



SIGNATURE
MASTERMINDED REAL-ESTATES

NOVELAIR

**RETAIL & OFFICE SPACES AVAILABLE
ON STRATEGIC LOCATION :
CHEMIN 20 PIEDS, GRAND BAIE**

STRATEGICALLY LOCATED IN GRAND-BAIE

> Close to all nearby facilities





PROJECT DESCRIPTION

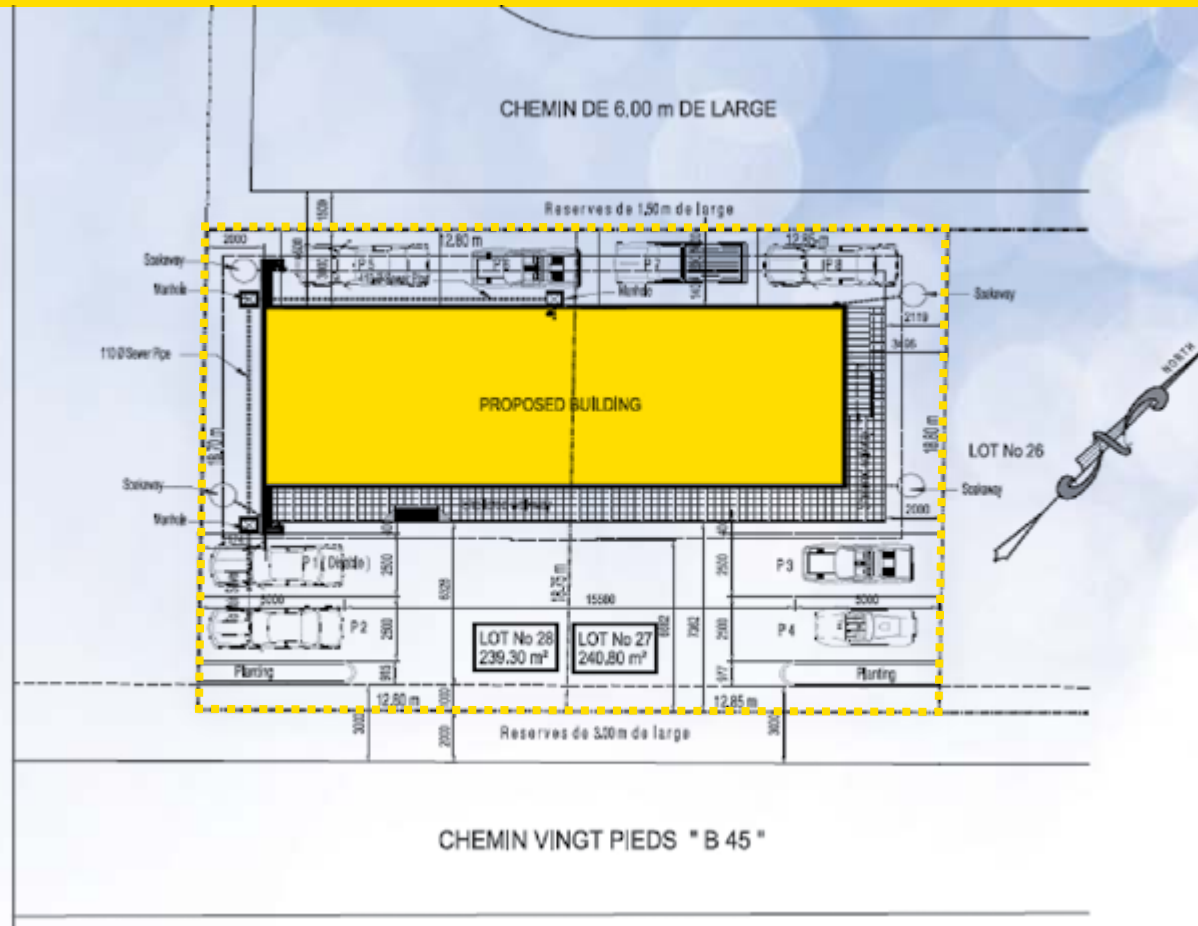
NOVELAIR BUILDING – Groundfloor + Mezzanine + First floor



PROJECT DESCRIPTION

- > **RETAIL AND OFFICES BUILDING DEVELOPED ON A TOTAL SURFACE AREA OF 420.8 M² (OR 126 TOISES)**
- > **BUILDING : GROUND FLOOR + MEZZANINE + FIRST FLOOR CONSTRUCTED ON A PLOT COVERAGE OF 30%**
 - **Ground floor : 2 retail spaces + mezzanine**
 - **First floor : 2 offices**
- > **SPACES AVAILABLE FOR RENT :**
 - **1 Retail space + mezzanine**
 - **2 Offices**

NOTES



> LOT N° 28 IS FOR RENT :

- Retail 01 with mezzanine on ground floor.
- Office 01 on first floor.

> LOT N° 27 :

- Retail 02 and Mezzanine 02 are reserved.
- Office 02 on first floor is available for rent.

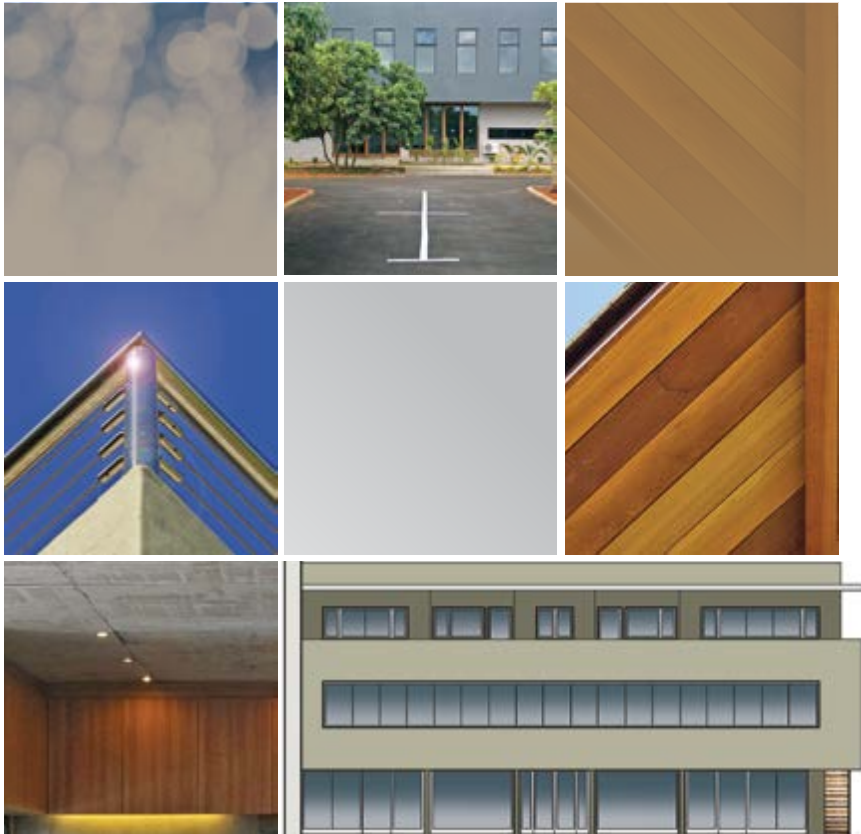
SURFACE AREA TABLE

Detailed Plans PDF : Ground Floor, Mezzanine, First Floor given separately.



Description	Gross Covered Area	Internal Rentable Area	Rental Cost Offices
G. FLOOR 1	95.3 m ²	56.7 m ²	Rs 68,040
MEZZANINE 1	100.2 m ²	72.0 m ²	Rs 72,000
F. FLOOR 1	112.0 m ²	68.0 m ²	Rs 61,200
F. FLOOR 2	99.0 m ²	76.5 m ²	Rs 68,850

BUILDING APPEARANCE



> **THE BUILDING'S DESIGN IS SIMPLE & CONTEMPORARY**

> **GOOD BALANCE BETWEEN ALUMINIUM, GLASS PANELS, CONCRETE & WOOD**

> **NATURAL VENTILATION, NATURAL LIGHT THROUGHOUT THE BUILDING**

> **WATER POINTS IN ALL COMMERCIAL LOTS & IN THE OFFICES**

> **ALL OFFICES HAVE ACCESS TO BALCONIES**

> **THE BUILDING WILL BE BRANDED WITH SIGNAGE POSITIONED ON ITS FACADE**

NOVELAIR PROJECT PARTNERS

PATRICK GOUPILLE & GUYTO GNANY

> **PROMOTER : SIGNATURE**

> **BUILDER : METRIX**

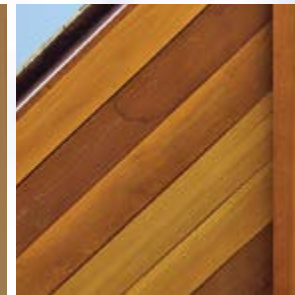
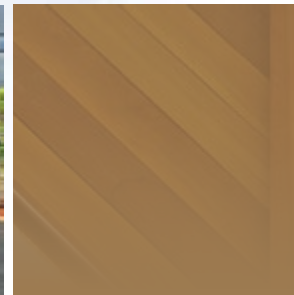
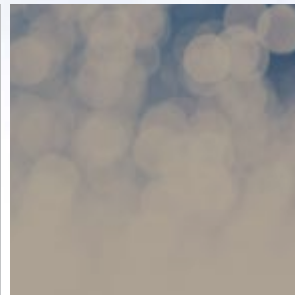
> **ARCHITECT : K.P. ARCHITECT LTD**

> **STRUCTURAL ENGINEER : A.S. GOPEE**

> **M&E : KYA ENGINEERS**

> **QUANTITY SURVEYOR : RAGOO ASSOCIATES**

> **NOTARY : ETUDE HART DE KEATING / CABOCHE ADAM**



NOVELAIR

THE IDEAL LOCATION FOR YOUR RETAIL SHOP OR OFFICE SPACE



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THANK YOU
for your attention.

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T: 54 97 44 88
E: info@signature-development.com