



LOTUS
SODNAC

Live Smarter Live Better



Site view



In stark contrast with the offerings in the region, the Lotus Sodnac is a low-rise and low-density project of only 20 Townhouses, privileging security in a gated community, discretion, privacy and peaceful surroundings. Each house, whether in a duplex (of only 2) or standalone, have been built on three levels, with 2/3 private parkings per unit, enjoying the stunning view of Corps de Garde, Candos Hill & the Moka Range.



- | | |
|---|---|
|  5 Bedrooms ✓ |  Living / Dining ✓ |
|  4 WC/Bath ✓ |  2/3 Parkings ✓ |
|  Roof Terrace ✓ |  Equipped Kitchen ✓ |

TYPE 1 : 12 Duplex Townhouses - Lots No 1 to 12

Built-up Area: Ground Floor- 62.61 m², First Floor- 73.08 m² & Second Floor: 28.37 m² = **164.10 m²**

Ground Floor



First Floor



Second Floor



	m ²
Living /dining room	26.24
Kitchen	10.75
Guest room (BR1)	10.30
Toilet / Bath	3.60
Laundry (below staircase)	
Built up area	62.61

	m ²
Master Bedroom (BR4)	14.57
Bedroom 2	10.33
Bedroom 3	10.22
Ensuite Bathroom	4.77
Toilet & Bath	5.18
Balcony	6.15
Built up area	73.08

	m ²
Terrace room (BR5)	14.00
Bath	1.38
Toilet	2.22
Pergola Terrace	
Built up area	28.37

TYPE 2: 8 Individual Townhouses- Lots 13 to 20

Built-up Area: Ground Floor-63.24 m², Carport-30 m², First Floor-92.77 m² & Second Floor: 28.37 m² = 212.5 m²

Ground Floor



First Floor



Second Floor



	<i>m²</i>
Living / Dining room	26.24
Kitchen	10.75
Bedroom (BR1)	10.30
Toilet & Bath	3.60
Laundry	
Car Port	30.00
Built up area	63.24

	<i>m²</i>
Master Bedroom (BR4)	22.34
Bedroom 3	11.93
Twin Bed room (BR2)	15.59
Toilet & Bath	6.91
Balcony	8.00
Built up area	92.77

	<i>m²</i>
Terrace Room (BR5)	14.28
Toilet & Bathroom	3.48
Pergola Terrace	
Built up area	26.48



General Specifications

Common Facilities

- Gated Community
- Security entrance gate and security post (24/7)
- CCTV
- Landscaping in common area
- Fixed Street Lighting
- Underground network for utilities (CEB, CWA & MT)

Kitchen

- Kitchen designed and furnished by reputable leading specialist
- Homogenous ceramic tiled floors with adapted skirting

Bathrooms

- Ceramic tiling in shower cubicles to standard height
- Ceramic tiling on all floors
- Tempered glass shower screen, where applicable
- White sanitary wares with European standard fixtures

Living Areas & Balconies

- Homogeneous ceramic tiled floors with adapted skirting

Bedrooms

- Homogeneous laminated flooring with adapted skirting

Internal Finishes

- Oak veneer or lacquered finish semi solid flush doors, timber frames and architraves
- Generally smooth rendered walls and emulsion paint
- Powder coated Aluminium windows and doors openings with clear glazing throughout.

External Finishes

- Smooth and Textured render finish to walls and emulsion paint

Services

Electrical Installations

- Concealed power and lighting installations throughout including standard accessories.
- Individual metering
- Lighting fixtures including wall and ceiling points
- Socket outlets to European standards to all areas

Plumbing

- Hot and cold water installations in bathroom and kitchen
- Fittings & taps to European Standards
- External (garden) cold water installation
- Individual Water tank
- Adapted electrical pump to each unit
- Solar water heater with electrical booster backup
- Individual metering with reading from footpath adjacent to letter box

Gas Connection

- Individual Gas connection in kitchen with adapted external domestic gas cylinder area and safety valve

Telephone & Antenna

- Wiring and socket outlets will be provided on all floors

Sewerage

- Individual house connection to project central sewer line then connection to WMA main sewerage line

Private External Area

- Each unit will be surrounded by boundary wall & light structure on three sides
- Parking for at least two cars attached to each unit with concrete paving
- Landscaped garden & individual letter box



PROMOTER	 (SODNAC 2) Ltd
PROJECT COORDINATOR & CONSULTANT	
ARCHITECTS	RAMPHUL ASSOCIATES ARCHITECTS
MECHANICAL & ELECTRICAL ENGINEER	ADVANCE MECHANICAL & ELECTRICAL SERVICES LTD
NOTARY PUBLIC	Me TYAGRANI LOTUN
LAND SURVEYOR	ASB LAND & INVESTMENT CONSULTANT Ltd
ENGINEER	AS GOPEE Ltd
QUANTITY SURVEYOR	SONAH PARTNERSHIP QUANTITY SURVEYORS
LEAD CONSTRUCTOR	MASCARENE INNOVATIVE DESIGNS LTD



The Lotus Sodnac - Your Ideal Investment

The Lotus Sodnac is a residential development situated away from the buzz of the motorway but within the fast-developing area of Sodnac in Quatre Bornes.

The project is conveniently located on the 'Sodnac Link Road'.



The 'Lotus Sodnac' is close to a number of local attractions, including the Sodnac Wellness Center, Phoenix Mall, Valentina Mall, My Choice supermarket, La City Trianon and the Metro Line as well as Schools, Colleges, Clinics and Hospitals. All of the Town's amenities are within a few minutes of the development.