



Le
COURTYARD
RESIDENCES

Le Courtyard Residences Presentation

Belgravia Park

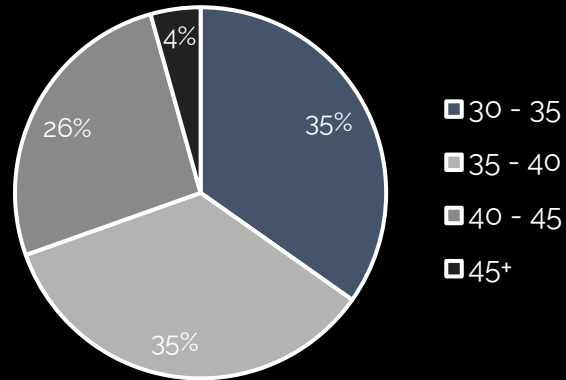


Belgravia Park Overview

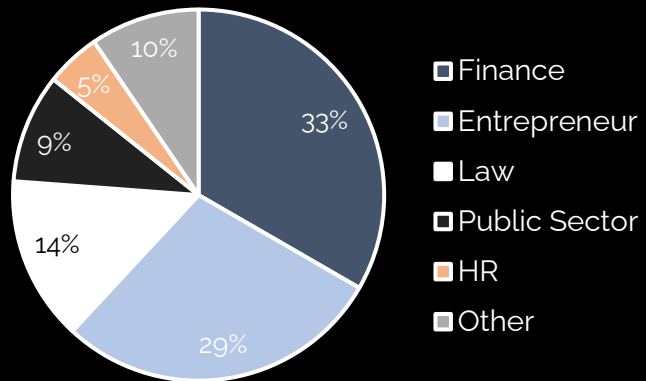


Belgravia Park Overview

Belgravia Park Residents Age Profile



Belgravia Park Residents Profession





Belgravia Park Built Environment: Main Entrance - Private Road



Belgravia Park Built Environment: Gatepost



Belgravia Park Built Environment: Private Access
Road

black obsidian group



Belgravia Park Built Environment: Private Access
Road



Belgravia Park Built Environment: Morcellement



Belgravia Park Built Environment: Morcellement

Le Courtyard Residences Project Snapshot

Key Information	
Location	Belgravia Park, Triolet
Google Location	https://maps.app.goo.gl/skhdxjkhLrZwyq7A9
Developer	Black Obsidian Group
Permit Status	BLUP obtained
Number of Units	4 (Phase 1) + 4 (Phase 2)
Sale Price	Rs. 14.0 Million
Land size	c.8 perches (c.336 sqm)
Gross Building Area	143 sqm
Net Internal Area	121 sqm



LCR Street Frontage



LCR Swimming Pool & Garden



LCR Living Area – View 1



LCT Living Area – View 2



Living Area & Kitchen

Design Intent

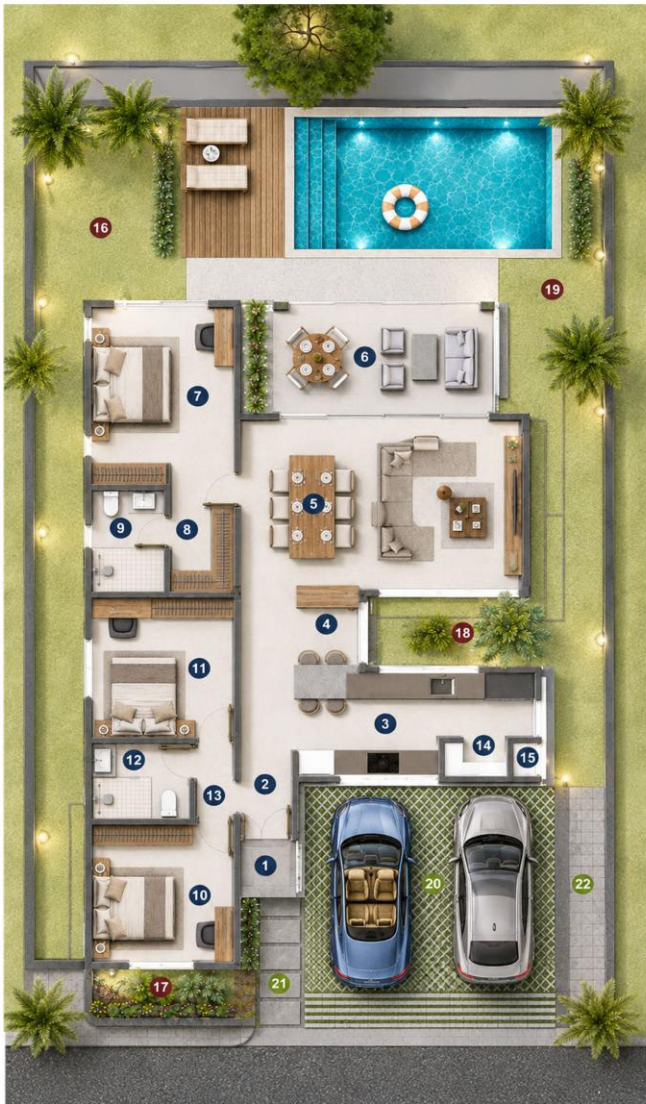
- Crafted in response to site, climate, and community
- Designed to elevate daily living through **light, simplicity, and thoughtful details**
- **Practicality:** Right sized and comfortable residence for a family of 4 persons set out on a *plein pied* basis
- **Upmarket Feel:** Sophistication and an architecturally curated design synonymous with understated elegance
- **Indoor-outdoor Connection:** Open floor layout and alfresco courtyard connecting the kitchen to the living area, and the terrace



Architectural Features

- Backlit house signage with LCR logo at entrances
- Natural stone & Cumaru cladding on front façade
- 2 gable pitched roofs with shingles
- Natural light, ventilation & comfortable ambient temperature through:
 - Building height at 3.2m and 6.0m (peak height in living area)
 - Natural light and improved air flow from within the house from the courtyard area
 - Large openings for transverse airflow
 - Glass panes on high-roof for additional natural light





Le Courtyard Residences

TYPICAL 3 BEDROOM RESIDENTIAL UNIT

No.	Room / Space	Area (m²)
1	Entrance Porch	1.62
2	Entrance Lobby	2.75
3	Kitchen	13.52
4	Coffee Station	2.56
5	Living & Dining Room	28.07
6	Terrace	14.69
7	Master Bedroom	15.13
8	Dressing room +BIC	4.42
9	Master Bathroom	4.50
10	Bedroom 1	12.42
11	Bedroom 2	12.60
12	Common Bathroom	4.74
13	Lobby to Bedroom 1 & 2	2.00
14	Pantry	1.29
15	Storage Area	0.53

No.	Room / Space	Area (m²)
16	Master Bedroom Private Garden	5.78
17	Bedroom 1 Private Garden	4.34
18	Courtyard	9.12
19	Side & Rear landscaped garden	66.00
20	Double Parking	35.68
21	Pedestrian Passage to Porch	4.23
22	Side Pedestrian Passage to Kitchen	5.60

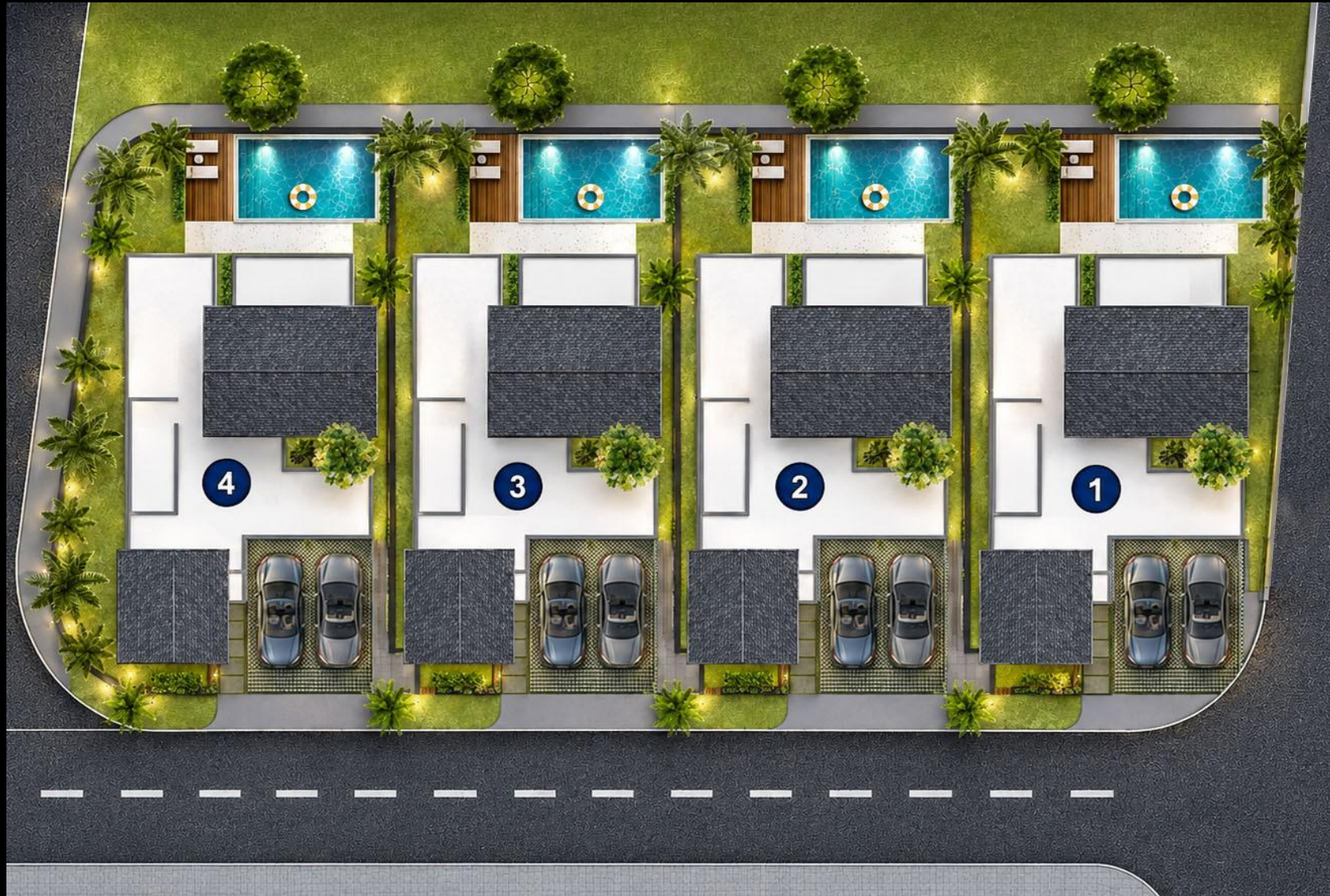
- Covered areas
- External Areas
- External Built up Area

Total Net Surface Area	120.84 m²
Total Built Area (Building-Inclu Porch & Terrace)	142.47 m²
Total External Built up Area (Parking & Access)	45.51 m²
Gross Total Built Area (Building,Parking & Access)	187.98 m²
Total landscaped & Garden Area	85.24 m²
Land Area	323.42 ~ 327.49 m²

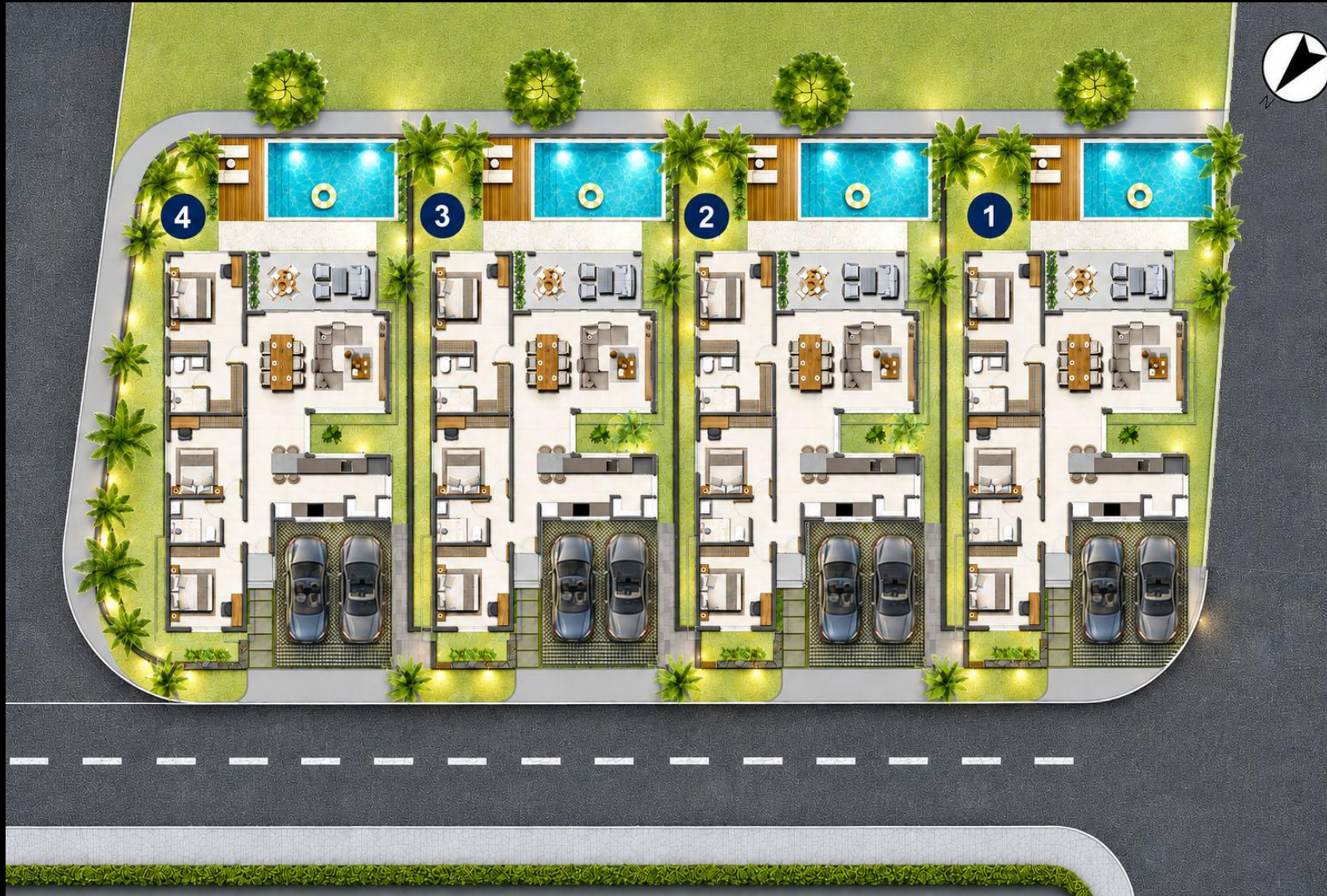


PLOT No.	EXTENT (SQM)	
	M²	PERCHES
PLOT 1	323.78	7.7
PLOT 2 & 3	323.42	7.7
PLOT 4	327.49	7.8

LCR – Internal Area Schedule



LCR Site Layout



LCR Site Layout

Comfortable Living Spaces

Private Spaces

- Bedroom 1 & 2 – c.12.5 sqm
- Master suite: 24.3 sqm
 - Master Bedroom – 15.1 sqm
 - Ensuite bathroom – 4.5 sqm
 - Walk-in wardrobe – 4.4 sqm
 - Private Garden – 5.8 sqm

Living & Hosting

- Kitchen & Breakfast Counter – 17.4 sqm
- Living & Dining Area – 28.1 sqm
- Terrace – 14.7 sqm

Alfresco Area

- Parking Area – 35.7 sqm
- Courtyard Planter – 9.1 sqm
- Rear Garden – 66.0 sqm
- Swimming Pool – 5.5m x 3.0m

Detailed Specifications

Substructure

- Reinforced concrete foundations include:
- compacted filling or suitable stone basalt
- anti-termite treatment

Walls

1. Exterior:

- 200mm concrete block walls rendered ("*tyrolienne*") and painted with antifungal emulsion paint
- Off-white Elmwood colour

2. Interior

- 150mm walls finished rendered with one undercoat and two finishing coats of emulsion paint
- Off-white Elmwood colour
- Textured paint (Okavango, Permoglaze) to be applied on living wall as a backdrop to the TV unit.

Roof

- Waterproofing membrane to be applied on the roof
- Pitched concrete roofs to be covered with shingles

Woodwork, Windows and Metalwork

- Cumaru cladding on exterior façade
- Pedestrian gate in Cumaru and anthracite grey (RAL 7016) galvanised metal frames
- Main door in Kiaat or equivalent hardwood
- Flush internal doors with decorative insert panels
- External windows and doors in anthracite grey (RAL 7016) aluminium

Detailed Specifications

Flooring

- 60 x 60 (or larger) ceramic tiled floors in entrance lobby, living, dining and kitchen area, bedrooms and bathrooms
- Non-slip textured tiles on terrace

Bathrooms, Showers and WCs

- 60 x 60 Ceramic tile finish to bathroom interiors
- Single level flooring (*à l'italienne*)
- Chrome mixer taps and spouts

Kitchen

- Modern fitted kitchen units
 - Incl. quartz counter & splashbacks with hob, extractor fan and oven hood
- Walk-in pantry area to also house washing machine

Air Conditioning, Ventilation and Heating

- All bedrooms air-conditioned by means of split system air conditioning units
- Ceiling fans in living area and terrace

Electrics

- 220V AC, 15A plug outlets linked to earth leakage safety system
- Low voltage light fittings, wall mounted lamps
- Provision for standby generator plant will provide power in the event of any interruption in the supply

Detailed Specifications

Data & Communications

- Provision for fiber optic network for high-speed internet and Wifi repeaters
- Centralized satellite television distribution to living area and bedrooms provision

Security

- Provision/Conduits for intruder alarm and CCTV

Swimming pool

- Reinforced concrete pool measuring 3.0m x 5.0m
- Finished in slated tiles, inclusive of all mechanical, electrical and plumbing elements

Landscaping

- Trees of varying species planted in individual private gardens
- Selective hedges and trees designed to provide privacy

Development Timeline



Land to be acquired upfront with parallel signature of Construction Agreement

Land purchase price at Rs. 4.1 million, excluding registration duty and notary fees

Construction payment milestones are set out on the following slide

Payment Terms

Payment Stage	Rs.	% Construction Payment
Signature of Construction Agreement	500,000	5.1%
Start of Construction	0	0.0%
Completion of Foundation	2,000,000	20.2%
Completion of Roof Beams	2,000,000	20.2%
Completion of Roof Slab	2,500,000	25.3%
Completion of Aluminium, Tiling & Paint	1,500,000	15.2%
Completion of Finishes (Snagging, Kitchen, MEP)	1,000,000	10.1%
Key Handing Over	400,000	4.0%
Construction Sub-Total	9,900,000	100.0%

Downpayment of Rs. 500,000 required at the signature of the construction agreement, together with signature of the title deed of the land at the notary's office

Payment Terms

Payment Stage	Rs.
Land Acquisition Value (excl. charges)	4,100,000
Construction Cost - Excl. VAT	8,608,696
Construction Cost - VAT	1,291,304
Total Acquisition Cost	14,000,000

VAT registered companies registered can offset the above VAT amount of Rs. 1.3 million for a net purchase price of c. Rs 12.2 million



Thank you