

Cap Marina
ILE MAURICE



Bayview Estate

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2 & 3 Bedrooms Duplex

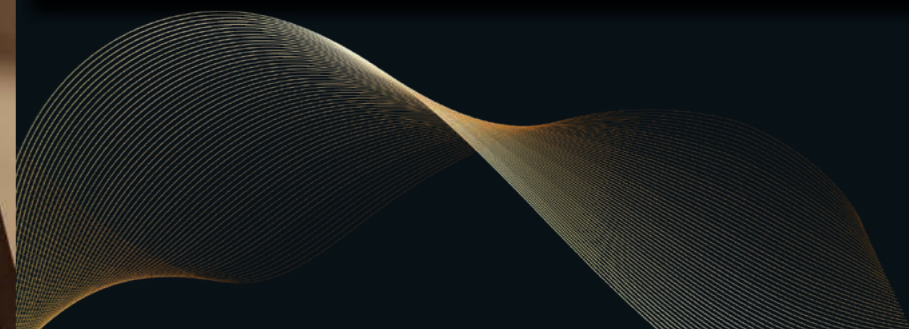


*Photos are non-contractual



It's not just a villa, it's a way of life

Interior





BAYVIEW ESTATE - 2 BEDROOMS

Ground Floor

| | | |
|---|--------------------------------|---------------------|
| 1 | Porch | 1.45m ² |
| 2 | Entrance Lobby | 3.47m ² |
| 3 | Staircase | 5.31m ² |
| 4 | Laundry room | 5.73m ² |
| 5 | Kitchen / Living / Dining Room | 30.79m ² |

Net Area (GF) 46.75m²

External areas

| | | |
|----|------------------|---------------------|
| 6 | Entrance | 17.70m ² |
| 7 | Covered Terrace | 16.38m ² |
| 8 | Pool | 6.44m ² |
| 9 | Pool Beach | 10.40m ² |
| 10 | Sun Deck | 5.29m ² |
| 11 | Garden | 34.09m ² |
| 12 | *Private Parking | 1 unit |

Gross Floor Area (GF) 69.14m²

First Floor

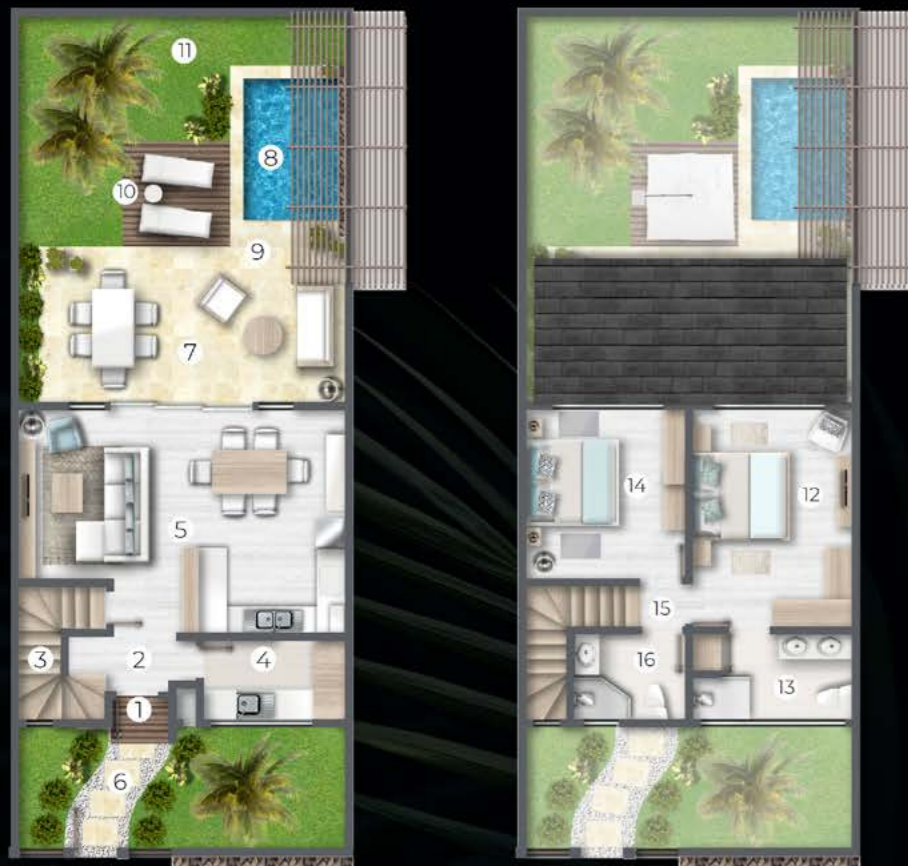
| | | |
|----|-----------------|---------------------|
| 13 | Master Bedroom | 16.77m ² |
| 14 | Master Bathroom | 6.47m ² |
| 15 | Bedroom 2 | 11.81m ² |
| 16 | Lobby | 1.21m ² |
| 17 | Bathroom 2 | 4.25m ² |

Net Area (FF) 40.51m²

Gross Floor Area (FF) 46.70m²

Total Net Area (GF+FF) 87.26m²

Total GFA (GF+FF) 115.84m²



*Refer to master plan for Private parking location

BAYVIEW ESTATE - 3 BEDROOMS

Ground Floor

| | | |
|---|--------------------------------|---------------------|
| 1 | Porch | 1.54m ² |
| 2 | Entrance Lobby | 5.25m ² |
| 3 | Staircase | 5.30m ² |
| 4 | Bedroom 2 | 12.91m ² |
| 5 | Bathroom 2 | 3.88m ² |
| 6 | Laundry room | 3.49m ² |
| 7 | Kitchen / Living / Dining room | 33.46m ² |

Net Area (GF) 65.83m²

External areas

| | | |
|----|------------------|---------------------|
| 8 | Entrance | 15.64m ² |
| 9 | Covered Terrace | 16.38m ² |
| 10 | Pool | 6.44m ² |
| 11 | Pool Beach | 10.40m ² |
| 12 | Sun Deck | 5.29m ² |
| 13 | Private garden | 30.65m ² |
| 14 | *Private Parking | 1 unit |

Gross Floor Area (GF) 90.61m²

First Floor

| | | |
|----|-----------------|---------------------|
| 15 | Master Bedroom | 17.98m ² |
| 16 | Master Bathroom | 6.10m ² |
| 17 | Bedroom 3 | 13.19m ² |
| 18 | Lobby | 1.23m ² |
| 19 | Bathroom 3 | 4.62m ² |

Net Area (FF) 43.12m²

External area

| | | |
|----|----------------|---------------------|
| 20 | Master Terrace | 16.62m ² |
|----|----------------|---------------------|

Gross Floor Area (FF) 49.45m²

Total Net Area (GF+FF) 108.95m²

Total GFA (GF+FF) 140.06m²

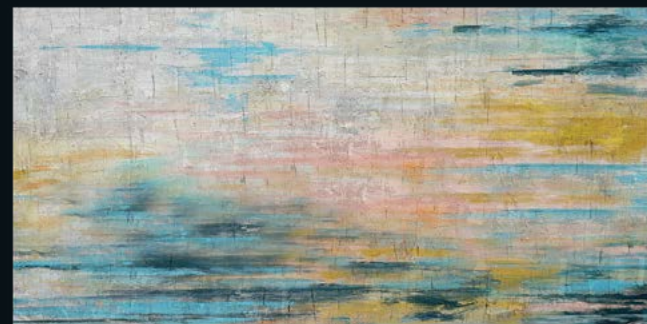


*Refer to master plan for Private parking location



Ambiance & Decoration





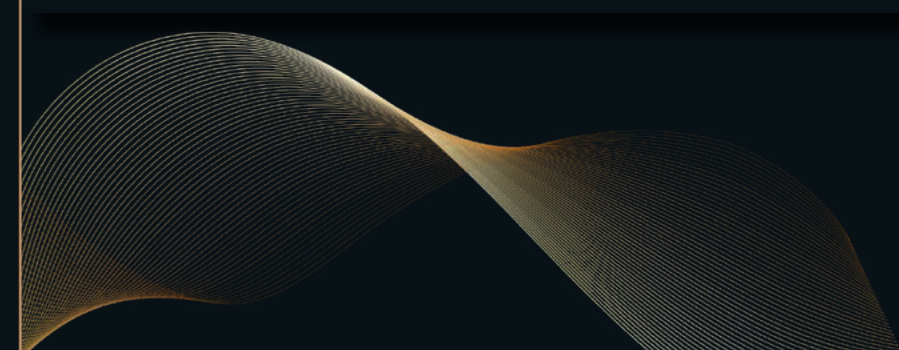
Bed runner, cushions & textile



Floor, wall & furniture finishes



Master Bedroom / Dressing



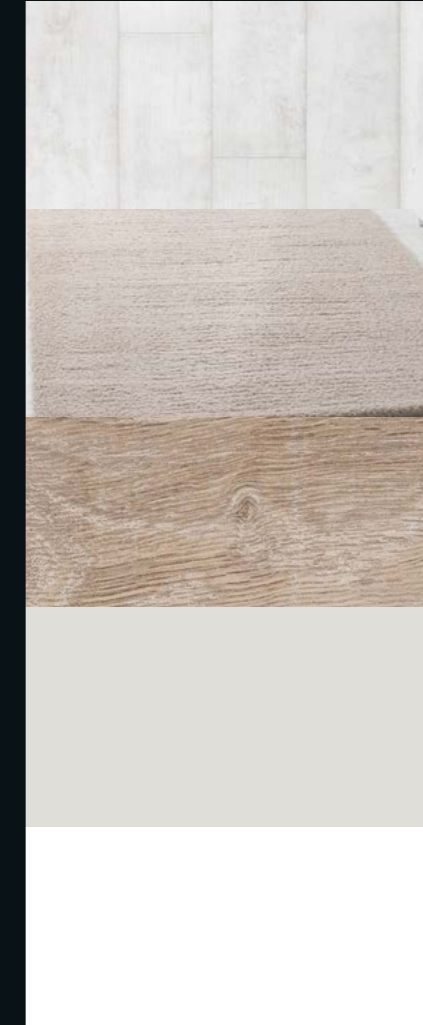
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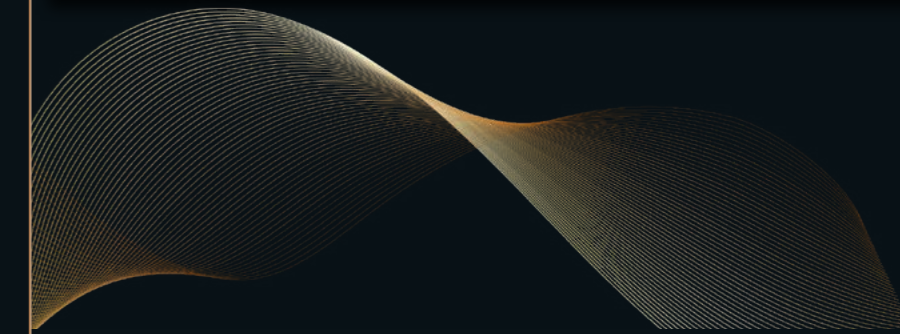
*Bed runner, cushions
& textile*



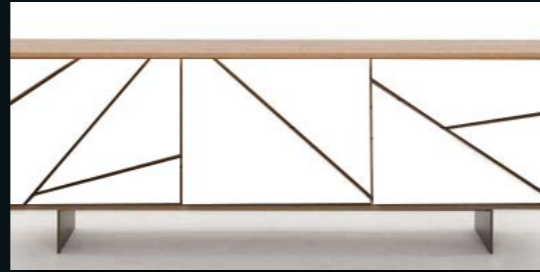
*Floor, wall &
furniture finishes*



Bedroom 2



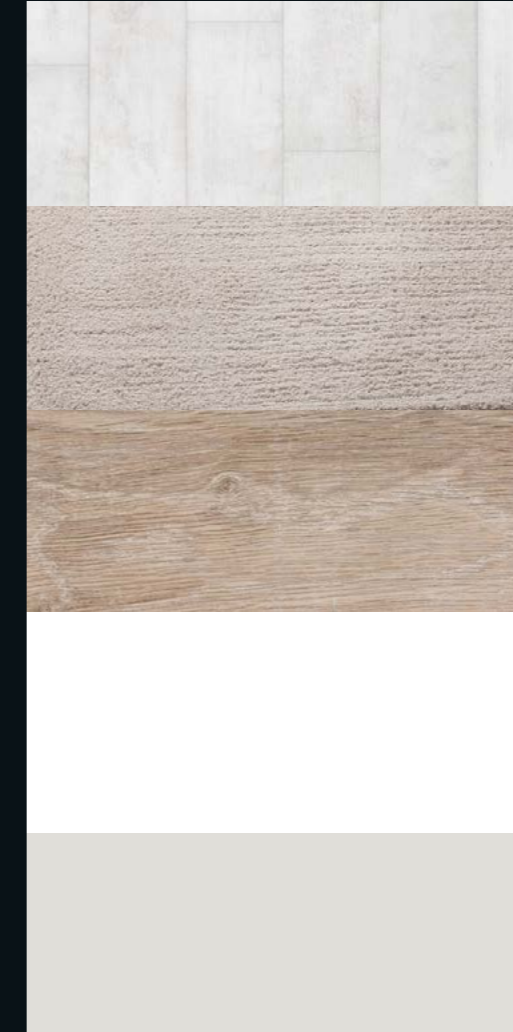
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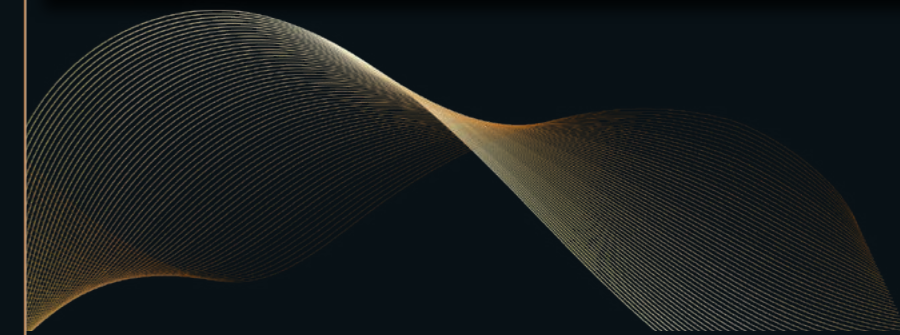
Cushions & sheers



Floor, wall & furniture finishes



Living Room

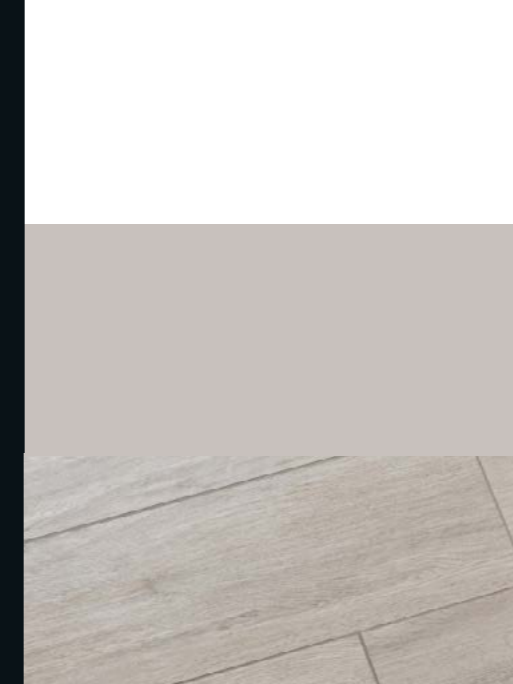
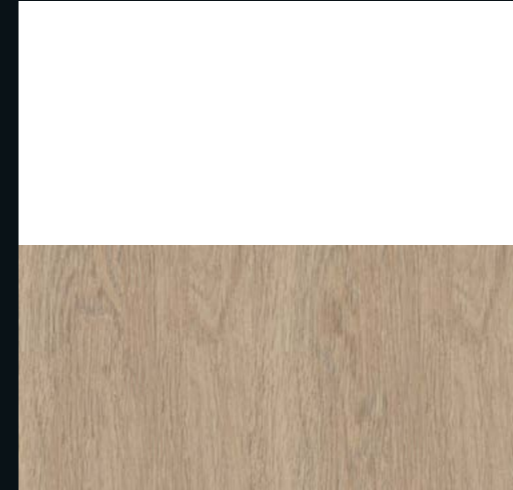


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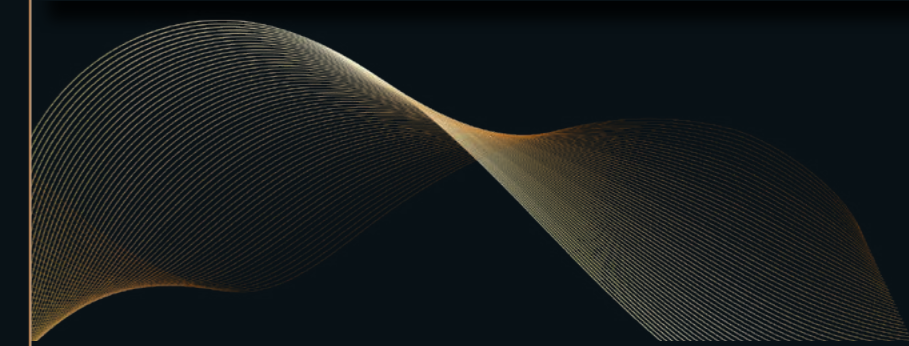
Kitchen finishes

Floor, wall & furniture finishes



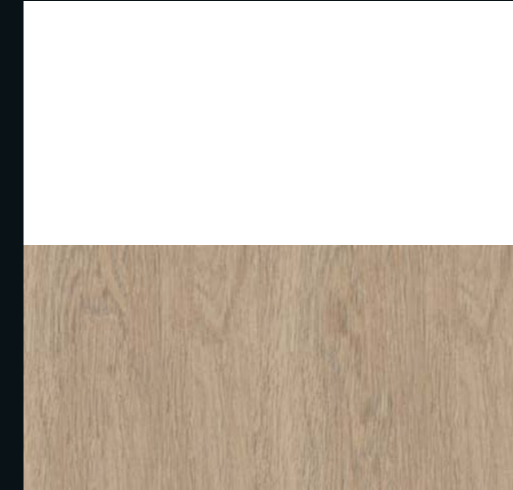
Kitchen / Dining room

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Vanities finishes

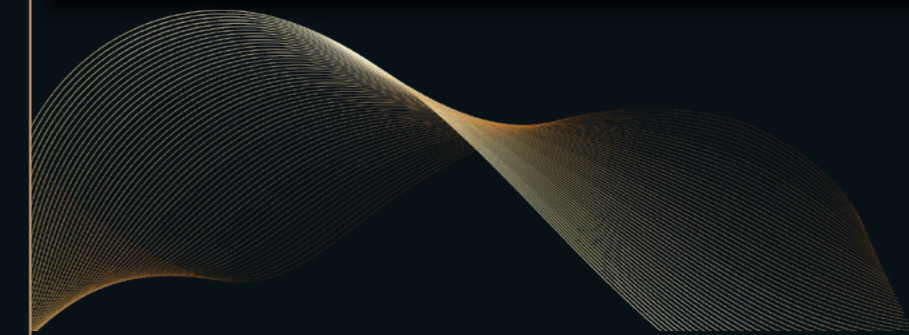


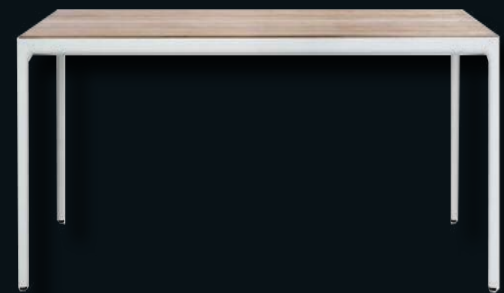
Floor, wall & furniture finishes



Bathrooms

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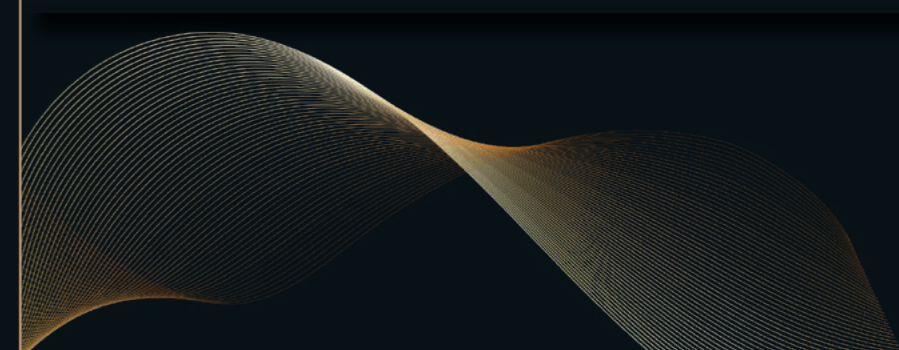




Floor, wall &
furniture finishes



Terrace



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LA TERRASSE
RESIDENCE

BAYVIEW ESTATE



VILLAS DU PARC



VILLAS AQUAMARINE



VILLAS SIGNATURE



HARMONY VILLAS



VILLAS LAGOON



VILLAS AMAZONIA



VILLAS SECRET





| Bayview Estate | NUMBER OF BEDROOMS | GROSS FLOOR AREA(M2) | PLOT AREA (m2) | NET PRICE ex. TAXES in USD* |
|----------------|--------------------|----------------------|----------------|-----------------------------|
| D1 | 2 | 123 | 148 | 345,833 |
| D2 | 2 | 116 | 148 | 345,833 |
| D3 | 2 | 116 | 148 | OPTION |
| D4 | 2 | 123 | 150 | RESERVED |
| D5 | 2 | 123 | 150 | RESERVED |
| D6 | 2 | 116 | 148 | 345,833 |
| D7 | 2 | 116 | 148 | 345,833 |
| D8 | 2 | 123 | 150 | 345,833 |
| D9 | 2 | 123 | 150 | RESERVED |
| D10 | 2 | 123 | 150 | OPTION |
| D11 | 2 | 123 | 150 | OPTION |
| D12 | 2 | 123 | 150 | RESERVED |
| D13 | 2 | 123 | 150 | OPTION |
| D14 | 2 | 116 | 148 | 345,833 |
| D15 | 2 | 123 | 150 | RESERVED |
| D16 | 3 | 148 | 166 | RESERVED |
| D17 | 3 | 146 | 163 | RESERVED |
| D18 | 3 | 146 | 166 | RESERVED |
| D19 | 3 | 148 | 166 | RESERVED |
| D20 | 3 | 146 | 163 | RESERVED |
| D21 | 3 | 146 | 163 | OPTION |
| D22 | 3 | 146 | 164 | OPTION |
| D23 | 3 | 146 | 166 | OPTION |
| D24 | 3 | 148 | 166 | OPTION |
| D25 | 3 | 146 | 163 | OPTION |

*Exclude registration duty (5%) and notary fees (1.15%)



| Bayview Estate | NUMBER OF BEDROOMS | GROSS FLOOR AREA(M2) | PLOT AREA (m2) | NET PRICE ex. TAXES in USD* |
|----------------|--------------------|----------------------|----------------|-----------------------------|
| D26 | 3 | 146 | 164 | OPTION |
| D27 | 3 | 146 | 164 | OPTION |
| D28 | 3 | 146 | 163 | OPTION |
| D29 | 3 | 146 | 166 | RESERVED |
| D30 | 2 | 124 | 291 | RESERVED |
| D31 | 3 | 148 | 166 | RESERVED |
| D32 | 3 | 146 | 163 | 415, 278 |
| D33 | 3 | 146 | 166 | RESERVED |
| D34 | 2 | 123 | 150 | RESERVED |
| D35 | 2 | 116 | 148 | 345,833 |
| D36 | 2 | 116 | 148 | 345,833 |
| D37 | 2 | 123 | 151 | RESERVED |
| D38 | 2 | 123 | 150 | RESERVED |
| D39 | 3 | 148 | 166 | OPTION |
| D40 | 2 | 116 | 149 | 345,833 |
| D41 | 3 | 148 | 163 | 415, 278 |
| D42 | 2 | 116 | 148 | 345,833 |
| D43 | 3 | 148 | 163 | OPTION |
| D44 | 2 | 123 | 150 | 345, 833 |
| D45 | 3 | 148 | 163 | OPTION |
| D46 | 2 | 123 | 150 | RESERVED |
| D47 | 3 | 148 | 165 | RESERVED |
| D48 | 2 | 116 | 148 | 345,833 |
| D49 | 2 | 116 | 149 | 345,833 |
| D50 | 2 | 123 | 150 | OPTION |

*Exclude registration duty (5%) and notary fees (1.15%)