



Altezza

GARDENS

AN ELEVATED EXPERIENCE

Discover Altezza Gardens in Sodnac, an architectural icon featuring eleven floors occupied by a restaurant, offices, apartments and penthouses and all offering an elevated experience! Sodnac is known for its ideal location, accessible within minutes to and from main cities and amenities. It is also blessed with a mild climate all year round.



UN PEU PLUS PRÈS DES ÉTOILES

Découvrez Altezza Gardens à Sodnac, un programme d'exception aux vues panoramiques, proposant des appartements, des penthouses, un restaurant et des bureaux, répartis sur 12 niveaux. Sodnac est réputé pour sa situation stratégique, à proximité des centres commerciaux et d'autres facilités. De plus, il jouit d'un climat doux toute l'année.



Altezza
GARDENS

Phoenix Mall

MCB St Jean

La City
Trianon

Future Metro Phoenix
Station

My Choice
Supermarket

Rushmore
Business School

Le Merrit
Genesis

PLH

Phoenix
Beverages

Porsche Centre Mauritius

Petit Camp Tennis
Club



Altezza Gardens

By Madrida Property Ltd

APART'HOTEL CONCEPT

Altezza Gardens - A dynamic property tech project

- > Investment property
- > Serviced apartment for your comfort
- > Office solutions
- Concierge services: rental management service for your peace of mind.
- Centre management and back office solutions (management of common expenses, billing, electrical, plumbing, waste, water, common areas, maintenance, CCTV, parking control, lifts, security)



Centre management

- Leave your key at our Concierge for rental of your apartment or office.
- Our concierge desk manages your rental based on your preferred options for rental:
 - > short term
 - > long-term
 - > minimum expected return
- Electric car on-site charging system with prepayment card facilities.
- Management of access control to floors and destination control lifts.

DINING AND CORPORATE EVENTS

- Enjoy the convenience of an on-site restaurant with an international chef and experience a fine international cuisine for lunch and dinner.
- Enjoy great dining experience with family and friends in our private rooms.
- Dining options from our restaurant or delivery to your apartment.
- Enjoy light snacks and beverages or dinner in our Executive Lounge.
- Free Wi-Fi.



Facilities for your corporate events:

- Conference rooms
- Meeting / Training rooms
- Private rooms



CLICK TO E-MAID SERVICE

- Designed for busy professionals and business persons, our click-to-clean service takes care of all your house chores.
- Book your maid on an hourly basis from Monday to Sunday from 07:00 to 18:00. On a first come, first served basis.
- E-Maid offers a range of cleaning services ranging from dusting to polishing.
- Book your cleaning service with the click of a button.
- Locally managed and employed cleaning staff.
- Modern booking experience.



A fast and simple booking system on our intranet

- Check availability of our maids.
- Choose your preferred maids.
- Flexible cleaning solutions: one off, recurring, pre-booking.
- Our background-checked and trained cleaners will leave you a spotless home.



CENTRALISED LAUNDRY SERVICE

- A dedicated area for centralised washing and dryer machines for residents.
- Save time, money and enjoy abundant space in your apartment.



WELLNESS

- Fitness area and temperature-controlled swimming pool on the 10th floor overlooking a panoramic view.

OTHER FACILITIES

- Car hire.
- On-site machines for snacks and drinks.
- Medical facilities from nearby private hospitals and doctors.
- Mychoice supermarket within 1 minute walk.

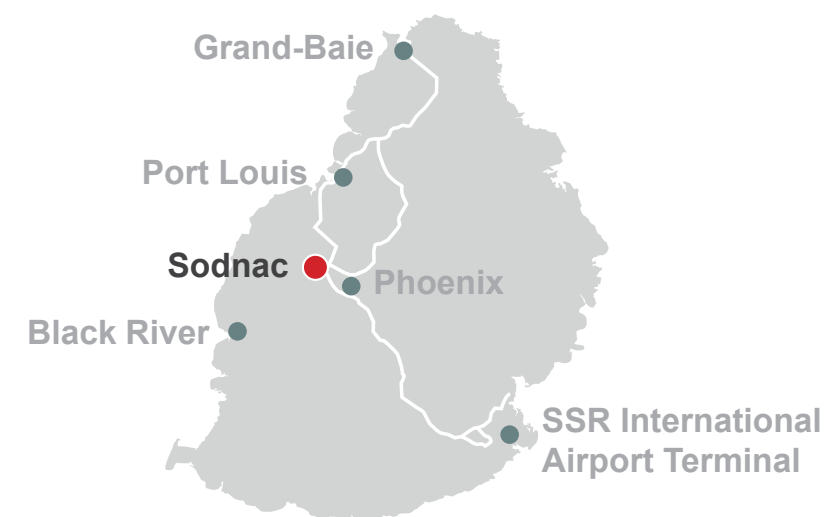
UNLOCK SUBLIME VIEWS

Altezza Gardens offers unparalleled panoramic views of the region from towering heights and easy access to a wide range of facilities, being adjacent to a broad road network, shopping malls, the Metro station and the Sodnac Wellness Park. This new development combines elegance and comfort.



DES VUES À COUPER LE SOUFFLE

Altezza Gardens se distingue par ses vues imprenables sur les montagnes et le littoral ouest. Cette nouvelle adresse se situe à quelques minutes des zones urbaines et est reliée aux réseaux routiers principaux. Non loin de la nouvelle gare du métro et du parc de santé de Sodnac, ce programme neuf ne présente que des atouts pour une vie paisible.



DISCOVER LUXURY FROM TOWERING HEIGHTS

Altezza Gardens is exceptionally positioned in Sodnac, an upscale residential neighbourhood in the city of Quatre-Bornes. The apartments host one to three well-appointed bedrooms and the three-bedroom penthouses open on stunning vistas. The underground and ground floors feature safe and expansive parking areas for both residents and visitors.



ACCORDEZ VOUS LE LUXE DE RÊVER

Sodnac a longtemps séduit par son caractère résidentiel. Altezza Gardens y propose des appartements d'une à trois chambres à coucher et des penthouses de trois chambres à coucher, tous bénéficiant de vues exceptionnelles. Le sous-sol et le rez-de-chaussée proposent de vastes espaces de parking pour les résidents et les visiteurs.



Entrance to parking level 1
/ Entrée du parking niveau 1

Entrance to basement parking
/ Entrée du parking du sous-sol

P Parking

Sodnac link road



EXQUISITE PRIVILEGES

Spread on 11 floors, the fine collection of 78 apartments and 12 penthouses are characterised by their abundance of space. Their floor-to-ceiling windows offer mesmerising views. Altezza Gardens boasts dynamic buildings, also featuring inspiring office solutions, with possibilities to work, live and relax.



POUR UN MODE DE VIE PRIVILÉGIÉ

Les 78 appartements de luxe et les 12 penthouses disposent de volumes généreux. Les grandes baies vitrées filant du sol au plafond placent les vues surplombantes comme toile de fond. Altezza Gardens propose un mode de vie moderne où s'allient, le travail, la détente et le confort d'être chez soi.





North facade
Façade Nord

INNOVATIVE DESIGN

Altezza Gardens is the tallest building in the area and it showcases a detail-oriented architecture. The design is a synthesis of contemporary touches and elegance. The slender structure rises towards the sky where penthouses are nestled. The glazed openings not only ensure facade performance but also invite sensational views in the sunlit interiors.



DESIGN CONTEMPORAIN

Altezza Gardens impressionne par sa taille. C'est l'édifice le plus haut de la région et il se distingue par son architecture contemporaine. Conçu dans les règles de l'art, il s'élève vers le ciel où sont nichés de sublimes penthouses. Les ouvertures en transparence ne se résument pas qu'à leur rôle technique mais invitent la lumière du jour à baigner les intérieurs.





Alley entrance
Allée de l'entrée

LANDSCAPED OUTDOORS

Altezza Gardens delivers outdoor bliss with its welcoming tree-lined alley. Quiet and verdant, the outdoor space is dressed with mature palm trees. The manicured alley unfolds to reveal a range of tropical species creating a refreshing oasis.



UN DÉCOR VÉGÉTALISÉ

Une allée verdoyante et majestueuse, bordée de grands palmiers, révèle l'enceinte paysagée. La diversité des espèces végétales participe à rendre l'atmosphère chaleureuse et accueillante.





Entrance
Entrée

A GRAND ENTRANCE

The grand entrance is nestled in a lush and gloriously-green space, home to multitude of plants. This expertly-curated area leads to the reception and concierge desk, offering an array of services ranging from cleaning to rental management for your peace of mind.



UNE ENTRÉE GRANDIOSE

L'entrée se présente comme un écrin. Des nuances de vert enrobent l'accès menant à la réception et à la conciergerie, où toute une panoplie de prestations se déploie allant de service de nettoyage à la gestion locative.





Kitchen & Living - Apartment Type A
Cuisine et Séjour - Appartement Type A

IMPECCABLE INTERIORS

The organic table tops punctuate the modern design. The kitchen opens on the dining and living areas which seamlessly flow towards the glazed terrace benefitting from unobstructed views.



UN CONFORT SANS LIMITE

Le plan de travail sobre et organique prête au caractère voulu. L'alliance des matériaux nobles s'ajoute au charme de cette cuisine. Cet espace s'ouvre sur la salle à manger et le séjour lumineux donnant sur une terrasse habillée de verre, offrant des vues ininterrompues.





Living - Apartment Type E
Séjour - Appartement Type E

EXPERIENCE ULTIMATE LUXURY

The stylish apartments, complemented by exceptional facilities, boast spacious living. Located in a coveted position, they overlook the west coast of the island or the slopes of the Moka Range mountain. Beautifully crafted, these exquisite homes are second to none.



ESPACE ET TRANQUILITÉ

Altezza Gardens propose des appartements se positionnant dans un lieu prisé et paisible. Leurs intérieurs spacieux et impeccables sont mis en valeur par le choix des matériaux haut de gamme et la lumière naturelle. Les vues sur les flancs de la chaîne de montagne Port-Louis-Moka rappellent leur situation privilégiée.

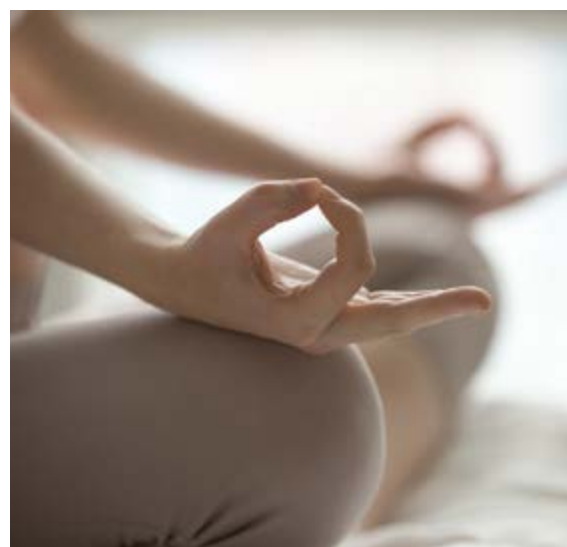




Master bedroom - Apartment Type E
Chambre principale - Appartement Type E

BRIGHT AND SERENE

The cosy and bright bedrooms are designed to optimise the experience of luxury living. They offer breathtaking views of the city and the surrounding nature. Their serene atmosphere enhanced by the colours and selection of materials occupies the space.



ESPRIT COCON

Une douce lumière vous enveloppe dès le réveil. Les chambres à coucher ont été conçues en optimisant les lueurs du soleil. Elles invitent à des vues splendides à travers leurs grandes baies vitrées. Ces cocons deviennent le lieu où l'on se retire pour se déconnecter.





Master bathroom - Apartment Type A
Salle de bains principale - Appartement Type A

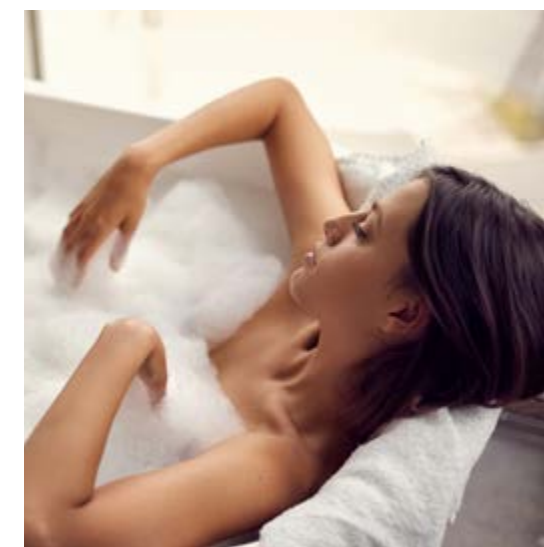
BATHE IN STYLE

The sleek and elegant bathrooms are equipped with high-end furnishing. The unrivalled attention to details is felt by the distinctive design and warmth. A space where luxury meets a sense of intimacy.



SÉRÉNITÉ

Les salles de bains visent à apporter une dimension reposante à l'ensemble. La sélection des équipements et la gamme de couleurs se combinent harmonieusement pour conférer à ces espaces, une allure sobre et sereine.





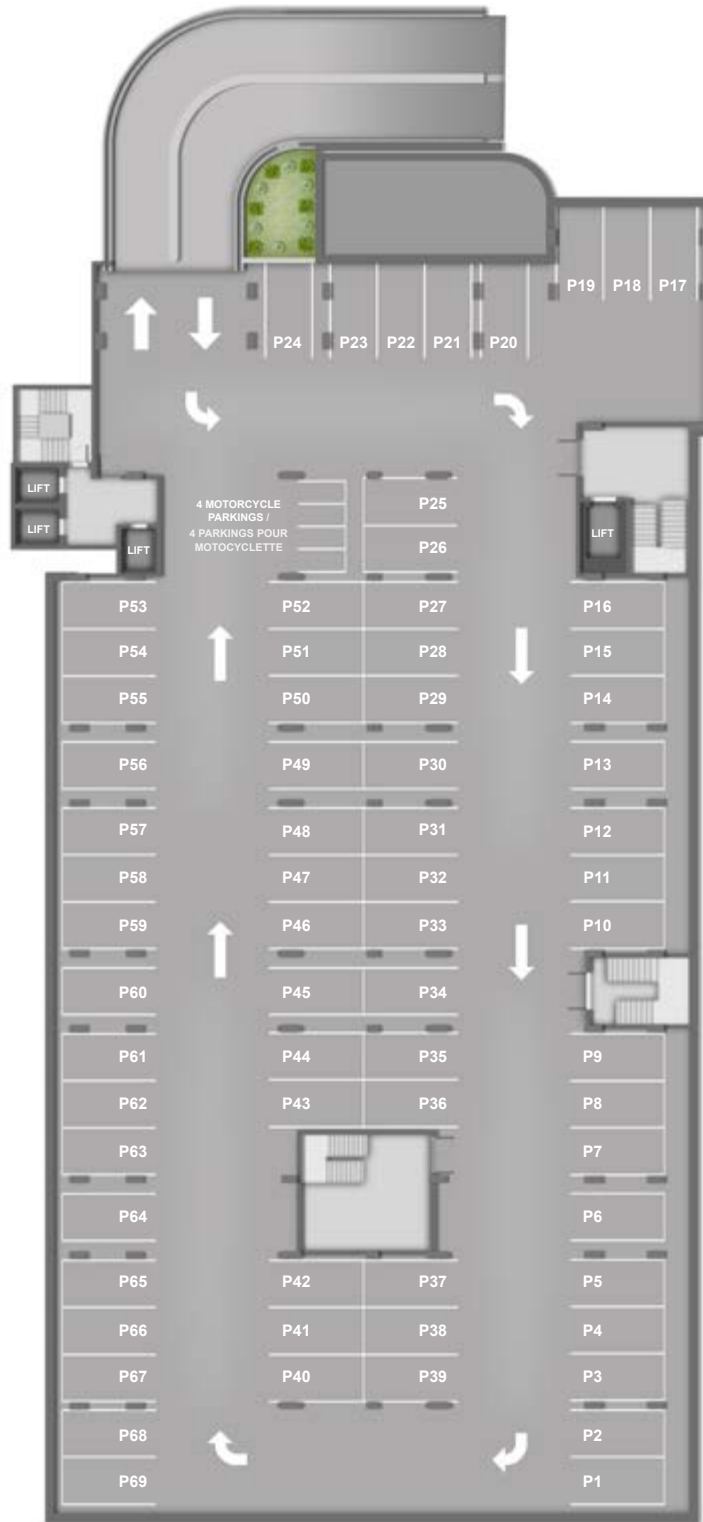
Altezza
GARDENS



BASEMENT
SOUS-SOL

LOWER GROUND FLOOR
REZ-DE-CHAUSÉE INFÉRIEUR

GROUND FLOOR
REZ-DE-CHAUSÉE



FIRST FLOOR

1^{ER} ÉTAGE

SECOND FLOOR

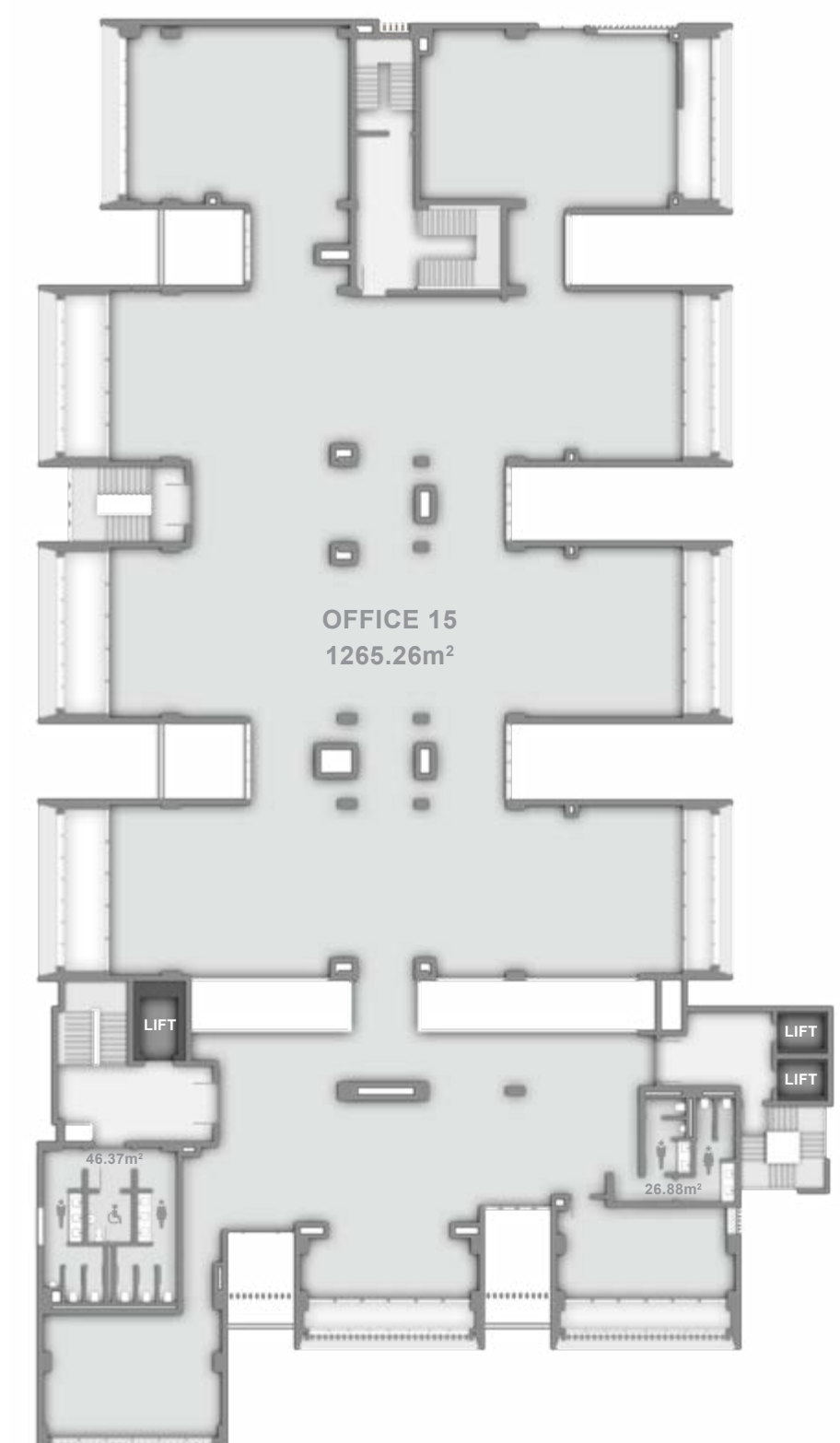
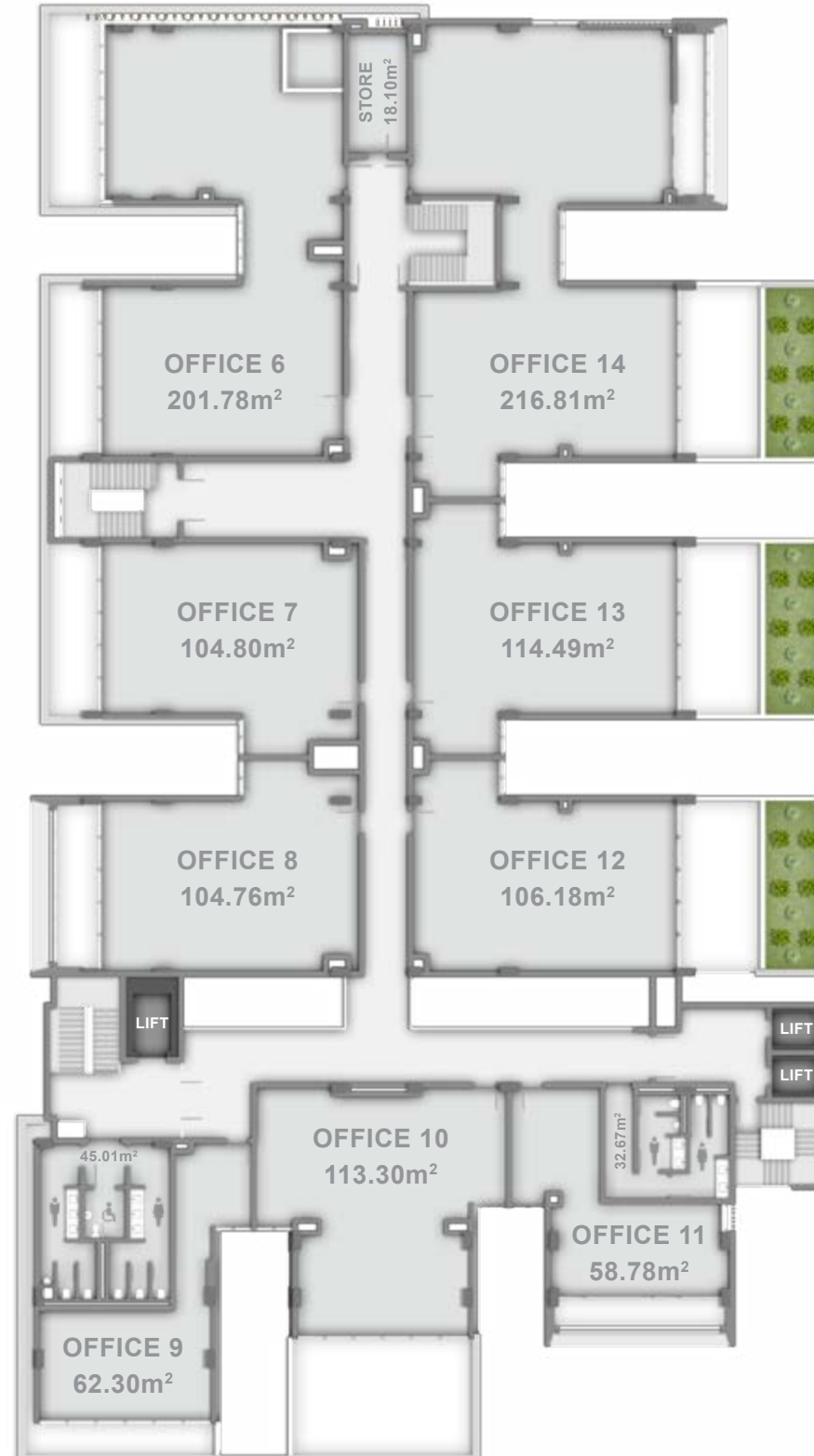
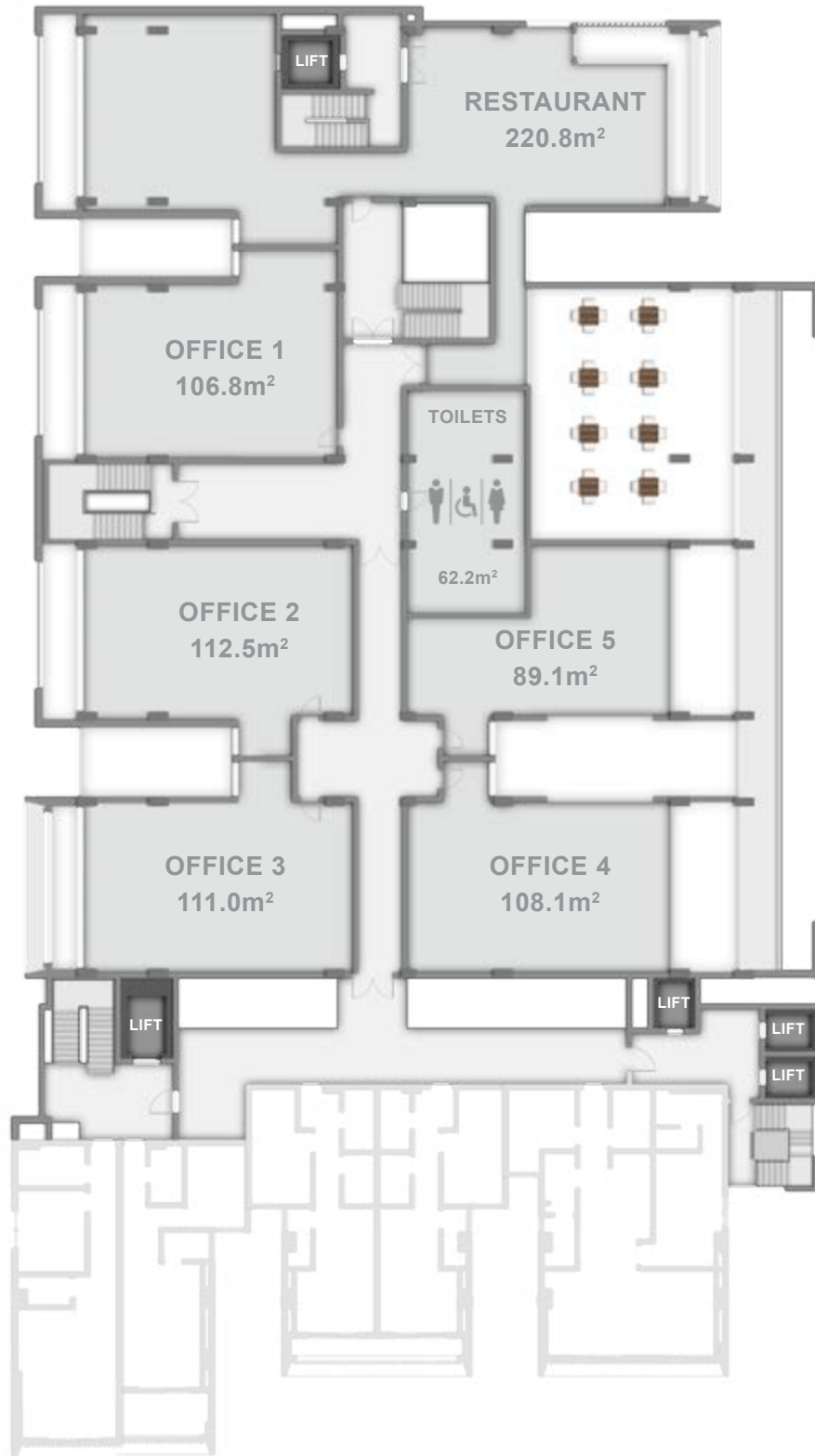
2^{ÈME} ÉTAGE

THIRD FLOOR

3^{ÈME} ÉTAGE

OFFICES / TOILETS

BUREAUX / TOILETTES



APARTMENT TYPE A - 3 BEDROOMS

APPARTEMENT TYPE A - 3 CHAMBRES

APARTMENT TYPE B - 3 BEDROOMS

APPARTEMENT TYPE B - 3 CHAMBRES



1	Entrance / Entrée	13.77 m ²
2	Guest WC / Toilette invités	2.56 m ²
3	Dry yard / Cour-arrière	2.98 m ²
4	Laundry / Buanderie	4.35 m ²
5	Kitchen / Cuisine	12.40 m ²
6	Living space / Séjour	21.02 m ²
7	Common bathroom / Salle de bains commune	6.42 m ²
8	Bedroom 1 / Chambre 1	11.45 m ²
9	Bedroom 2 / Chambre 2	11.45 m ²
10	Master Bedroom / Chambre principale	15.31 m ²
11	Ensuite / En-suite	4.46 m ²
Total Gross Internal Area / Surface intérieure brute totale		106.17 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		106.17 m²
Total Gross External Area / Surface extérieure brute totale		123.38 m²

Floor / Étage 4 → 11



1	Entrance / Entrée	9.68 m ²
2	Common bathroom / Salle de bains commune	4.02 m ²
3	Dry yard / Cour-arrière	3.37 m ²
4	Laundry / Buanderie	4.45 m ²
5	Kitchen / Cuisine	12.85 m ²
6	Living space / Séjour	22.06 m ²
7	Bedroom 1 / Chambre 1	10.32 m ²
8	Bedroom 2 / Chambre 2	12.33 m ²
9	Master Bedroom / Chambre principale	16.41 m ²
10	Ensuite / En-suite	4.15 m ²
11	Terrace 1 / Terrasse 1	9.06 m ²
12	Terrace 2 / Terrasse 2	1.65 m ²
Total Gross Internal Area / Surface intérieure brute totale		99.64 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		110.35 m²
Total Gross External Area / Surface extérieure brute totale		126.47 m²

Floor / Étage 4 → 11



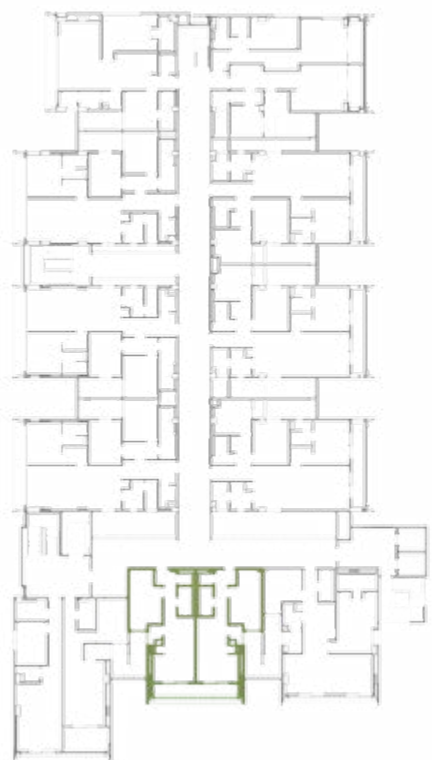
APARTMENT TYPE C - 1 BEDROOM

APPARTEMENT TYPE C - 1 CHAMBRE



1	Entrance / Entrée	2.75 m ²
2	Master Bedroom / Chambre principale	13.65 m ²
3	Laundry / Buanderie	1.37 m ²
4	Bathroom / Salle de bains	3.33 m ²
5	Dry yard / Cour-arrière	1.80m ²
6	Kitchen / Cuisine	13.26 m ²
7	Living space / Séjour	9.13 m ²
Total Gross Internal Area / Surface intérieure brute totale		45.29 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		45.29 m²
Total Gross External Area / Surface extérieure brute totale		55.35 m²

Floor / Étage 4 ... 9



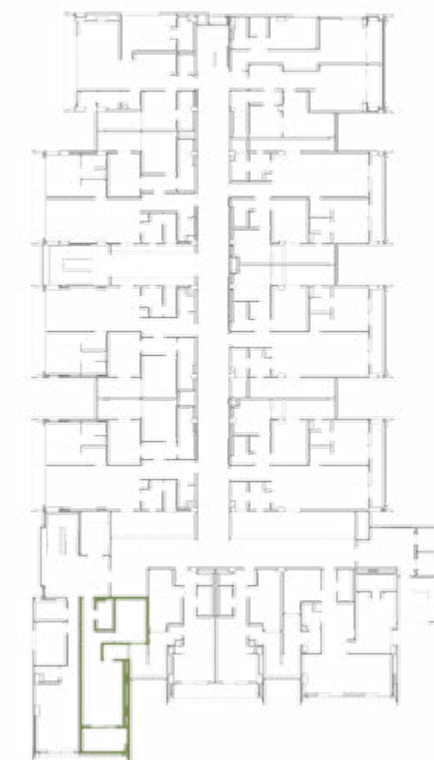
APARTMENT TYPE D - 1 BEDROOM

APPARTEMENT TYPE D - 1 CHAMBRE



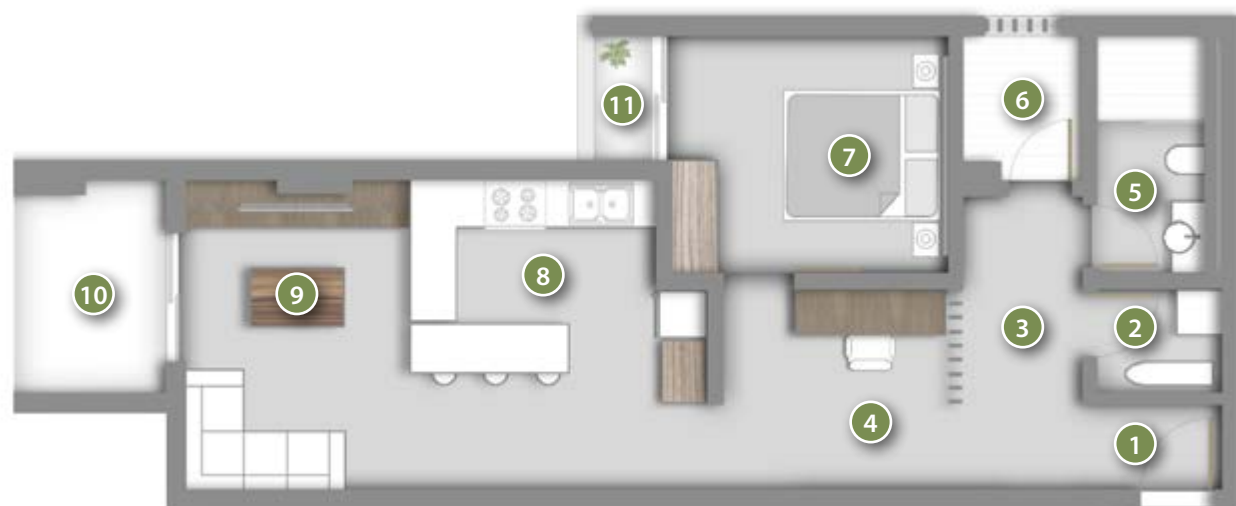
1	Entrance / Entrée	9.42 m ²
2	Bathroom / Salle de bains	4.07 m ²
3	Bedroom / Chambre	11.06 m ²
4	Dry yard / Cour-arrière	3.01 m ²
5	Kitchen / Cuisine	10.51 m ²
6	Living space / Séjour	11.64 m ²
7	Terrace / Terrasse	8.31 m ²
Total Gross Internal Area / Surface intérieure brute totale		49.71 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		57.94 m²
Total Gross External Area / Surface extérieure brute totale		68.14 m²

Floor / Étage 4 ... 9



APARTMENT TYPE D1 - 1 BEDROOM

APPARTEMENT TYPE D1 - 1 CHAMBRE



1	Entrance / Entrée	2.16 m ²
2	Laundry / Buanderie	2.25 m ²
3	Circulation / Passage	5.88 m ²
4	Office / Bureau	7.71 m ²
5	Bathroom / Salle de bains	4.26 m ²
6	Dry yard / Cour-arrière	2.78 m ²
7	Bedroom / Chambre	10.87 m ²
8	Kitchen / Cuisine	13.95 m ²
9	Living space / Séjour	11.14 m ²
10	Terrace 1 / Terrasse 1	5.03 m ²
11	Terrace 2 / Terrasse 2	1.22 m ²

Total Gross Internal Area
/ Surface intérieure brute totale **61.00 m²**

Total Internal + Terrace Area
/ Surface totale interne + terrasse **67.25 m²**

Total Gross External Area
/ Surface extérieure brute totale **76.76 m²**

Floor / Étage 11



APARTMENT TYPE E - 2 BEDROOMS

APPARTEMENT TYPE E - 2 CHAMBRES



1	Entrance / Entrée	4.06 m ²
2	Bedroom 1 / Chambre 1	11.10 m ²
3	Common bathroom / Salle de bains commune	3.69 m ²
4	Master bedroom / Chambre principale	18.62 m ²
5	Ensuite / En-suite	5.97 m ²
6	Kitchen / Cuisine	13.18 m ²
7	Laundry / Buanderie	3.43 m ²
8	Dry yard / Cour-arrière	2.80 m ²
9	Living space / Séjour	27.64 m ²

Total Gross Internal Area
/ Surface intérieure brute totale **90.49 m²**

Total Internal + Terrace Area
/ Surface totale interne + terrasse **90.49 m²**

Total Gross External Area
/ Surface extérieure brute totale **106.94 m²**

Floor / Étage 4 → 9



APARTMENT TYPE F1 - 1 BEDROOM

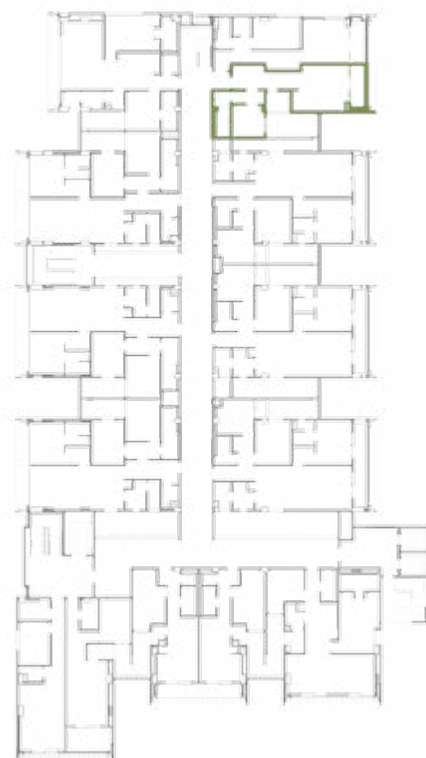
APPARTEMENT TYPE F1 - 1 CHAMBRE

APARTMENT TYPE F2 - 1 BEDROOM

APPARTEMENT TYPE F2 - 1 CHAMBRE

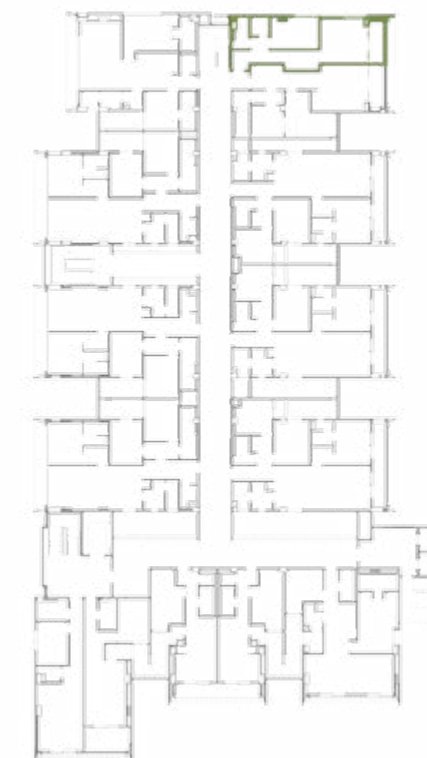


Floor / Étage 4 → 9



1	Entrance / Entrée	14.85 m ²
2	Bathroom / Salle de bain	5.49 m ²
3	Bedroom / Chambre	8.15 m ²
4	Laundry / Buanderie	3.91 m ²
5	Kitchen & Living space / Cuisine & Séjour	19.80 m ²
6	Terrace / Terrasse	4.56 m ²
Total Gross Internal Area / Surface intérieure brute totale		52.20 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		56.76 m²
Total Gross External Area / Surface extérieure brute totale		67.47 m²

Floor / Étage 4 → 9



1	Entrance / Entrée	3.00 m ²
2	Bathroom / Salle de bain	3.56 m ²
3	Master bedroom / Chambre principale	11.85 m ²
4	Laundry / Buanderie	2.80 m ²
5	Kitchen & Living space / Cuisine & Séjour	16.99 m ²
6	Circulation / Passage	11.14 m ²
7	Terrace / Terrasse	4.56 m ²
Total Gross Internal Area / Surface intérieure brute totale		49.34 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		53.90 m²
Total Gross External Area / Surface extérieure brute totale		64.31 m²

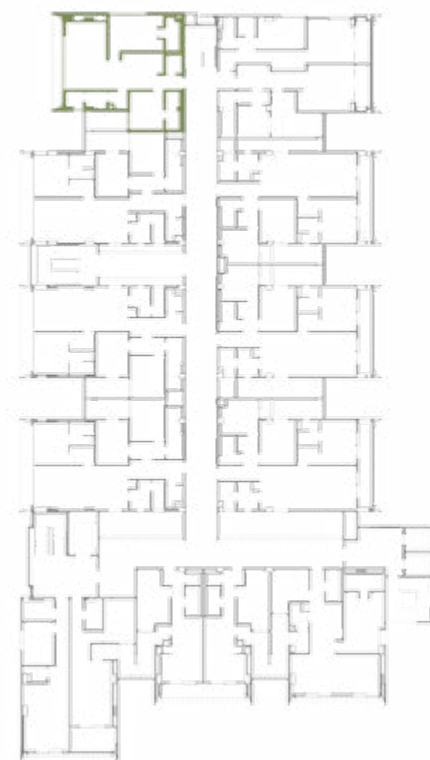
APARTMENT TYPE G - 2 BEDROOMS

APPARTEMENT TYPE G - 2 CHAMBRES



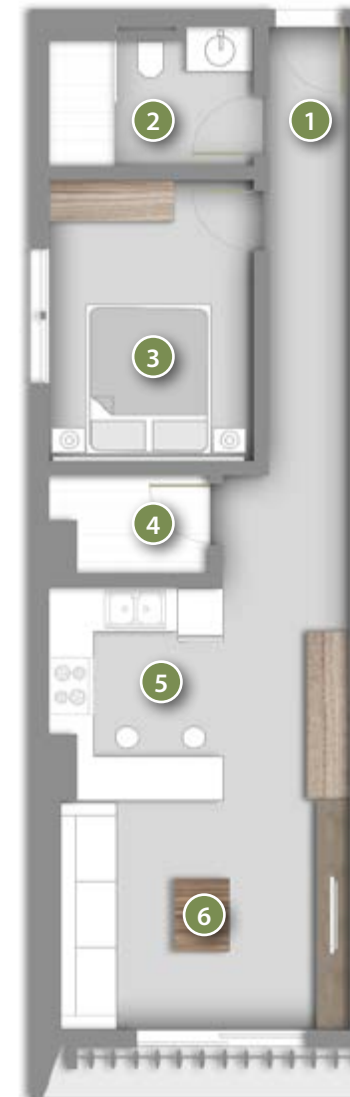
1	Entrance / Entrée	2.31 m ²
2	Master bedroom / Chambre principale	16.19 m ²
3	Ensuite 1 / En-suite 1	4.32 m ²
4	Laundry / Buanderie	5.61 m ²
5	Guest WC / Toilettes invités	2.56 m ²
6	Bedroom / Chambre	10.74 m ²
7	Ensuite 2 / En-suite 2	4.40 m ²
8	Dry yard / Cour-arrière	2.43 m ²
9	Kitchen / Cuisine	16.36 m ²
10	Living space / Séjour	23.17 m ²
Total Gross Internal Area / Surface intérieure brute totale		88.09 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		88.09 m²
Total Gross External Area / Surface extérieure brute totale		105.41 m²

Floor / Étage 4 → 9



APARTMENT TYPE H - 1 BEDROOM

APPARTEMENT TYPE H - 1 CHAMBRE



1	Entrance / Entrée	7.35 m ²
2	Bathroom / Salle de bains	5.28 m ²
3	Bedroom / Chambre	10.85 m ²
4	Dry yard / Cour-arrière	3.15 m ²
5	Kitchen / Cuisine	14.27 m ²
6	Living space / Séjour	12.26 m ²
Total Gross Internal Area / Surface intérieure brute totale		53.16 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		53.16 m²
Total Gross External Area / Surface extérieure brute totale		61.71 m²

Floor / Étage 4 → 9



APARTMENT TYPE H2 - 1 BEDROOM

APPARTEMENT TYPE H2 - 1 CHAMBRE



1	Entrance / Entrée	3.08 m ²
2	Bathroom / Salle de bains	4.68 m ²
3	Office / Bureau	9.18 m ²
4	Bedroom / Chambre	12.65 m ²
5	Laundry / Buanderie	3.25 m ²
6	Kitchen / Cuisine	13.35 m ²
7	Living space / Séjour	11.95 m ²
8	Dry yard / Cour-arrière	1.73 m ²
9	Terrace / Terrasse	4.83 m ²

Total Gross Internal Area
/ Surface intérieure brute totale **59.87 m²**

Total Internal + Terrace Area
/ Surface totale interne + terrasse **64.70 m²**

Total Gross External Area
/ Surface extérieure brute totale **74.52 m²**

Floor / Étage 11





Pool view - 10th floor
Vue de la piscine - 10^{ème} étage

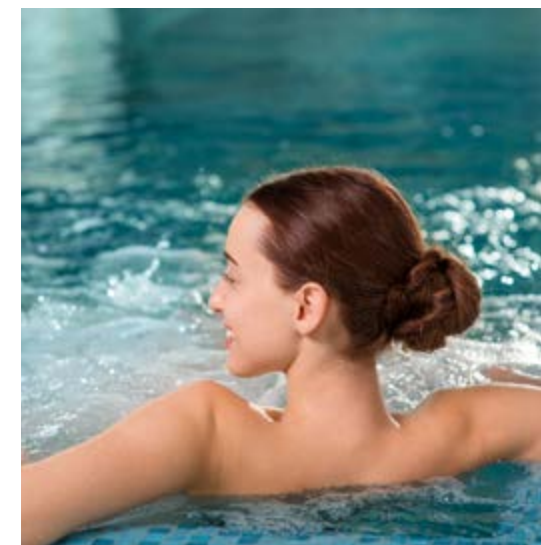
CHARACTER AND STYLE

Designed with a sense of luxury throughout, Altezza Gardens comes with a residents' swimming pool tucked on the 10th floor, with dramatic views of the island. All residents have access to the swimming pool along with a series of amenities including a fitness room.



BIEN-ÊTRE ET DÉTENTE

Parmi les diverses prestations prêtant à son caractère luxueux, Altezza Gardens propose également une piscine sertie au dixième étage, accessible aux résidents et ouvrant sur une vue extraordinaire. Une salle de remise en forme figure aussi au programme pour le bien-être des occupants.





Living & Dining - Penthouse
Séjour et Salle à manger - Penthouse

INSPIRING HOMES

The spectacular penthouses span on two levels. They each have a large open-plan kitchen opening on a fluid dining and living space benefitting from panoramic vistas. The sun-kissed interiors exude sophistication with an opulent colour palette and carefully-selected materials.



DES INTÉRIEURS COSY

Les penthouses se déclinent sur deux étages. Leurs cuisines spacieuses et fluides impressionnent par leur design et leur ambiance. Ces espaces conviviaux s'étendent vers la salle à manger et le séjour, gorgés de lumière et disposant de vues imprenables.





Dining to Living & Kitchen - Penthouse
Salle à manger au Séjour et Cuisine - Penthouse

UNPARALLELED COMFORT

The cohesive quality of the living space adds a distinct character to the fluid layout. The seamless transitions contribute to the sense of quietude and delight. Natural light fills the room and the ample space unveils entertaining possibilities.



UN DÉCOR EXCLUSIF

L'agencement fluide enveloppe le séjour, de chaleur et de liberté. Les transitions harmonieuses contribuent à la sensation de calme et de plaisir. L'espace généreux est inondé de lumière du jour et offre des possibilités de réception.





Master bedroom - Penthouse
Chambre principale - Penthouse

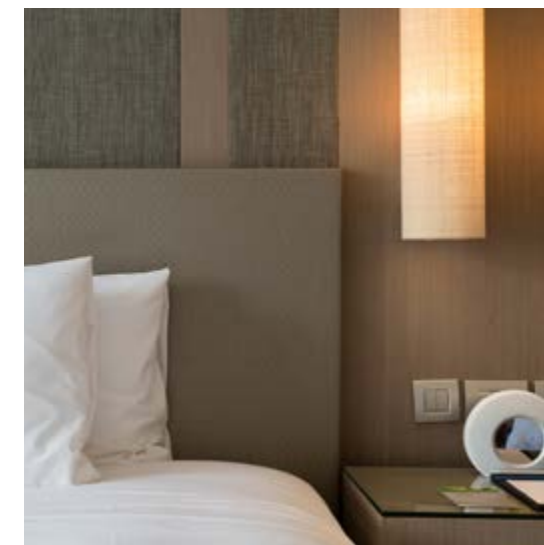
EFFORTLESS ELEGANCE

The glazed floor-to-ceiling windows flood the bedroom with light. Perched just like a nest, it enjoys city and mountain views. Committed to the residents' well-being, the bedroom provides plenty of space, freedom and flexibility.



NID DOUILLET

La chambre à coucher profite d'ample luminosité grâce à ses grandes baies vitrées de toute hauteur jusqu'au plafond. Ce nid charmant, par sa situation dominante, dévoile une vue panoramique. Cette chambre a été agencée avec une attention particulière, celle d'optimiser l'espace et la flexibilité.





Master bathroom - Penthouse
Salle de bains principale - Penthouse

TIMELESS GRACE

This ultra-chic bathroom encompasses the charm of urban living. Styled to create a feeling of peace and luxury, this bathroom is fitted with the finest equipment. The refined design touches are geared towards comfort to allow residents to unwind and relax.



DESIGN INTEMPOREL

Cette salle de bains chic diffuse l'élégance de ces habitations urbaines. Une sélection raffinée de matériaux et d'équipements habille l'ensemble. Les touches de design sont orientées vers le confort et cherchent à apporter une ambiance zen.

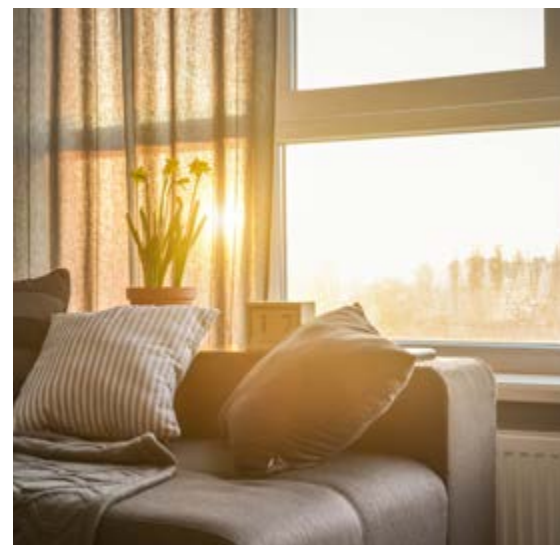




Night view
Vue de nuit

AN ADDRESS OF DISTINCTION

The exclusive residences offer a serene view of the cityscape by night. Standing in a prime location, they are in close proximity to excellent facilities and benefit from on-site residents' amenities. Altezza Gardens refines the pinnacle of city living, the perfect blend of opulence and style.



LUXE ET INTIMITÉ

Ces résidences exclusives s'accompagnent de vues grandioses qui rythmeront votre quotidien, de jour comme de nuit. Ces demeures sous les étoiles, profitent d'un panorama émouvant et sont proches de toutes les commodités. Le paysage urbain la nuit rappelle la position dominante d'Altezza Gardens.





Floor / Étage 10



1	Entrance / Entrée	12.36 m ²
2	Guest WC / Toilette invités	2.28 m ²
3	Circulation 1 / Passage 1	6.25 m ²
4	Bedroom 1 / Chambre 1	12.59 m ²
5	Ensuite 1 / En-suite 1	4.74 m ²
6	Kitchen / Cuisine	15.54 m ²
7	Laundry / Buanderie	4.49 m ²
8	Dry yard / Cour-arrière	4.24 m ²
9	Living space / Séjour	23.20 m ²

Floor / Étage 11



10	Circulation 2 / Passage 2	6.99 m ²
11	TV room / Salle de télévision	7.80 m ²
12	Bedroom 2 / Chambre 2	14.52 m ²
13	Ensuite 2 / En-suite 2	4.58 m ²
14	Master bedroom / Chambre principale	21.51 m ²
15	Ensuite 3 / En-suite 3	7.59 m ²
16	Terrace / Terrasse	7.51 m ²
Total Gross Internal Area / Surface intérieure brute totale		148.68 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		156.19 m²
Total Gross External Area / Surface extérieure brute totale		182.39 m²



Floor / Étage 10



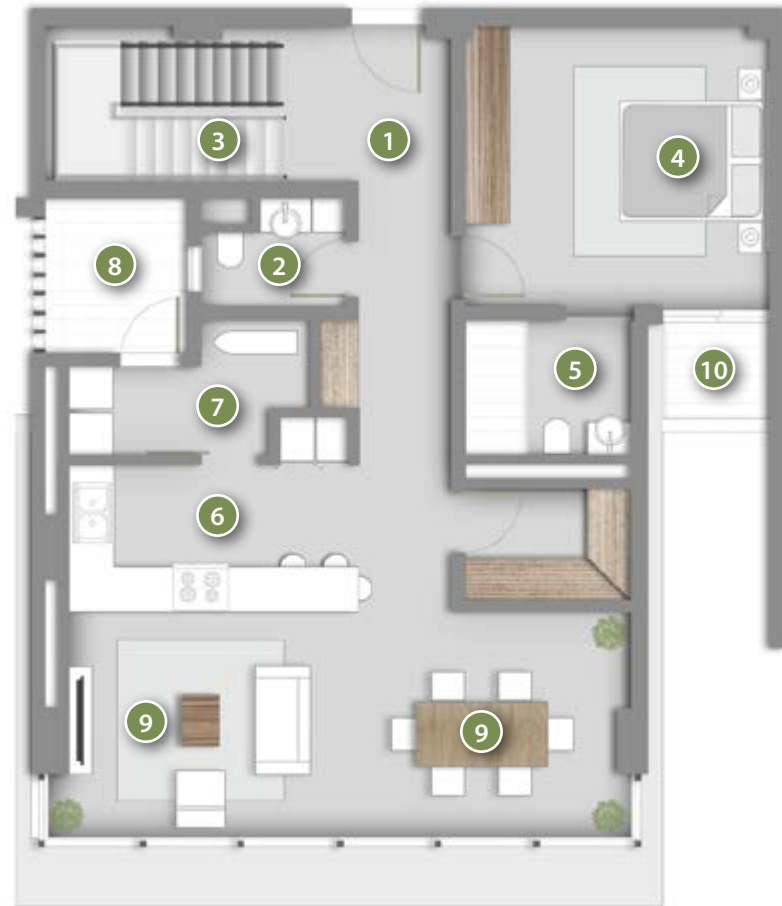
1	Entrance / Entrée	12.69 m ²
2	Guest WC / Toilette invités	2.85 m ²
3	Circulation 1 / Passage 1	6.77 m ²
4	Bedroom 1 / Chambre 1	15.80 m ²
5	Ensuite 1 / En-suite 1	4.22 m ²
6	Kitchen / Cuisine	22.77 m ²
7	Laundry / Buanderie	5.75 m ²
8	Dry yard / Cour-arrière	5.10 m ²
9	Living space / Séjour	36.74 m ²



Floor / Étage 11



10	Circulation 2 / Passage 2	6.97 m ²
11	TV room / Salle de télévision	9.04 m ²
12	Bedroom 2 / Chambre 2	16.38 m ²
13	Ensuite 2 / En-suite 2	4.72 m ²
14	Master bedroom / Chambre principale	35.11 m ²
15	Ensuite 3 / En-suite 3	8.03 m ²
16	Terrace / Terrasse	5.72 m ²
Total Gross Internal Area / Surface intérieure brute totale		192.94 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		198.66 m²
Total Gross External Area / Surface extérieure brute totale		234.04 m²



Floor / Étage 10



1	Entrance / Entrée	10.87 m ²
2	Guest WC / Toilette invités	2.73 m ²
3	Circulation 1 / Passage 1	6.92 m ²
4	Bedroom 1 / Chambre 1	16.62 m ²
5	Ensuite 1 / En-suite 1	4.38 m ²
6	Kitchen / Cuisine	14.86 m ²
7	Laundry / Buanderie	4.93 m ²
8	Dry yard / Cour-arrière	4.17 m ²
9	Living space / Séjour	24.05 m ²
10	Terrace 1 / Terrasse 1	1.98 m ²



Floor / Étage 11



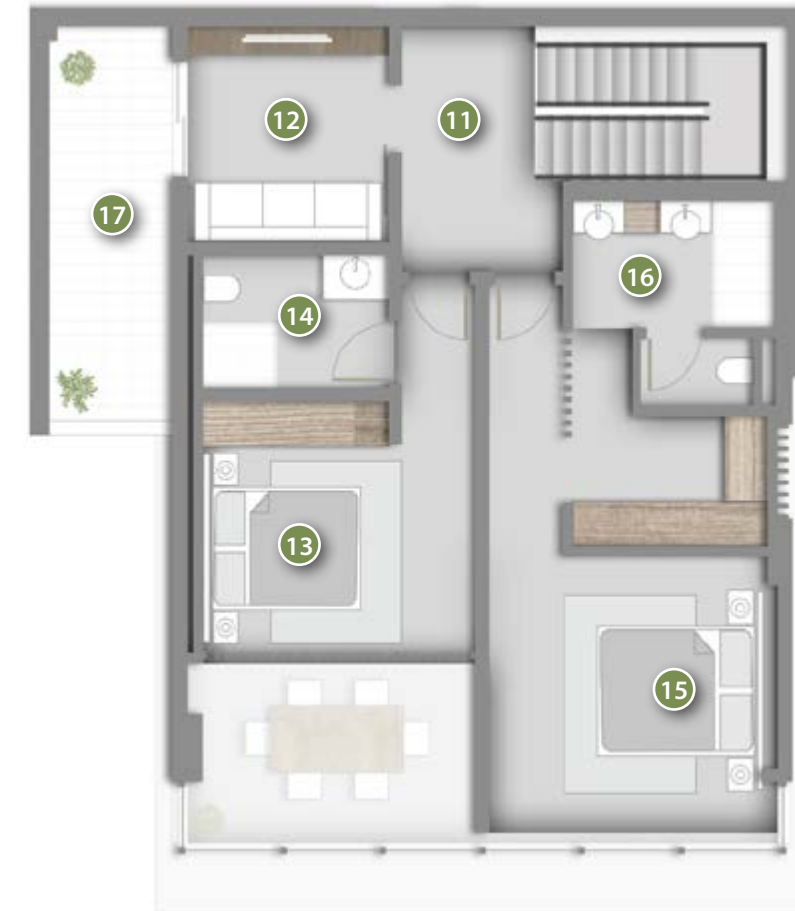
11	Circulation 2 / Passage 2	6.92 m ²
12	TV room / Salle de télévision	8.40 m ²
13	Bedroom 2 / Chambre 2	14.39 m ²
14	Ensuite 2 / En-suite 2	4.72 m ²
15	Master bedroom / Chambre principale	23.61 m ²
16	Ensuite 3 / En-suite 3	7.49 m ²
17	Terrace 2 / Terrasse 2	9.18 m ²
Total Gross Internal Area / Surface intérieure brute totale		155.06 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		166.22 m²
Total Gross External Area / Surface extérieure brute totale		193.13 m²



Floor / Étage 10



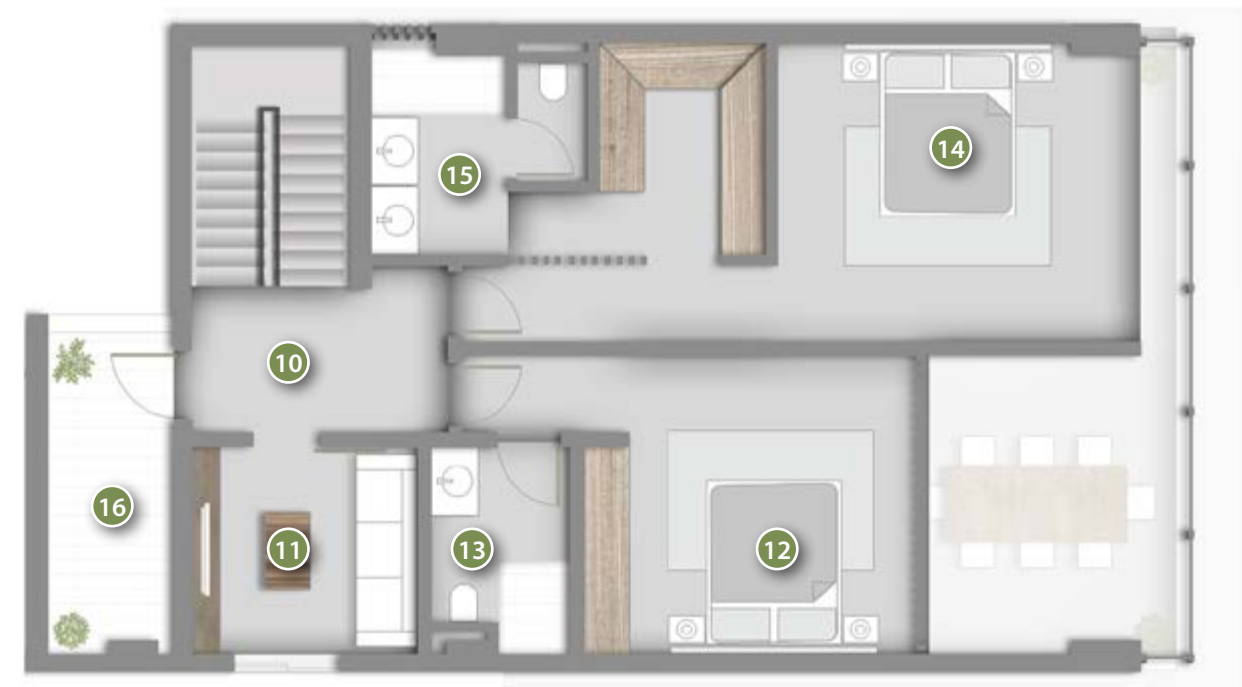
1	Entrance / Entrée	10.90 m ²
2	Guest WC / Toilette invités	2.72 m ²
3	Circulation 1 / Passage 1	7.36 m ²
4	Bedroom 1 / Chambre 1	16.68 m ²
5	Ensuite 1 / En-suite 1	4.38 m ²
6	Kitchen / Cuisine	14.86 m ²
7	Laundry / Buanderie	4.93 m ²
8	Dry yard / Cour-arrière	4.58 m ²
9	Living space / Séjour	24.05 m ²
10	Terrace 1 / Terrasse 1	1.99 m ²



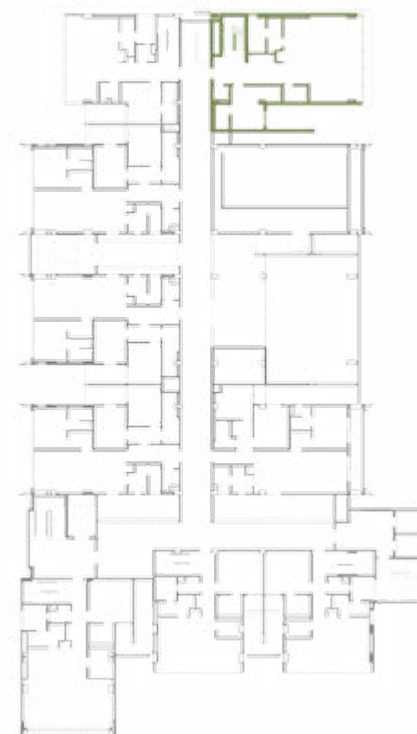
Floor / Étage 11



11	Circulation 2 / Passage 2	6.81 m ²
12	TV room / Salle de télévision	8.52 m ²
13	Bedroom 2 / Chambre 2	14.39 m ²
14	Ensuite 2 / En-suite 2	4.72 m ²
15	Master bedroom / Chambre principale	23.40 m ²
16	Ensuite 3 / En-suite 3	7.45 m ²
17	Terrace 2 / Terrasse 2	9.20 m ²
Total Gross Internal Area / Surface intérieure brute totale		155.67 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		166.86 m²
Total Gross External Area / Surface extérieure brute totale		192.91 m²



Floor / Étage 10



1	Entrance / Entrée	17.77 m ²
2	Guest WC / Toilette invités	2.10 m ²
3	Circulation 1 / Passage 1	6.54 m ²
4	Bedroom 1 / Chambre 1	14.73 m ²
5	Ensuite 1 / En-suite 1	3.03 m ²
6	Kitchen / Cuisine	18.88 m ²
7	Laundry / Buanderie	4.44 m ²
8	Dry yard / Cour-arrière	5.53 m ²
9	Living space / Séjour	38.41 m ²

Floor / Étage 11

10	Circulation 2 / Passage 2	7.11 m ²
11	TV room / Salle de télévision	8.16 m ²
12	Bedroom 2 / Chambre 2	18.50 m ²
13	Ensuite 2 / En-suite 2	4.71 m ²
14	Master bedroom / Chambre principale	29.30 m ²
15	Ensuite 3 / En-suite 3	7.35 m ²
16	Terrace / Terrasse	6.97 m ²
Total Gross Internal Area / Surface intérieure brute totale		186.56 m²
Total Internal + Terrace Area / Surface totale interne + terrasse		193.53 m²
Total Gross External Area / Surface extérieure brute totale		224.70 m²



SPECIFICATIONS

1.0 General

1.1 Foundation

1.1.1 Reinforced concrete structure as per structural Engineer's specification

1.2 Superstructure

1.2.1 Parking off shutter concrete & floor power float finish

1.2.2 200mm thick external block walling as per structural Engineer's specifications

1.2.3 Reinforced columns, beams & slab as per Structural Engineer's Specifications

2.0 Parking

2.1.1 Off Shutter concrete elements

2.1.2 Floor power float finishes

2.1.3 Signages and road markings

2.1.4 Reflective paint to columns

3.0 Common Areas

3.1 Lobbies and internal common areas

3.1.1 Flush plaster ceilings

3.1.2 Fire doors to staircase

3.1.3 Aluminium doors/Glazed doors

3.1.4 Smooth render wall finishes

3.1.5 Tiles to floor finishes

3.1.6 Granite to walls to lift lobby only

3.1.7 Screed floor finishes to fire staircases

3.1.8 Tiles to main staircases

3.1.9 GMS balustrade to Staircases

3.2 External Driveway and parking

3.2.1 Tarmac and reinforced concrete ramp to parkings

3.2.2 Landscaping and planters

3.2.3 Artevia footpath

3.2.4 Site Drainage to Engineer Specifications

3.2.5 External lightings

3.3 Commons Services

3.3.1 Water tanks for a minimum of 2 days storage

3.3.2 Passenger and Goods Lift (Goods Lift sized so that it can be used as Stretcher Lift)

3.3.3 Security posts for controlled access to the premises

3.3.4 Boom gate-access controlled to limit access to the building

3.3.5 CCTV to common areas, exits and entrances to the building

3.3.6 Access control to lobbies

3.3.7 Analogue addressable fire alarm

3.3.8 Standby generator set for all common areas essential loads and 1 kW essential

3.3.9 Lightning protection

3.3.10 External facade lighting

3.3.11 TV & allied works (DSTV/Parabol/Canal +/- Myt)

3.3.12 Provision for electrical car charger – optional. A prepaid system shall be allowed for

4.0 Offices

4.1.1 Concrete floor finishes

4.1.2 Ceiling off shutter concrete finishes

4.1.3 Fit-out to be done by Buyer

4.1.4 Common toilets provided with full amenities

4.1.5 Terraces' areas to be tiles finish and tile skirting of 100m on perimeter

4.1.6 Glazed balustrades

5.0 Apartments

5.1 Floors

5.1.1 All apartments and terraces floor to be tiles

5.2 Walls

5.2.1 Block walling with smooth 15mm render finish

5.2.2 Paint internally to be emulsion paint finish

5.2.3 Paint externally to be anti-fungus paint finish

5.2.4 Skirting fixed to walls

5.2.5 Wall tiles to bathrooms generally

5.3 Ceiling

5.3.1 Smooth render generally

5.3.2 False ceiling in bathrooms' areas

5.3.3 Emulsion paint finishes

5.4 Aluminium Windows, Doors and Curtain Glazing

5.4.1 External aluminium openings to be powder coated aluminium extruded sections with special reinforcement and suitable glass thickness to resist cyclonic wind speed of over 280km/hr

5.4.2 Curtain glazing with recessed mullions + top hung with invisible frame

5.4.3 Aluminium screen to façade

5.5 Shower Doors

5.5.1 Specialist glazing supplier shower doors and glazed frameless panels shall be toughened glass all as per the Interior Architect's design

5.6 Timber works

5.6.1 Solid timber door to main entrance

5.6.2 Semi-solid timber doors internally

5.7 Balustrade

5.7.1 Toughened glazed balustrade to balconies

5.8 Kitchen

5.8.1 Kitchen furniture with worktop

5.8.2 Stainless steel sinks and mixer

5.8.3 Equipment excluded

5.9 Sanitary Wares

5.9.1 WC, paper holders, toilet brush, toilet paper holder

5.9.2 Wash hand basins, wash hand basin mixers, siphons

5.9.3 Shower mixer

5.9.4 Floor drain to shower

5.9.5 Vanity top

5.10 Waterproofing

5.10.1 Waterproofing slurry to bathrooms' floor and wall and to external balconies

5.10.2 Double layer waterproofing to all flat roofs to specialist details

5.11 Electrical & Plumbing

5.11.1 Concealed electrical wiring

5.11.2 Switches and sockets

5.11.3 Encased spot lights in bathrooms' false ceilings

5.11.4 Light point terminating on bulb in other areas

5.11.5 Provision for split system air conditioning power points for bedrooms only (equipments excluded)

5.11.6 Electrical water heaters

5.11.7 Hot and cold-water supply

5.11.8 Provision for washing machine and dish washer

5.11.9 Basic Smart home systems to MEP Engineer specifications – upon request



TEAM/ÉQUIPE

Promoter/Promoteur : Madrida Property Ltd

Notaries/Notaires : Law Chambers of Me Ashvin Krishna Dwarka &
Me Urvashi Bissoonauth

Architect/Architecte : Architects Studio Ltd (Mr. Didier Dove)

Project Manager/Chef de Projet : Quantegis Consulting Ltd (Mr. Chris Thielamay)

Quantity Surveyor/Surveillant des travaux : Quantegis Consulting Ltd (Mr. Narveesh Rye Dauhajee)

MEP Engineer/Ingénieur MEP : Lemniscate Engineering Ltd (Mr. Vinobah Dhondee)

Structural Engineer/Ingénieur structure : Daniel Wong Consulting Engineers Ltd (Mr. Daniel Wong)

CGI & Graphic design/
Illustrations 3D & Conception graphique : Xworx Ltd

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