



LA BALISE MARINA

BLACK RIVER • MAURITIUS

DUPLEX TYPE B

Surface Totale Brute | Total Gross Area: 237 m²

REZ DE CHAUSÉE | GROUND FLOOR

SURFACES INTÉRIEURES | INTERNAL AREAS

Salon, salle à manger |
Living, dinning

58

Cuisine | Kitchen

23.4

Toilettes invités | Guest toilet

3.1

Débarras | Store

1.8

Escaliers | Stairs

3.4

SURFACES SEMI-COUVERTES | SEMI-ENCLOSED AREAS

Cour intérieure | Courtyard

6.8

Porche | Porch

6.8

Véranda | Terrace

24.8

SURFACES EXTÉRIEURES | EXTERNAL SURFACES

Piscine et plage de piscine |
Swimming pool & coping

11

Local technique pour la piscine |
Swimming pool technical room

3.2



DUPLEX TYPE B

PREMIER ÉTAGE | FIRST FLOOR

SURFACES INTÉRIEURES | INTERNAL AREAS

Chambre principale en-suite |
Master bedroom en-suite

33.8

Chambre 2 | Bedroom 2

16.7

Chambre 3 | Bedroom 3

16.2

Salle de bains 2 | Bathroom 2

5.7

Autres (Escalier, couloir) |
Others (Stairs, corridor)

8.4

SURFACES SEMI-COUVERTES | SEMI-ENCLOSED AREAS

Balcon couvert |
Covered balcony

3.4

SURFACES EXTÉRIEURES | EXTERNAL SURFACES

Balcon non-couvert |
Open to sky balcony

9

SURFACE INTÉRIEURE NETTE | TOTAL NET INTERIOR AREA

170.5

SURFACE TOTALE BRUTE | TOTAL GROSS AREA

237

