



**INVICTUS VILLAS  
AT  
CALODYNE**







A GATE POST

TYPE 1 101.8 m<sup>2</sup>

- V11
- V12
- V13
- V14
- V15
- V16
- V17
- V18
- V19
- V20
- V21
- V22
- V23
- V24

TYPE 2 98.7 m<sup>2</sup>

- V1
- V2
- V3
- V4
- V5
- V6
- V7
- V8
- V9
- V10

















SCENERY ARTIST *Juan, L. ...*



CG RENDERING ARTIST | *janet.hamm@kpm.com*

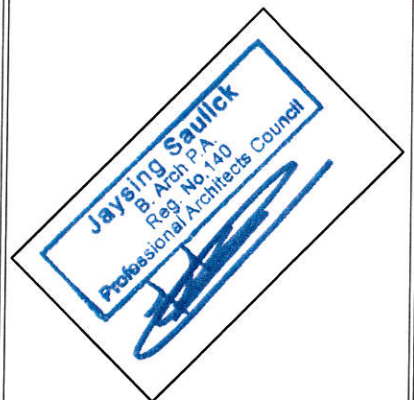
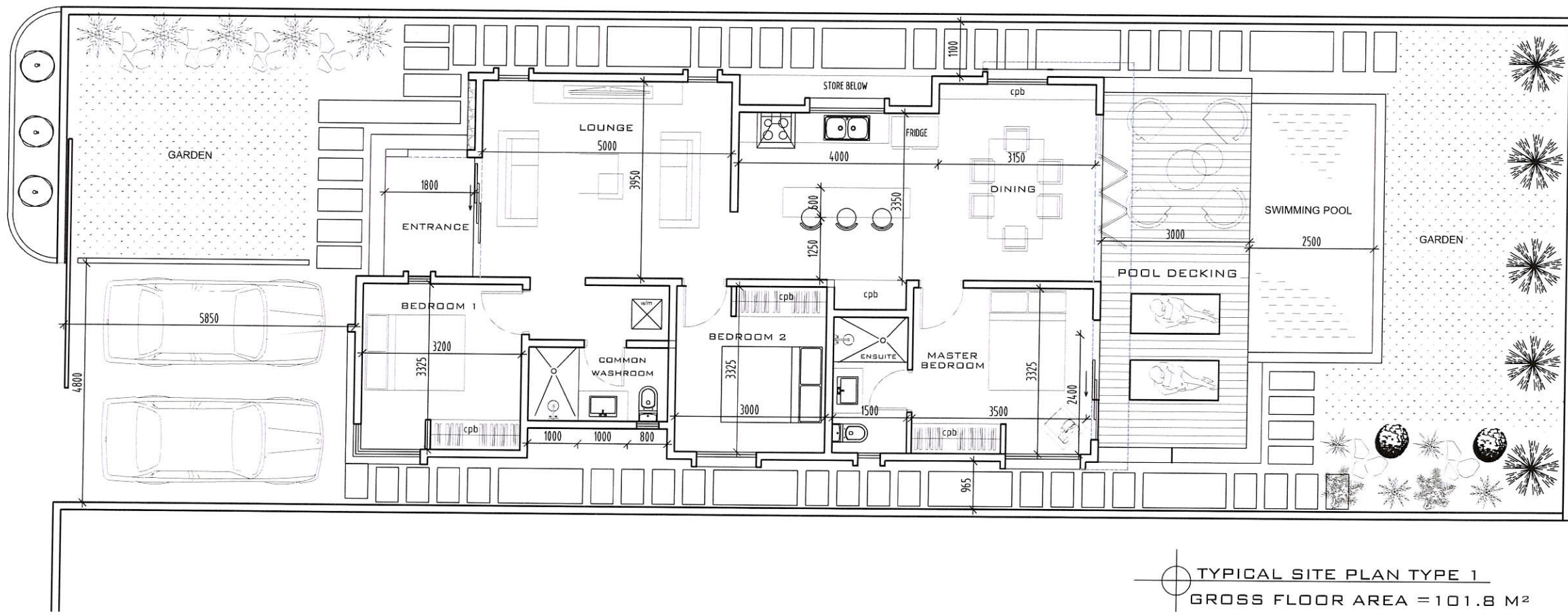


GENERAL NOTES:  
 The design & drawing remains the property of the Architect,  
 Copyright reserved.  
 All Materials & Workmanship to be in accordance with the  
 National Building Regulations & Local Municipal Regulations.  
 All specifications to be implemented in accordance with the  
 manufacturers 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



114 Marc Blueprint, Highlands  
 Rep of Mauritius  
 T: +230 5252 6245  
 +230 5753 7878  
 E: admin@ajsarchitects.com  
 Vat no: 27509131  
 BRN : C17146099

CLIENT:  
 Venezis Real Estate

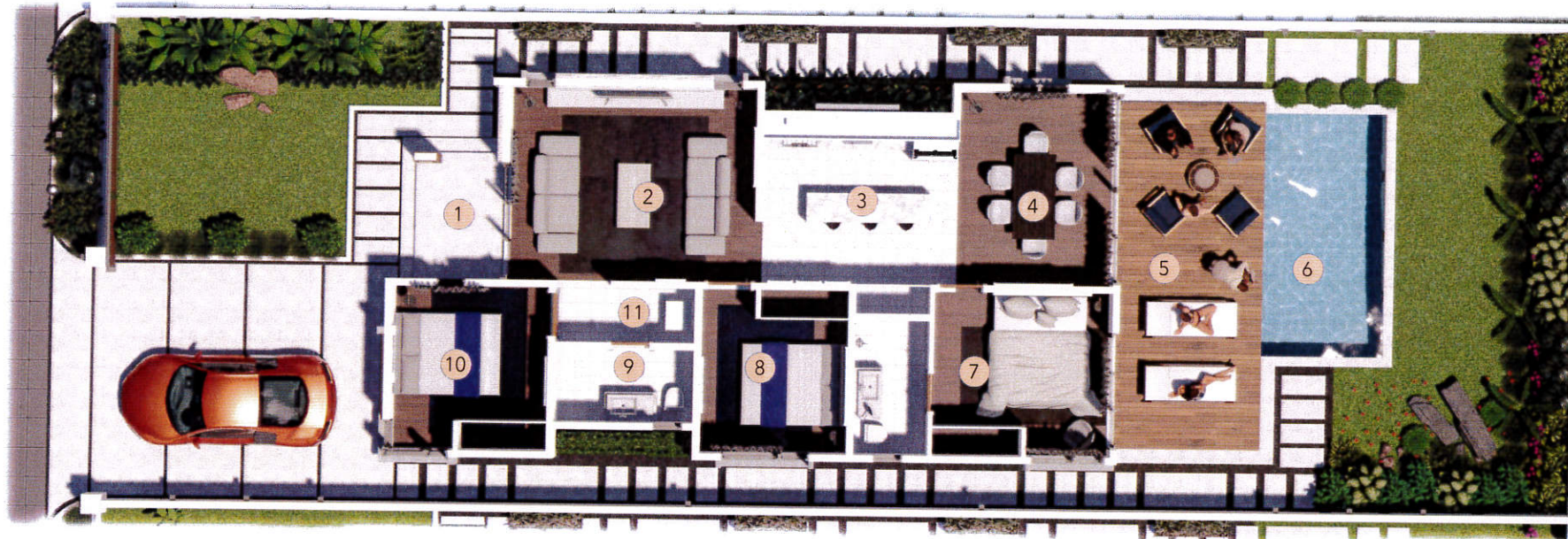
PROJECT:  
 Proposed INVICTUS VILLAS  
 at St Francois

DRAWING:  
 TYPICAL SITE PLAN (TYPE 1)

SCALE 1:100	DRAWN AS	DATE APRIL 2020
PROJECT No. 08/INV/R/20	DRAWING No: 02	REVISION: 0

VILLA TYPE 1 - 101.8 m<sup>2</sup> PLOT SIZE - 310 m<sup>2</sup>

FLOOR PLAN | A01 - A14



## LEGEND

	m <sup>2</sup>
1 ENTRANCE	4.6
2 LOUNGE	19.8
3 KITCHEN	13.4
4 DINNING	12.4
5 POOL DECK	21.4
6 POOL	12.5
7 MASTER BEDROOM	12.0
8 BEDROOM 1	10.6
9 COMMON WASHROOM	4.1
10 BEDROOM 2	10.0
11 LAUNDRY	3.1
CONSTRUCTED AREA	106.4
USABLE SPACE	94.1

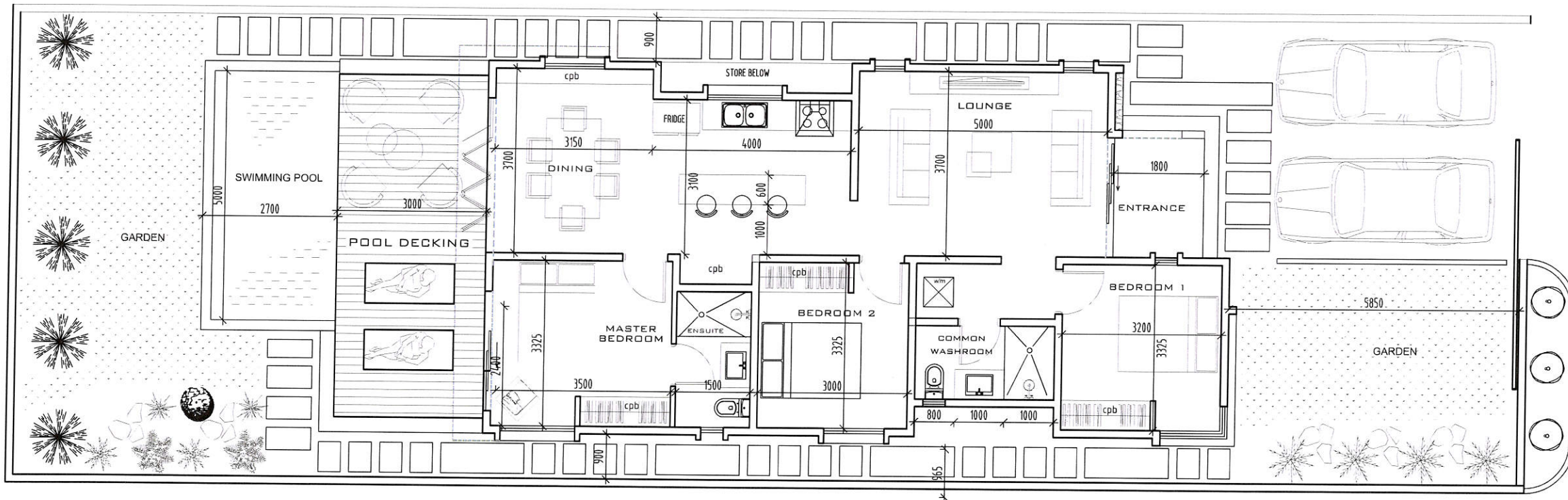
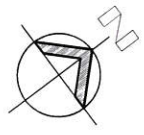
**GENERAL NOTES:**  
 The design & drawing remains the property of the Architect,  
 Copyright reserved.  
 All Materials & Workmanship to be in accordance with the  
 National Building Regulations & Local Municipal Regulations.  
 All specifications to be implemented in accordance with the  
 manufacturers 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

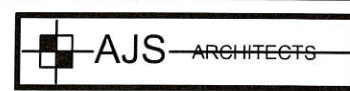
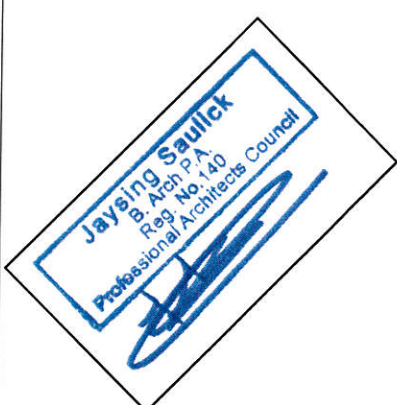
Alphabetical revision, A, B etc used prior to Rev. '0 - issued for  
 construction', thereafter numerical revision suffix, ie. 1, 2, 3 etc.  
 will apply.

Revisions

no	date	init.	description



**TYPICAL SITE PLAN TYPE 2**  
**GROSS FLOOR AREA = 98.7 M<sup>2</sup>**



114 Marc Blueprint, Highlands  
 Rep of Mauritius

T: +230 5252 6245  
 +230 5753 7878  
 E: admin@ajsarchitects.com  
 Vat no: 27509131  
 BRN: C17146099

**CLIENT:**  
 Mr Amit Parmanund

**PROJECT:**  
 Proposed INVICTUS VILLAS  
 at St Francois

**DRAWING:**  
 TYPICAL SITE PLAN (TYPE 2)

SCALE 1:100	DRAWN AS	DATE APRIL 2020
----------------	-------------	--------------------

PROJECT No. 08/INV/R/20	DRAWING No. 02	REVISION: O
----------------------------	-------------------	----------------

VILLA TYPE 2 - 98.7 m<sup>2</sup> PLOT SIZE - 292 m<sup>2</sup>

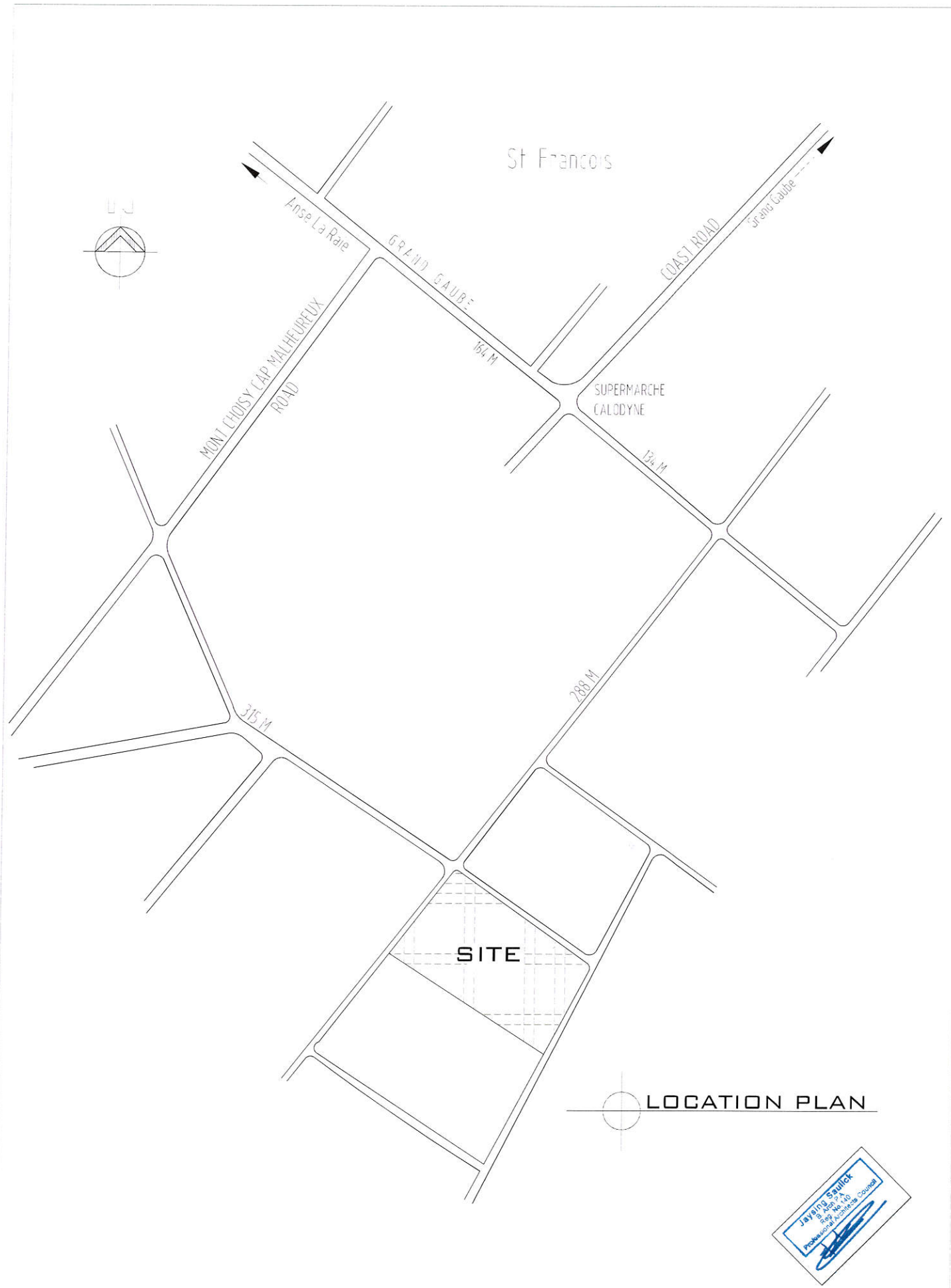
FLOOR PLAN | B01 - B10



## LEGEND

	m <sup>2</sup>
1 ENTRANCE	4.6
2 LOUNGE	18.5
3 KITCHEN	12.4
4 DINNING	11.5
5 POOL DECK	20.6
6 POOL	12.5
7 MASTER BEDROOM	12.0
8 BEDROOM 1	10.6
9 COMMON WASHROOM	4.1
10 BEDROOM 2	10.0
11 LAUNDRY	3.1
CONSTRUCTED AREA	103.0
USABLE SPACE	94.1





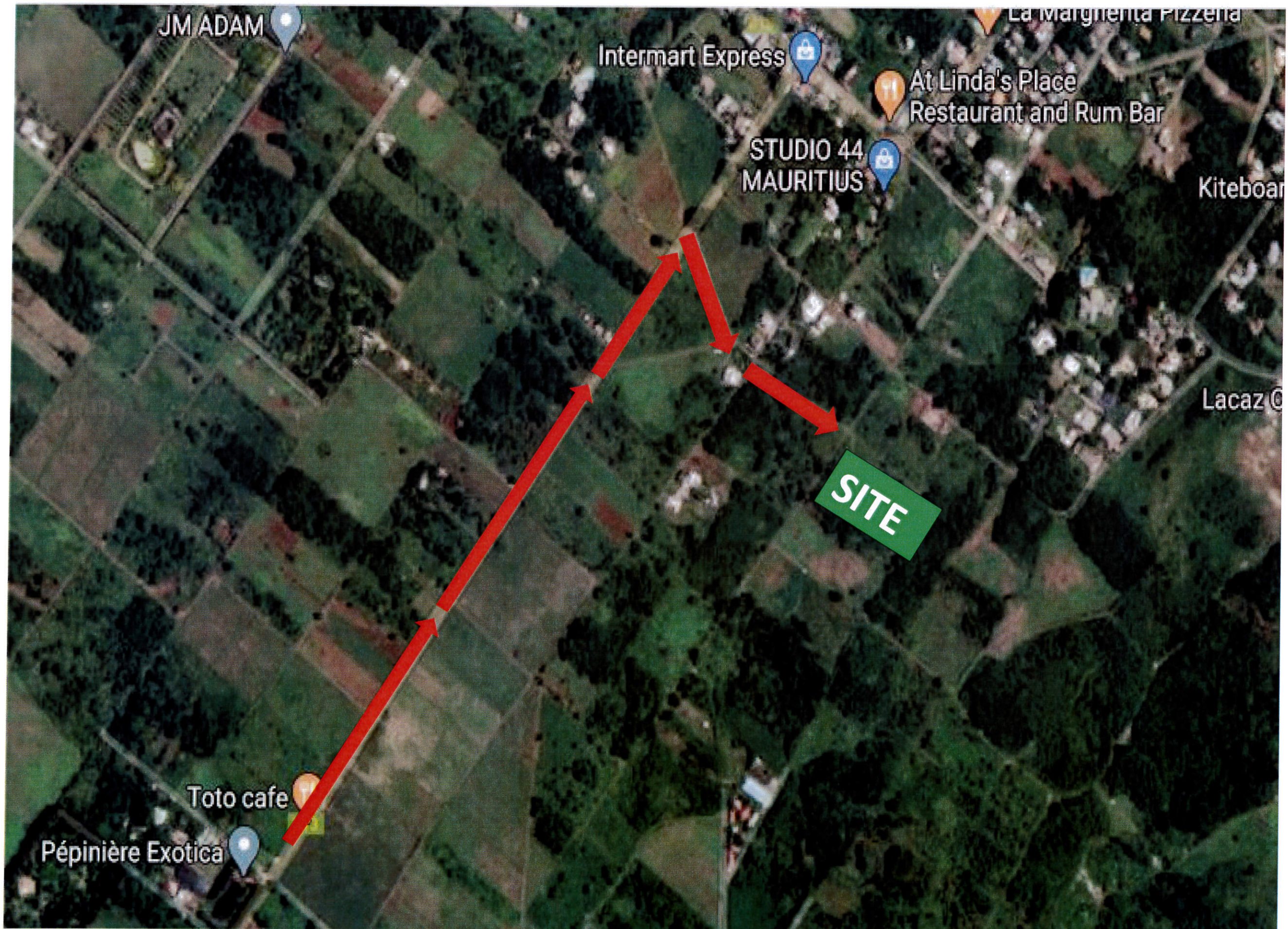
**AJS ARCHITECTS**  
 114 Maitre Bleuport, Highlands  
 Rep. of Mauritius  
 T: +230 252 6245    Fax: +230 2599131  
 E: ajsarchitects@btinternet.com    BBN: C17146299

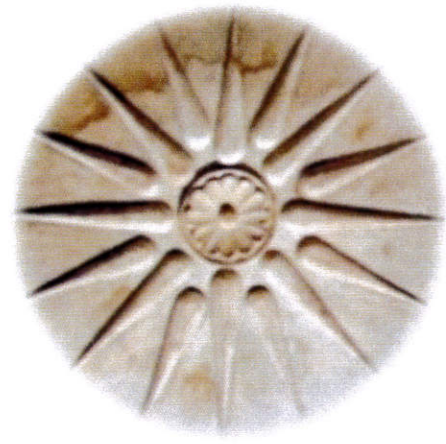
**GENERAL NOTES:**  
 The design & drawing remains the property of the Architect.  
 Copyright reserved.  
 All Materials & Workmanship to be in accordance with the National Building Regulations & Local Municipal Regulations.  
 All specifications to be implemented in accordance with the manufacturers 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.

SCALE: 1:1250	DRAWN BY: AS	DATE: APRIL 2020
PROJECT No: 08/NV/R/20	DRAWING No: 01	REVISION: 0

PROJECT: Proposed NVCTUS VILLAS at St Francois  
 CLIENT: Venezis Real Estate  
 DRAWING: Location Plan







# *Invictus villa at Calodyne*

## **BANK LOAN**



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



- *Then, we have also the MCB 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%.*