

BLUE BAY BROCHURE TYPE 2



BLUE BAY
VILLAS

Overall Dimensions

Plot area:	1,136.20 m ²
Lower floor area:	156.50 m ²
Ground floor area:	110.10 m ²
First floor area:	161.90 m ²
Roof floor area:	33.40 m ²
Total house area:	461.90 m ²
Total covered veranda:	129.20 m ²
Total uncovered verandas:	281.90 m ²
Parking area (covered):	43.90 m ²
Swimming pool:	68.50 m ²
Barbecue:	2.50 m ²
Heat Pump & Water Tank:	4.70 m ²
Changing & swimming pool engine rooms:	36.10 m ²

Lower Floor

Kitchen:	16.30 m ²	(4.55m x 3.60m)
Living room:	19.30 m ²	(4.40m x 4.40m)
Gym:	23.20 m ²	(1.40m x 3.00m)
Bathroom:	5.40 m ²	(1.40m x 3.00m)
Cinema Room:	23.10 m ²	(5.25m x 4.40m)
Server:	3.52 m ²	(2.20m x 1.60m)
Uncovered verandas:	20.70 m ²	
Bathroom & Lockers	8.30 m ²	
Flowers area:	38.40 m ²	

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Ground Floor

Guest WC: 3.70 m² (1.95m x 1.90m)

Kitchen: 18.00 m² (5.35m x 3.50m)

Dining room: 19.300 m² (5.00m x 4.10m)

Living room: 32.80 m² (6.60m x 4.90m)

Covered verandas: 106.90 m²

Uncovered verandas: 103.30 m²

First Floor

Master Bedroom: 21.10 m² (excl. shower & wardrobe)

Bedroom 1: 19.20 m² (excl. shower & wardrobe)

Bedroom 2: 23.00 m² (excl. shower & wardrobe)

Storage Room: 6.80 m²

Covered verandas: 22.30 m²

Flower Area: 12.50 m²

Roof Garden

Uncovered verandas: 157.90 m² (incl. Jacuzzi & Barbecue)