



LA BALISE MARINA

BLACK RIVER • MAURITIUS

Canal Duplex Factsheet



## Canal Duplex Area Fact Sheet

Canal Duplex Area Specifications \* All sizes approx.

<b><u>Internal Areas:</u></b>	<b>2 Bed</b>	<b>3 Bed</b>
<b>Ground Floor</b>		
House Area	74.6m <sup>2</sup>	74.6m <sup>2</sup>
Covered Patio	10m <sup>2</sup>	10m <sup>2</sup>
<b>First Floor</b>		
House Area	50.4m <sup>2</sup>	63m <sup>2</sup>
<b>Total Covered Area</b>	<b>135m<sup>2</sup></b>	<b>147.6m<sup>2</sup></b>
 <b><u>External Areas:</u></b>		
<b>Ground Floor</b>		
Pergola	10.5m <sup>2</sup>	10.5m <sup>2</sup>
Open Patio	22.7m <sup>2</sup>	22.7m <sup>2</sup>
Semi Covered Patio		
<b>First Floor</b>		
Open Blacony		
Patio	6m <sup>2</sup>	6m <sup>2</sup>
<b>Total Uncovered Area</b>	<b>39.2m<sup>2</sup></b>	<b>39.2m<sup>2</sup></b>
<b>Grand Total</b>	<b>174.2m<sup>2</sup></b>	<b>186.8m<sup>2</sup></b>