



**Unit GC** \* Ground Floor

## **Plans and Price List**

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

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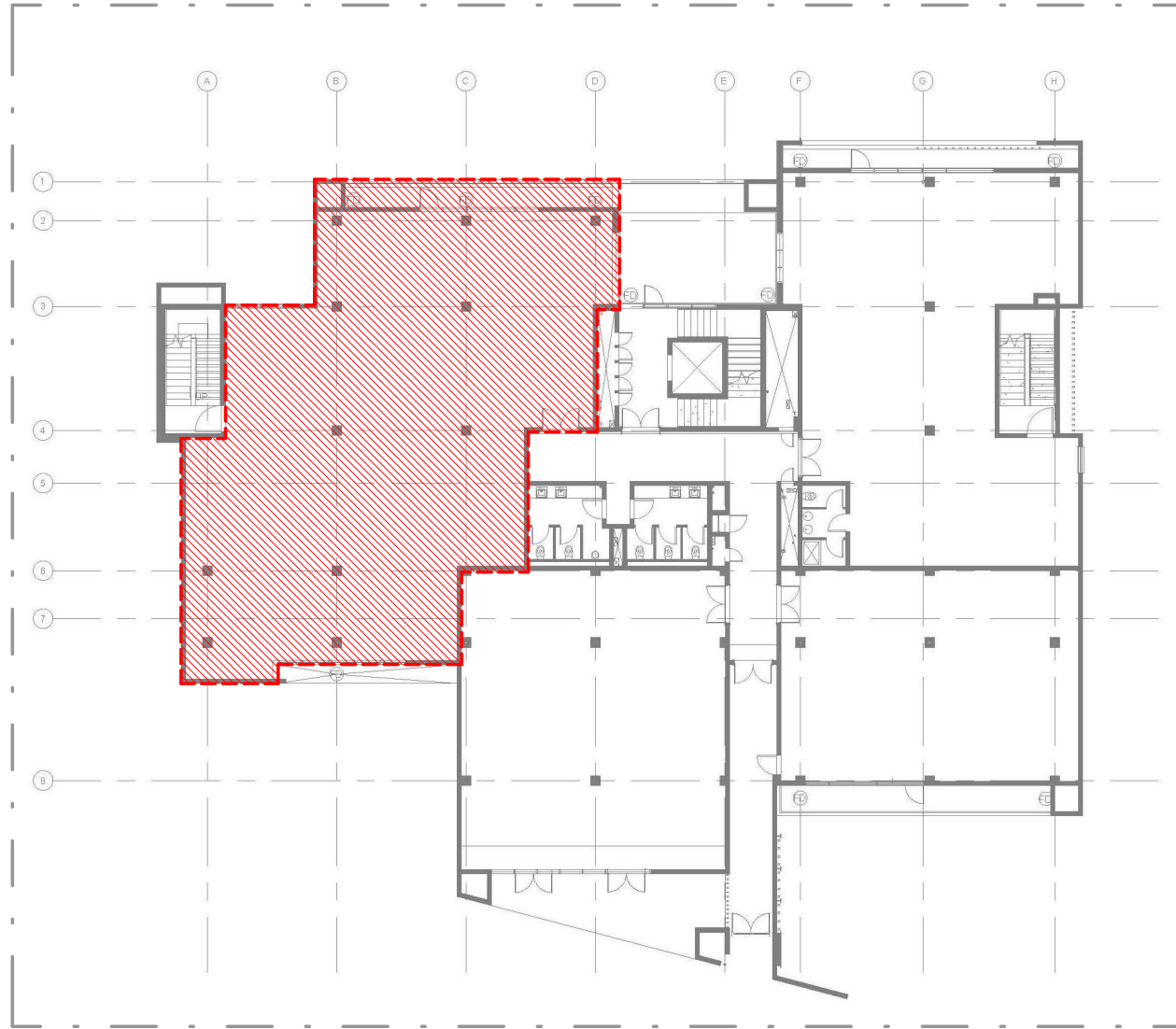
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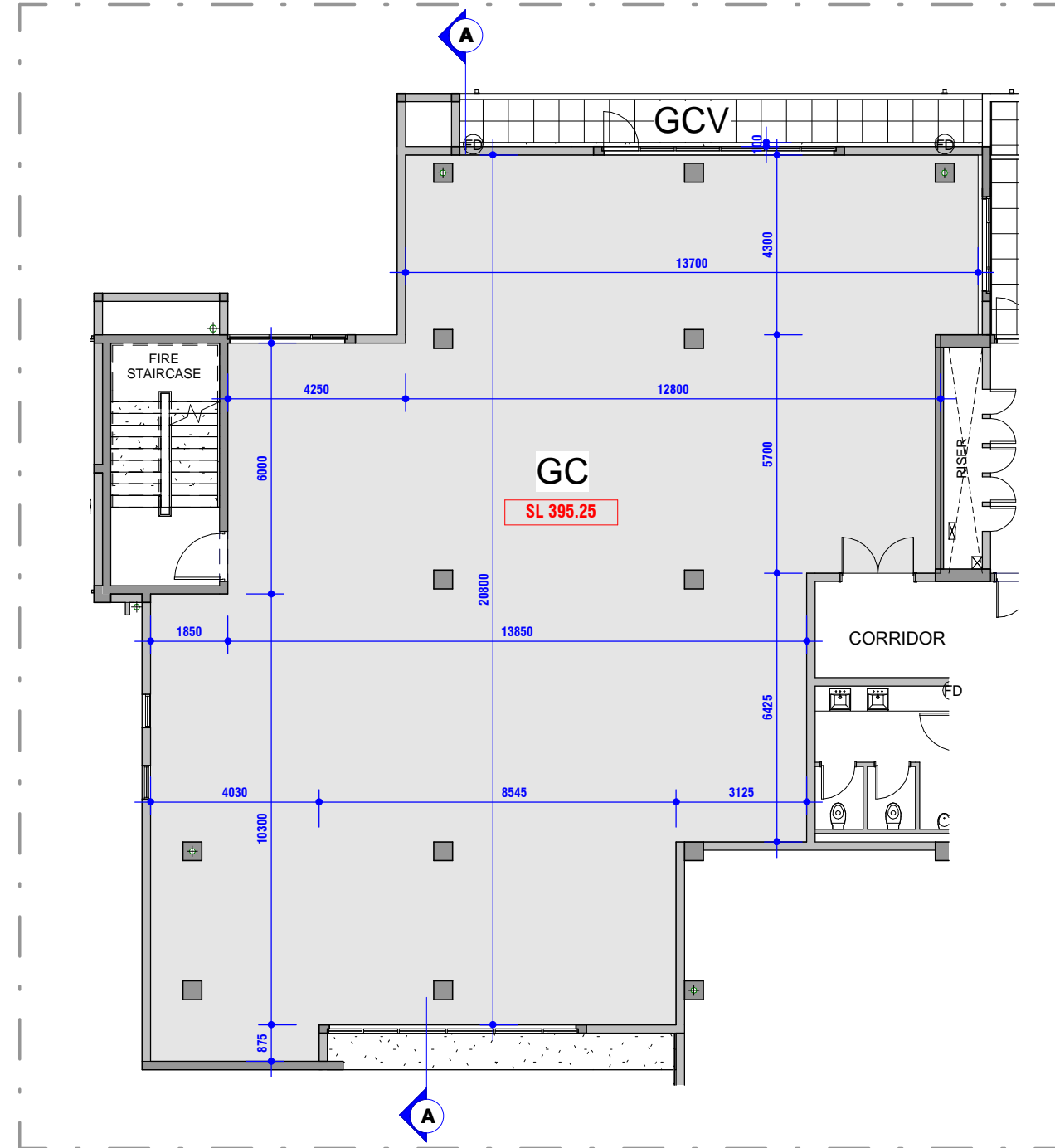
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**NOTES**

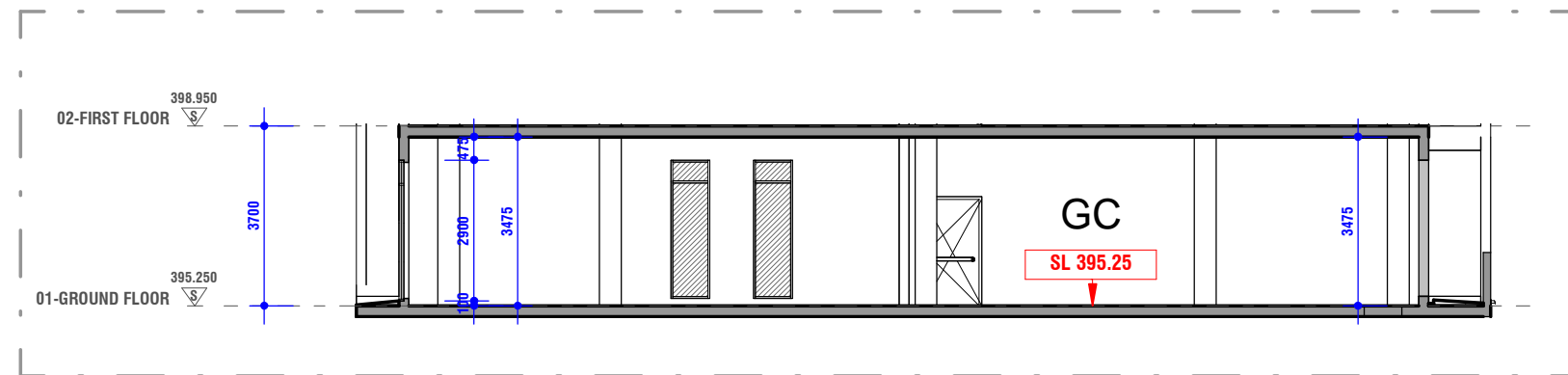
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2. NOTARY DRAWINGS AS PER SAPOA METHOD FOR MEASURING FLOOR AREAS IN BUILDINGS.
3. AREA CALCULATIONS TO BE CHECKED AND CONFIRMED BY QS & SURVEYOR.



**KEYPLAN - GC Office**  
Scale : NTS



**GROUND FLOOR - GC Office**  
Scale 1:150



**SECTION A-A - GC Office**  
Scale 1:150

SCHEDULE OF AREA GROUND FLOOR PLAN [OFFICE GC]	
<b>USABLE AREA</b>	
OFFICE GC	316.40
<b>COMMON AREA</b>	
LOBBY, CIRCULATION, WC	94.75
<b>SUPPLEMENTARY AREA</b>	
GCV	14.05

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

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**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 - GC OFFICE**

DRAWING N°	PROJECT N°	REVISION	
BW - NT - 113	18-014	0	
SCALE	DATE	DRAWN BY	CHECKED BY
1:150	06/08/19	FA	YR

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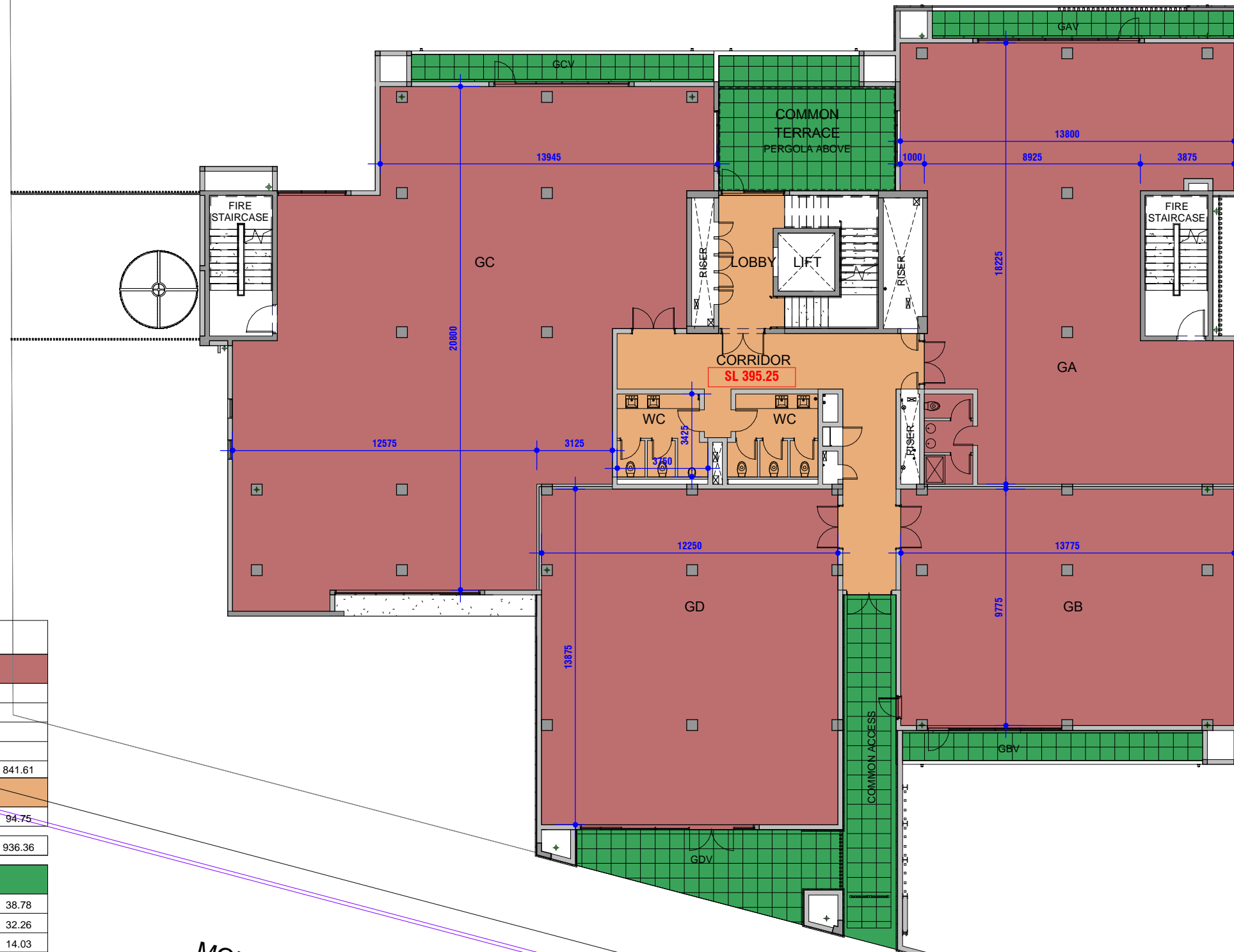
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SCHEDULE OF AREA GROUND FLOOR PLAN	
<b>USABLE AREA m<sup>2</sup></b>	
GA	216.35
GB	136.99
GC	316.40
GD	171.87
<b>TOTAL USABLE AREA</b>	<b>841.61</b>
<b>COMMON AREA m<sup>2</sup></b>	
LOBBY, CIRCULATION, WC	94.75
<b>TOTAL GLA</b>	<b>936.36</b>
<b>SUPPLEMENTARY AREA m<sup>2</sup></b>	
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



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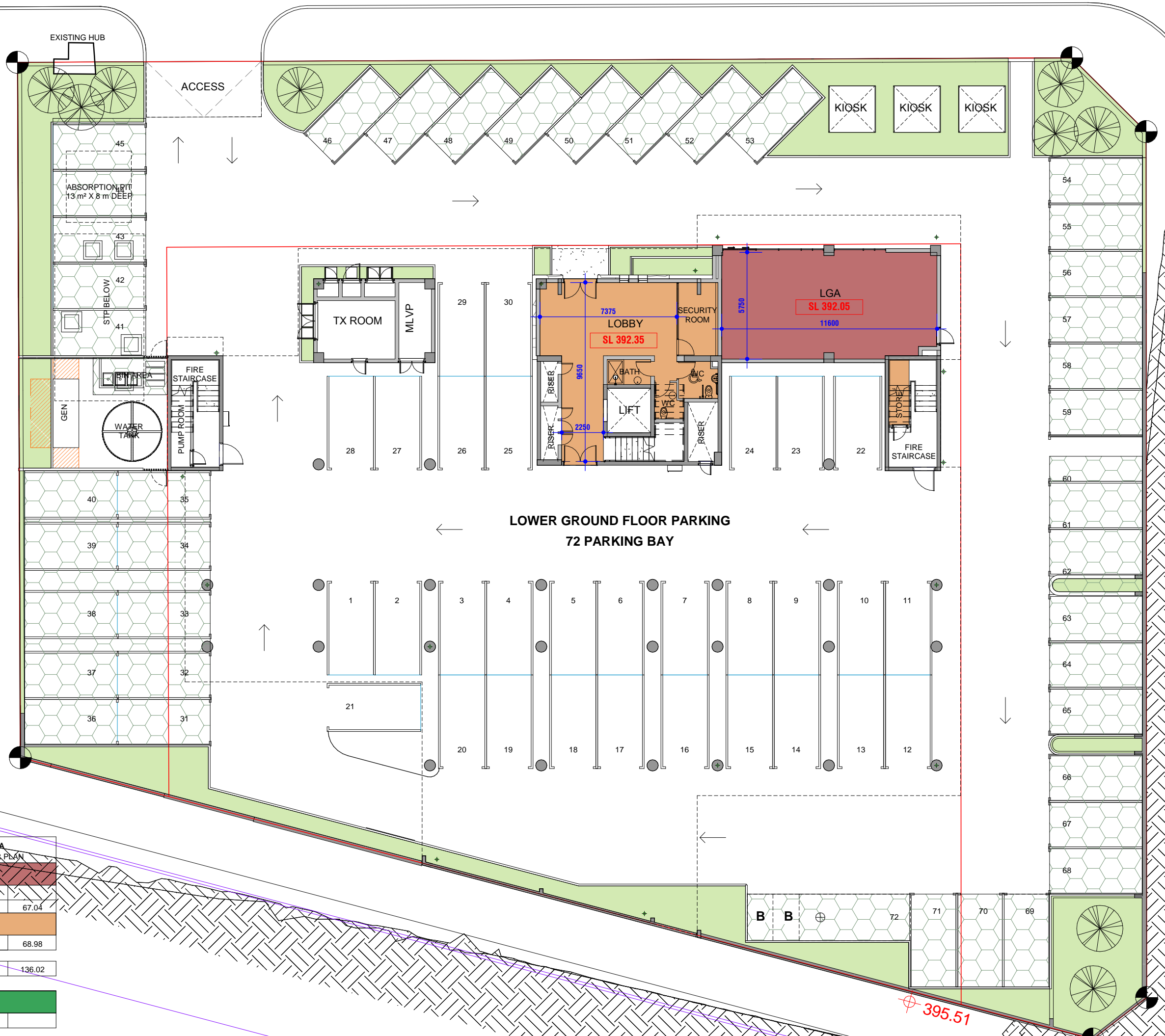
DRAWING TITLE: **GROUND FLOOR PLAN**

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<b>BW - NT - 110</b>	<b>18-014</b>	<b>0</b>	
SCALE	DATE	DRAWN BY	CHECKED BY
<b>1 : 200</b>	<b>29/02/20</b>	<b>YR</b>	<b>DD</b>

MOKA SMART CITY BOULEVARD

395.51

6 m WIDE ROAD - VIVEA BUSINESS PARK



LOWER GROUND FLOOR PARKING  
72 PARKING BAY

SCHEDULE OF AREA	
LOWER GROUND FLOOR PLAN	
USABLE AREA m <sup>2</sup>	
LGA	67.04
TOTAL USABLE AREA	67.04
COMMON AREA m <sup>2</sup>	
LOBBY, CIRCULATION, WC	68.98
TOTAL GLA	136.02
SUPPLEMENTARY AREA m <sup>2</sup>	

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PROJECT  
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CLIENT  
**BAYWAY PHASE1 LTD**

DRAWING TITLE  
**LOWER GROUND FLOOR**

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BW - NT - 100	18-014	0	
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**GC Unit - Ground Floor  
Shell & Core**

**Sales Price MUR 30,000,000**

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. Lettable Area		316.40 m <sup>2</sup>
. Terrace		14.05 m <sup>2</sup>
. Common Area As Per Attached Plans		
<b>Total Parking Bays allocated for GC Unit</b>		<b>8</b>
. Covered Parking Bays on Lower Ground Floor	bay no.	6, 7, 8 and 9
. Outside Parking Bays within the permises	bay no.	61 , 62, 63 and 64

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**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

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