



**SKANDIA
VILLAS**

**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

Ready for Construction - BLUP Approved









Masterplan



Proposed Villa

Floor Plan - Ground Floor



**SKANDIA
VILLAS**

INTERNAL AREA

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

EXTERNAL AREAS

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

GROSS GROUND FLOOR AREA		
SUPERFICIE BRUTE DU REZ-DE-CHAUSSÉE		184 m²

Proposed Villa Floor Plan - First Floor



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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 m²

EXTERNAL AREAS

22	SITOUT AREA/ZONE DE RELAXATION	17 m ²
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**GROSS FIRST FLOOR AREA
SUPERFICIE BRUTE DU PREMIER ÉTAGE** **80 m²**

**GROSS VILLA AREA
SUPERFICIE BRUTE** **264 m²**

Proposed Villa



Elegant Project



GRADE A ASPHALTED ROAD
WITH STREET LIGHTS

SOPHISTICATED
DRAINS

ELECTRIC
FENCE

WATCHMAN
24/7

LANDSCAPING

ENHANCED FEATURES FOR A SUPERIOR LIVING EXPERIENCE





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As from 5M for 319 m²



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