

Planning Brief

NAÏA Résidence



The project is located at the junction of Chemin Vingt Pieds and the access road leading to Domaines des Alizees at Grand Bay, in the district of Riviere du Rempart. The residential development is being established under the Property Development Scheme (PDS) and consists of 23 individual villas on a plot of land of 16,685.4m², for 7 Mauritian and non – Mauritian citizens.

The project is divided into two phases, the first phase consisting of 17 villas (Villa Type A) having Ground floor only and the second phase having 6 villas, with Ground and First floors (Villa Type B).

The access for both phases is located along the 3.9m wide Access Road to Domaine des Alizees.

The first phase of the project, of 17 lots, will have two individual access entrances, from the Domaine des Alizees road, and will serve 8 and 9 residential lots respectively. Each main entrance will have a security booth and a technical zone.

The first wing of phase 1, has been allocated to 8 Villas, from Lot no 1 to 8 and Lot no 9, being the security booth area.

The second wing of phase 1, has been allocated to 9 Villas, from Lot no 10 to 18, and Lot no 19 being the security booth area.

The **Villa Type A**, having a total surface area of **166.75m²**, will have the following units:

- Kitchen: 27.3m²
- Living and Dining Room: 34.75m²
- Master bedroom: 15m²
- Master bathroom and dressing: 11.68m²
- Bedroom 2: 13.3m²
- Bedroom 3: 13.3m²
- Common bathroom: 6.6m²
- Laundry: 3.5m²
- Guest toilet: 2.34m²
- Semi covered terrace: 15.74m²
- Parking space: 24.50m²
- Pool area: 25.16m²
- Pool Deck: 25.54m²

A – BUILDING DESCRIPTION

- Substructure
 - Normal pad foundations and strip footings, and ground floor slab all in reinforced concrete.
- Concrete Work
 - Reinforced concrete columns, beams, and flat roof slabs
- Walls
 - Generally, 150mm thick blockwall, structural and non-structural internal walls.
- Roof
 - Flat area of roof slab, light sloping screed for evacuation of rain water.
- Openings
 - Anthracite Grey powder coated aluminum windows and doors with laminated 6mm or 8mm clear and frosted glazing
 - Solid timber entrance doors
 - Interior wooden doors including wooden frame and architrave. The doors finish will be with 2 layers of natural white paints and equipped with stainless steel locks and handles.
- External wall finishes
 - Smooth render finish to walls and emulsion paint.
 - Volcanic rock cladding as per Architect's drawings
- Internal wall finishes
 - Smooth render finish to walls and emulsion paint
 - Ceramic tiles 2m high to walls in shower
- Floor finishes
 - Mortar cement and homogenous tiles.
- Ceiling finishes
 - Plastered with emulsion paint to soffit of slabs.

- Furnishing
 - Kitchen
 - Oven – Sharp or equivalent.
 - Cooking hob – AEG or equivalent
 - Extractor hood – Elica or equivalent
 - Microwave – Sharp or equivalent
 - Fridge – Sharp (Minimum 500 L) or equivalent
 - Inox washbasin
 - Concrete kitchen worktop with 20mm Quartz finish on top
 - Kitchen furniture under sink, low and upper/high cabinet as per Architect's plans.
 - Closets
 - Melamine plywood, low and high cabinets
- Sanitary Equipment, appliances and accessories services.
 - Sanitary and tapwares appliances and various accessories
 - Mirrors in front of washbasins
 - Washbasin Cabinet, granite worktop.

B – SERVICES

- Plumbing works
 - Hot and Cold water supply for kitchen and bathrooms
 - Individual water tanks Underground and 4000L
 - Sewage systems
 - Individual water pumps
- Electrical works and air conditioning / ventilation systems
 - Sockets 16 A and 13 A
 - Back to back air conditioners in bedrooms only
 - Provision for Fans in Living room and Covered terrace
- Communication system
 - Provision for telephone lines
 - Provision for wiring , cabling and plugging of satellite channels.

C– EXTERNAL WORKS

- Boundary walls
 - Blockwall 150mm thick , rendered and smooth finish , at 2m high
 - Peripheric residence wall , for the two phases in stone walls
 - Entrance Gate at each internal access entry
- Pool
 - Individual fiber glass pool
- Garden
 - Grassed garden surfaces , planting and flowering plants

NOTE: The Architect reserves the right to modify certain details, should he / she finds it necessary for the good functioning of

the project.