



# Anbalaba

PROPRIÉTÉS IRS ET VILLAGE  
BAIE DU CAP - ÎLE MAURICE

## Les Vues d' *Anbalaba* 18 Apartments



# L I V E M A U R I T I U S

En bas Là-bas, in the south



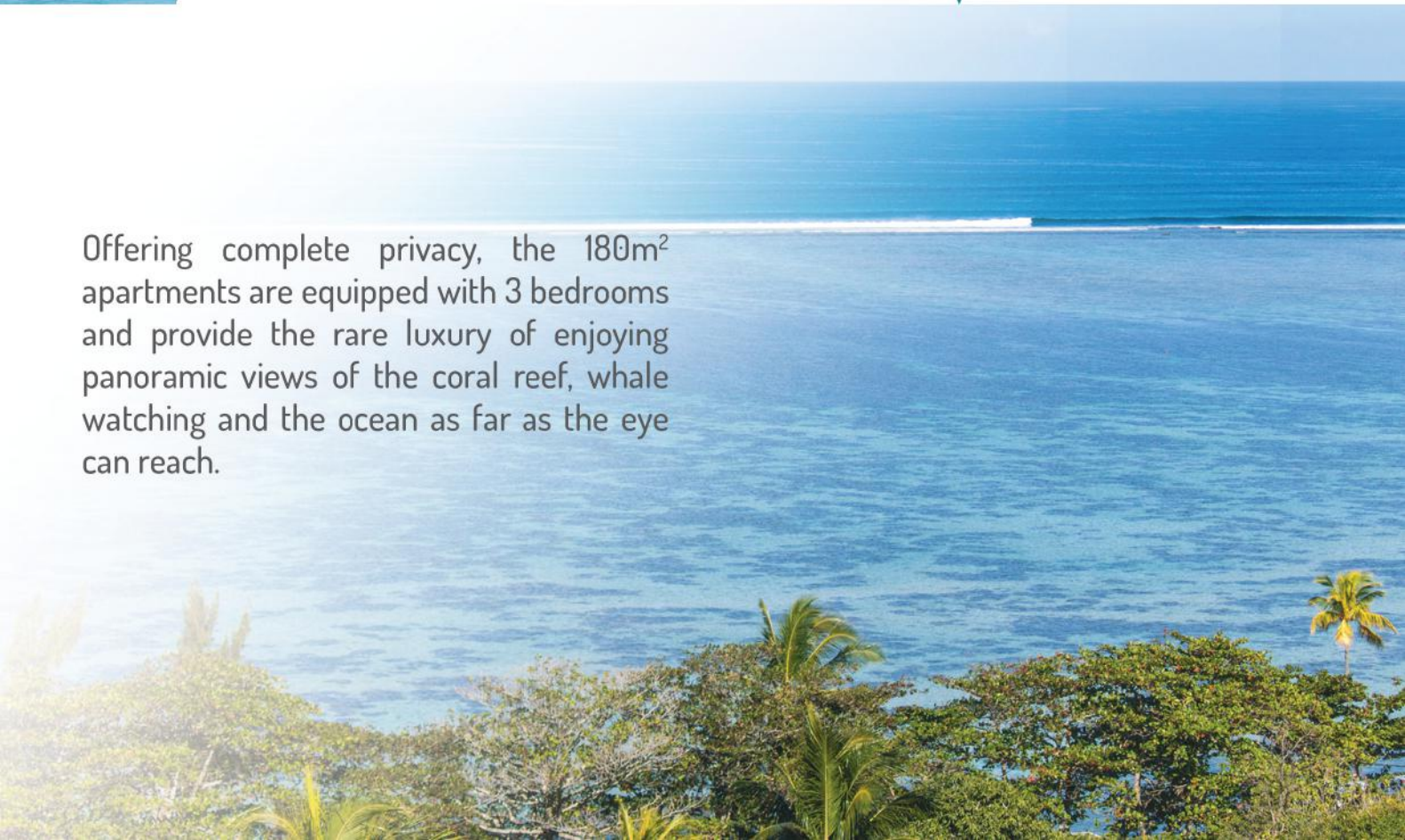
## Les Vues d' *Anbalaba* Appartement

Les Vues d'Anbalaba are a set of three adjoining buildings forming a complex of 18 apartments of 180m<sup>2</sup> of living space. Thus, each building consists of three apartments on the ground floor and three apartments on the first floor. Located on the heights of "Anbalaba", they offer an exceptional view of the Baie du Cap lagoon. Their modern, uncluttered architecture fits perfectly into the tropical landscape of the south of Mauritius.

View on the lagoon...



Offering complete privacy, the 180m<sup>2</sup> apartments are equipped with 3 bedrooms and provide the rare luxury of enjoying panoramic views of the coral reef, whale watching and the ocean as far as the eye can reach.





## BLOCK B

On the ground floor, the apartments have a private outdoor space for even more comfort. The owners will have the pleasure of enjoying a magnificent 25-meter semi-Olympic swimming pool with an overflow on the horizon.



# APPRTMENT

## GROUND FLOOR/B3

		Covered area (m <sup>2</sup> )	Area not covered (m <sup>2</sup> )
<b>APARTMENT GROUND FLOOR</b>			
1	Living Room	21.20	
2	Open Kitchen	25.31	
3	Terrace	31.60	
4	Laundry	2.25	
5	Guest WC	2.36	
6	Master Bedroom Wardrobe & Ensuite	33.62	
7	Master Balcony	6.22	
8	Bedroom 1	15.12	
9	Bedroom 2	15.14	
10	Common Shower Room	5.45	
11	Store	2.21	
12	Corridor	13.04	
13	Garden		58.15

<b>TOTAL INTERNAL AREA FOR GROUND FLOOR</b>	<b>183.54</b>	<b>63.99</b>
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# APARTMENT

## FIRST FLOOR/B6

		Covered area (m <sup>2</sup> )	Area not covered (m <sup>2</sup> )
<b>APARTMENT FIRST FLOOR</b>			
1	Living Room	21.20	
2	Open Kitchen	25.31	
3	Terrace	31.60	
4	Laundry	2.25	
5	Guest WC	2.23	
6	Master Bedroom Wardrobe & Ensuite	32.41	
7	Master Balcony	4.84	
8	Bedroom 1	15.12	
9	Bedroom 2	15.14	
10	Shower Room	5.45	
11	Store	2.22	
12	Corridor	13.04	
<b>TOTAL INTERNAL AREA FOR GROUND FLOOR</b>		<b>177.99</b>	





The bedrooms, as well as the master suite opening onto a balcony, provide perfect tranquility, while the living areas are extended by beautiful terraces dedicated to relaxation and contemplation of the blue notes of the lagoon.