



**Unit GD** \* Ground Floor

## **Plans and Price List**

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

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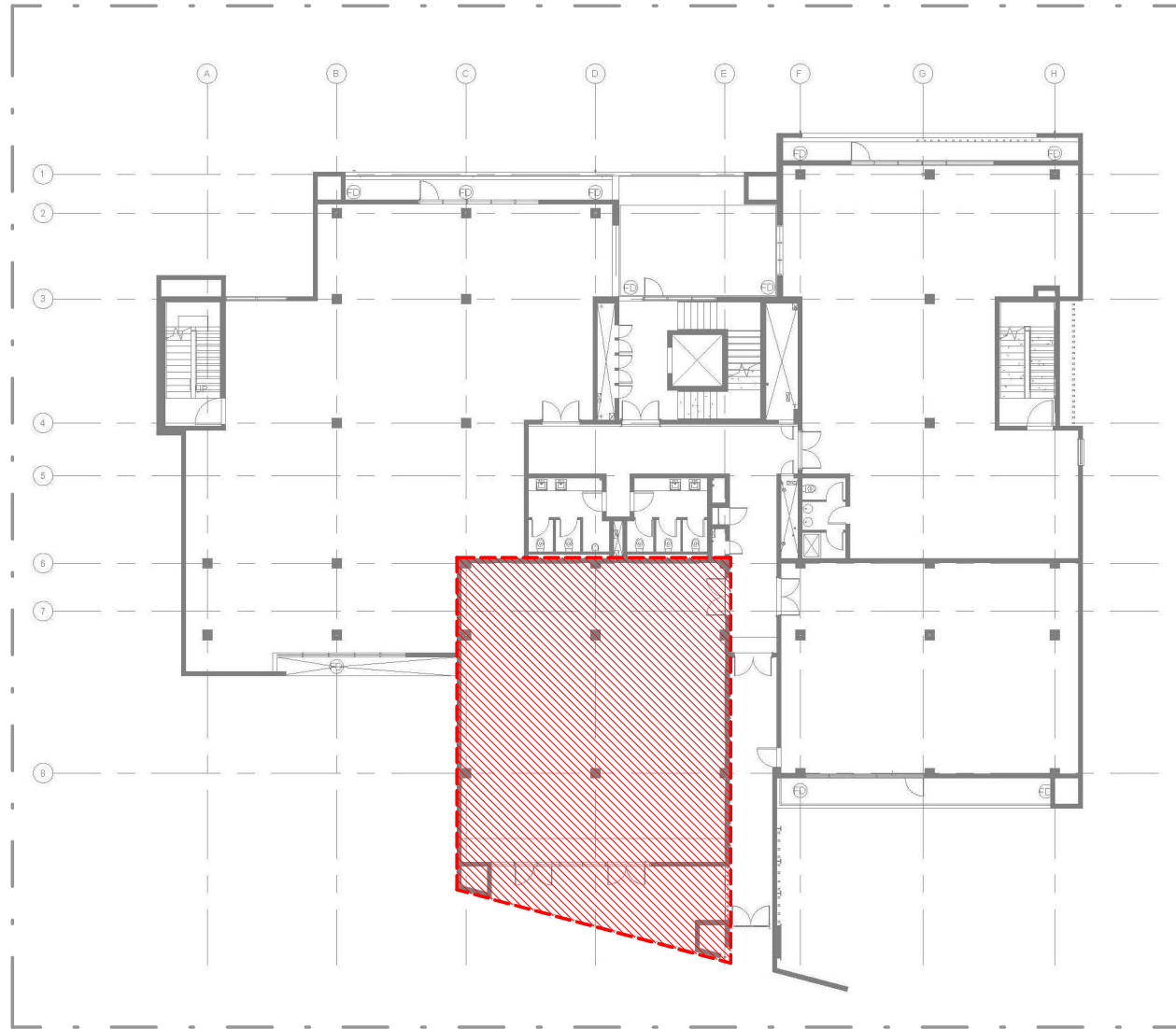
**NOTE**

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3. ALL DRAWINGS SHOULD BE READ JOINTLY WITH ALL RELEVANT STRUCTURAL ENGINEER AND M & E DRAWINGS

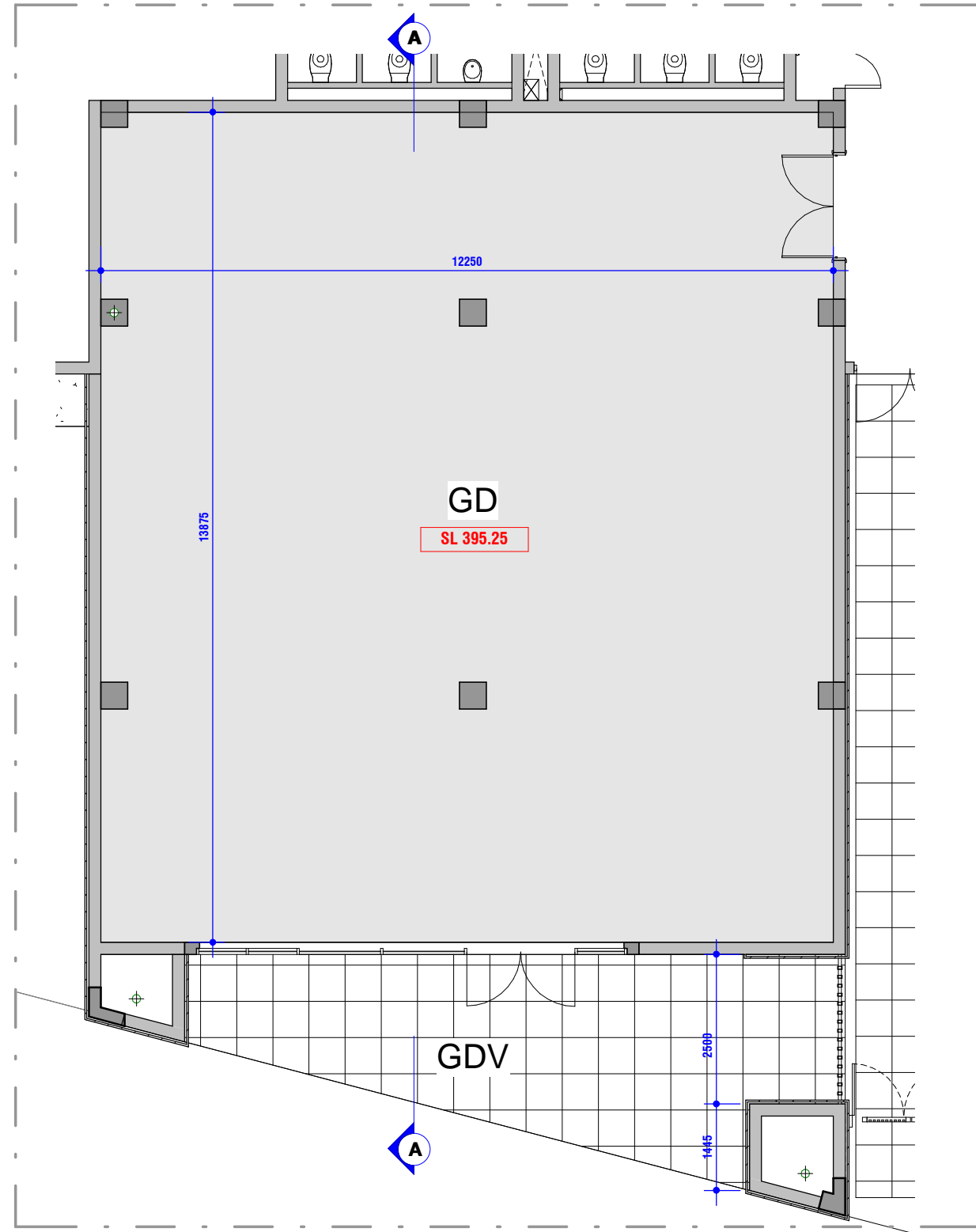
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0	20/02/20	NOTARY DRAWINGS		

**NOTES**

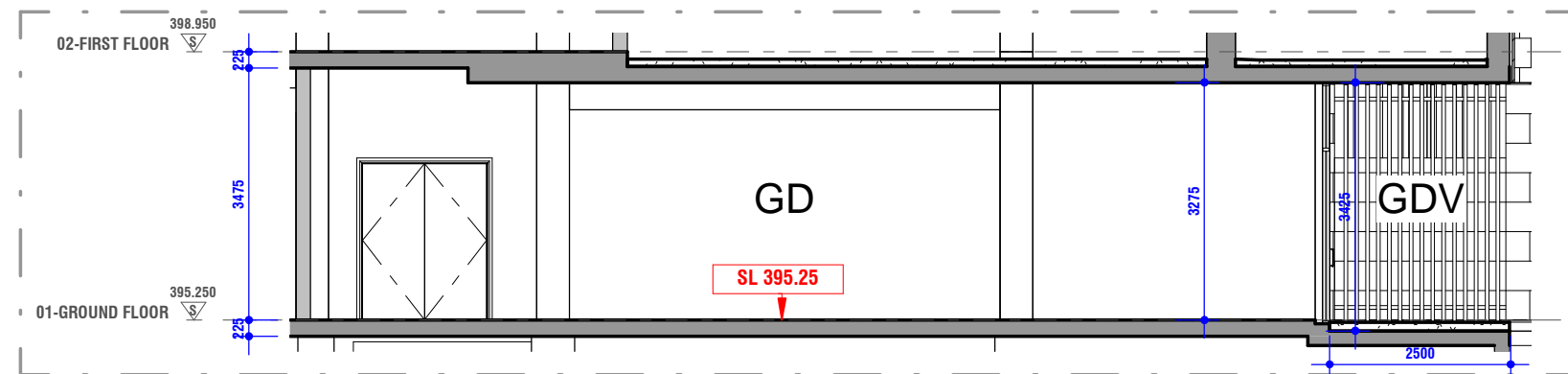
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3. AREA CALCULATIONS TO BE CHECKED AND CONFIRMED BY QS & SURVEYOR.



**KEYPLAN - GD Office**  
Scale : NTS



**GROUND FLOOR - GD Office**  
Scale 1:100



**SECTION A-A - GD Office**  
Scale 1:100

SCHEDULE OF AREA GROUND FLOOR PLAN [OFFICE GD]	
<b>USABLE AREA</b>	
OFFICE GD	171.87
<b>COMMON AREA</b>	
LOBBY, CIRCULATION, WC	94.75
<b>SUPPLEMENTARY AREA</b>	
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@architectsstudio.ltd.com  
Website: www.architectsstudio.ltd.com  
**We Design Value**  
PIERRE YVES SERRER PA Reg. 115  
DIDIER DOVE PA Reg. 139

PROJECT: **LOT 178 - VBP**

CLIENT: **BAYWAY PHASE1 LTD**

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

DRAWING N°	PROJECT N°	REVISION	
<b>BW - NT - 114</b>	<b>18-014</b>	<b>0</b>	
SCALE	DATE	DRAWN BY	CHECKED BY
<b>1 : 100</b>	<b>06/08/19</b>	<b>FA</b>	<b>YR</b>

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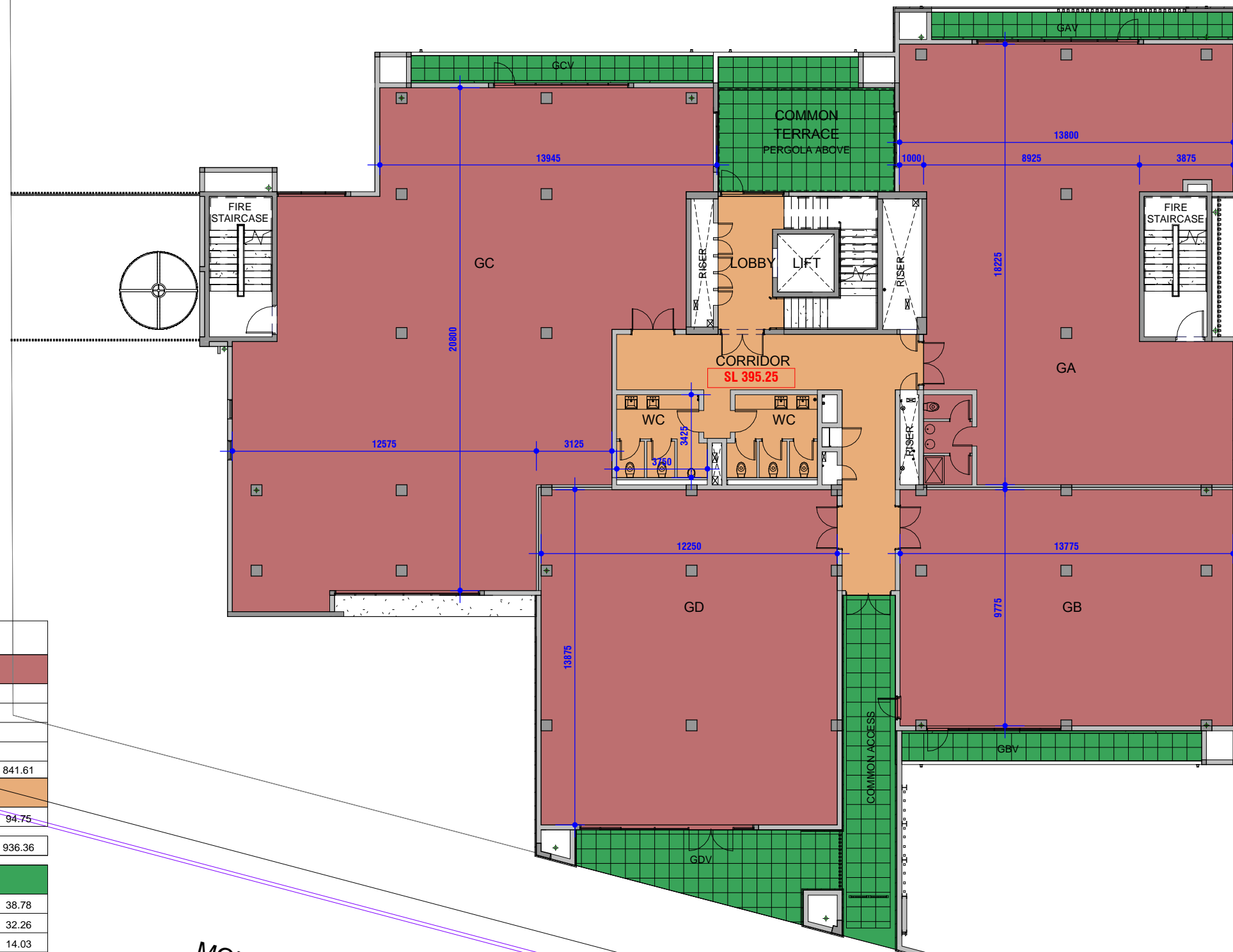
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**NOTES**

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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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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.ltd  
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*We Design Value*

PIERRE YVES SERRET PA Reg. 115  
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PROJECT:  
**LOT 178 - VBP**

CLIENT:  
**BAYWAY PHASE1 LTD**

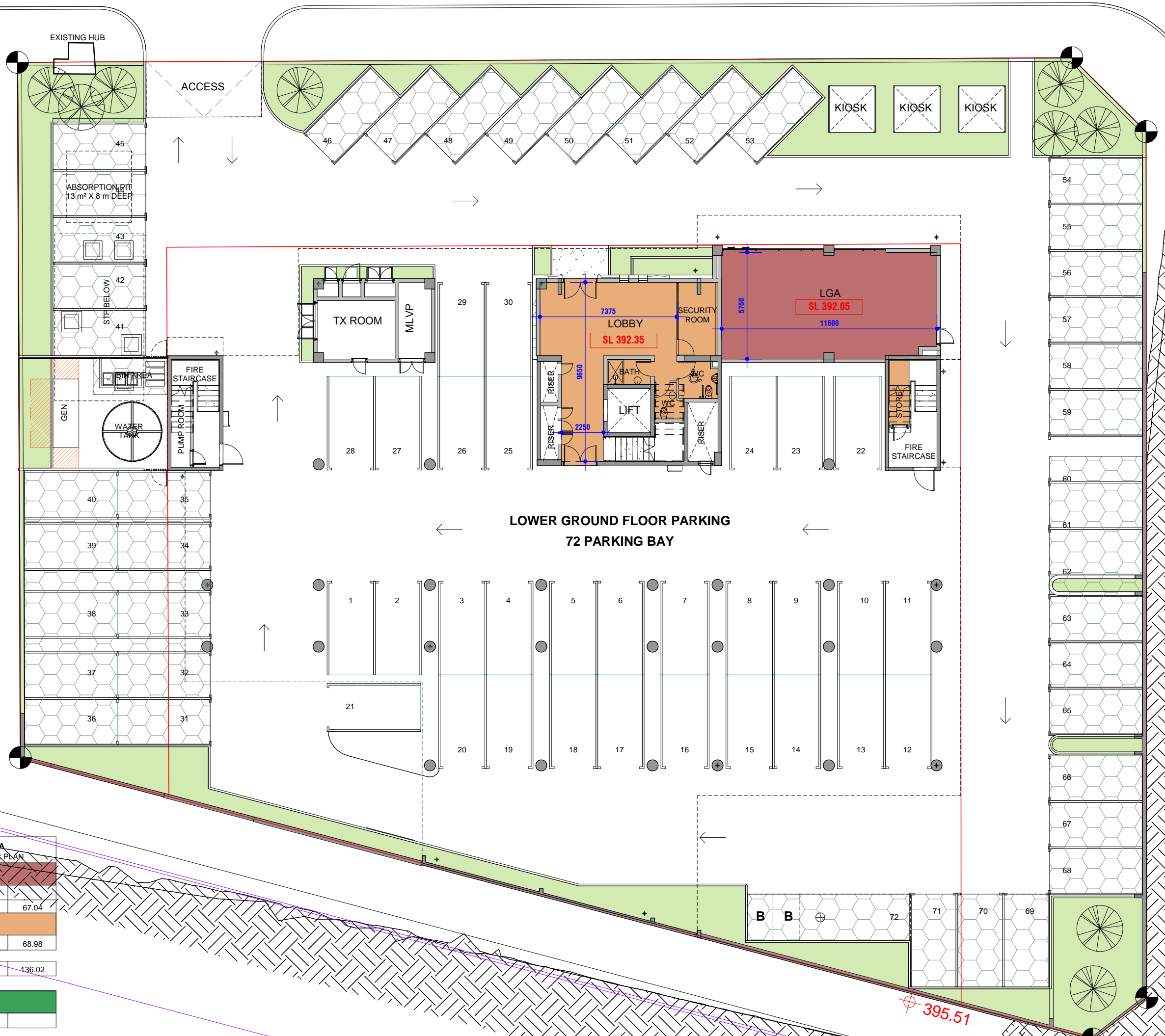
DRAWING TITLE:  
**GROUND FLOOR PLAN**

DRAWING N°	PROJECT N°	REVISION	
<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>

395.51

MOKA SMART CITY BOULEVARD

6 m WIDE ROAD - VIVEA BUSINESS PARK



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: **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	CHECKED BY
1:200	29/02/20	YR	DD



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

**Sales Price MUR 17,100,000**

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. Lettable Area		171.87 m <sup>2</sup>
. Terrace		29.53 m <sup>2</sup>
. Common Area As Per Attached Plans		
<b>Total Parking Bays allocated for GD Unit</b>		<b>4</b>
. Covered Parking Bays on Lower Ground Floor	bay no.	10 and 11
. Outside Parking Bays within the permises	bay no.	65 and 66

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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

### **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