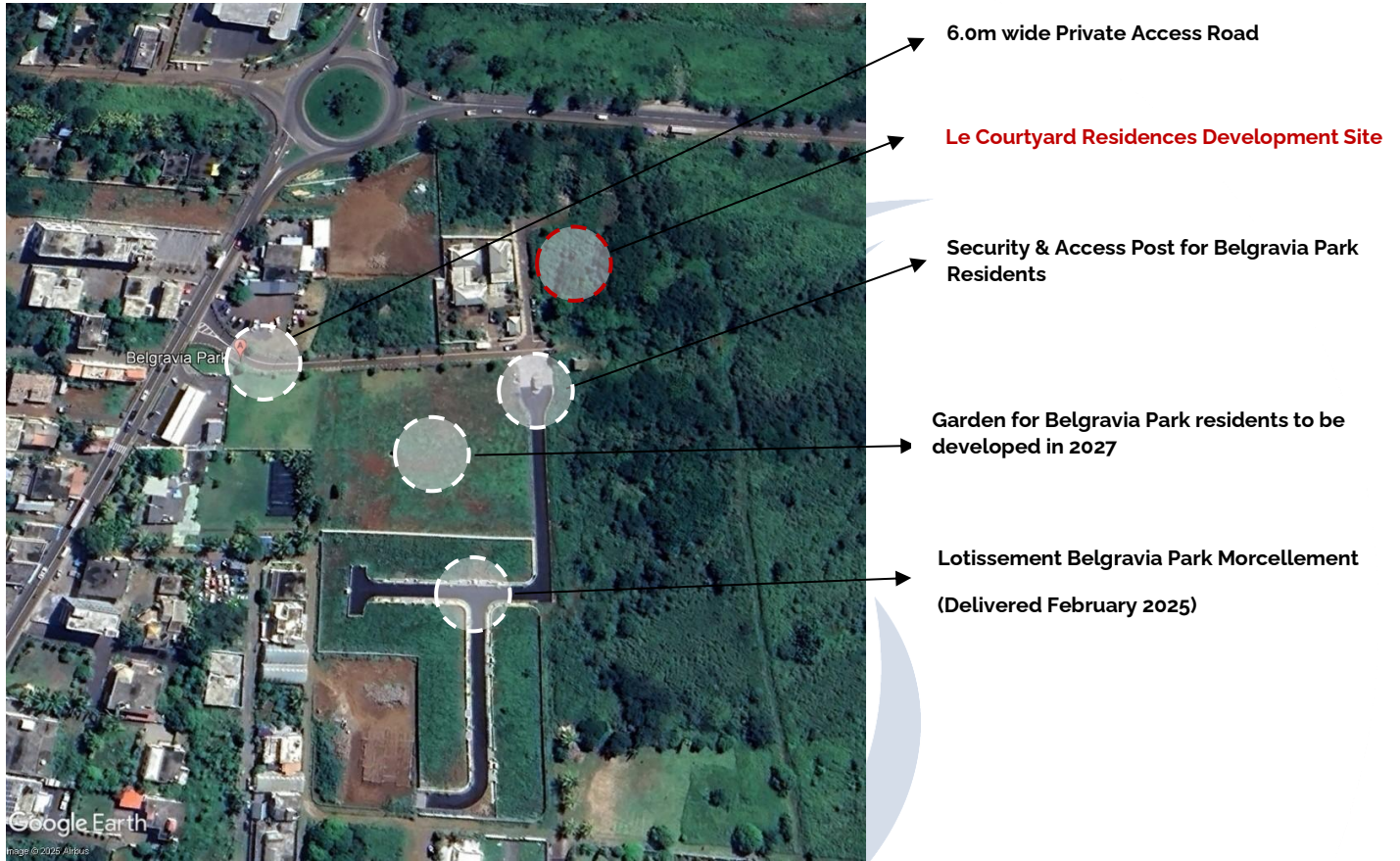


## ***LE COURTYARD RESIDENCES AT BELGRAVIA PARK***

- **Key Information** -

### **A. Belgravia Park Site Overview**



Le Courtyard Residences is accessible via a six-metre wide asphalted road which is for exclusive use for residents of Belgravia Park. A security post, currently manned during the day, provides comfort of security for residents against intruders. The below services and infrastructure have been completed and form part of the Belgravia Park estate.

- Private 6.0-metre wide asphalted road;
- 1.2 metre wide footpath (in concrete) as approved by the District Council of Pamplemousses;
- Electricity and telecommunication network from CEB & MT available;
- Running potable water supply from the CWA;
- Drains for safe water evacuation and absorption pits as per the Land Drainage Authority specifications;
- Green verge of 1.5m on each side of the road.



## B. Le Courtyard Residences Site Layout (Phase 1)



The development site for Phase 1 measures 1,688 square metres in total. The private lots measure 210 to 250 square metres, and is accessible from the 5.7m sub-road already constructed.



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## C. Le Courtyard Residences Details

### Project Team:

|                      |                                        |
|----------------------|----------------------------------------|
| Promoter:            | Black Obsidian Group                   |
| Development Manager: | Belgravia Park Retail Point            |
| Architect:           | Studio A+D                             |
| Interior Designer:   | Meraki Interiors                       |
| Structural Engineer: | Z3S Consulting                         |
| MEP Engineer:        | Built Environment Engineering Services |
| Quantity Surveyor:   | Nilcant Awotar & Associates            |
| Land Surveyor:       | Kadterra                               |
| Notary:              | Nexius Law Chambers                    |
| Legal Counsel:       | Orison Legal                           |

### Key Information:

|                  |                                                                                                                                                |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Type:            | Duplex                                                                                                                                         |
| Number of Units: | 3 x 2                                                                                                                                          |
| Levels:          | Ground Floor + 1                                                                                                                               |
| Details:         | 3 bedrooms & 2 parking spaces                                                                                                                  |
| Land Size:       | Varying from 210 square metres to 250 square metres                                                                                            |
| Living Area:     | 143 square metres<br>Of which:<br>Ground Floor Area: 63 square metres<br>Courtyard Area: 9 square metres<br>First Floor Area: 72 square metres |
| Garden Area:     | Varying from 44 square metres                                                                                                                  |
| Parking Area:    | 34 square metres for 2 parking spaces                                                                                                          |
| Plunge Pool:     | 4.0m length x 2.0m wide                                                                                                                        |



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## Ground Floor Layout



### Areas (square metres)

|     |                                 |     |
|-----|---------------------------------|-----|
| 1.  | <b>Carport</b>                  | 34  |
| 2.  | <b>Entrance Lobby</b>           | 3   |
| 3.  | <b>Powder Room</b>              | 3   |
| 4.  | <b>Technical &amp; Bin Area</b> | 2   |
| 5.  | <b>Internal Courtyard</b>       | 9   |
| 6.  | <b>Corridor</b>                 | 6   |
| 7.  | <b>Living Area</b>              | 18  |
| 8.  | <b>Dining Area</b>              | 11  |
| 9.  | <b>Kitchen</b>                  | 8   |
| 10. | <b>Laundry &amp; Pantry</b>     | 6   |
| 11. | <b>Backyard</b>                 | 44+ |



## First Floor Layout



### Areas (square metres)

|                     |    |
|---------------------|----|
| 1. Corridor         | 5  |
| 2. Bedroom 2        | 14 |
| 3. Open Balcony     | 2  |
| 4. Common Toilet    | 4  |
| 5. Bedroom 3        | 15 |
| 6. Master Bedroom   | 18 |
| 7. Ensuite Bathroom | 5  |



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## **Key Finishes:**

### **Landscaping**

Trees of varying species planted in individual private gardens  
Selective hedges and trees designed to provide privacy  
Provisions for automated irrigation system

### **Interior Wall Finish**

Textured paint (*Okavanga, Permoglaze*) to be applied on the ground floor opposite the courtyard

### **Woodwork (Cumaru hardwood), Metalworks and Openings**

Cumaru cladding on exterior façade and front window canopies  
Metal screen for roof technical area, technical block housing utility meters and waste area and for AC ledge  
Pedestrian gate in Cumaru and anthracite grey galvanised metal frames  
Main door in Kiaat or equivalent hardwood  
Timber skirting  
Flush internal doors with decorative insert panels  
External windows and doors in anthracite grey (RAL 7016) aluminium

### **Kitchen & Pantry (Arthur Bonnet & Cuisines Morel)**

Premium kitchen manufactured in France  
Modern fitted kitchen units with granite/quartz, ceramic tile splashbacks to counter tops with imported branded hob, extractor fan and oven hood  
Dedicated pantry area to house dishwasher, tumble dryer and washing machine  
Pantry area can be converted to a grease kitchen – Provisions of water & discharge provided

### **Bathrooms, Showers and WCs (Sanitary wares from Bagno Design)**

Ceramic tile finish to bathroom interiors, with:  
Single level flooring (*"à l'italienne"*)  
High quality wash hand basins, toilet suites and bidets  
Chrome mixer taps and spouts  
Brushed bronze and matte black tap wares as options  
Splashbacks to washbasins and baths, showers tiled full height

### **Flooring (Entrepot de La Pierre & Lising)**

Ceramic tiled floors in entrance lobby, living, dining and kitchen area, bedrooms and bathrooms  
Nonslip textured tiles on external deck patios and balcony  
1<sup>st</sup> floor to be finished in American Oak engineered wood



### **Air Conditioning, Ventilation and Heating**

All bedrooms air-conditioned by means of split system air conditioning units

Outdoor units hidden with a screened ledge

Provision for ceiling fan with adjustable speed switch in living/dining area

### **Plunge pool**

Reinforced concrete plunge pool measuring 2.0m x 4.0m

Finished in slated tiles

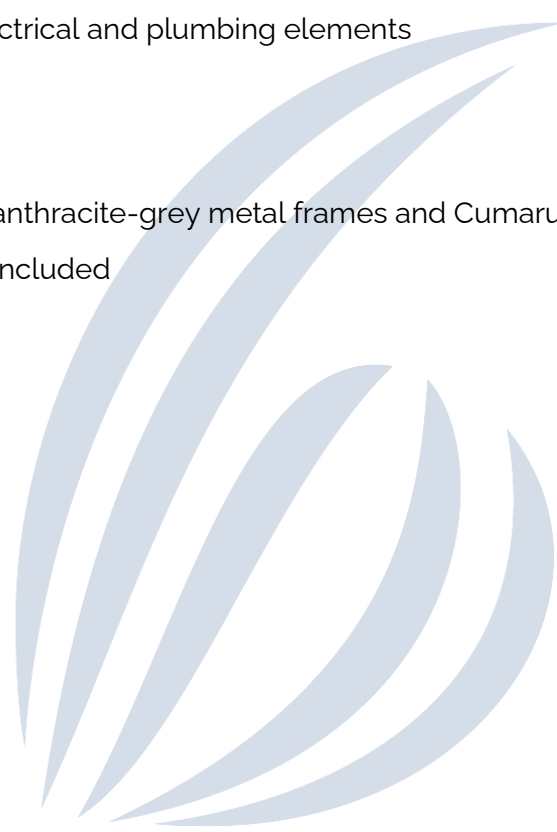
Includes all mechanical, electrical and plumbing elements

### **Add-ons**

#### **Car Port**

Bespoke car port design in anthracite-grey metal frames and Cumaru hardwood

Possibility for awnings also included



**--- Architectural Renders Follow ---**



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*Bird's Eye View*



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*Front Street View*



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*Rear Street View*



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*Lobby/Entrance*



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*Living Area & Courtyard*



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*First Floor Circulation & Sliding Opening on the courtyard*



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*Master Bedroom*



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