



R16

Résidences *Sixteen*



pereybere

The Location



Résidences **Sixteen** is a contemporary townhouse cluster of 16 homes situated in a quiet residential area of Péreybere. This ideal location offers an enviable combination of suburban tranquillity and urban convenience. The development is located minutes away from Grand Baie and from the Northern beaches. Walking distance to Winner's supermarket and to the beach.

Grand Baie's restaurants, supermarkets, cinemas, medical centres, schools, business office parks as well as the clear blue lagoon are always right at hand.

Rs 5 990 000 (all inclusive)

- 3 bedrooms
- 2 bathrooms
- double private parking
- open plan living spaces
- private garden & optional pool and pergola
- approximately 140sqm
- central and secure





Pereybere
Public Beach

B13

B13

B13

The Features

Each contemporary designed duplex comprises of three-bedrooms. All of the units have nice sized verandahs leading to private gardens & optional plunge pools and have been fitted with quality finishes.

Good quality materials are used to craft the living areas, bathrooms and kitchens. Special thoughts have been put in the layout of each property, so that one feels at home from the moment they walk in the unit. Ceiling fans will be provided in all bedrooms and the living room. Each unit has its own double carport with direct access.





These images are non contractual

The Lifestyle

Résidences **Sixteen** offers suburban living and an outdoor lifestyle which only Grand Baie can offer. The duplexes offer intelligent living with efficient fittings and lighting.

Living areas open onto a covered terrace, garden & optional pool, promoting a healthy indoor / outdoor flow. An optional pergola will add to the aesthetics.





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The Master Plan





The Floor Plan



The Floor Plan

Dimensions

TYPICAL UNIT AREA SCHEDULE

GROUND FLOOR

Entrance, Kitchen & Dining	15.7m ²
Living	11.5m ²
Covered Terrace	17.8m ²
GF Circulation	5.4m ²
Guest WC	2.5m ²
Drying Yard	8.6m ²
Laundry	3.4m ²
Store (below stair)	1.7m ²

FIRST FLOOR

Bedroom 1 & En-Suite	21.6m ²
Bedroom 2	11.0m ²
Bedroom 3	10.9m ²
Shared WC	2.2m ²
Shared Bathroom	4.6m ²
FF Circulation & Study Area	15.0m ²

TOTAL NETT	131.9m ²
TOTAL GROSS	140.7m ²



Home Specifications

1. DEMOLITION WORKS

1.1. All Demolition Works as per Engineer's Specifications

2. SUB-STRUCTURE

2.1. Foundation

2.1.1. Concrete Strip footing as per Engineer's specification and drawings

2.2. Foundation walls

2.2.1. 150mm blocks to an approximately 600mm below natural ground level

3. SUPER STRUCTURE

3.1. External walls

3.1.1. Concrete Wall of 150 -100mm thick

3.1.2. One coat of 18mm cement plaster rendered

3.1.3. Application of three coats of PVA paint

3.2. Internal walls

3.2.1. Concrete wall of 150 - 100 mm thick

3.2.2. 12 mm thick cement render

3.2.3. 3 coats of PVA emulsion paint

3.2.4. Special paint to shower wall only

3.3. Ceilings

3.3.1. 12mm cement plaster to ceiling

3.3.2. Three coats of emulsion paint

3.4. Floor finishes

3.4.1. Ceramic tiles to floor internally and externally

3.4.2. Ceramic tiles to shower floors

4. JOINERY WORKS

4.1. Internal doors

4.1.1. Hollow timber door panel incl. varnish finish

4.2. Skirting

4.2.1. No skirting allowed

4.3. Cupboards

4.3.1. All bathrooms vanity will have floating shelves in MDF or melamine. Vanity top will be in concrete or marble

4.3.2. All kitchen cupboards in MDF or melamine including fittings & accessories or equivalent with high density composite top



Home Specifications

5. EXTERNAL OPENINGS

5.1.1. White Powder coated Aluminium external openings including 6 mm clear glass as described in the schedule of openings

6. EXTERNAL WORKS

6.1. Boundary walls

6.1.1. Chain link fencing to individual plots and masonry block wall to main entrance

6.2. Waterproofing & roofs

6.2.1. Single layer waterproofing membrane will be laid on flat roofs

6.3. Waste drainage

6.3.1. Complete sewer system, with manholes, gully traps, grease traps, Fiber glass septic tanks, absorption pit and all associated piping works

6.4. External works

6.4.1. "Macadam" will be laid in parking area and asphaltic concrete to drive way

6.4.2. Some landscaping will be done everywhere possible

7. AMENITIES

7.1. Provisions will be made for satellite and local channels.

7.2. Bathroom accessories will be supplied to all bathrooms

7.3. Basic light points and light fittings will be supplied as per electrical drawings

7.4. Quantities of toilets, WHB, Baths, showers and glass doors, sink & appropriate mixers will be supplied as showed in the drawings

7.5. Air conditioning installation in Master bedrooms only and electrical provision will be made for secondary bedrooms for future AC

7.6. Ceiling fans in all bedrooms and in living room

7.7. 200lts solar water heater will be provided for each unit

7.8. Plumbing system: PERT pipes for hot water & PVC pressure pipes for cold water

7.9. Pressure pump from an above ground 1000lts water tank will supply water to the whole plumbing system

7.10. Fiber glass pool including Electromechanical will be supplied as option to the buyer

7.11. Pergola on verandah will be supplied as option to the buyer



Professional Team

Promotor:



Builder:



Procurement Specialist



Arhitect - Architect Studio

Notary - Etude Gregory Hart de Keating

Property Agent -  m² Real Estate

