



Unit GB * Ground Floor

Plans and Price List

- * GB Unit Plans
- * Full Ground Floor Plans
- * Parking / Lower Ground Floor Plans
- * Price List

THIS DOCUMENT & ITS CONTENTS ARE THE COPYRIGHT OF THE DESIGNER. ANY PARTY RECEIVING THIS DOCUMENT DOES SO IN CONFIDENCE & AGREES THAT ALL THE INFORMATION CONTAINED HEREIN SHALL NOT BE PUBLISHED IN WHOLE OR IN PART OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF ARCHITECTS STUDIO LTD

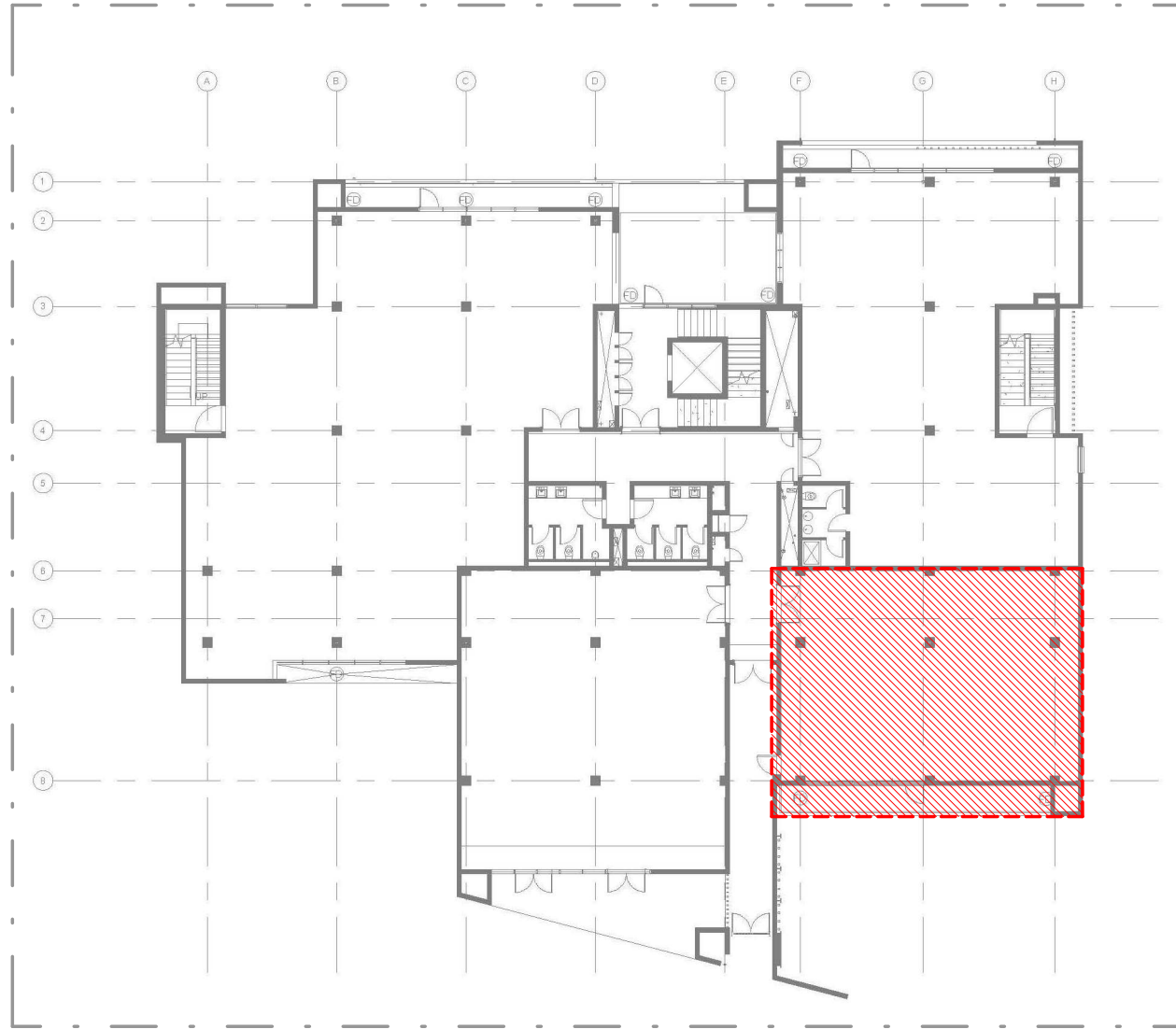
NOTE

1. ALL MEASUREMENT MUST BE CHECKED ON SITE BY CONTRACTOR AND ANY DISCREPANCIES POINTED OUT TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS.
3. ALL DRAWINGS SHOULD BE READ JOINTLY WITH ALL RELEVANT STRUCTURAL ENGINEER AND M & E DRAWINGS

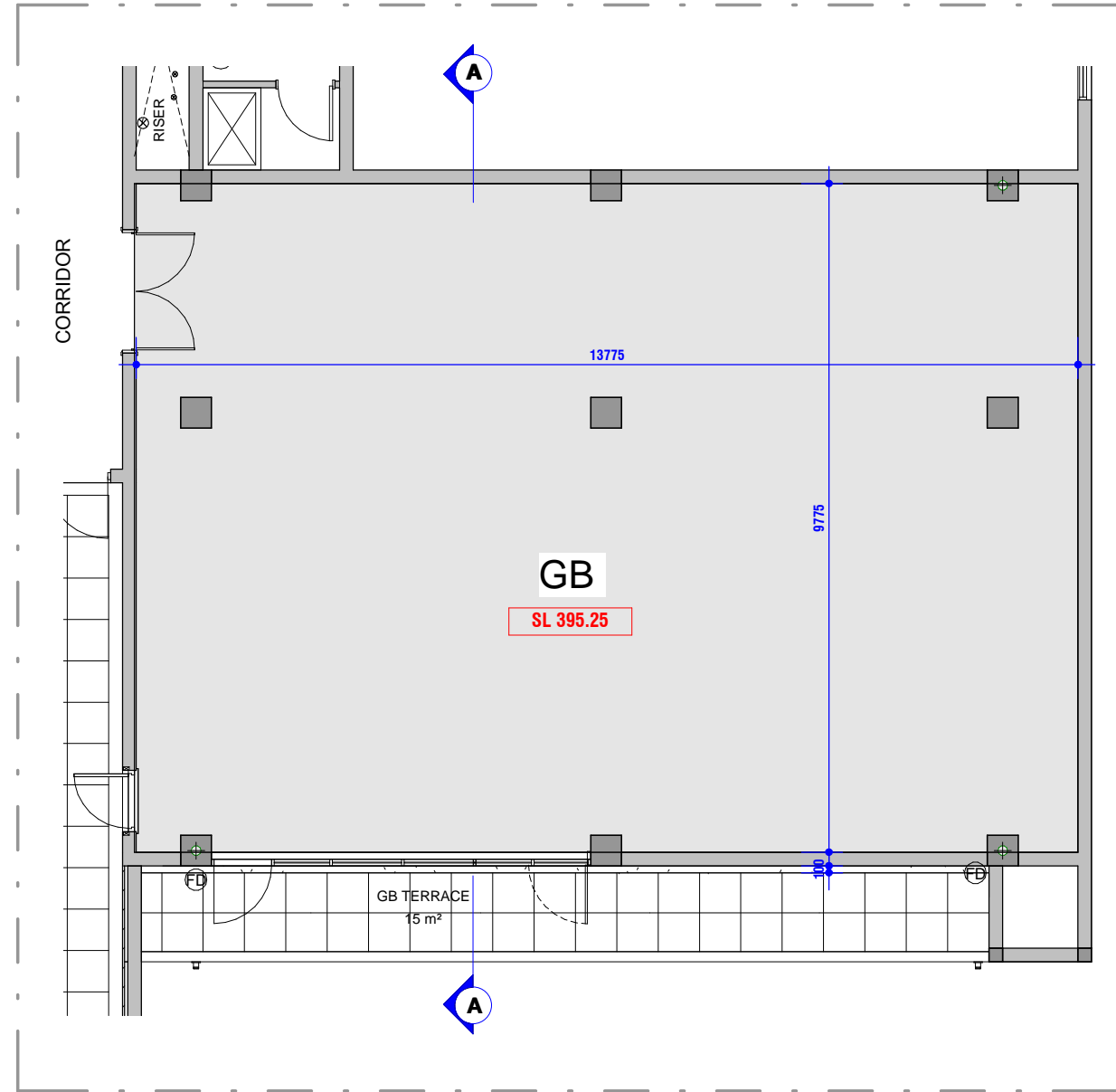
REV	DATE	DESCRIPTION	BY
0	20/02/20	NOTARY DRAWINGS	

NOTES

1. NOTARY DRAWINGS AS PER ARCHITECT'S DRAWINGS.
2. NOTARY DRAWINGS AS PER SAPOA METHOD FOR MEASURING FLOOR AREAS IN BUILDINGS.
3. AREA CALCULATIONS TO BE CHECKED AND CONFIRMED BY QS & SURVEYOR.



KEYPLAN - GB Office
Scale : NTS



GROUND FLOOR - GB Office
Scale 1:100



WITH REFERENCE TO THE DRAWING REGISTER/DRAWING TRANSMITTAL PERTAINING TO THIS DRAWING ISSUED FOR CONSTRUCTION, THE RECIPIENT HAS 7 CALENDAR DAYS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ANY FURTHER INFORMATION THAT IS REQUIRED. FAILURE TO DO SO, THE ARCHITECT WILL ASSUME THAT THE RECIPIENT HAS ALL THE NECESSARY INFORMATION IN HAND AND AS SUCH SHALL NOT ENTERTAIN ANY RELATED CLAIMS FOR DELAYS.

PURPOSE OF ISSUE:

NOTARY

ARCHITECTS STUDIO
1ST FLOOR, ALMA 101 BUILDING
VIVEA BUSINESS PARK, ST. PIERRE
MAURITIUS

Phone: +230 433 3437 | 3863 | 5486
Fax: +230 433 4147
BRN: C06053460 | VAT: 20301157
Email: projects@architectsstudio.td.com
Website: www.architectsstudio.td.com

We Design Value

PIERRE YVES SERRET PA Reg. 115
DIDIER DOVE PA Reg. 139

PROJECT: **LOT 178 - VBP**

CLIENT: **BAYWAY PHASE1 LTD**

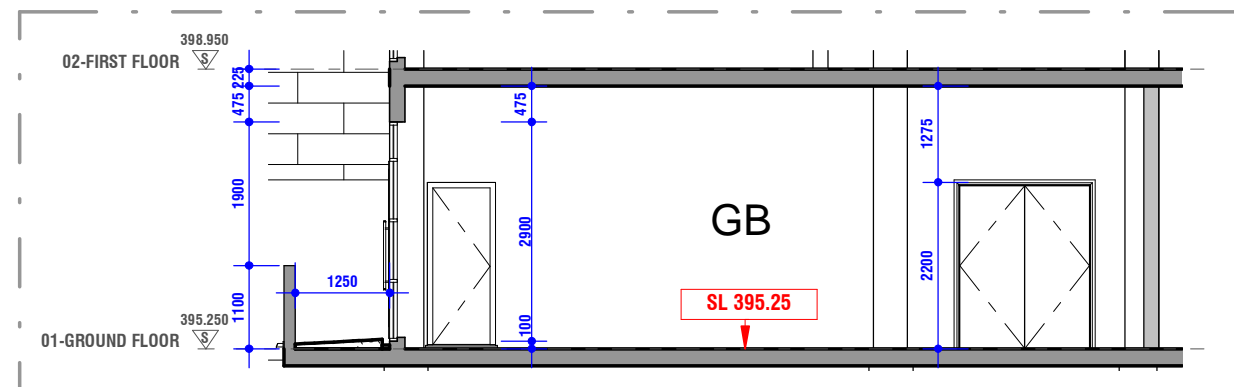
DRAWING TITLE: **GROUND FLOOR - GB OFFICE**

DRAWING N°	PROJECT N°	REVISION	
BW - NT - 112	18-014	0	
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 100	06/08/19	FA	YR

SCHEDULE OF AREA GROUND FLOOR PLAN [OFFICE GB]	
USABLE AREA	
OFFICE GB	136.99
COMMON AREA	
LOBBY, CIRCULATION, WC	94.75
SUPPLEMENTARY AREA	
GBV	15.50

Lobby / Common Area - Ground floor

Corridor & WC - To the exclusive use of the owners of Ground Floor



SECTION A-A - GB Office
Scale 1:100

THIS DOCUMENT & ITS CONTENTS ARE THE COPYRIGHT OF THE DESIGNER. ANY PARTY RECEIVING THIS DOCUMENT DOES SO IN CONFIDENCE & AGREES THAT ALL THE INFORMATION CONTAINED HEREIN SHALL NOT BE PUBLISHED IN WHOLE OR IN PART OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF ARCHITECTS STUDIO LTD

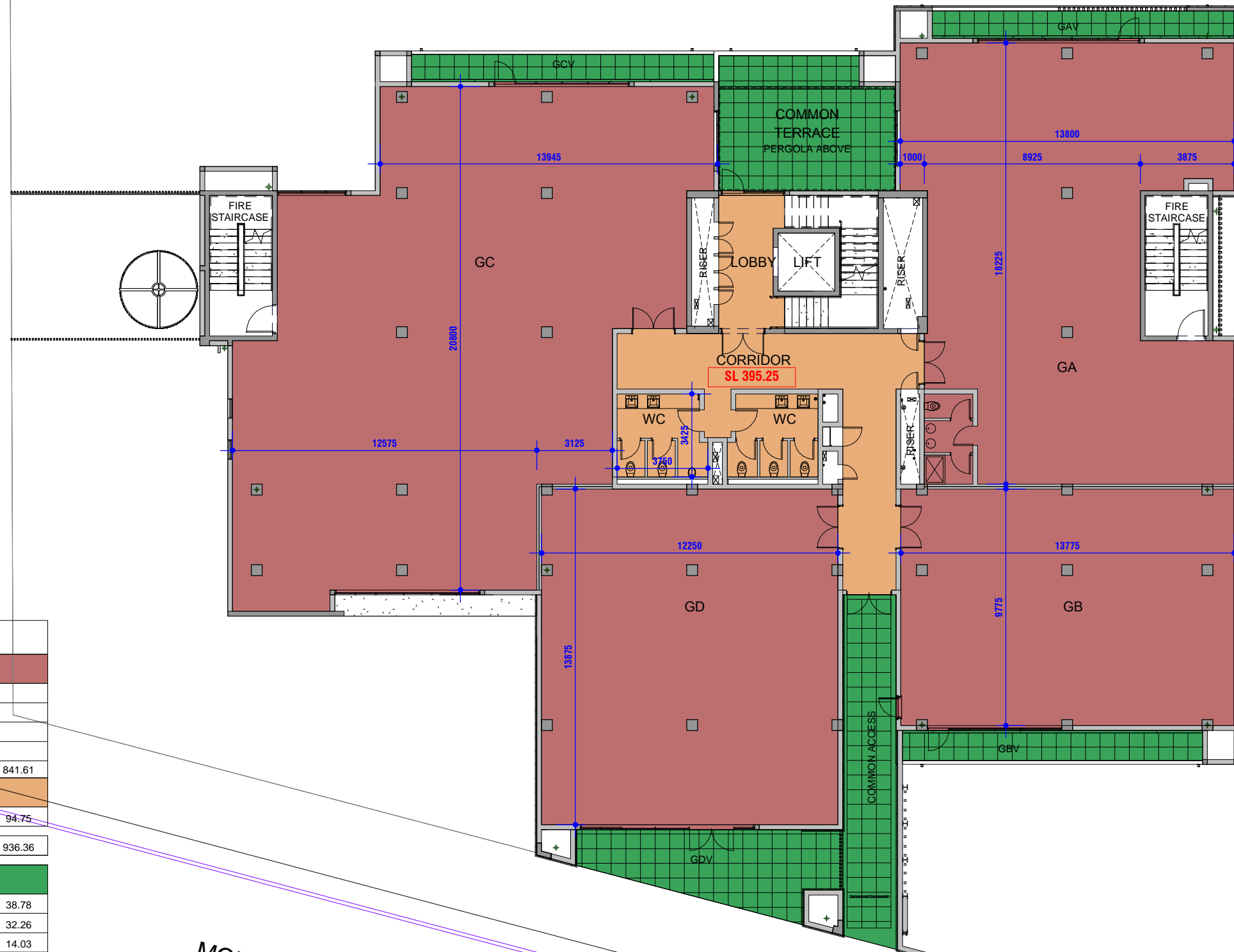
NOTE

1. ALL MEASUREMENT MUST BE CHECKED ON SITE BY CONTRACTOR AND ANY DISCREPANCIES POINTED OUT TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS.
3. ALL DRAWINGS SHOULD BE READ JOINTLY WITH ALL RELEVANT STRUCTURAL ENGINEER AND M & E DRAWINGS

REV	DATE	DESCRIPTION	BY
0	20/02/20	NOTARY DRAWINGS	

NOTES

1. NOTARY DRAWINGS AS PER ARCHITECT'S DRAWINGS.
2. NOTARY DRAWINGS AS PER SAPOA METHOD FOR MEASURING FLOOR AREAS IN BUILDINGS.
3. AREA CALCULATIONS TO BE CHECKED AND CONFIRMED BY QS & SURVEYOR.



SCHEDULE OF AREA GROUND FLOOR PLAN	
USABLE AREA m²	
GA	216.35
GB	136.99
GC	316.40
GD	171.87
TOTAL USABLE AREA	841.61
COMMON AREA m²	
LOBBY, CIRCULATION, WC	94.75
TOTAL GLA	936.36
SUPPLEMENTARY AREA m²	
COMMON TERRACE	38.78
COMMON ACCESS	32.26
GAV	14.03
GBV	15.50
GCV	14.05
GDV	29.53

Lobby / Common Area - Ground floor
Corridor & WC - To the exclusive use of the owners of Ground Floor



WITH REFERENCE TO THE DRAWING REGISTER/DRAWING TRANSMITTAL PERTAINING TO THIS DRAWING ISSUED FOR CONSTRUCTION THE RECIPIENT HAS 7 CALENDAR DAYS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ANY FURTHER INFORMATION THAT IS REQUIRED. FAILURE TO DO SO, THE ARCHITECT WILL ASSUME THAT THE RECIPIENT HAS ALL THE NECESSARY INFORMATION IN HAND AND AS SUCH SHALL NOT ENTERTAIN ANY RELATED CLAIMS FOR DELAYS.

PURPOSE OF ISSUE:
NOTARY

ARCHITECTS STUDIO
1ST FLOOR, ALMA 101 BUILDING
VIVEA BUSINESS PARK, ST. PIERRE
MAURITIUS

Phone: +230 433 3437 | 3863 | 5486
Fax: +230 433 4147
BRN: C06053460 | VAT: 20301157
Email: projects@architectsstudiold.com
Website: www.architectsstudiold.com

We Design Value

PIERRE YVES SERRET PA Reg. 115
DIDIER DOVE PA Reg. 139

PROJECT:
LOT 178 - VBP

CLIENT:
BAYWAY PHASE1 LTD

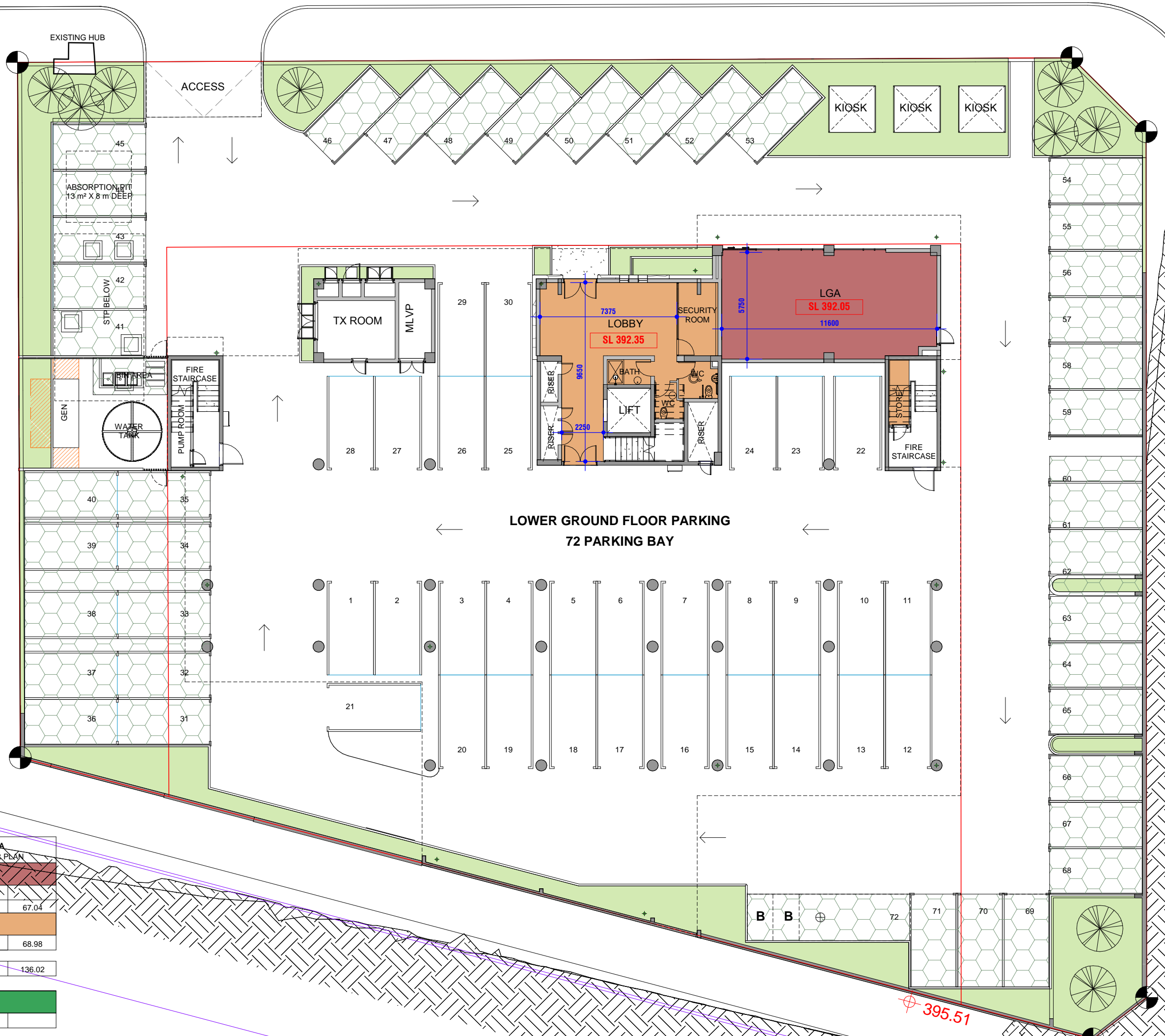
DRAWING TITLE:
GROUND FLOOR PLAN

DRAWING N°	PROJECT N°	REVISION	
BW - NT - 110	18-014	0	
SCALE	DATE	DRAWN BY	CHECKED BY
1 : 200	29/02/20	YR	DD

MOKA SMART CITY BOULEVARD

395.51

6 m WIDE ROAD - VIVEA BUSINESS PARK



THIS DOCUMENT & ITS CONTENTS ARE THE COPYRIGHT OF THE DESIGNER. ANY PARTY RECEIVING THIS DOCUMENT DOES SO IN CONFIDENCE & AGREES THAT ALL THE INFORMATION CONTAINED HEREIN SHALL NOT BE PUBLISHED IN WHOLE OR IN PART OR DISCLOSED TO OTHERS WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF ARCHITECTS STUDIO LTD

NOTE

1. ALL MEASUREMENT MUST BE CHECKED ON SITE BY CONTRACTOR AND ANY DISCREPANCIES POINTED OUT TO THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
2. DO NOT SCALE DRAWING. USE FIGURED DIMENSIONS.
3. ALL DRAWINGS SHOULD BE READ JOINTLY WITH ALL RELEVANT STRUCTURAL ENGINEER AND M & E DRAWINGS

REV	DATE	DESCRIPTION	BY
0	2023/20	NOTARY DRAWINGS	

NOTES

1. NOTARY DRAWINGS AS PER ARCHITECT'S DRAWINGS.
2. NOTARY DRAWINGS AS PER SAPOA METHOD FOR MEASURING FLOOR AREAS IN BUILDINGS.
3. AREA CALCULATIONS TO BE CHECKED AND CONFIRMED BY QS & SURVEYOR.



WITH REFERENCE TO THE DRAWING REGISTER/DRAWING TRANSMITTAL PERTAINING TO THIS DRAWING ISSUED FOR CONSTRUCTION, THE RECIPIENT HAS 7 CALENDAR DAYS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ANY FURTHER INFORMATION THAT IS REQUIRED. FAILURE TO DO SO, THE ARCHITECT WILL ASSUME THAT THE RECIPIENT HAS ALL THE NECESSARY INFORMATION IN HAND AND AS SUCH SHALL NOT ENTERTAIN ANY RELATED CLAIMS FOR DELAYS.

PURPOSE OF ISSUE:

NOTARY

ARCHITECTS STUDIO
 1ST FLOOR, ALMA 101 BUILDING
 VIVEA BUSINESS PARK, ST. PIERRE
 MAURITIUS

Phone: +230 433 3437 | 3863 | 5486
 Fax: +230 433 4147
 BRN: C06053460 | VAT: 20301157
 Email: projects@architectsstudioltd.com
 Website: www.architectsstudioltd.com

We Design Value

PIERRE YVES SERRET PA Reg. 115
 DIDIER DOVE PA Reg. 139

PROJECT
LOT 178 - VBP

CLIENT
BAYWAY PHASE1 LTD

DRAWING TITLE
LOWER GROUND FLOOR

DRAWING N°	PROJECT N°	REVISION
BW - NT - 100	18-014	0
SCALE	DATE	DRAWN BY
1 : 200	29/02/20	YR
CHECKED BY		DD

SCHEDULE OF AREA
 LOWER GROUND FLOOR PLAN

USABLE AREA m ²	
LGA	67.04
TOTAL USABLE AREA	67.04
COMMON AREA m ²	
LOBBY, CIRCULATION, WC	68.98
TOTAL GLA	136.02
SUPPLEMENTARY AREA m ²	



**GB Unit - Ground Floor
Shell & Core**

Sales Price MUR 13,300,000

. Lettable Area	136.99 m ²
. Terrace	15.50 m ²
. Common Area As Per Attached Plans	
Total Parking Bays allocated for GB Unit	4
. Covered Parking Bays on Lower Ground Floor	bay no. 4 and 5
. Outside Parking Bays within the premises	bay no. 59 and 60

Office Development: One 78, Vivea Business Park
Promoter: Bayway Phase1 Ltd

The above prices are for shell & core offices. They exclude 15% VAT, registration duty, notary fees and Economic Development Board (EDB) processing fees (applicable to foreigners only).



Contacts

Email

sales@thebaywaygroup.com

Tim Hackney

Mobile +230 5257 3013

Valery Azor

Mobile +230 5250 9592

Françoise Chapuis

Mobile +230 5258 2123

Bayway Realty Ltd

Lemuel House 12, Morcellement Boucan Road
Phoenix, Mauritius

Postal Address:

PO Box 11, Quatre Bornes

Tel +230 606 2020

Fax +230 606 2021