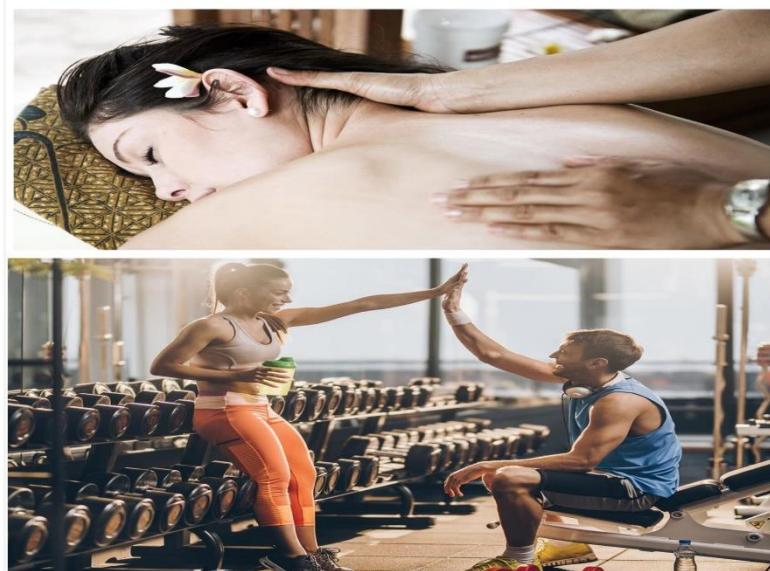


IREVA


BEST SELLER IN THIS PANDEMIC




3BEDROOM/4BEDROOM





 *Villas the exclusive project of 30 luxurious villas in the prime location of Charmose in Grand Bay. This project has been designed precisely to meet all the requirements of the future owners. The project is a realization of Areva Immobilier who has been inspired by the luxury and secured Singaporean lifestyle.*

The CEO's of Areva Immobilier Ltd has got the opportunity to do frequent stay in Singapore and is well placed to compare the security factor between Singapore and Mauritius based on the revolving society trends. Nowadays having a luxury villa is one thing but having a secured Villa surrounded with not one but three security aspects just change the objective view of our project  Villas.

The aim is to provide the maximum comfort in the daily routine of each owner in this gated community. A high standard gym and spa will be set up in the community for the comfort of each resident. They will be able to go for their exercises at any time of the day / night. It should be highlighted that each owner will have a magnetic card that shall grant him/her access to the gym. Hammam space is also catered separately for men and women. A massage room with a private therapist is available on advance booking.



Keeping in mind that Mauritius is a Paradise Island, the concept of paradise is the very motto that guided the Property Developer's team in designing every single aspect of the project. This project is composed of four types of villas, namely 3 bedrooms Villas, 4 bedrooms Villas, 5 bedrooms Villas and 6 bedrooms Villas, .

Emphasis has not been limited only to living area within the villas but also the plots of each unit has been well catered; that's why, the plots varies from 68 to 113 toise.

Each villa has its own private pool and gazebo to enhance the luxury aspect.



IREVA



IREVA





A breathtaking architecture is how every single villa in the project has been designed. IREVA After leaving your car on the parking area in front of your villa, you are welcome by a small pond just before passing the main door. Once you're inside, you're embraced by a concept of open living space with a huge opening which gives you a direct view and access to the decking, pool & gazebo. The bedrooms are located on the two extremities of each villa. With the concept of living outside, a BBQ & gazebo is placed on the decking. A 3 bedroom villa is of an area of 1,300 square feet, a 4 bedroom villa is of an area of 1,600 square feet, a 5 bedroom villa is of an area of 1,700 square feet and a 6 bedroom villa is of an area of 2,410 square feet.

IREVA





IREVA Villas has an architectural design that provides natural light throughout the villa with its huge height ceiling and openings fixed specially to receive natural lightings during the day.



IREVA





IREVA





IREVA





IREVA



 I R E V A  *Villas is not only the stopover in terms of real estate project but also the reference in terms green scenery. The Property Developer, Areva Immobilier Ltd, has ensured that every non-constructed area within the gated community will be handled by the landscaping contractor who will ensure that the guidelines of a green environment is respected and maintained throughout the residence.*



Outdoor shower has been integrated at a very private area to ease the private outdoor lifestyle of the owner.



GENERAL NOTES:
The design & drawing remains the property of the Architect.
Copyright reserved.
All Materials & Workmanship to be in accordance with the National Building Regulations & Local Municipal Regulations.
All specifications to be implemented in accordance with the manufacturers full specifications.
All dimensions & levels to be checked on site prior to work commencing.
Drawings are not to be scaled, use figured dimensions only.
Discrepancies to be reported to the Architect immediately.

Revision note

Alphabetical revision, A, B etc used prior to Rev. '0' - issued for construction, thereafter numerical revision suffix, ie. 1, 2, 3 etc. will apply.

Revisions

no	date	init.	description
0	14.04.22	SB	ISSUED FOR TENDER PROCEDURE



SITE PLAN



114 More Blueprint, Highlands
Rep of Mauritius

T: +230 5252 6245
E: ajsarchitects@intnet.mu

CIDB REGISTRATION
Vat no: 27509131
BRN: C17146099

CLIENT:

AREVA IMMOBILIER LTD

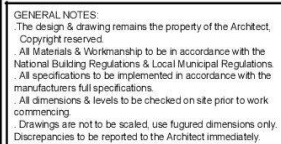
PROJECT:

PROPOSED IREVA VILLAS
AT UNION CHARMOSSES

DRAWING:

SITE PLAN

SCALE	DRAWN	DATE
1: 250 @ A1	SB	AUG 2021
PROJECT No.	DRAWING No.	REVISION:
35/ARE/R/21	01	0




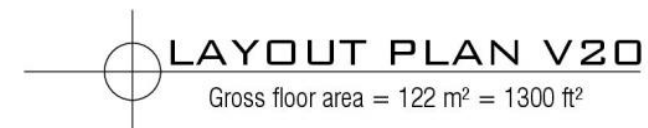
Revision note

Alphabetical revision, A, B etc used prior to Rev. "0 - issued for construction, thereafter numerical revision suffix, ie. 1, 2, 3 etc will apply

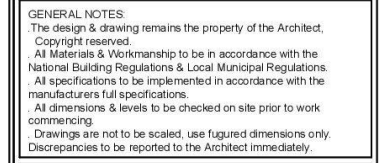
[illegible]

Corner Plot
4 parking
4-bedroom villa .
Land size = 433.5m²
Villa size & living space =186m²

 AJS ARCHITECTS			
114 Marc Blueprint, Highlands Rep of Mauritius			
T: +230 5252 6245 E: ajsarchitects@tininet.mu		CIDB REGISTRATION Val no: 27509/1 BRN : C171460	
CLIENT:			
AREVA IMMOBILIER LTD			
PROJECT:			
PROPOSED IREVA VILLAS AT UNION CHARMOSES			
DRAWING:			
LAYOUT PLAN VILLA 11			
SCALE <div style="text-align: center; font-size: 1.5em;">1:125</div>	DRAWN <div style="text-align: center; font-size: 1.5em;">AS</div>	DATE <div style="text-align: center; font-size: 1.5em;">JUNE 2020</div>	
PROJECT No. <div style="text-align: center; font-size: 1.5em;">35/ARE/R/20</div>	DRAWING No: <div style="text-align: center; font-size: 1.5em;">03</div>	REVISION: <div style="text-align: center; font-size: 1.5em;">0</div>	

[illegible]

PROJECT No. 39/N00/R/20	DRAWING No: 02	REVISION: 0
----------------------------	-------------------	----------------



Revision note

Alphabetical revision, A, B etc used prior to Rev. "0 - issued for construction; thereafter numerical revision suffix, ie. 1, 2, 3 etc. will apply.

[illegible]

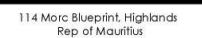
AJS ARCHITECTS		
114 Marc Blueprint, Highlands Rep of Mauritius		
T: +230 5252 6245 +230 5753 7878 E: admin@ajsarchitects.com		Vat no: 27509131 BRN : C17146099
CLIENT: <div style="text-align: center; font-size: 1.5em; padding: 20px 0;">AREVA IMMOBILIER LTD</div>		
PROJECT: <div style="text-align: center; font-size: 1.2em; padding: 20px 0;"> PROPOSED IREVA VILLAS AT UNION CHARMOSES </div>		
DRAWING: <div style="text-align: center; font-size: 1.2em; padding: 20px 0;"> LAYOUT PLAN VILLA 22 </div>		
SCALE <div style="text-align: center; font-size: 1.2em;">1:100</div>	DRAWN <div style="text-align: center; font-size: 1.2em;">AS</div>	DATE <div style="text-align: center; font-size: 1.2em;">DEC 2021</div>
PROJECT No. <div style="text-align: center; font-size: 1.2em;">35/ARE/R/20</div>	DRAWING No: <div style="text-align: center; font-size: 1.5em;">03</div>	REVISION: <div style="text-align: center; font-size: 2em; border: 2px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">O</div>



Revision note

Revisions

ISSUED FOR CONSTRUCTION



LAYOUT PLAN
VILLA 26

CLIENT:

AREVA IMMOBILIER LTD

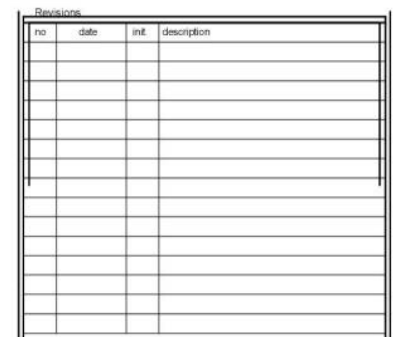
PROJECT:	
----------	--

PROPOSED IREVA VILLAS
AT UNION CHARMOSSES

DRAWING:

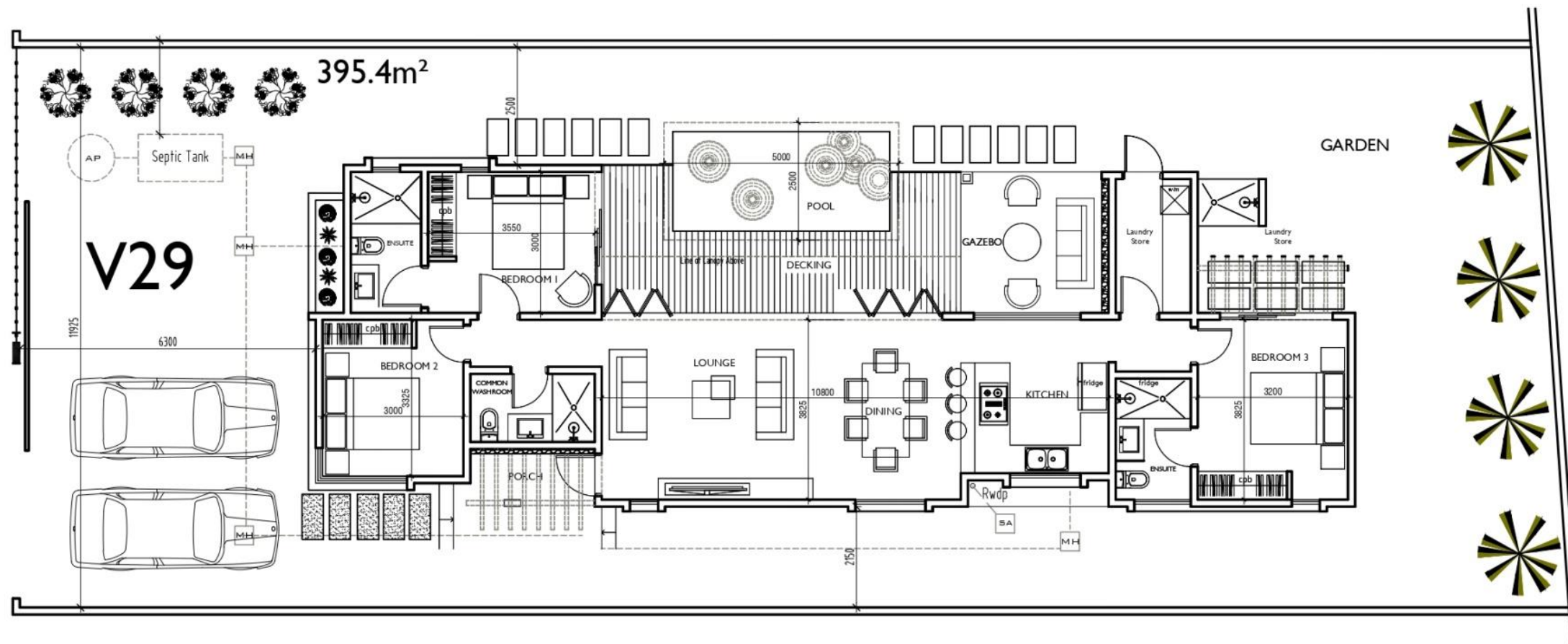
LAYOUT PLAN
VILLA V26

SCALE 1:75	DRAWN AS	DATE march 2022
PROJECT No. 39/N00/R/20	DRAWING No: 02	REVISION: 0



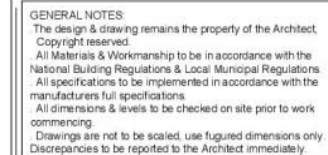
REVISION: 0

Revisions			
no	date	int.	description



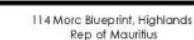
LAYOUT PLAN V29
Gross floor area = 122m² = 1300 ft²

CLIENT:			
AREVA IMMOBILIER LTD			
PROJECT:			
PROPOSED IREVA VILLAS AT UNION CHARMOSSES			
DRAWING:			
LAYOUT PLAN V 29			
SCALE	DRAWN	DATE	
1:100	AS	NOV 2020	
PROJECT No:	DRAWING No:	REVISION:	
39/N00/R/20	02	0	



Alphabetical revision, A, B etc used prior to Rev. "0 - issued for construction", thereafter numerical revision suffix, ie. 1, 2, 3 etc. will apply.

ISSUED FOR APPROVAL



T: +230 5252 6245
+230 5753 7878
E: admin@qjsarchitects.com

CLIENT:

AREVA IMMOBILIER LTD

PROJECT:

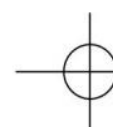
PROPOSED IREVA VILLAS
AT UNION CHARMOSSES

DRAWING:

LAYOUT PLAN
CLUB HOUSE

SCALE	DRAWN	DATE
1:100	AS	NOV 2020

PROJECT No. 39/N00/R/20	DRAWING No: 02	REVISION:
----------------------------	-------------------	-----------



LAYOUT PLAN - GYM & MASSAGE

Gross floor area = 158 m²

Location plan





BANK LOAN



- *We have the State Bank Mauritius who has provided us a Private banker (Mrs. Hunsonee Sookun) for all our buyers who wishes to go through bank loan at an interest rate of 4.2% and up to 80% financing.*



- *We have the Mauritius Commercial Bank who has provided us a Private Banker (Mrs. Isabelle Carver) for all our buyers who wishes to go through bank loan at an interest rate of 3.8% and up to 80% financing.*



- *Then, we have also the ABSA bank who has provided us a Private Banker for all our buyers who wishes to go through bank loan at an interest rate of 3.5% and up to 80% financing.*



Contact us on +230 2604699

+230 59449281 / +230 52580155

or

arevaimmobilier@myt.mu

by

