary between 5% and 15%.

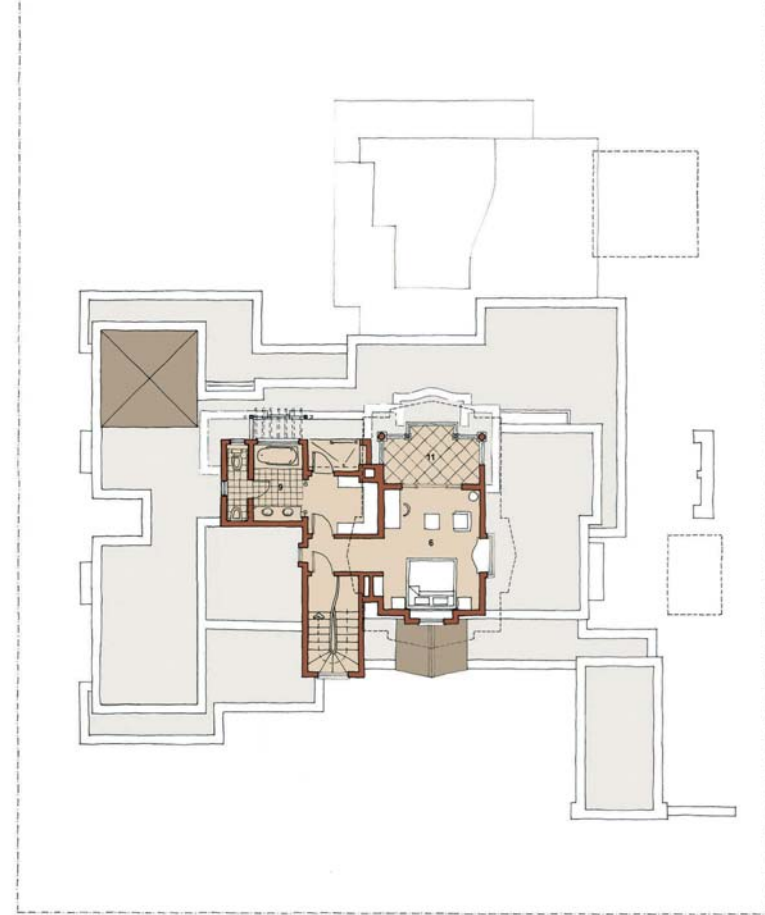
Plan Code: VRN4BG1Y

# Veranda Type

## 4 Bedrooms (Ground Floor + 1)



Garden elevation



First floor plan  
First floor plan



Minimum Site Width 35m

Ground floor plan

### Legend

1. Entrance
2. Lobby
3. Living Room
4. Dining Room
5. Kitchen
6. Master Suite
7. Bedroom
8. Study/TV
9. Bath
10. Veranda
11. Porch
12. Swimming Pool
13. Terrace
14. Kiosk
15. Bbq
16. Scullery
17. Yard
18. Garage
19. Store
20. Guest Suite

<b>Total Covered Area</b>	<b>370</b>
<b>Total Standard NIA</b>	<b>326</b>
<b>Enclosed Living NIA</b>	<b>232</b>
Ground Floor NIA	191
First Floor NIA	41
<b>Semi Enclosed NIA</b>	<b>77</b>
Entrance Porch	2
Veranda	44
Porch 1	10
Porch 2	12
Balcony	8
<b>Enclosed Garage NIA</b>	<b>17</b>
<b>Swimming Pool Swim Area</b>	
Standard	24
Option 1	32
Option 2	40
<b>Options NIA</b>	
Double Garage	18
Store	5
Gazebo	9
Timber Deck	50

### Notes:

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Plan Code: VRN4VG1Y