


Cap Marina
ILE MAURICE



Marina Villas



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ILE MAURICE

5 Bedrooms Villa

*Photos are non-contractual



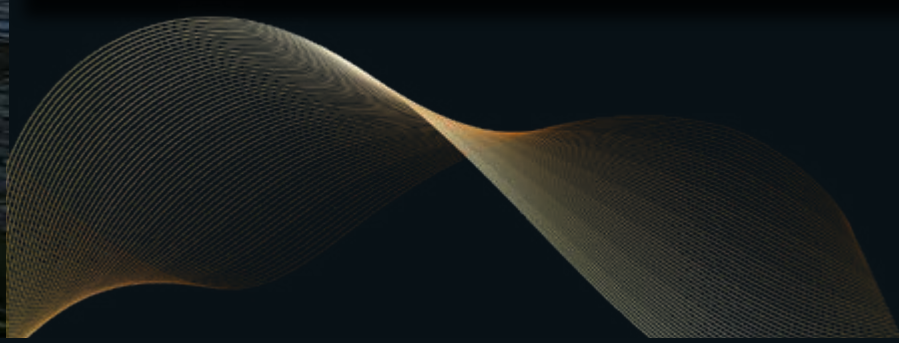
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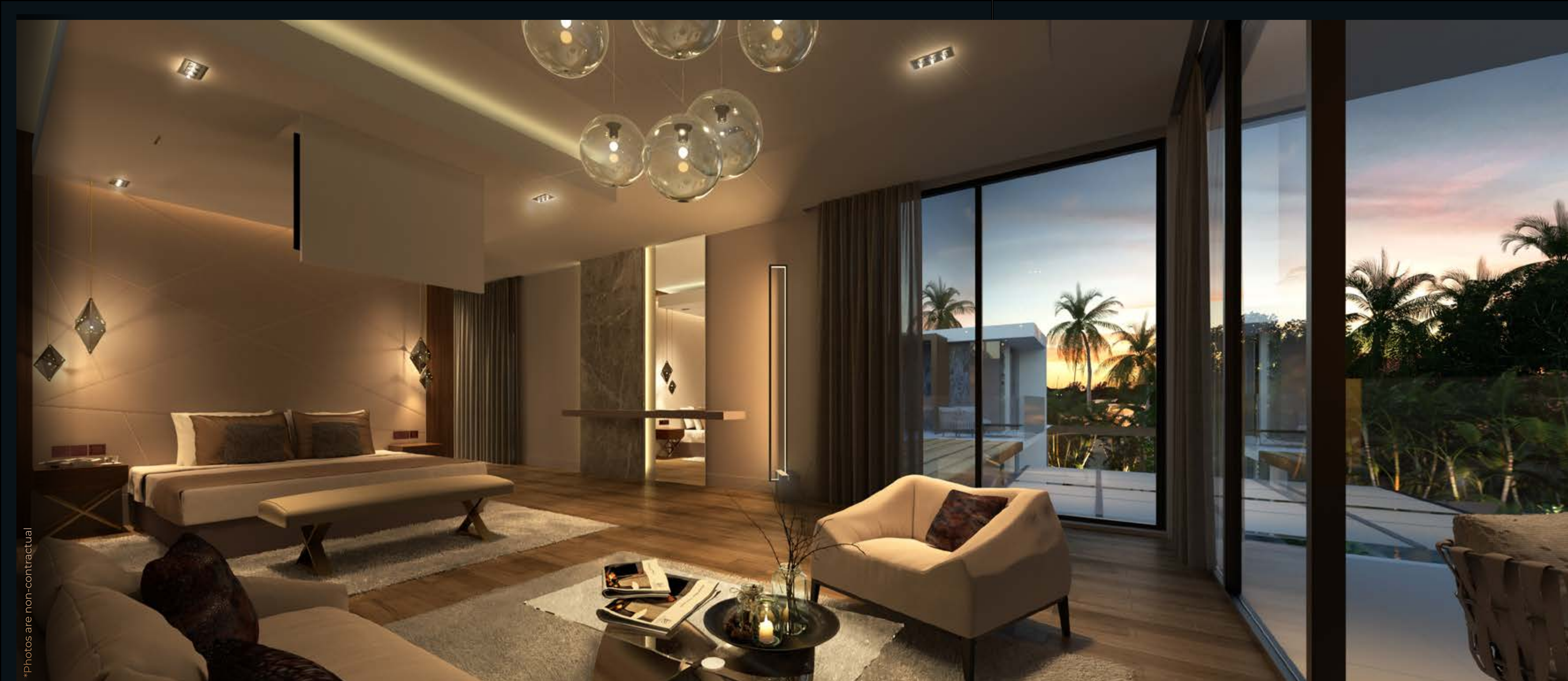
Signature

Let us guide you
home

Entrance



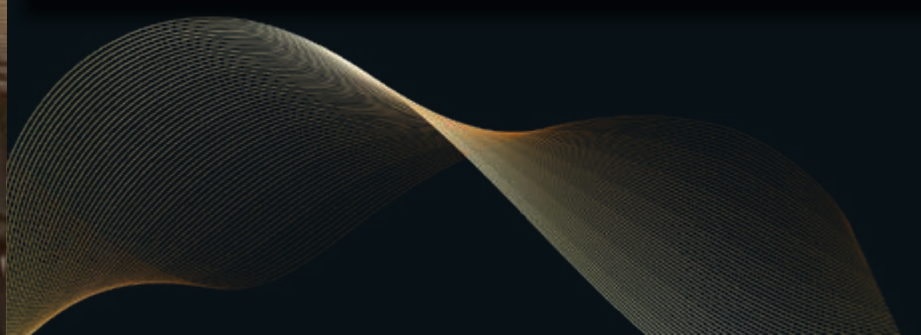
*Photos are non-contractual



Signature

Where luxury meets
refinement

Master Bedroom



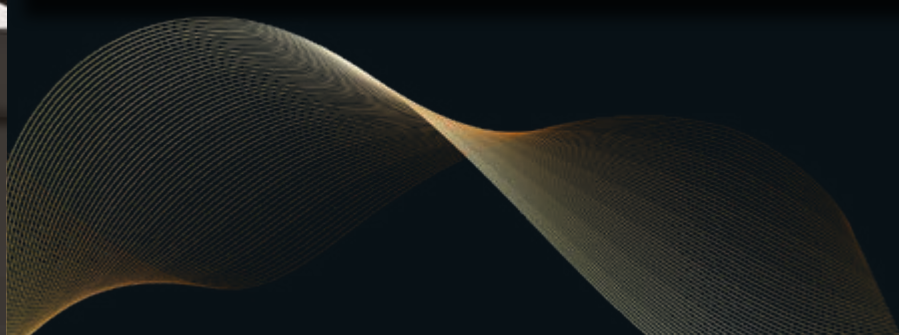
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Signature

Ultimate comfort
within reach

Living Room

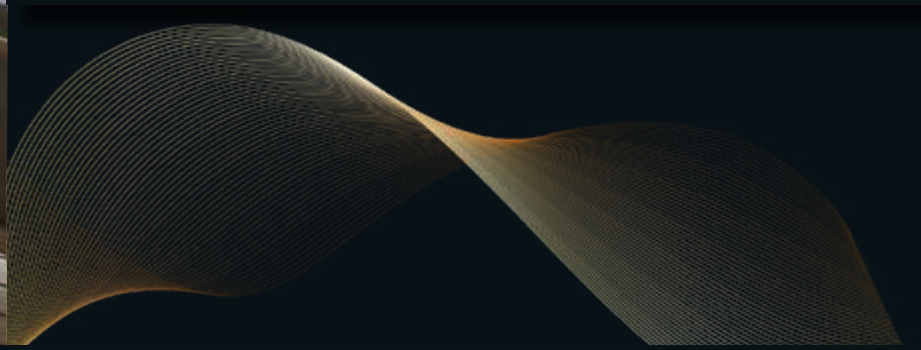




Signature

Intimate & subdued atmosphere

Kitchen



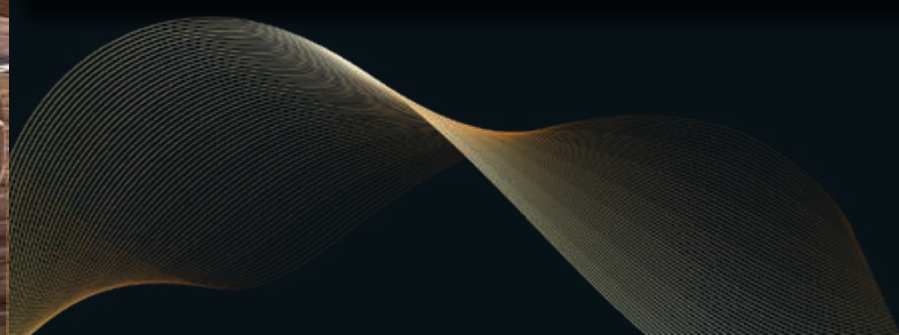
*Photos are non-contractual



Signature

Unforgettable living
experience

Barbecue



*Photos are non-contractual

MARINA SIGNATURE

Ground Floor

1	Living	109.92 m ²
2	Dining	28.73 m ²
3	Covered terrace	56.30 m ²
4	Kitchen	19.41 m ²
5	Master bedroom	24.83 m ²
6	Master bathroom	9.78 m ²
7	Walk-in Closet	6.63 m ²
8	Laundry	14 m ²
9	Store	5.20 m ²
10	Guest WC	3.29 m ²
11	Cloak Room	2.61 m ²
12	Staff Room	11.22 m ²
13	Staff Bathroom	3.34 m ²
14	Cinema	25.16 m ²
15	Guest Bedroom	6.61 m ²
16	Terrace 1	9.38 m ²
17	Terrace 2	10.20 m ²
18	Kitchenette	15.28 m ²
19	Spa	8.66 m ²
20	Changing room	14.42 m ²
21	Garage	49.91 m ²
22	Kiosk (x2)	11.48 m ²
23	Pool Beach	64.58 m ²
24	Covered terrace 2	27.26 m ²

Total Net Area(CF) 538.20 m²
Gross Floor Area(CF) 568.02 m²



MARINA SIGNATURE

First Floor

1	Reading Area	8.37 m ²
2	Corridor	18.86 m ²
3	Family Lounge	21.90 m ²
4	Balcony 1	29.29 m ²
5	Study	13.51 m ²
6	Master bathroom	38.98 m ²
7	En-Suite	14.62 m ²
8	Walk-in Closet	15.20 m ²
9	Balcony 5	14.25 m ²
10	Gymnasium	22.44 m ²
11	Fourth Bathroom	5.17 m ²
12	Balcony 4	5.28 m ²
13	Private Garden	29.54 m ²
14	Second Bedroom	21.03 m ²
15	Walk-in Closet	4.02 m ²
16	Second Bathroom	7.20 m ²
17	Balcony 2	11.81 m ²
18	Third Bedroom	19.30 m ²
19	Walk-in Closet	4.02 m ²
20	Third Bathroom	7.20 m ²
21	Balcony 3	4.72 m ²

Total Net Area(FF) 316.71 m²
Gross Floor Area(FF) 323.38 m²





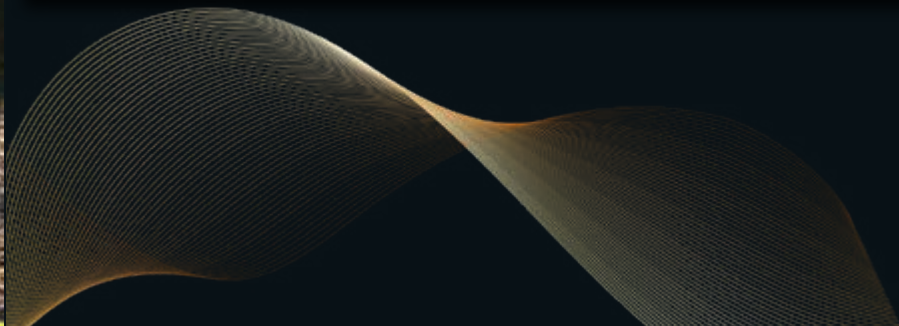


Amazonia

A subtle touch of elegance

4 Bedrooms Villa

Front view



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MARINA AMAZONIA

Ground Floor

1 Living	53.51m ²
2 Dining	30.95m ²
3 Kitchen	24.48m ²
4 Laundry	13.13m ²
5 Fourth Bedroom	17.33m ²
6 Fourth Bathroom	9.62m ²
7 Fourth Walk-In Closet	4.30m ²
8 Staircase	8.75m ²
9 Store	5.09m ²
10 Double Garage	37.73m ²
11 Guest Wc	3.67m ²
12 Cloak Room	2.32m ²
13 Covered terrace	42.21m ²
14 Planter	1.18m ²
15 Covered Entrance	5.10m ²
Total Net Area(CF)	259.37m²
External Areas	
16 Pool beach	97.63m ²
17 BBQ	7.98m ²
18 Pool	57.55m ²
19 Kiosk (x2) - 5.75m ²	11.52m ²
20 Second Planter	6.71m ²
21 Third Planter	3.82m ²
22 Fourth Planter	8.39m ²
Gross Floor Area (CF)	269.80m²

MARINA AMAZONIA

First Floor

1 Second Bedroom	17.33m ²
2 Second Walk-In Closet	4.30m ²
3 Second Bathroom	9.62m ²
4 Family Room	23.27m ²
5 Third Bedroom	17.06m ²
6 Third Walk-In Closet	4.72m ²
7 Third Bathroom	6.37m ²
8 Master Bedroom	28.80m ²
9 Master Walk-In Closet	13.42m ²
10 Master Bathroom	17.64m ²
11 Planter	5.43m ²
12 Planter 2	1.18m ²
Total Net Area(FF)	200.73m²
External Areas	
13 Family Balcony	19.57m ²
14 Master Balcony	17.15m ²
15 Second Balcony	7.64m ²
16 Third Balcony	9.87m ²
Gross Floor Area(FF)	234.94m²
Total GFA (CF+FF)	504.74m²

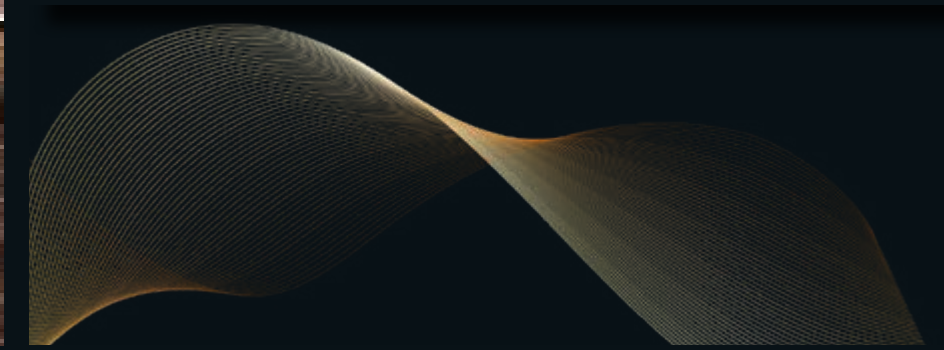


Aquamarine

Indulge in a luxurious lifestyle

3 Bedrooms Villa

Front view



MARINA AQUAMARINE



1 Living / Dining	54.08m ²
2 Kitchen	22.89m ²
3 Porch	1.28m ²
4 Master Bedroom	22.62m ²
5 Master Bathroom	7.97m ²
6 Outdoor Bath	5.60m ²
7 Walk-in Closet	5.55m ²
8 Bin	2.34m ²
9 Laundry	6.58m ²
10 Store	2.30m ²
11 Second Bedroom	20.14m ²
12 Second Walk-in Closet	5.35m ²
13 Second Bathroom	5.93m ²
14 Second Planter	1.50m ²
15 Third Bedroom	18.44m ²
16 Third Planter	1.50m ²
17 Third Bathroom	7.78m ²
18 Fourth Planter	2.10m ²
19 Double Garage	37.80m ²
20 Covered Terrace	37.30m ²

Total Net Area 269.05m²

External Areas

21 Entrance	16.02m ²
22 Klosk (x2) - (5.76)	11.52m ²
23 Pool Beach	61.68m ²
24 Pool	41.38m ²
25 BBQ	7.98m ²

Total Gross Floor Area 299.51m²



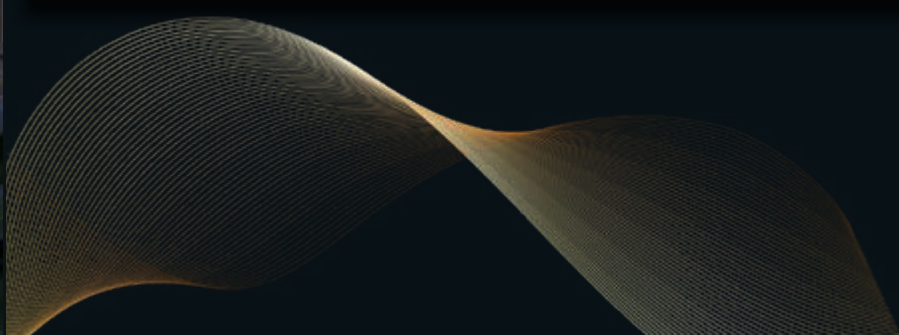


Lagoon

Tailor made creations
& know-how

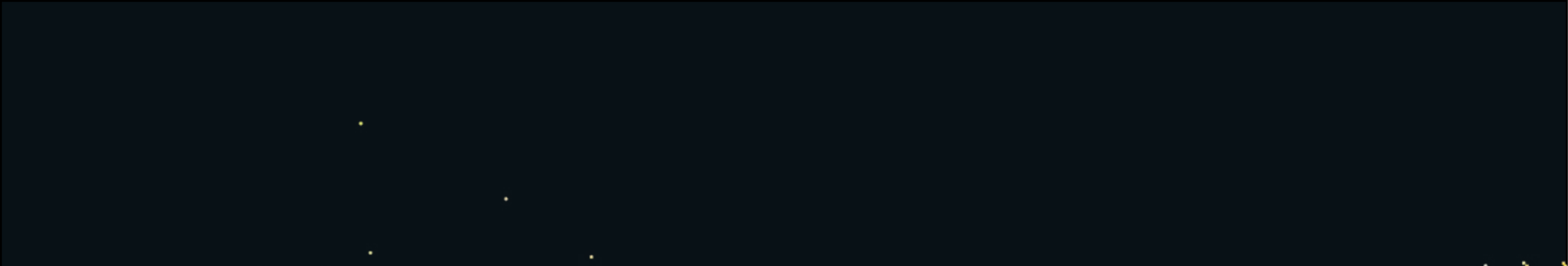
2 Bedrooms Villa

Front view

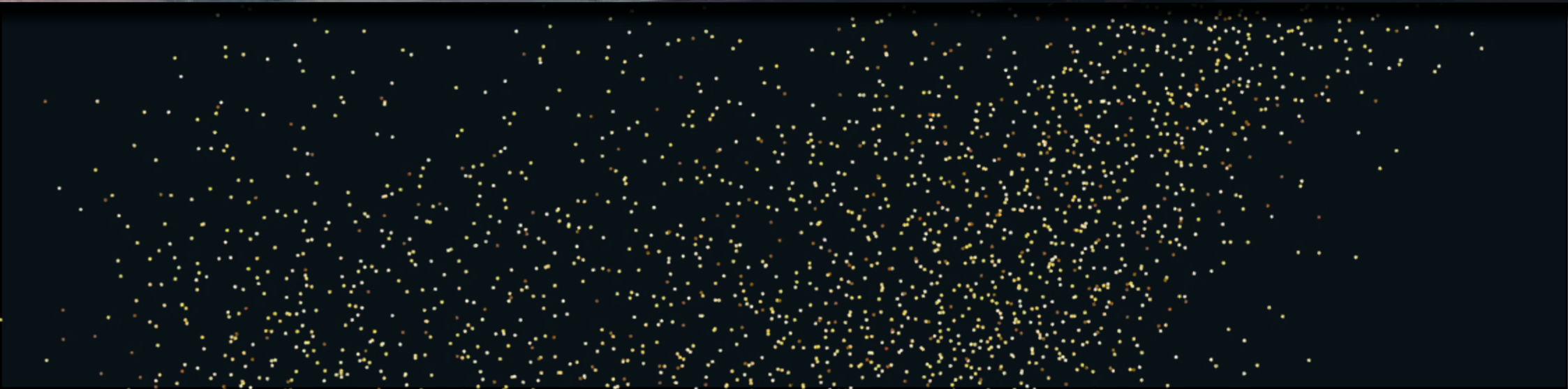


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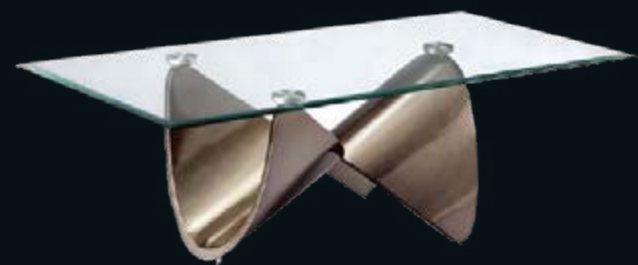
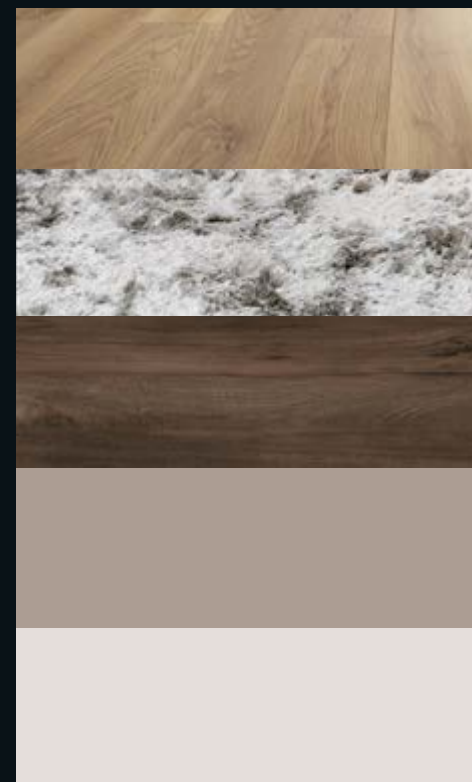
Ambiance & Decoration



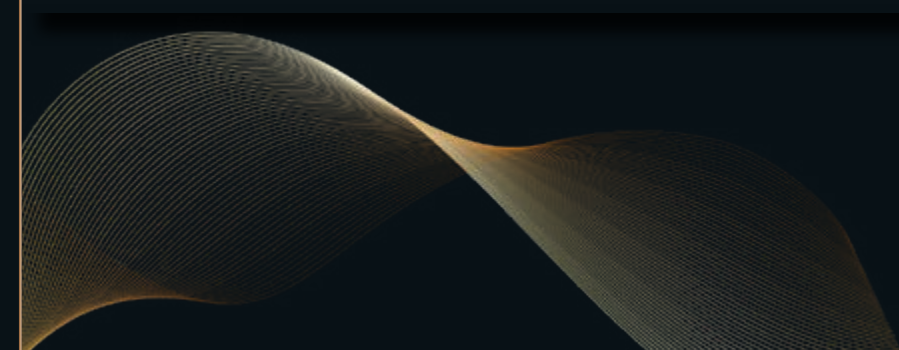


*Bed runner, cushions
& textile*

Floor & wall finishes



Master Bedroom



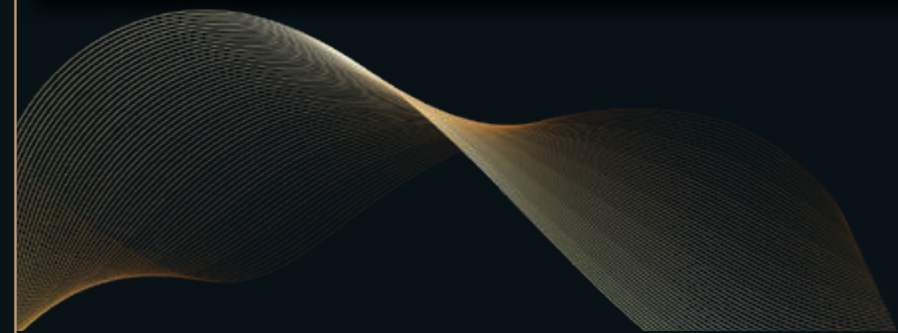
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Floor & wall finishes



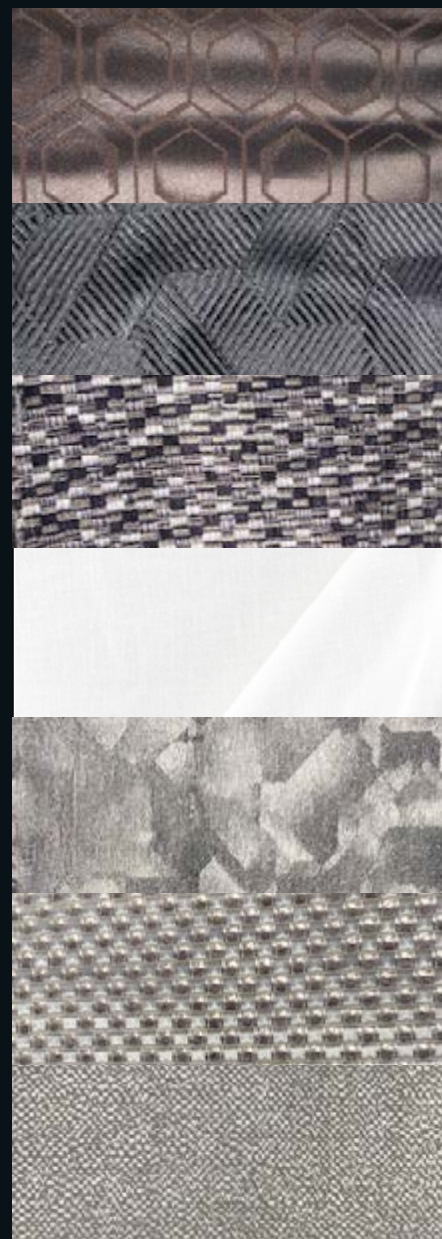
Master Bathroom



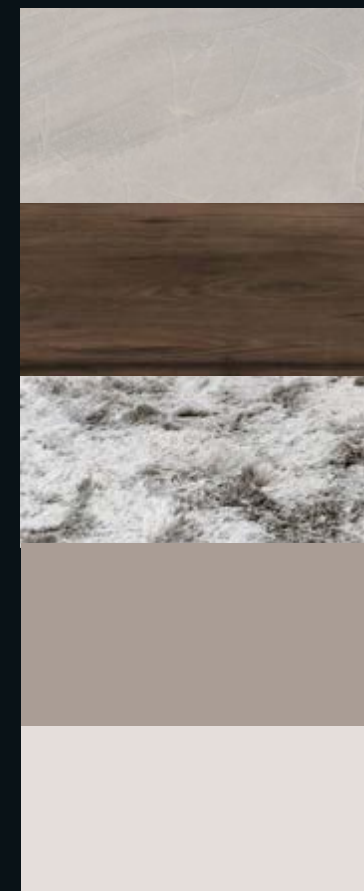
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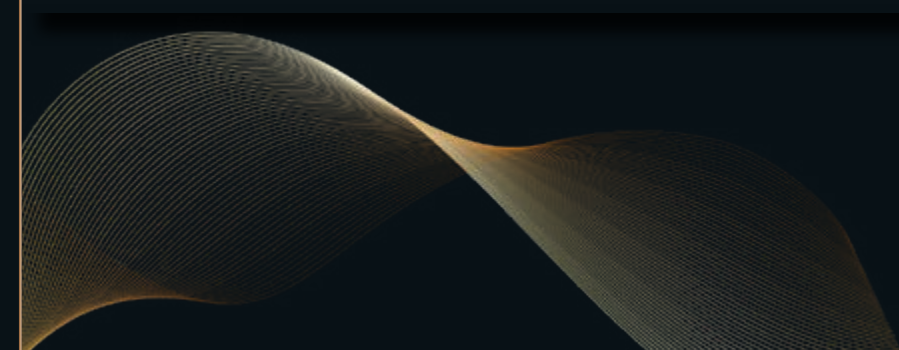
Cushions & sheers



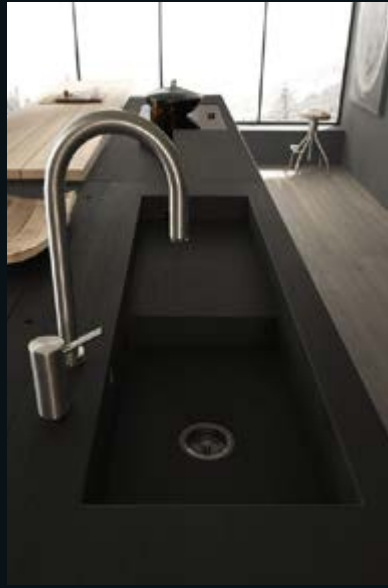
Floor, wall & furniture finishes



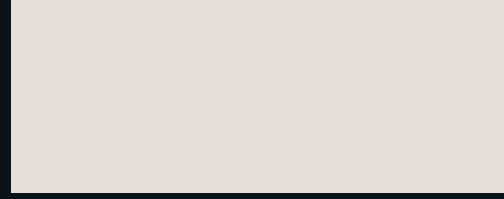
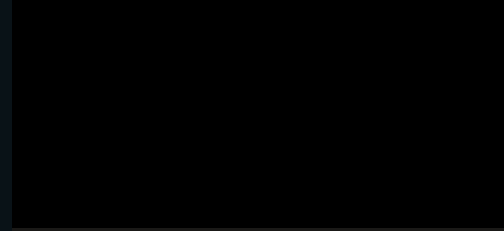
Living Room



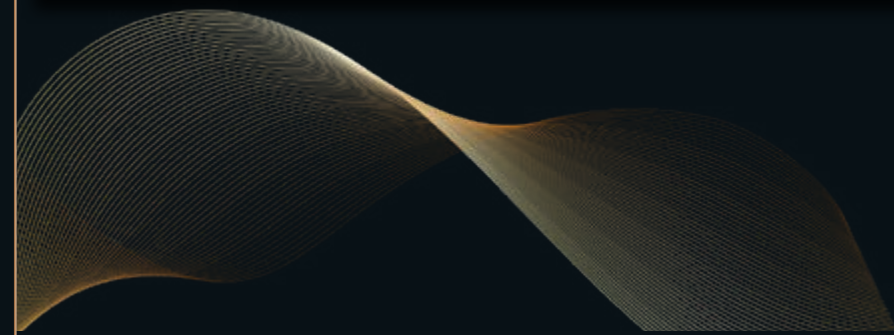
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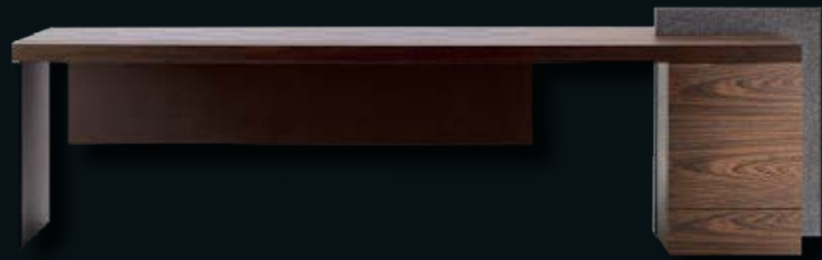
Floor, wall & furniture finishes



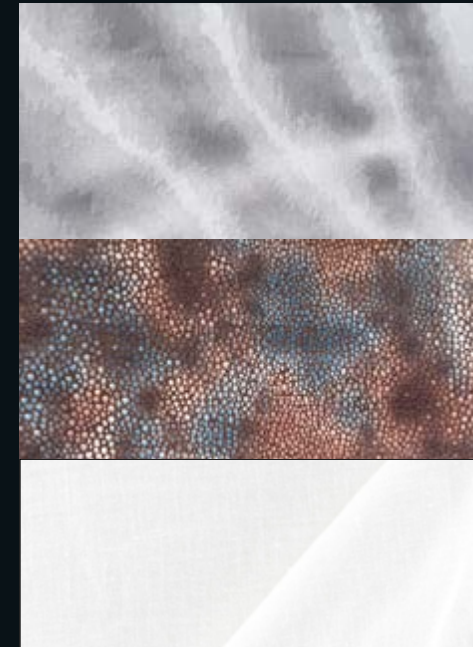
Kitchen / Dining room



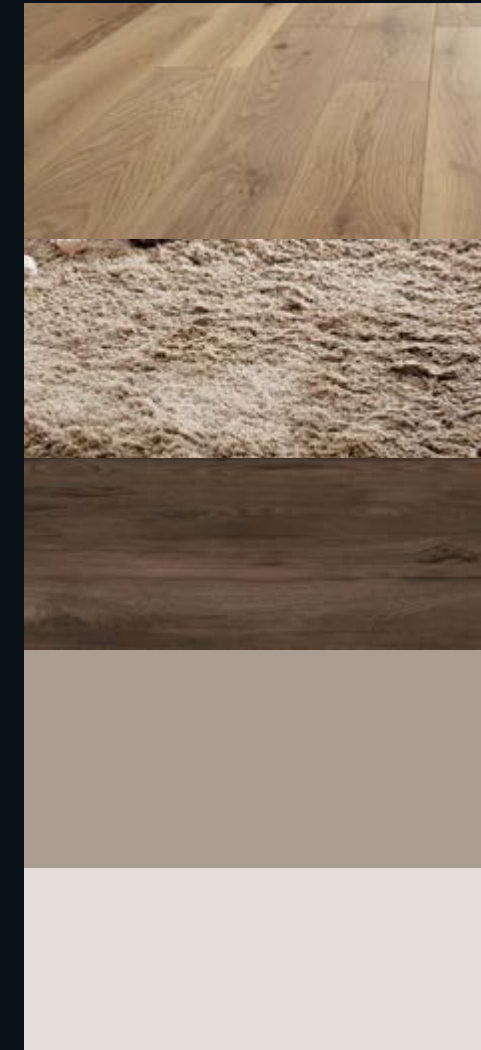
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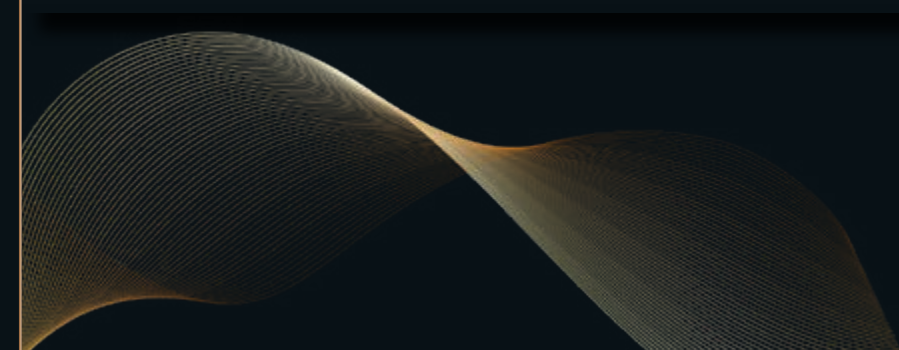
Cushions & sheers



Floor, wall & furniture finishes



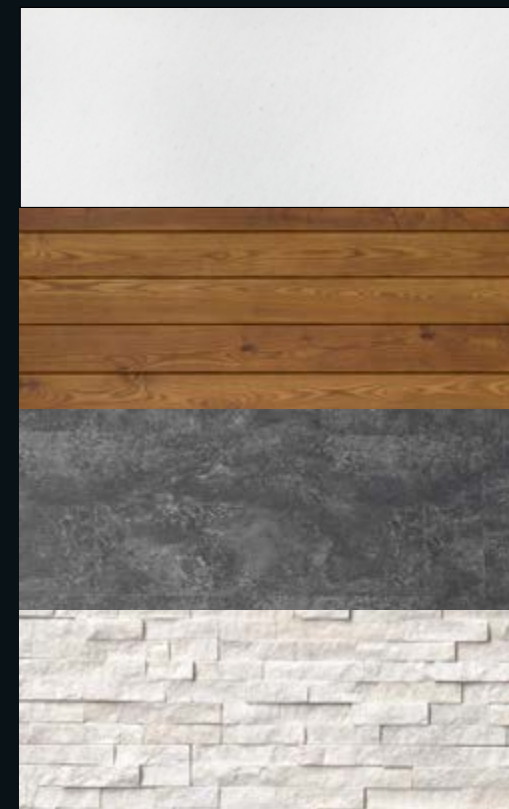
Office / Family room



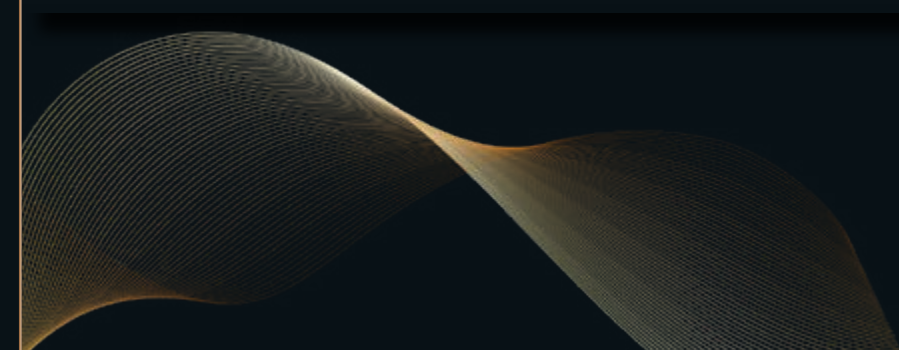
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Floor, wall & furniture finishes



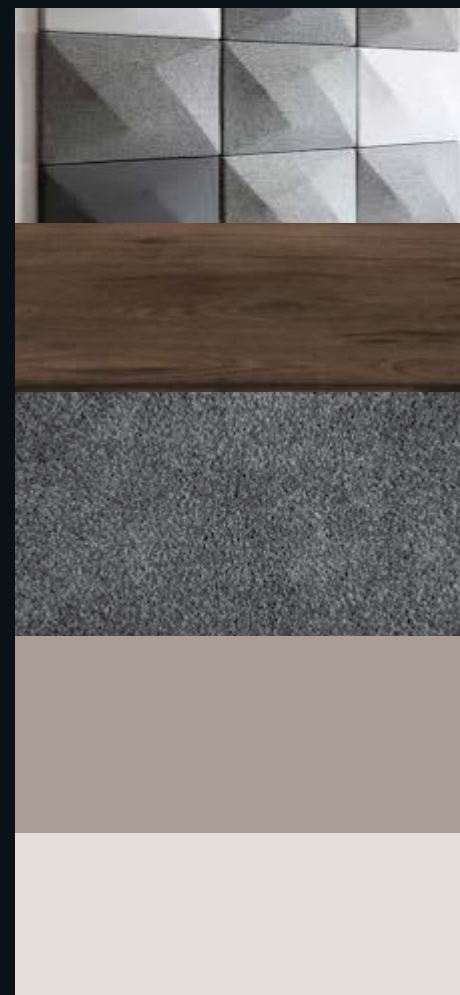
Terrace / Pool area



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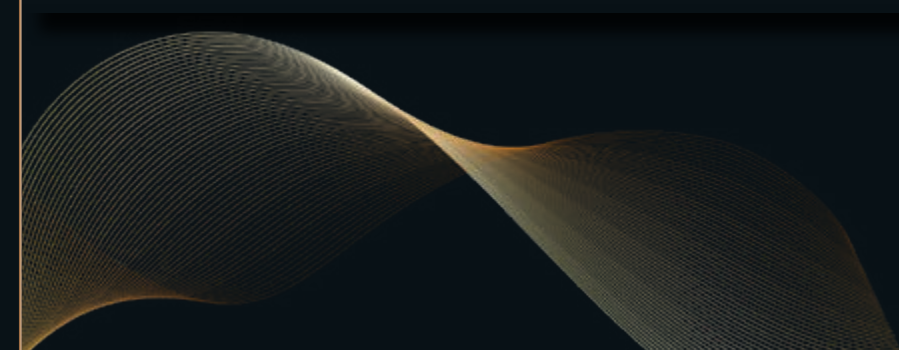


Floor, wall & furniture finishes



Signature

Cygn / Cinema



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Floor & wall finishes

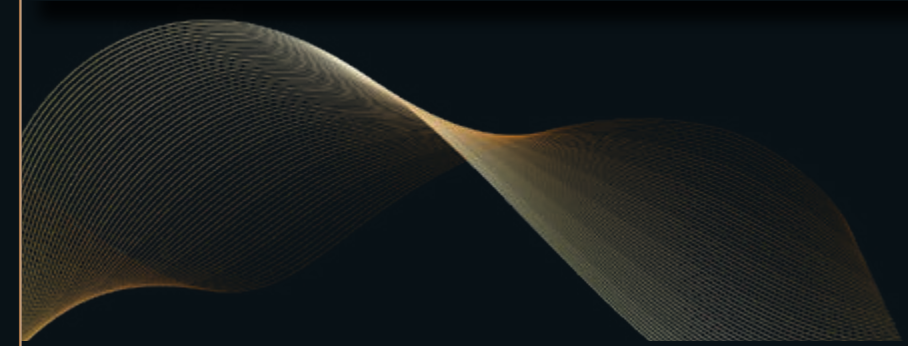


Signature

Massage Room /
Sauna



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