



Anbalaba

PROPERTIES AND VILLAGE  
BAIE DU CAP - MAURITIUS



LES HAUTS  
D'Anbalaba

SERIN DU CAP



## SERIN DU CAP at a glance

- Villa set over two floors
- On the height of «Anbalaba Village»
- Panoramic views over the lagoon
- 500 to 600 m<sup>2</sup> of living space
- 2000 to 3000 m<sup>2</sup> plot
- 5 to 6 en-suite bedrooms, including a master suite
- Private garden
- Laundry room
- Large verandas and terraces
- Swimming pool
- 540 to 780 meters away from the lagoon
- 240 to 480 meters away from Anbalaba Village
- An 18 to 20-foot boat reserved for each purchaser
- Starting price: € 2,500,000





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**SERIN DU CAP**



**GROUND FLOOR**

	Covered area (m <sup>2</sup> )	Area not covered (m <sup>2</sup> )
<b>GROUND FLOOR</b>		
1 Lobby	18,2	
2 Corridor	16,0	
3 Master Bedroom	41,5	
4 Master Ensuite	20,8	
5 Bedroom 1 & Shower room 1	28,9	
6 Bedroom 2 & Shower room 2	28,9	
7 Living and Dining Room	61,3	
8 Kitchen	28,1	
9 Wet Kitchen	9,7	
10 Laundry	4,1	
11 Store	4,8	
12 Powder Room	3,6	
13 Staff Toilet	1,5	
14 Staff Bathroom	1,5	
15 Veranda	165,2	
16 Store and Service	13,5	
17 Open Deck		113,3
18 Swimming Pool		58,6
<b>TOTAL LIVING SPACE</b>		
<b>AREA FOR GROUND FLOOR TOTAL</b>	<b>447,6</b>	<b>171,9</b>
<b>UNCOVERED AREA</b>		



**SEMI BASEMENT**

<b>SEMI BASEMENT</b>		
1 Guest Bedroom	15,2	
2 Guest Bathroom	7,4	
3 Verandah	8,0	
4 Office	14,4	
5 TV Room	13,7	
6 Kitchenette	7,9	
7 Store, water tank, domestic pump, swimming pool pum, ballast tank	121,1	
<b>TOTAL LIVING SPACE</b>		
<b>AREA FOR SEMI BASEMENT FLOOR</b>	<b>187,7</b>	
<b>TOTAL LIVING AREA</b>	<b>635,3</b>	
<b>TOTAL BUILDING</b>	<b>694,9</b>	





## PAILLE-EN-QUEUE at a glance

- Villa set over three floors
- On the height of «Anbalaba Village»
- Panoramic views over the lagoon
- 611 m<sup>2</sup> of living space
- 2274 to 2883 m<sup>2</sup> plot
- 5 en-suite bedrooms, including 2 masters suite
- Private garden
- Laundry room
- Large verandas and terraces
- Swimming pool of 62m<sup>2</sup>
- 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 <sup>2</sup> )	Area not covered (m <sup>2</sup> )	
<b>GROUND FLOOR</b>			
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
<b>TOTAL LIVING SPACE AREA FOR GROUND FLOOR TOTAL UNCOVERED AREA</b>		<b>417,0</b>	<b>147,2</b>



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LES HAUTS  
 D'Anbalaba

**PAILLE-EN-QUEUE**

**FIRST FLOOR**



	Covered area (m <sup>2</sup> )
<b>FIRST FLOOR</b>	
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
<b>TOTAL LIVING SPACE AREA FOR FIRST FLOOR</b>	<b>117,4</b>

<b>SEMI BASEMENT</b>	
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
<b>TOTAL LIVING SPACE AREA FOR SEMI BASEMENT FLOOR</b>	<b>77,1</b>

**SEMI BASEMENT**



<b>TOTAL LIVING AREA</b>	<b>611,5</b>
<b>TOTAL BUILDING</b>	<b>688,4</b>

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