



La Louise Residency
SEYCHELLES

KRG
KURJIBHAI RAMJI GROUP

Mauritius- Rodrigues- Seychelles- India- Uk



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SEYCHELLES





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THE LOCATION

The apartment project, located within strategic location of Mahe, Seychelles, is set on green foliage of a tropical landscape offering a chance to own a condo in the haven overlooking Eden island, central business district and outer islands. The project is located in a calm and serene location.

The apartment will be built on a freehold land with an area of 1760 sq. metres situated at La Louise, bordering the main road at a walking distance from the shops and restaurants. The apartment is conveniently located within 10 minutes' drive to central business district, airport and 20 minutes' drive to the nearest beach.

THE PROJECT

The residential project gives a chance to own a modern dream home with traditional architecture. The interior of the apartment is of a contemporary design. The Project includes 18 apartments comprising of 14 2bedroom apartments and 4 1bedroom studio in attic on Parcel V388.



The Project Ideals :

ESSENCE:

- RCC framed structure & block masonry partitions
- Cable TV / internet
- Standby generator
- Concealed plumbing with copper pipe network
- Solar water heating system and rain water harvesting.
- Sewage treatment plant
- 24hr security including CCTV and intercom system
- Electrical works will be as per BS standards.
- Wet riser and firehose reel at each floor.
- 1 parking per apartment.

QUINTESSANCE:

- Contemporary and island style eco-friendly design.
- Sea view from selected apartments.
- Mountain view from selected apartments.
- All apartments are sold with freehold title.

ELEGANCE

- Mitsubishi elevator
- Glass balustrade in all balconies.
- Air conditioner in bedrooms
- Stainless steel 316 grade ironmongeries
- Premium quality sanitary ware and fittings
- Franke make double bowl stainless steel kitchen sink.

AESTHETICS:

- High quality vitrified tiles in living room, kitchen and bedroom.
- Anti-skid flooring and glazed tiles on wall in bathrooms
- Glazed tiles for kitchen dado.
- Composite granite for kitchen platform and window sills.
- Laminated flush doors
- Powder coated aluminium glazed windows
- Internal paint and weather resistant external paint from Dulux paints



FLAT No. 4



SEA VIEW FLAT
CARPET AREA
124.75 SQ.MT.



Note: Loose furniture & fittings seen here are for illustrative purposes only and does not form part of standard specifications.



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FLAT No. 02	
ROOM	SQ.MT.
LIVING / DIN.	35.25
KITCHEN	17.50
BEDROOM 1	20.00
BEDROOM 2	16.00
ATT. TOILET	06.20
COM. TOILET	05.25
TERRACE-1	09.00
TERRACE-2	13.00
RCC LEDGE	01.80
TOTAL	124.00

FLAT No. 01	
ROOM	SQ.MT.
LIVING / DIN.	35.25
KITCHEN	17.50
BEDROOM 1	20.00
BEDROOM 2	16.00
ATT. TOILET	06.20
COM. TOILET	05.25
TERRACE-1	09.00
TERRACE-2	13.00
RCC LEDGE	01.80
TOTAL	124.00

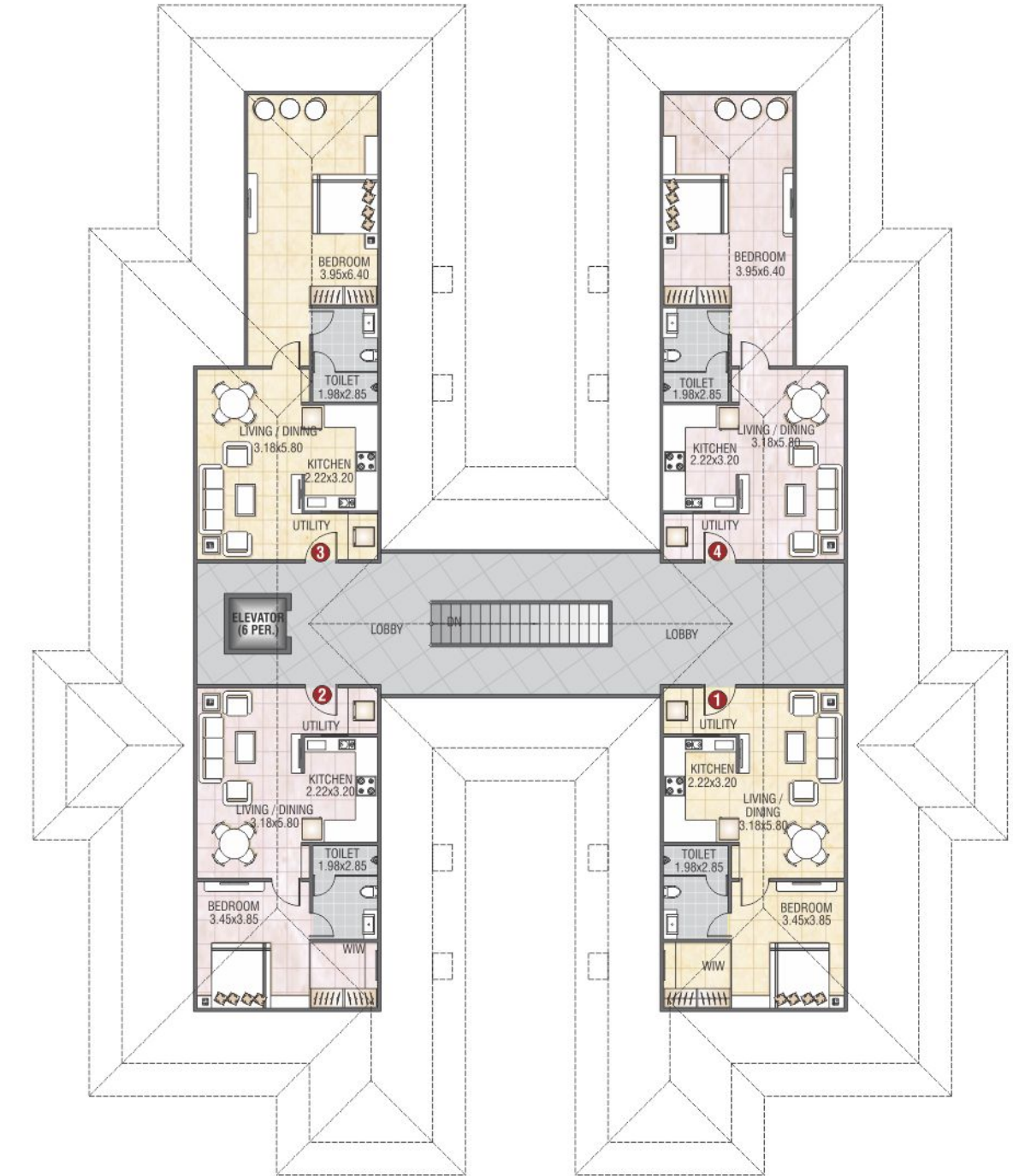
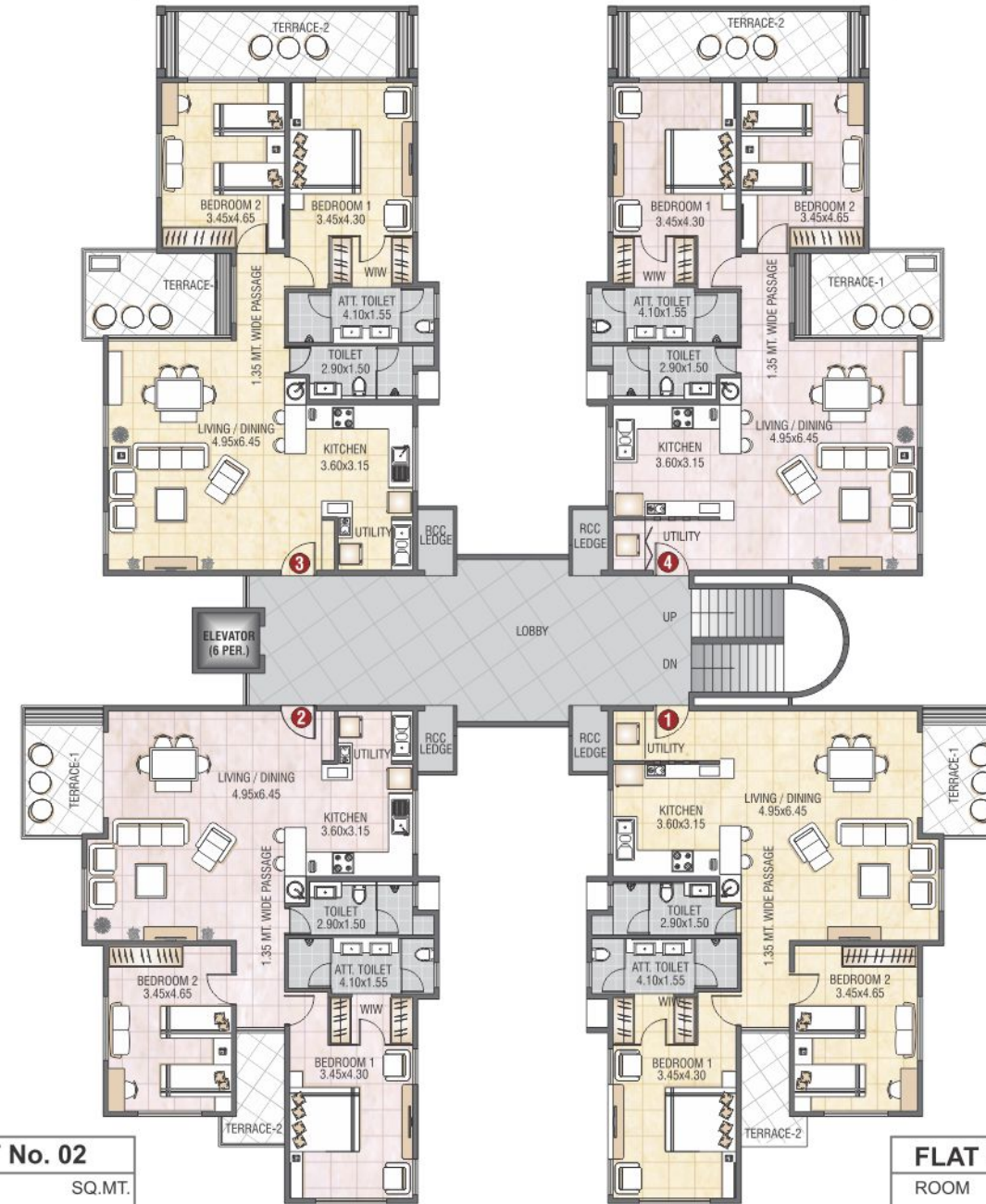
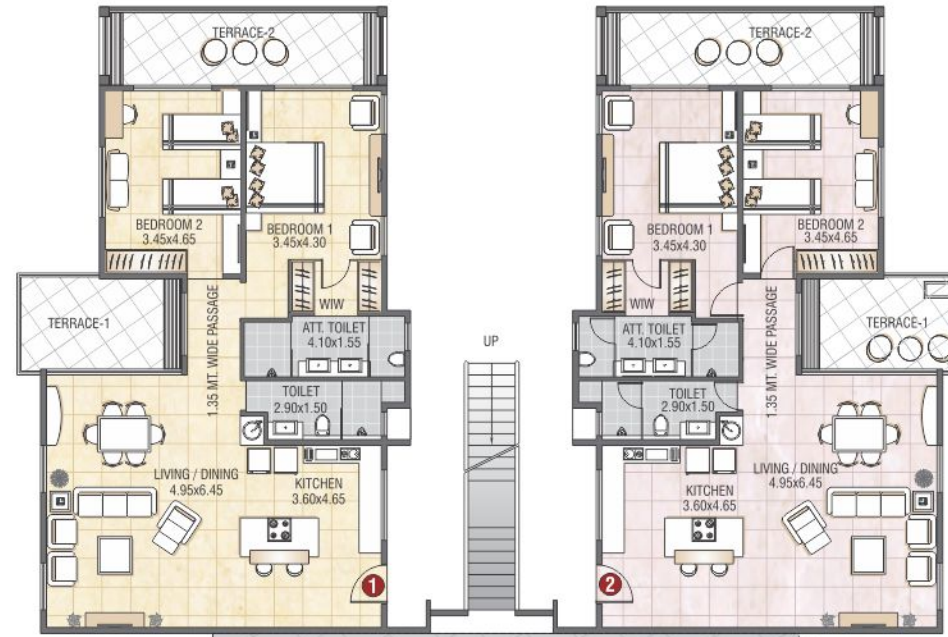
FLAT No. 03	
ROOM	SQ.MT.
LIVING / DIN.	37.25
KITCHEN	15.50
BEDROOM 1	20.00
BEDROOM 2	16.00
ATT. TOILET	06.20
COM. TOILET	05.25
TERRACE-1	09.00
TERRACE-2	13.00
RCC LEDGE	01.80
TOTAL	124.00

FLAT No. 04	
ROOM	SQ.MT.
LIVING / DIN.	35.75
KITCHEN	17.75
BEDROOM 1	20.00
BEDROOM 2	16.00
ATT. TOILET	06.20
COM. TOILET	05.25
TERRACE-1	09.00
TERRACE-2	13.00
RCC LEDGE	01.80
TOTAL	124.75

FLAT No. 03	
ROOM	SQ.MT.
LIVING / DIN.	22.05
KITCHEN	07.30
TOILET	05.65
BEDROOM	29.00
TOTAL	64.00

FLAT No. 04	
ROOM	SQ.MT.
LIVING / DIN.	22.05
KITCHEN	07.30
TOILET	05.65
BEDROOM	29.00
TOTAL	64.00

SEA VIEW



FLAT No. 02	
ROOM	SQ.MT.
LIVING / DIN.	39.00
KITCHEN	15.83
BEDROOM 1	20.00
BEDROOM 2	16.00
ATT. TOILET	06.20
COM. TOILET	05.25
TERRACE-1	07.42
TERRACE-2	04.00
RCC LEDGE	01.80
TOTAL	115.50

FLAT No. 01	
ROOM	SQ.MT.
LIVING / DIN.	37.50
KITCHEN	17.08
BEDROOM 1	20.00
BEDROOM 2	16.00
ATT. TOILET	06.20
COM. TOILET	05.25
TERRACE-1	07.42
TERRACE-2	04.00
RCC LEDGE	01.80
TOTAL	115.25

FLAT No. 02	
ROOM	SQ.MT.
LIVING / DIN.	22.15
KITCHEN	07.30
BEDROOM	13.30
WIW	04.15
TOILET	05.60
TOTAL	52.50

FLAT No. 01	
ROOM	SQ.MT.
LIVING / DIN.	22.15
KITCHEN	07.30
BEDROOM	13.30
WIW	04.15
TOILET	05.60
TOTAL	52.50

GROUND, FIRST & SECOND FLOOR PLAN

MOUNTAIN VIEW

LOWER GROUND FLOOR PLAN

ATTIC FLOOR PLAN

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FLAT No. 1



MOUNTAIN VIEW FLAT



CARPET AREA
115.25 SQ.MT.

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LOCATION PLAN



Latitude: -4.64468549, Longitude: 55.46516955 | 5 Min Drive to Victoria Town | 10 Min Drive to International / Domestic Airport

Developer
Rabadia Properties
Limited

Main Contractor
Allied Builders
(Seychelles) Ltd.

Legal Advisor
France G. Bonte

Architect
TC Architecture

Structural Engineer
Charles Pool

Interior Designers
Ketan Pattekar
Architects & Interior Designers

SITE ADDRESS : La Louise Residency, La Louise, Mahe, Seychelles

CONTACT :

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