



THE ROYAL
VISTA



WELCOME TO THE ROYAL VISTA

A new development in the North of Mauritius providing premium Villa at affordable price in a perfect location that gives you an easy access to Public Beach, Grand Baie La Croisette, Super U and many more.

The Royal Vista state-of-the-art and elegant is not only functional but also meticulously crafted to capture your imagination.





VILLA TYPE A



VILLA TYPE B



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PRISTINE FAMILY AREA

Elaborate area devoted for the family time and entertainment. The living area with the world outlise is filled with ample natural light, connected to the dining and the kitchen. The villa follows the same standards of luxury, functionality, comfort and elegance.



THE MASTER PLAN

The Royal Vista consists of a total of 18 villas, each offering three bedroom, including Master bedroom with attached bathroom, standard bedroom with shared bathroom, kitchen, living area, balcony and a swimming pool.

LEGEND

- 1. Villa 1
- 2. Villa 2
- 3. Villa 3
- 4. Villa 4
- 5. villa 5
- 6. Villa 6
- 7. Villa 7
- 8. Villa 8
- 9. Villa 9
- 10. Villa 10
- 11. Villa 11
- 12. Villa 12
- 13. Villa 13
- 14. Villa 14
- 15. Villa 15
- 16. Villa 16
- 17. Villa 17
- 18. Villa 18
- 19. Green Area (Surplus)

LAND SURFACE AREA

- 368m²
- 348m²
- 341m²
- 335m²
- 399m²
- 401m²
- 403m²
- 363m²
- 365m²
- 321m²
- 321m²
- 341m²
- 541m²
- 416m²
- 427m²
- 457m²
- 457m²
- 469m²



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VILLA TYPE A

1. Kitchen	15m ²
2. Living Area	31m ²
3. Master Bedroom	15m ²
4. Master Bathroom	5m ²
5. Laundry	6m ²
6. Bedroom 1	12m ²
7. Main Bathroom	4m ²
8. Bedroom 2	10m ²
9. Balcony	33m ²
10. Swimming Pool	18m ²
11. Carport	31m ²
TOTAL	180m²





VILLA TYPE B

1. Kitchen	15m ²
2. Living Area	31m ²
3. Master Bedroom 1	15m ²
4. Master Bathroom 1	5m ²
5. Laundry	6m ²
6. Master Bedroom 2	15m ²
7. Master Bathroom 2	5m ²
8. Main Bathroom	4m ²
9. Bedroom	11m ²
10. Balcony	33m ²
11. Swimming Pool	18m ²
12. Carport	31m ²

TOTAL 189m²





SPECIFICATIONS

CONCRETE WORKS

- Reinforced concrete bases, beams and colums

WALLS

- Generally 150mm thick
- Stone wall on elevation
- Ceramic skirting

OPENINGS

- Powder coated aluminium windows and doors with clear glazing
- Solid timber entrance doors
- Semi-solid flush doors

ROOFING

- Flat area treated with waterproofing membrane
- Concrete pitch roof for villa type B
- Concrete pitch roof covered with aluminium sheet for villa type A

EXTERNAL WALL FINISHES

- Smooth and textured render finish to walls and emulsion paint

INTERNAL WALL FINISHES

- Generally smooth render and emulsion paint
- Ceramic tiles on wall in bathroom

FLOOR FINISHES

- Homogeneous tiles

ELECTRICAL INSTALLATION

- General Power and earthing system for each villa
- Sanitary wares to Architects selection
- Tap ware to Architects selection
- Electrical outlet for kitchen appliances

FURNITURE

- Built in furniture for kitchen including granite work tops to architecture choice.
- Bathroom cabinet with wooden top to architecture plans.
- Mirrors in bathroom
- Wardrobe in bedroom to architecture plan

PLUMBING INSTALLATION

- Hot, cold water installation to kitchen and bathrooms
- Solar Water Heater

AIR CONDITIONNING INSTALLATION

- Air condition in bedroom and provision socket in livingroom

COMMUNICATION SYSTEM

- Telephone line
- Satalite cable

EXTERIOR WORK

- Boundary wall of 1800mm height
- Reinforce block work and tiles for swimming pool as per architecture plan
- Eco deck or solid timber for balcony flooring

CARPORT

- Concrete Slab

COMMON ROAD

- Asphalt

ROYAL VISTA OPTIONAL

- Automated gate
- Reinforced concrete swimming pool
- Solar water heater
- 2 water tanks
- water pump
- Kiosk
- Pergola on carport (Metal and timber)



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