



**SKANDIA
VILLAS**

BY COLBERT HOLDINGS

**Exclusive Plot of Land in a Gated
Residence in Grand Bay**



MATHIEU 5942 9458



Strategic Location

15 mins - Mont Choisy Golf

10 mins - La Croisette

7 mins - Grand Bay Public Beach

5 mins - Super U

2 mins - Chemin Vingt Pieds

5 mins - Pereybere Public Beach

10 mins - Anse La Raie Public Beach

27 plots of Land - Ready to construct
BLUP approved



Delivery date : May 2025



**SKANDIA
VILLAS**



Plot No.	Area
1	337.09 Sqm
2	337.09 Sqm
3	337.09 Sqm
4	337.09 Sqm
5	337.09 Sqm
6	337.09 Sqm
7	351.33 Sqm
8	323.45 Sqm
9	323.45 Sqm

Plot No.	Area
10	323.45 Sqm
11	323.45 Sqm
12	392.26 Sqm
13	427.74 Sqm
14	323.45 Sqm
15	323.45 Sqm
16	323.45 Sqm
17	323.45 Sqm
18	355.28 Sqm

Plot No.	Area
19	366.65 Sqm
20	354.37 Sqm
21	348.82 qm
22	354.37Sqm
23	337.09 Sqm
24	337.09 Sqm
25	337.09 Sqm
26	337.09 Sqm
27	348.48 Sqm

Masterplan

Floor Plan - Ground Floor



**SKANDIA
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INTERNAL AREA

①	MAIN ENTRANCE/ <i>L'ENTRÉE PRINCIPALE</i>	2 m ²
②	LIVING AND DINING/ <i>SALON ET SALLE À MANGER</i>	30 m ²
③	MAIN KITCHEN/ <i>CUISINE PRINCIPALE</i>	17 m ²
④	BEDROOM 1/ <i>CHAMBRE À COUCHER 1</i>	11 m ²
⑤	ENSUITE 1/ <i>ENSUITE 1</i>	5 m ²
⑥	STAIRCASE/ <i>ESCALIER</i>	2 m ²
⑦	GUEST TOILET/ <i>TOILETTE COMMUNE</i>	2 m ²
⑧	BLOCKWORK WALLS/ <i>MURS EN PARPAINGS</i>	14 m ²
TOTAL		80 m²

EXTERNAL AREAS

⑨	BACK KITCHEN/ <i>ARRIÈRE CUISINE</i>	25 m ²
⑩	TERRACE-DECKING/ <i>TERRASSE</i>	30 m ²
⑪	SWIMMING POOL/ <i>PISCINE</i>	38 m ²
⑫	CAR PARK/ <i>PARKING</i>	12 m ²
TOTAL		104 m²

GROSS GROUND FLOOR AREA		
<i>SUPERFICIE BRUTE DU REZ-DE-CHAUSSÉE</i>		184 m²



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INTERNAL AREA

13	STAIRCASE/ESCALIER	4 m ²
14	LAUNDRY/BUANDERIE	5 m ²
15	HOME OFFICE/BUREAU	4 m ²
16	CORRIDOR/COULOIR	1 m ²
17	MASTER BEDROOM/CHAMBRE PRINCIPALE	12 m ²
18	ENSUITE/ENSUITE	7 m ²
19	BEDROOM 2/CHAMBRE À COUCHER 2	11 m ²
20	ENSUITE 2/ENSUITE 2	5 m ²
21	BLOCKWORK WALLS/MURS EN PARPAINGS	14 m ²
TOTAL		63 m ²

EXTERNAL AREAS

22	SITOUT AREA/ZONE DE RELAXATION	17 m ²
GROSS FIRST FLOOR AREA SUPERFICIE BRUTE DU PREMIER ÉTAGE		80 m ²
GROSS VILLA AREA SUPERFICIE BRUTE		264 m ²

First Floor - First Floor



FIRST FLOOR/PREMIER ÉTAGE

Shardia Villa



Elegant Project





PEACEFUL
NEIGHBORHOOD

GRADE A ASPHALTED ROAD
WITH STREET LIGHTS

SOPHISTICATED
DRAINS

ELECTRIC
FENCE

WATCHMAN
24/7

LANDSCAPING

ENHANCED FEATURES FOR A SUPERIOR LIVING EXPERIENCE

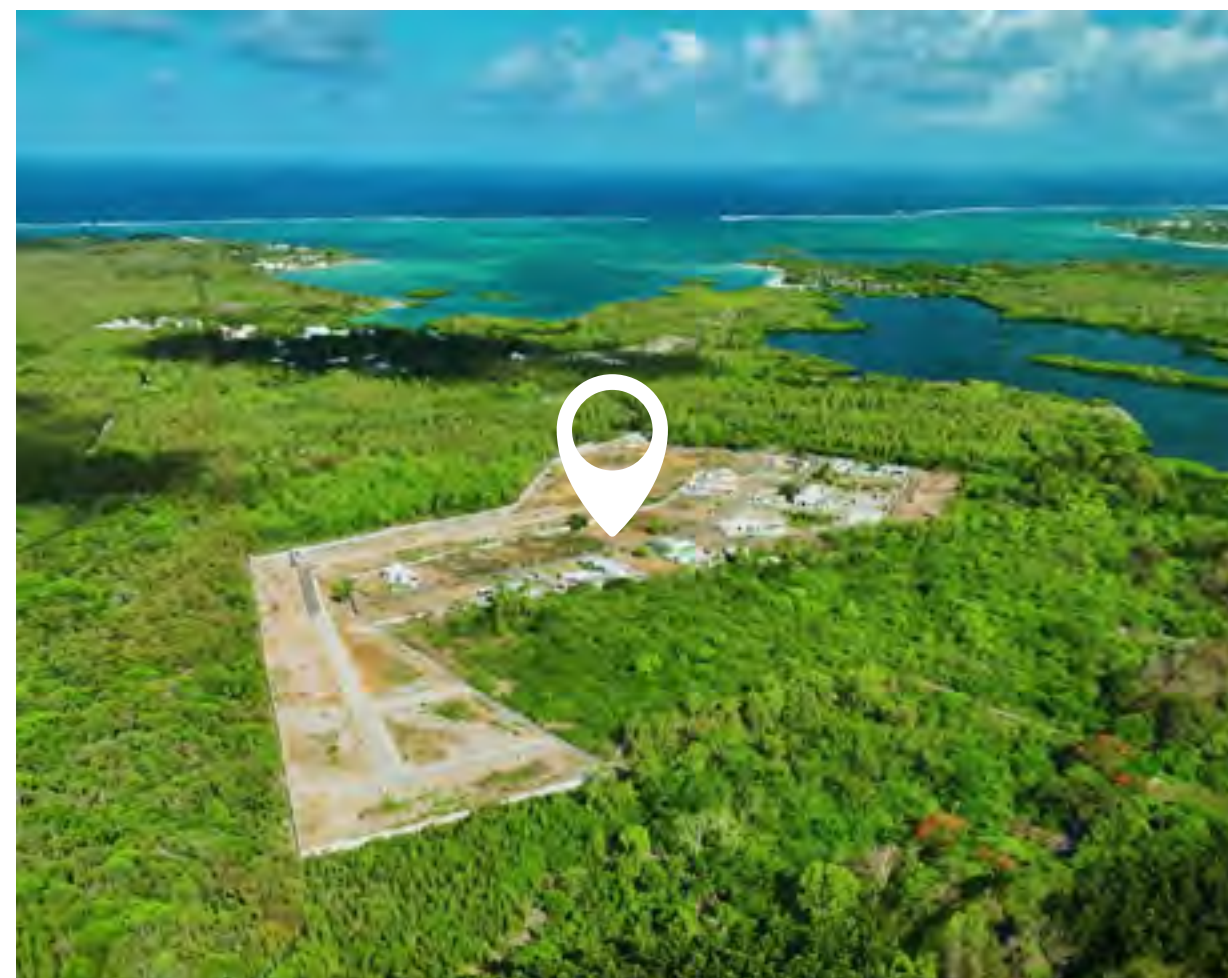


Our proven track record



GARDEN LODGE

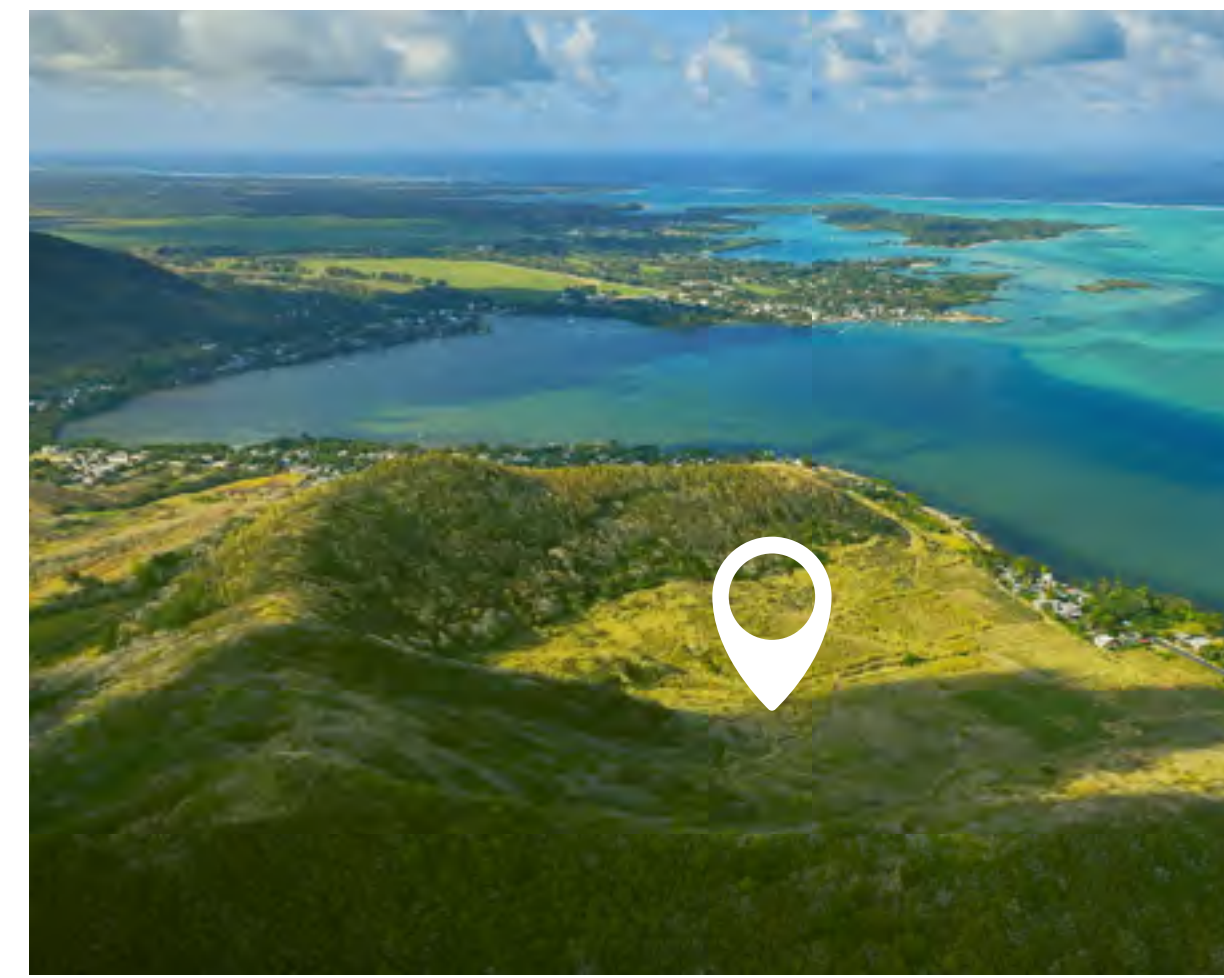
Nestled in a lush garden where nature and architecture blend seamlessly, The Garden Lodge is a green haven in the heart of Péreybère, offering a unique and modern concept in Mauritius.



VILLAS MANGROVE

The project is a housing estate in a secure condominium, located near the beaches of Bras D'eau.

70 Plots of land



POINTE AUX FEUILLES

Exceptional location with breathtaking sea views at Pointe aux Feuilles, highlighting its desirability and prime coastal beauty.

41 Plots of land



SAVANNAH VILLAGE

This exceptional off-plan villa project was developed with the aim of creating a product that surpasses all local competition.

Phase I - 12 Villas / Phase II - 6 Villas



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As from 4.5M for 320 m²



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