



LA BALISE MARINA

BLACK RIVER • MAURITIUS

**Marina Duplexes Factsheet**



## Marina Duplex Area Fact Sheet

Marina Area Specifications \* All sizes approx.

<b><u>Internal Areas:</u></b>	<b>3 Bed</b>
<b>Ground Floor</b>	
House Area	94.9m <sup>2</sup>
Covered Patio	
<b>First Floor</b>	
House Area	70.4m <sup>2</sup>
<b>Total Covered Area</b>	<u>260.3m<sup>2</sup></u>
 <b><u>External Areas:</u></b>	
<b>Ground Floor</b>	
Pergola	
Open Patio	47.5m <sup>2</sup>
Semi Covered Patio	
<b>First Floor</b>	
Open Blacony	27.8m <sup>2</sup>
Patio	
<b>Total Uncovered Area</b>	<u>75.3m<sup>2</sup></u>
 <b>Grand Total</b>	<u><u>335.6m<sup>2</sup></u></u>