



## **CATALOGUES MODELS 2019.**

### **WHY CHOSE AN ECO VILLAS ?.**

- **ECO FRIENDLY, ECOLOGIC.**
- **FAST AND EASY TO BUILD.**
- **HIGHT LEVEL FINISHING, TOP BRAND COMPONENTS.**
- **FLOOR, ROOF, WALLS AND PARTITIONS INSULATED FOR HEAT/COLD AND SOUND.**
- **DOUBLE GLASS WINDOWS, SHUTTERS, MOSQUITO NET AND MUCH MORE..**
- **TOP QUALITY COMPONENTS, COATINGS, HARDWARES.**
- **KNOW HOW OF 40 VILLA BUILDED IN SEYCHELLES PLUS MORE THEN 200 UNITS IN EUROPE.**
- **GUARANTEE 10 YEARS.**
- **MONITORING AND MAINTENANCE AFTER CONSTRUCTION.**
- **UNIQUE COMFORT AND HEALT , NO CHEMICHAL RELAISE..**
- **EASY TO EXTEND AND MODIFY, MAINTAIN AND CLEAN.**
- **HIGHT COMFORT, SUPER INSULATION DIFFERENT LIFE QUALITY.**
- **AND MUCH MORE.....**

*Few eco villas models following, all the models can be customized in dimensions and style. You can chose one of our model, or bring your own project .*

### **THE PRICES:**

*The price stated on the models are for the complete structures: in details:*

*Walls,parttitions,floors, ceiling,complete roof,windows, doors, hardwares, gutters and downpipes, insulations, coating and treatments,assembly, finishing*

On every house price need to be add EXTRA SERVICE PRICES, wich are services not provided by eco villas or provided by subcontractor or professional involved to complete the project. In details:

Foundations, land treatment, shipment,vat clearings,transport on site, electrical, plumbing, bathrooms equipments,furnitures,and any other services involved in.

## **- TECHNICAL DETAILS FRAME SYSTEM, LUXURY LINE ECO VILLAS.**

### **A) GENERAL HOUSE DETAILS .**

1. **Outdoor walls** – The resistance structure is made of columns and horizontal beams that have a final section of 160x160 mm. The elements are made of laminated wood.  
The connection between these elements is made possible via plug connectors made of both wood and metal (metal corner units and threaded rods of 14 mm).  
The process of catching the basic pillars is made by using metal soles of galvanized sheet metal thickness of 8 mm, that are set with a centering and fastening bolts of a diameter of 30 mm and a length of 150 mm. Attaching the soles foundation is made possible with metal cavities of a 140 mm diameter.

Glass surfaces – fixed frames made of wood, layered with section 70x85 mm, framed between the gaps formed by the supporting beams. The insulated glass that is used is 28 mm thick – 4 - 20 4 (float – float without glass Argon).

#### **Normal surfaces:**

- Framing type of cabinet panels with a section of 60x160 mm;
  - Cotton wool interior with a thickness of 100 mm;
  - Outdoors – anti condensing foil and exterior cladding of 20 mm – horizontally;
  - Indoors – OSB of 10 mm, gypsum board 12,5 mm. **or wooden T&G**
- 
- **1. Indoor walls** – Framing type of cabinet panels with a section of 60x120 mm;  
-plated on both sides with OSB 10 mm and 12,5 mm of drywall wood (putty, primer and lime – 1 hand).
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2. **Roof** – supported on rafter beams with a section of 150x240mm.
    - Rafters with a section of 100x200 mm – apparently lamellar;
    - OSB 15mm;
    - 100 mm insulation – rock wool inserted between rulers of 60x110 mm;
    - Timber 20 mm;
    - Tyvek roof foil;
    - Slat 20x100 mm; battens 20x50 mm;
    - Lindab roofing sheet – DURRA brand, gutters and downspouts – brown ma

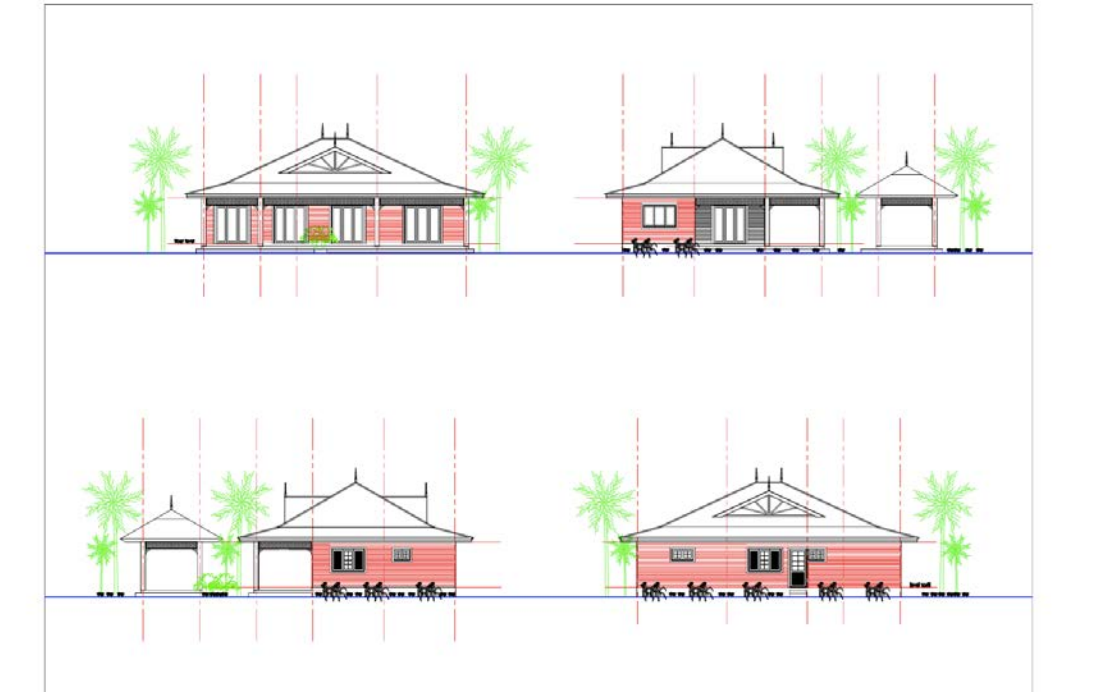
The rafters from the main central area are supported by two columns with the section of 160x160 mm (cf project).

3. **Floor between ground floor and first floor** –apparent lamellar beams 150x240 mm;
  - paneling 18 mm;
  - insulation 100 mm;We need to consider sewage pipes for sanitary rooms on 1<sup>st</sup> and ground floors.
4. **Floors** – inside the house – wood floor type Aquarium 35 mm;  
Decking for terraces – type Aquarium 35 mm.
5. **Exterior joinery** – profiles made of spruce ply with a section of 70x85 mm (windows and frames) and of 70x105 mm (outer door strips);
  - Hardware SIEGENIA (Germany) and AGB (Italy) – Sliding lift;
  - Sealing systems: GUTMAN (Germany), Olympic (Italy);
  - Paints: Sikkens (Netherlands);

- Glass – 28 mm, 4-20-4 mm; FLOAT-Ar-FLOAT, SaintGobain (France).
  - Glass for central roof 6mm.
6. **Interior joinery** – profiles made of spruce ply with a section of 42x110 mm (strips);
- Fitting AGB (Italy) – lock and handle – Eclisse (Italy);
  - Glides into the wall;
  - Ched: Olimpia (Italy);
  - Paints: SIKKENS (Netherlands).

Here are our Models available mostly all already build, different design, different style, different level, different prices.

**-- ONE BEDROOM PAGODA H MODEL 154 M2.**



Interiors and spaces inspired from hilton beach villas, tropical design for a unique beach villas perfectly integrated with the surrounding vegetations.

**- PRICE: 95.000 EURO FOR THE HOUSE, PLUS \* EXTRA SERVICES.**

**-- MODEL AQUARIO 2 BEDROOM 160 M2.**





*A villa inspired by an aquario , 80 % of the wall surface in double (o triple) glass low energy, a house where living the inside will make u feel in the nature.*

*The mirrored glasses sill make the house disappiare reflecting the see and the palms.*





***Open kitchen top brand from Italy.***

***Living elevations more than 7 meter, huge volume, the sky at night will be in your house***



***A super contemporary bathroom, with only natural elements.***





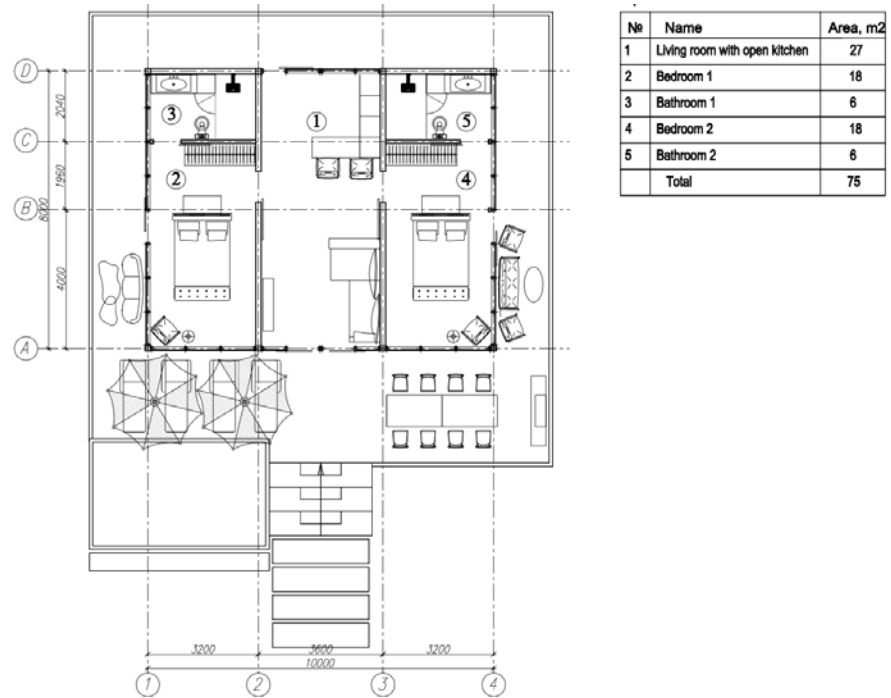
*walking closet and bed with shelves.*

**- PRICE : 160.000 EURO. Plus extra services.**

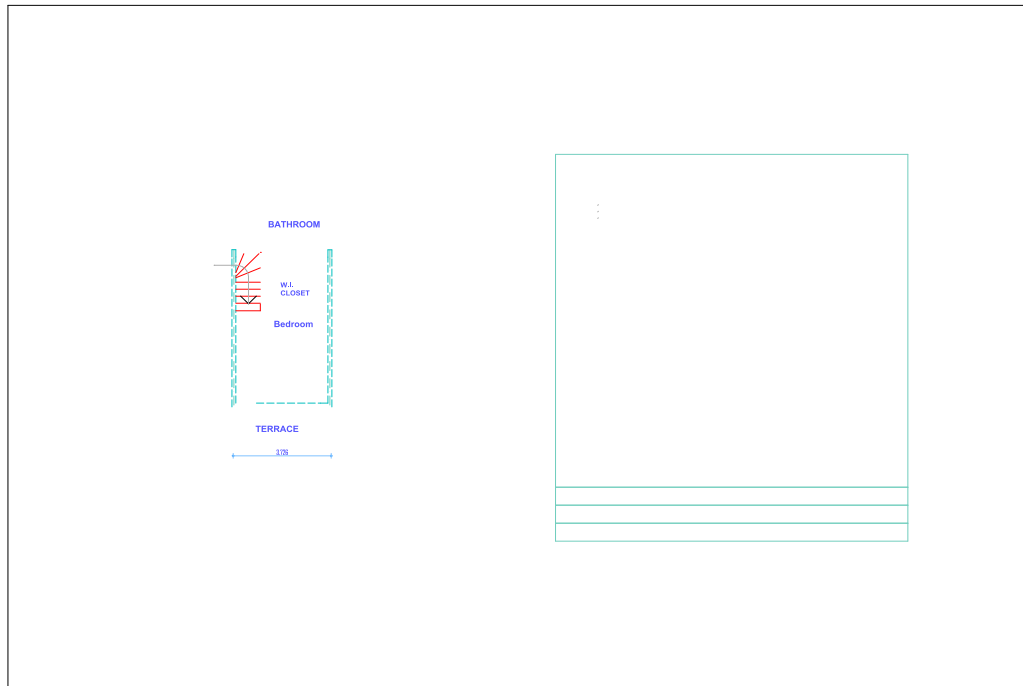
**- AQUARIUM MODEL, SAME STRUCTURE, DIFFERENT SOLUTIONS !!**

**MODEL AQUARIUM CAN ALSO BECOME:**

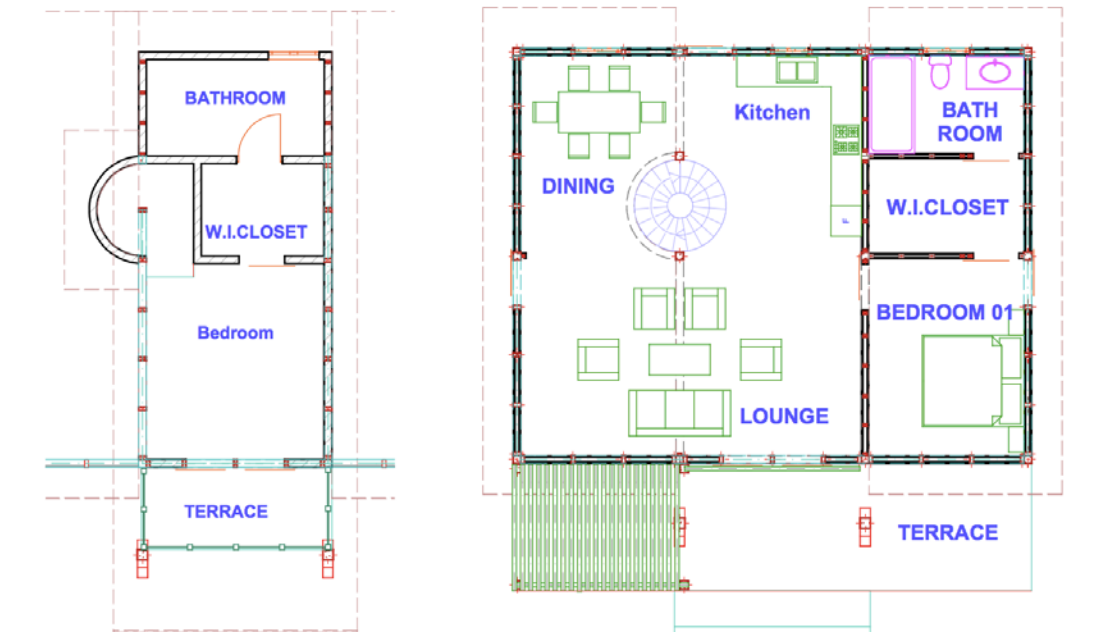
**-- TWO BEDROOM ONE LEVEL:**



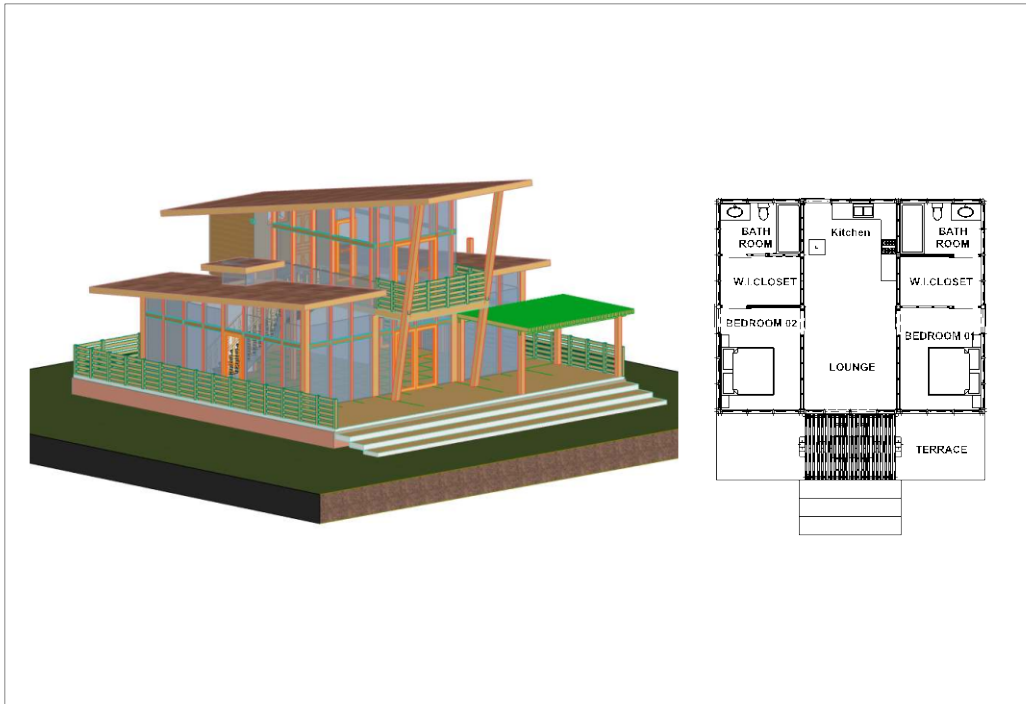
**-- ONE BEDROOM EN SUITE ATTIC.**



**-- TWO BEDROOM EN SUITE ATTIC:**



**-- THREE BEDROOM EN SUITE ATTIC:**



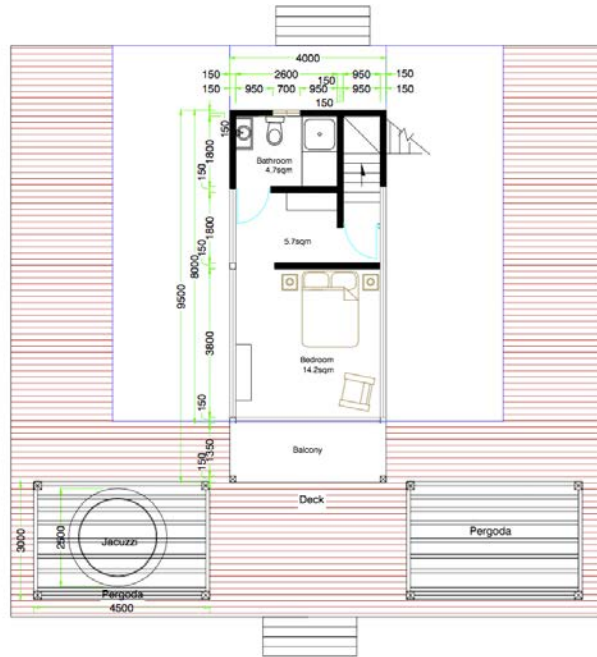
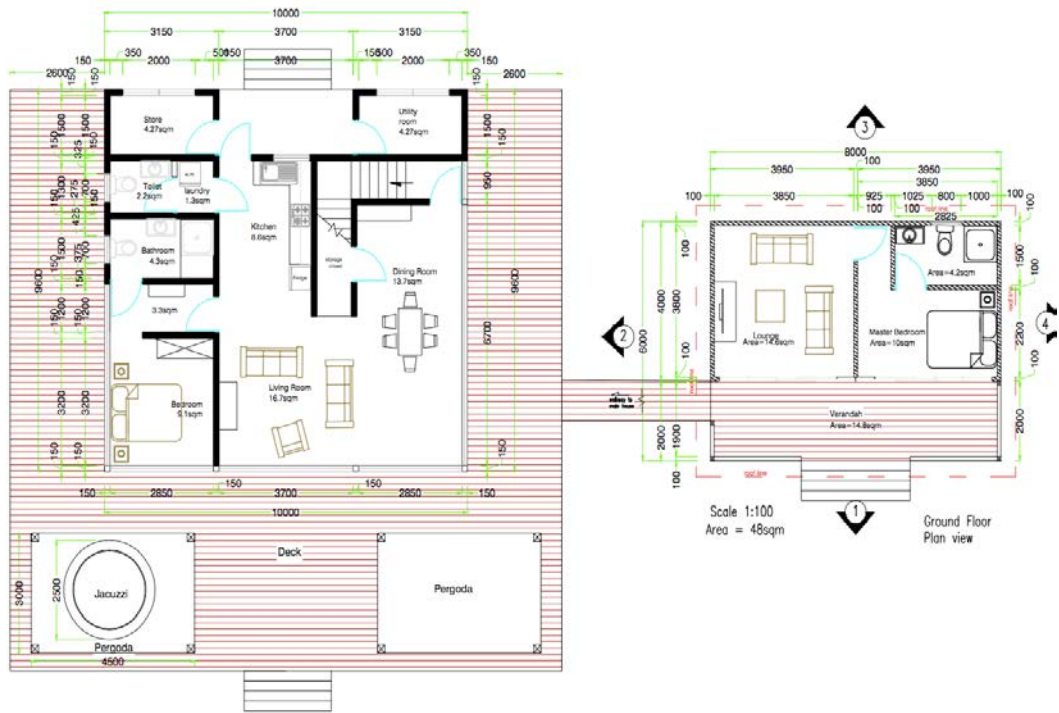
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**NOTE:**

**- Prices depends on the customizations, start from 160.000 euro.**

**-- TWO BEDROOM 270 M2 PLUS CHALET 48 M2**

**PROPOSAL WITH DIFFERENT ROOF SHAPE, CAN BE PROVIDED FLAT ROOF.**



100 mm dia. UPVC soil and waste water pipes to fall 1 in 100  
100 mm dia. UPVC vent pipe to finish with pipe cover 1000 mm above lintel

**WATER STORAGE**  
Water storage tank to be provided on site with minimum capacity of 1000 litres from PUC main.

**STRUCTURAL CONSTRUCTION**  
Structural calculation to be submitted for approval not less than 28 days prior of structural calculations and details of reinforced concrete work together with written undertaking from Engineer preparing that he/she will:

- Take the responsibility of ensuring that design requirement will be implemented during construction
- Upon completion of that structural work send to the authority a signed certificate that effect.

**TERMITE TREATMENT**  
Ground within perimeter of external wall and for a distance of 1500 mm outside those walls to be sterilized against passage of termites, except termite resistant timber is used.  
All structural timber to be sufficiently impregnated with approved chemical for protection against termites.

**ELECTRICAL INSTALLATION**  
All electrical installation works are to be complying with the requirements of the appropriate statutory body and should be carried out by a qualified electrician, providing requisite certificates upon completion of installation. Work should be also carried out in accordance with approved Code of Practice.

**ARCHITECTURAL WORKSHOP**  
ROBERT VICTOR FORET NOIRE  
TEL: 2628233

CLIENT/SR for  
PROJECT: PROPOSED TWO BEDROOM HOUSE & 1 BEC VILLA AT LA DROUE ON PARCEL LD

DRAWING:  
First Floor Plan

DRAWN BY: M.Mare  
SCALE: AS SHOWN  
CHECKED BY: R.Victor

**RENDERING:**





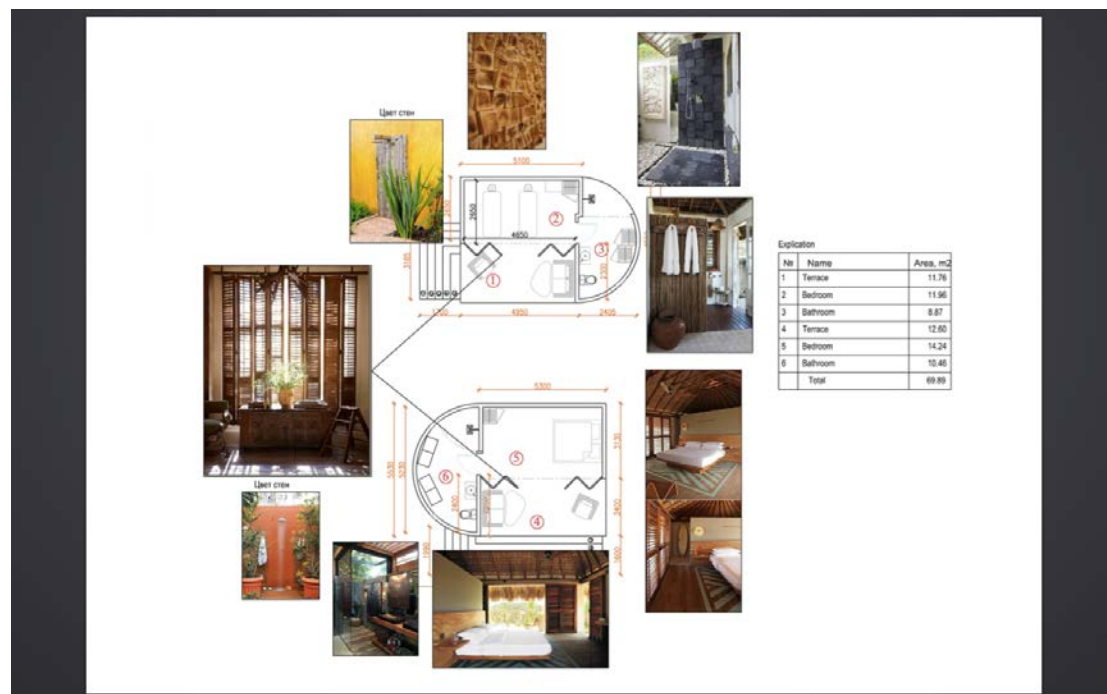
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**- Price including chalet 210.000 Euro. Plus extra services.**



**-- AQUARIO 280 SQM, 3 BEDROOM EN SUITE O 4 INDEPENDENT APARTMENTS.**

**DESCRIPRION:**

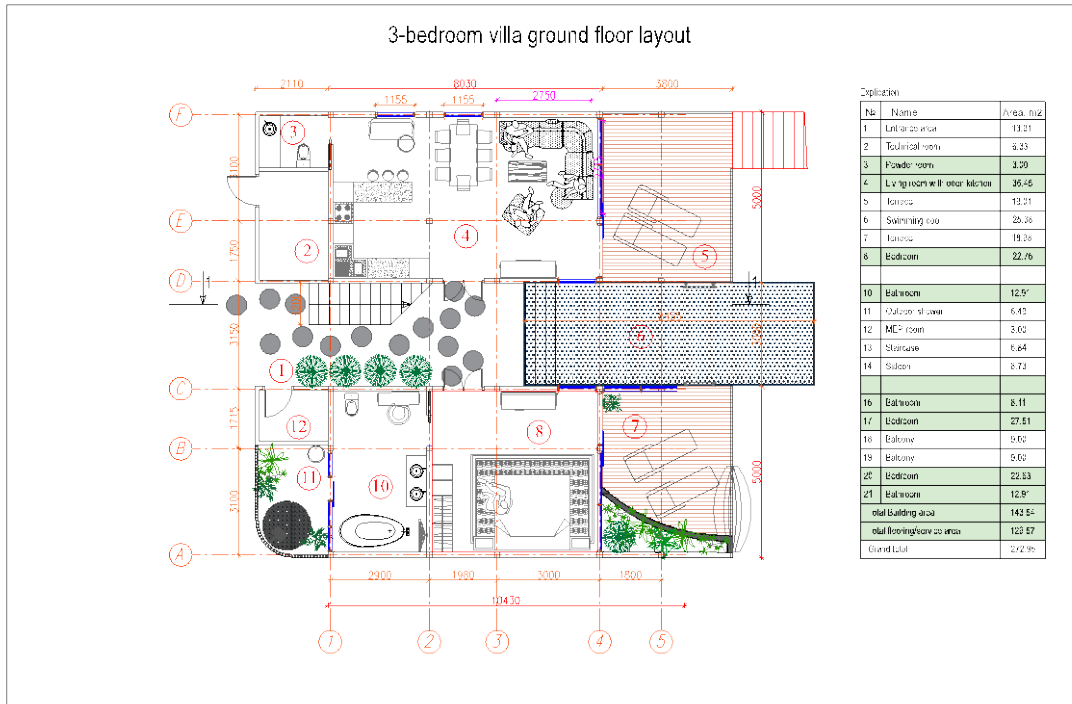


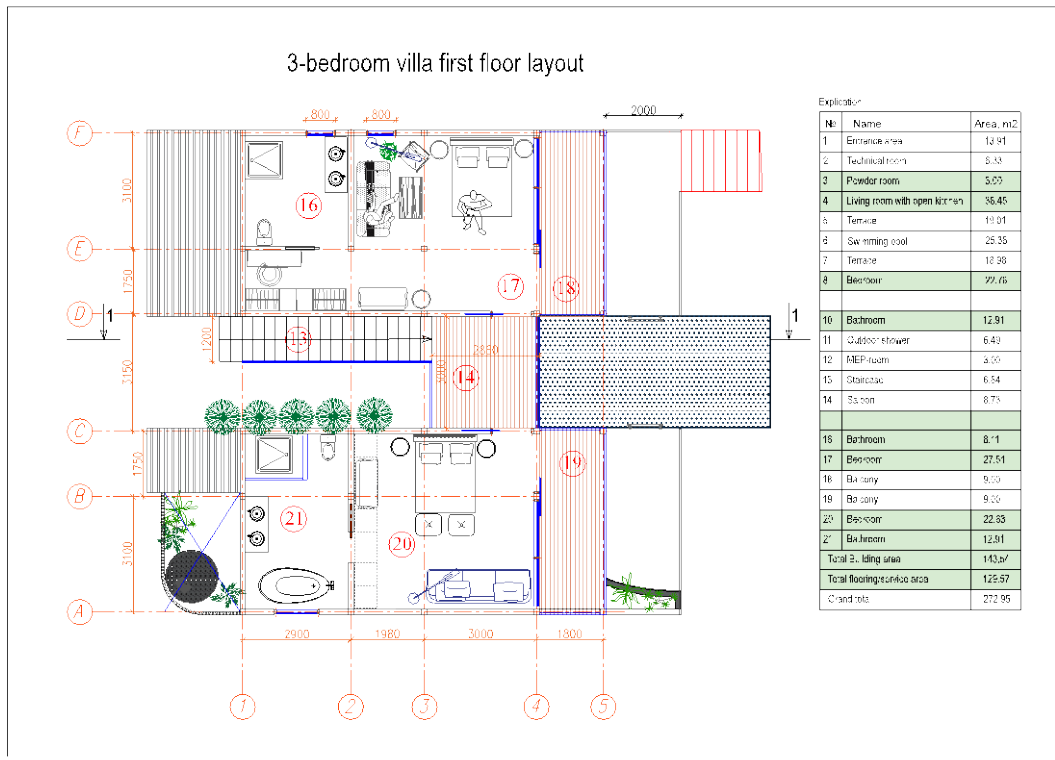
**a particular shape on this model made from 2 block separated by an interior entrance en garden, and a pool half indoor half outdoor.**

**All the bedrooms face the pool with their privacy.**

***The separation between the two blocks make feel the house bigger and interesting.***

**LAYOUT:**





**the master bedroom on the ground floor with private outdoor shower area outside the already very big bathroom.**

**- Price: 230.000 Euro. Plus extra services.**

**BEACH COMPLEX APARTMENTS EACH 75 M2, TOTAL AREA 300 M2.**



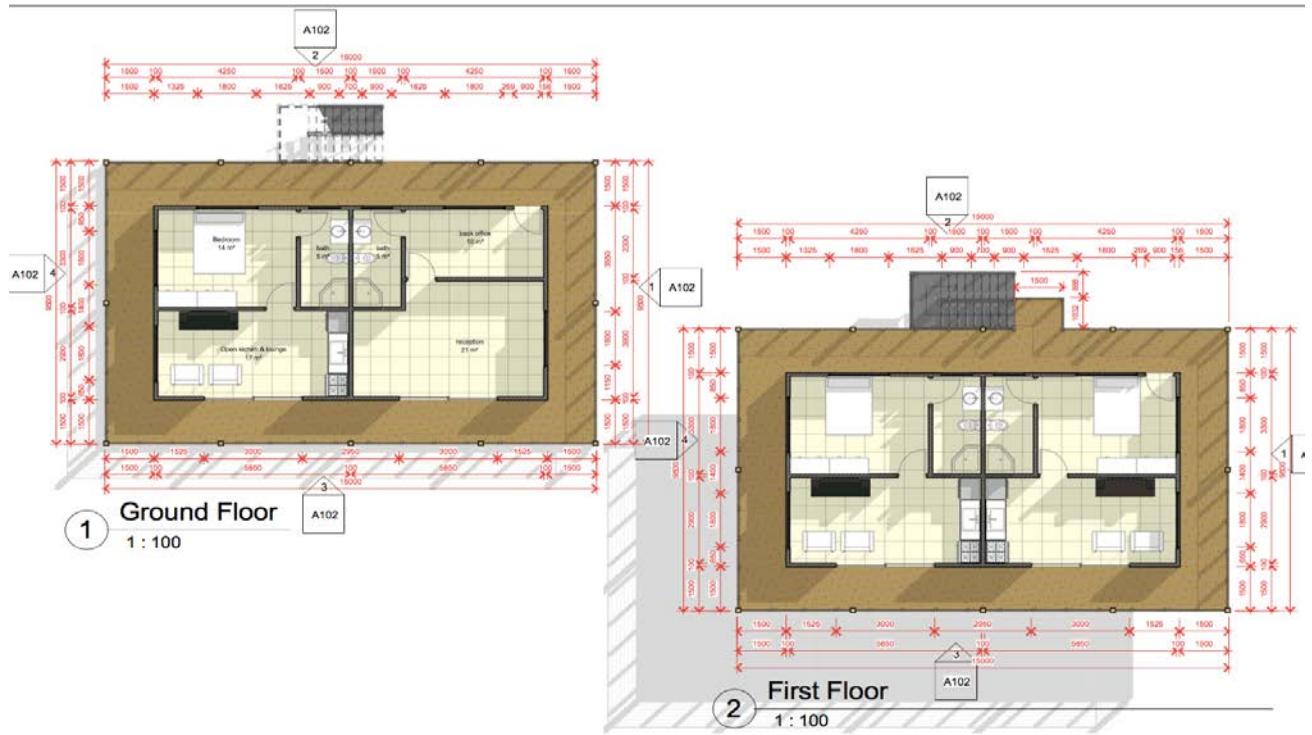
1 3D View 1



2 3D View 2



3 3D View 3



**DESCRIPTION AND PRICE:**

**four independent apartments**

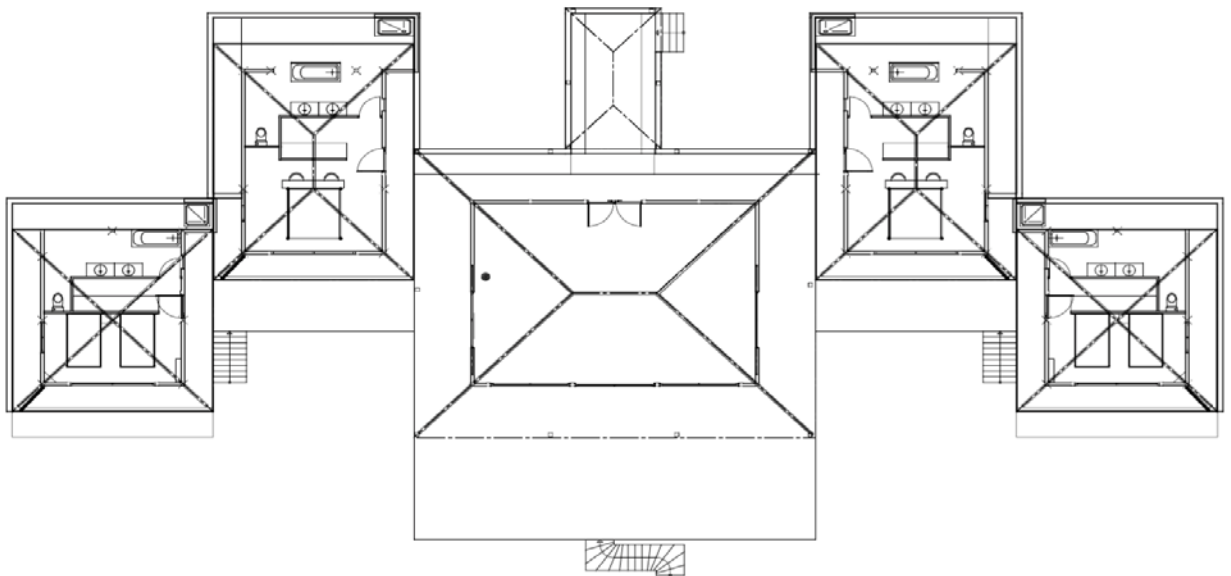
**Each apartment 36 m2 inside plus 35 m2 of terraces.**

**Total structure area 284 mw**

**Starting price: 180.000 Euro.**

**TROPICAL VILLA 4 BEDROOM RESORT/TOURISM.**

**CENTRAL UNIT LIVING, DINING, KITCHEN PLUS 4 SEPARATE MASTER BEDROOMS.**



**DESCRIPTION:**

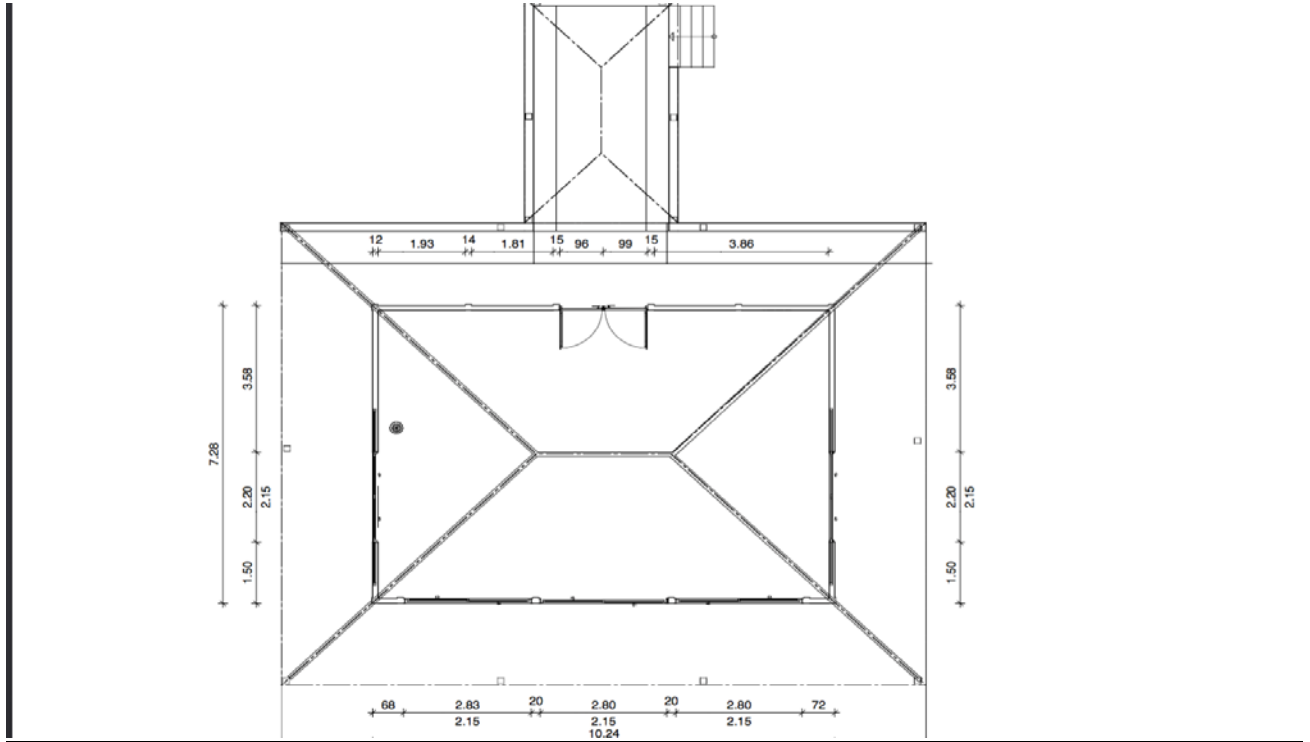
**A different concept of living the house, every room is a separate unit, very private.**

**The suite are open space, with back open shower, in a fantastic tropical garden.**

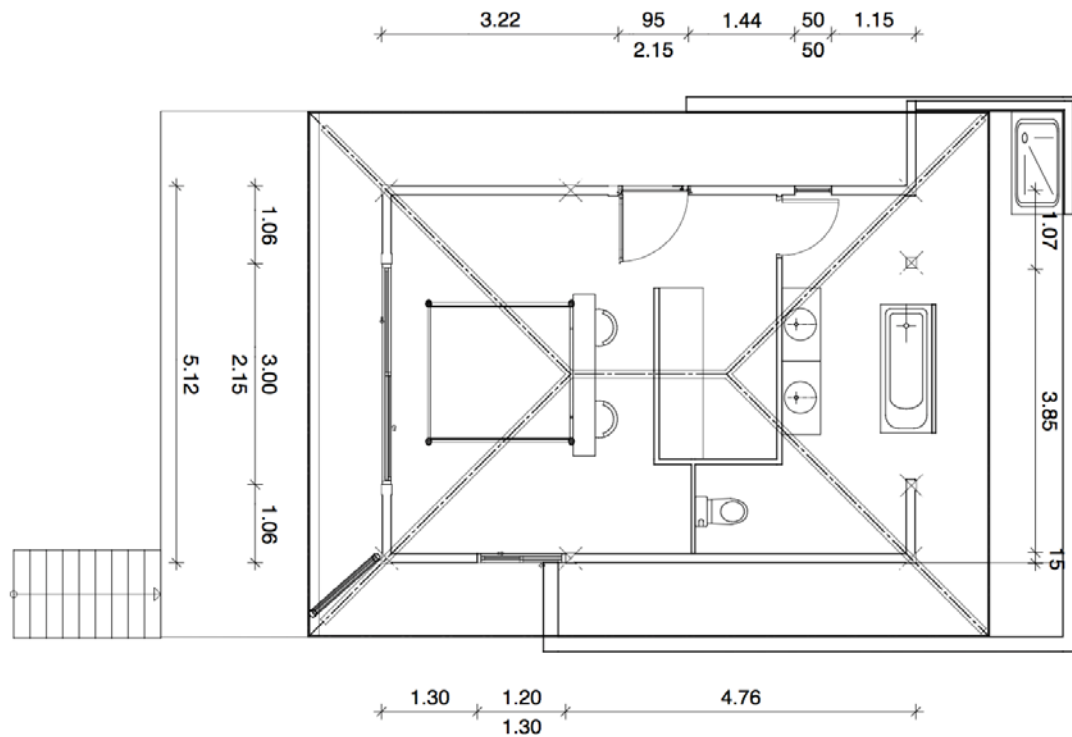
**The huge front deck connect the 4 suite with the commo central unit.**

The outdoor covered areas create armonic passages to connect the areas making you feel like if you are in a 5 star resort.

**CENTRAL UNIT :**



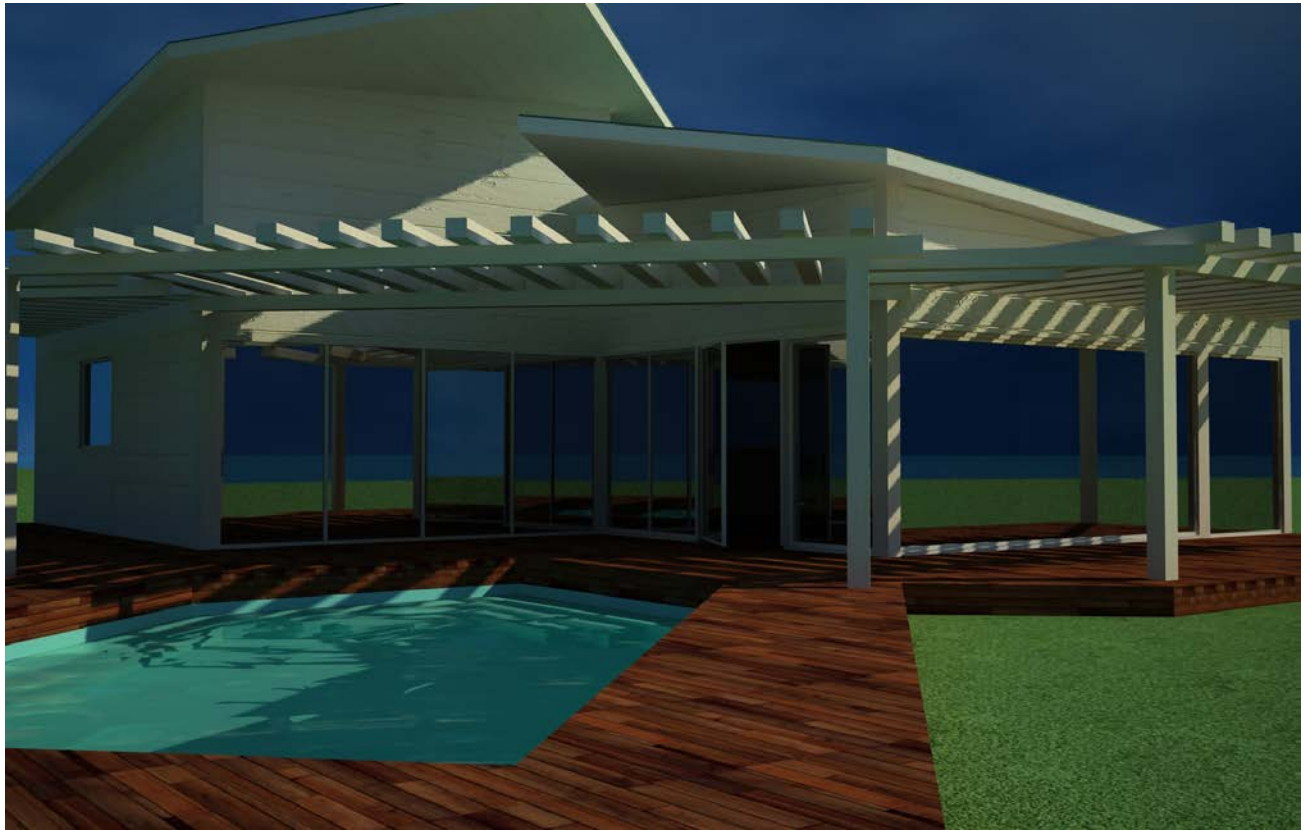
**SUITE:**

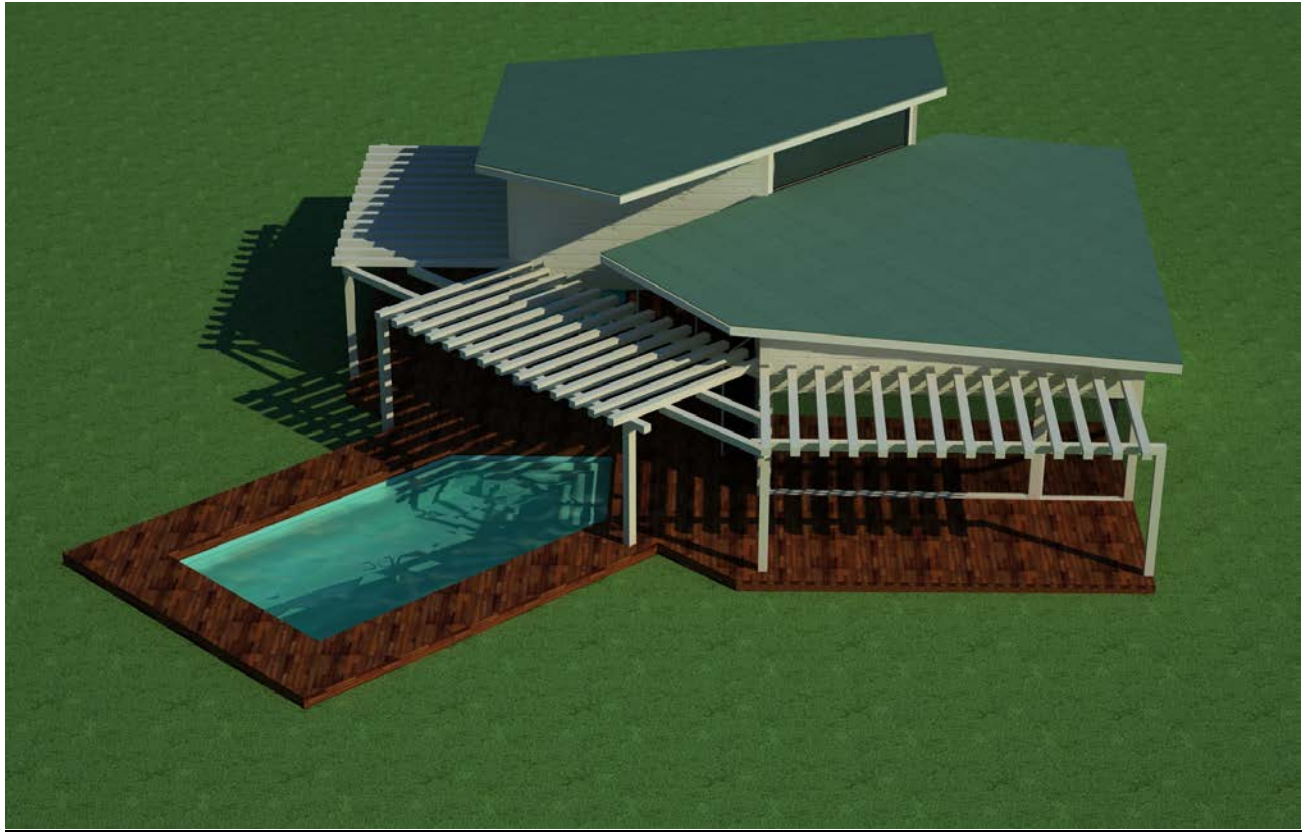


**PRICE :**

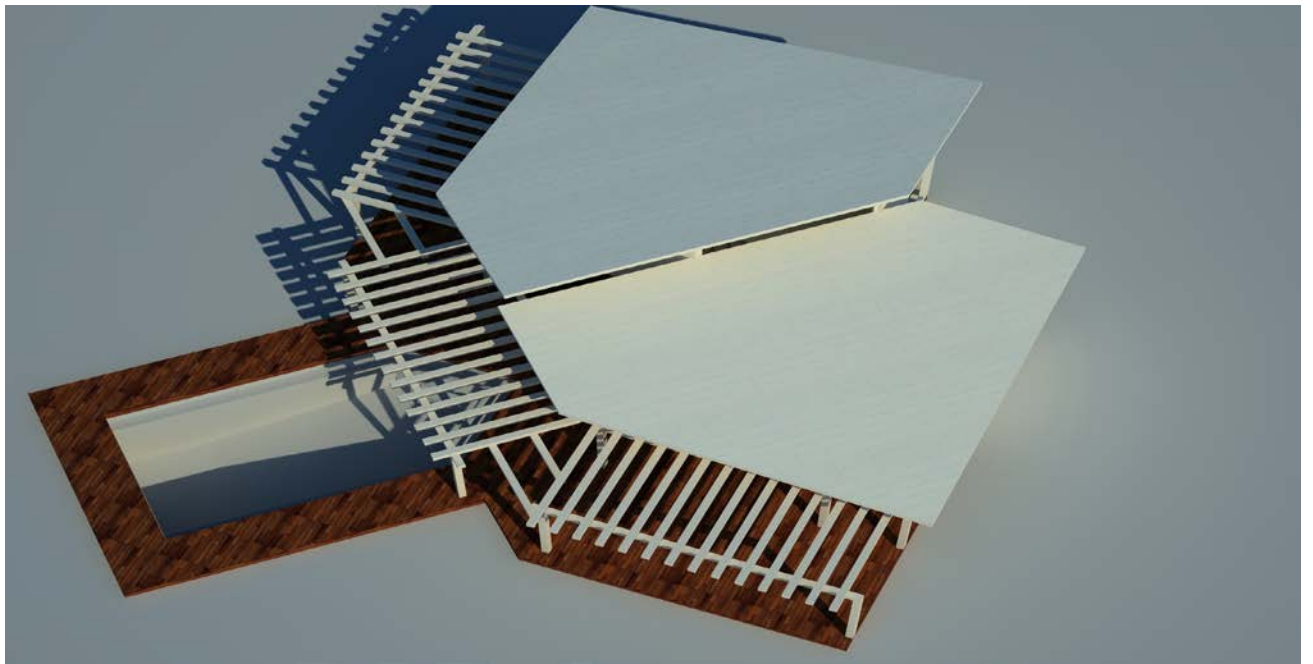


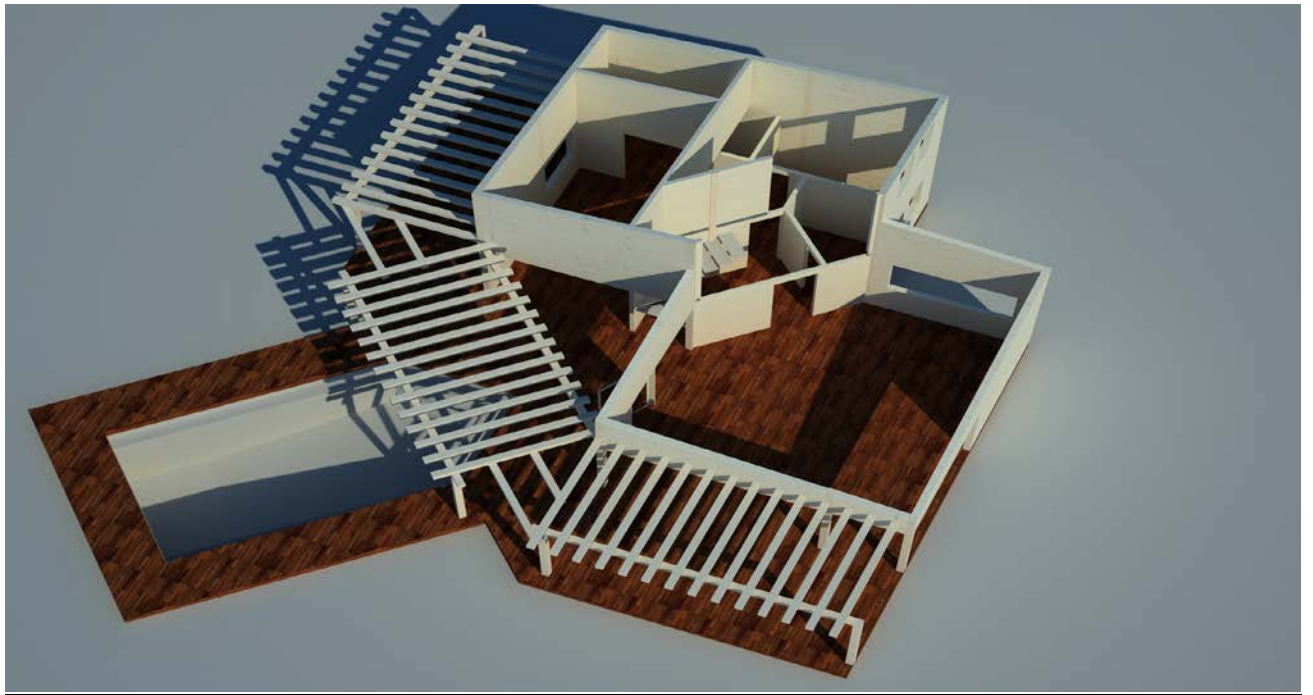
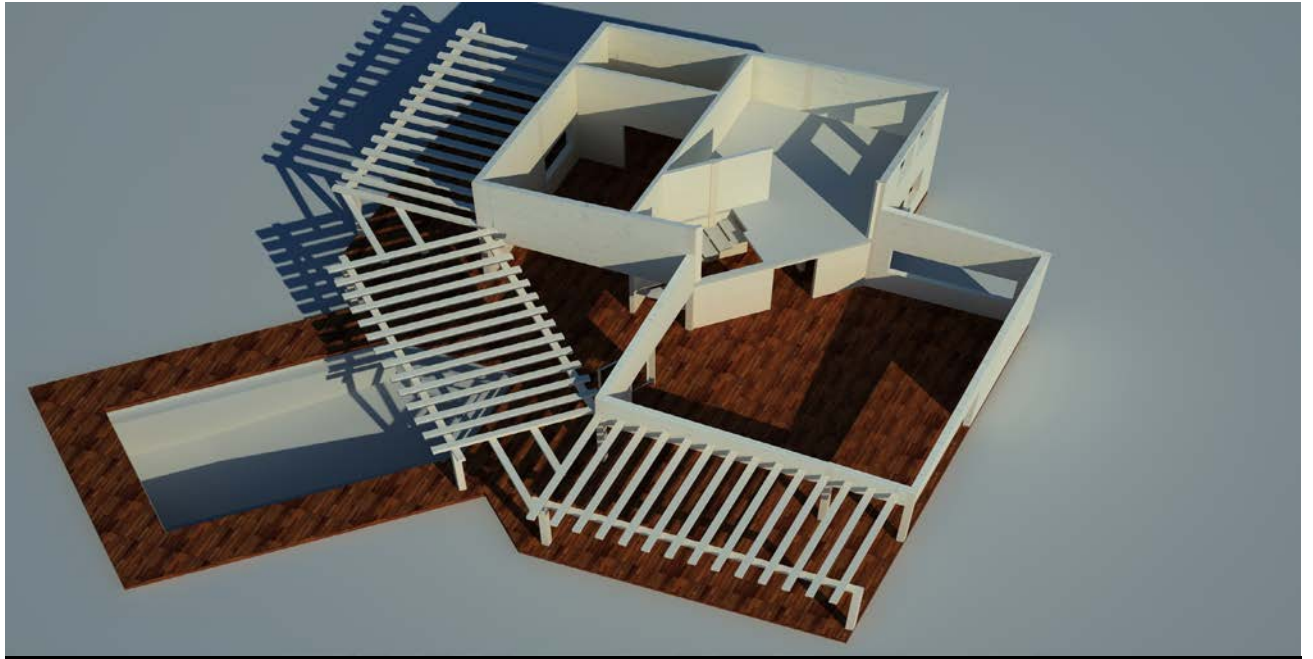
**SLICE VILLA, M2.... :**

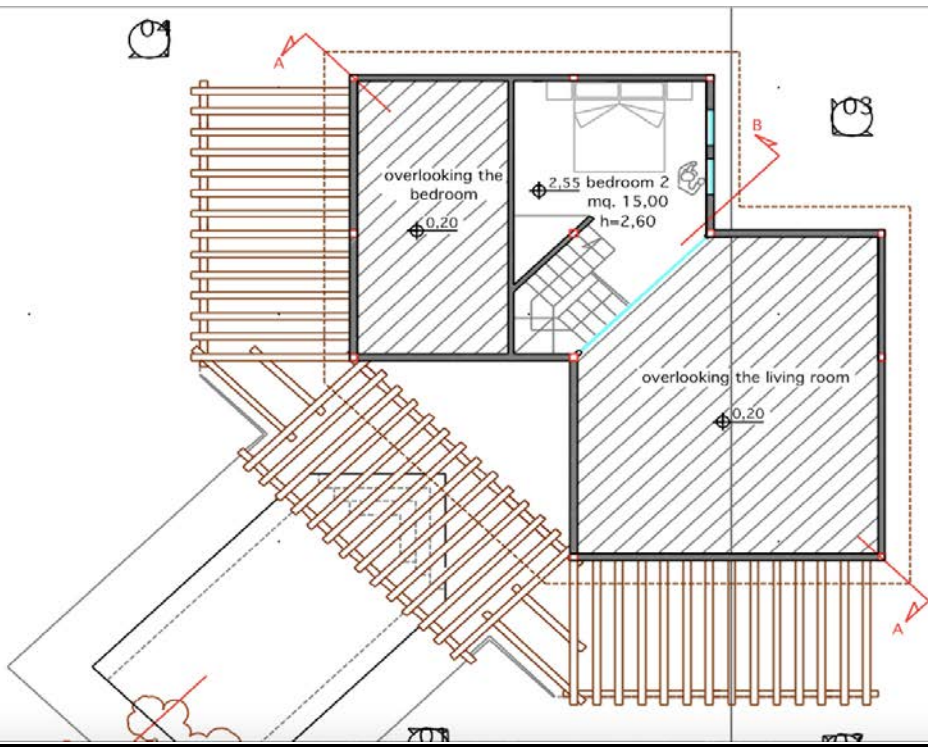
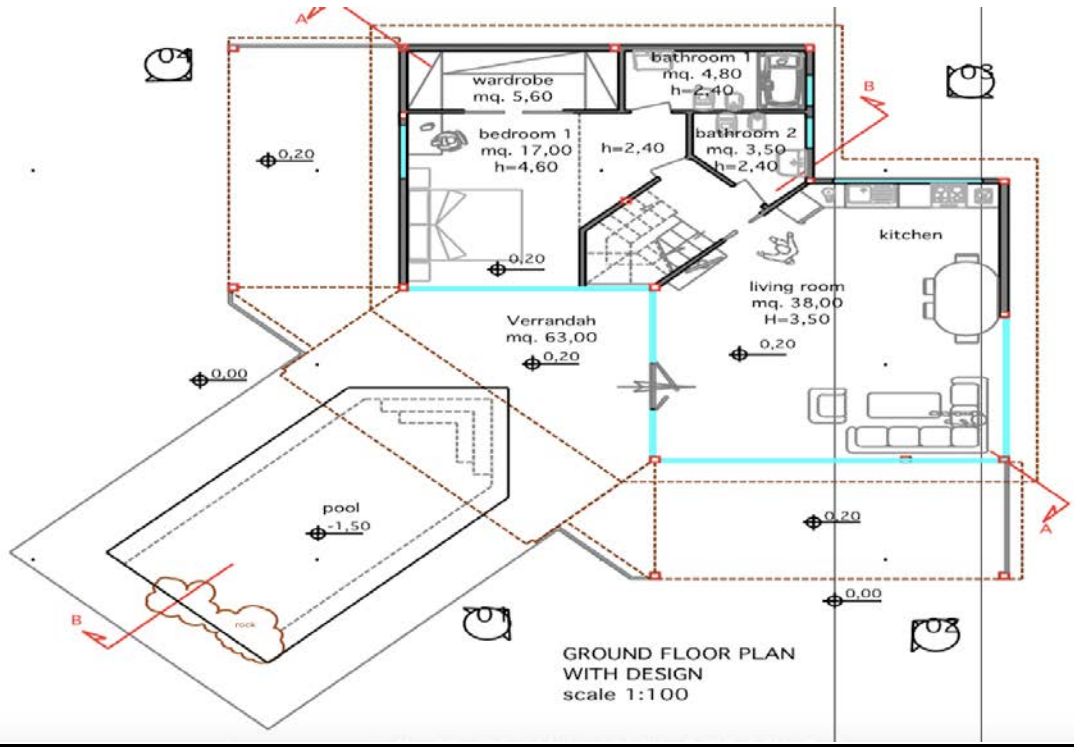




**DESCRIPTION:**







**TOP LEVEL FROM 1200 EURO PER SQM....**

**VILLA PAGODA 420 m2**



Prog. Bougaville Seychelles



Prog. Bougaville Seychelles

**DESCRIPTION:**

**PRICE: including custom furnitures: 530.000 Euro.**

**LAYOUT:**





**-- MODEL CAPANNO 4 VEDROOM 264 M2.**



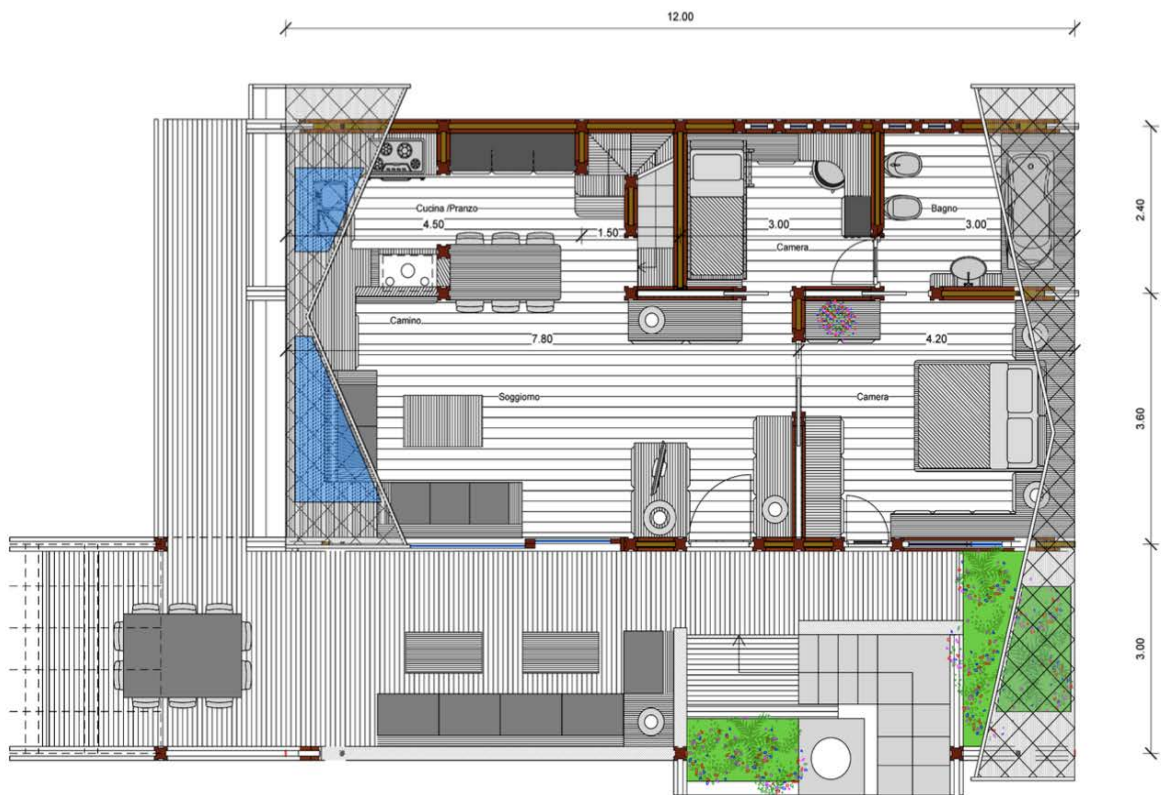
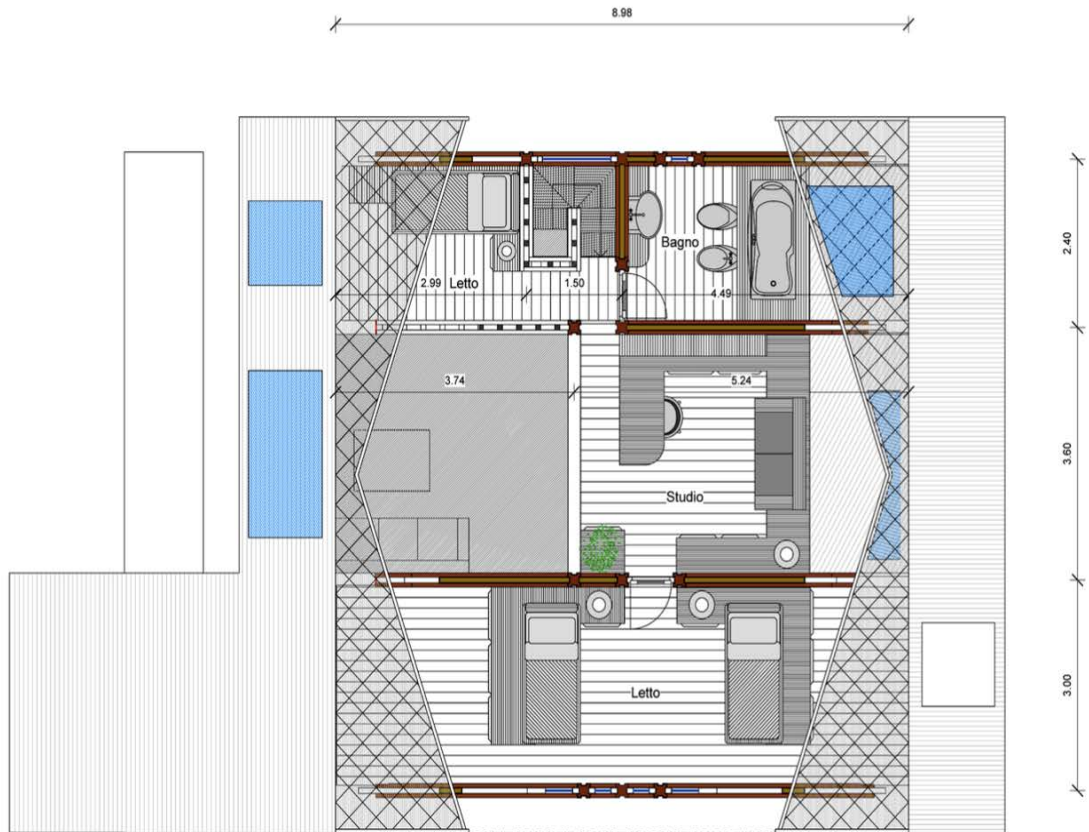






**NOTE:**

**LAYOUT: G.floor 156 m2 plus F. floor 108 M2 = 264 M2**



**- PRICE: 330.000 EURO**



**-- MAISON HOLLYWOOD :**

**BASEMENT : 240 M2**

**GROUND FLOOR: INTERIOR AREAS 564 M2, COVERED AREAS 442 M2.**

**FIRST FLOOR: INTERIOR AREA 303 M2, COVERED AREAS 104 M2.**





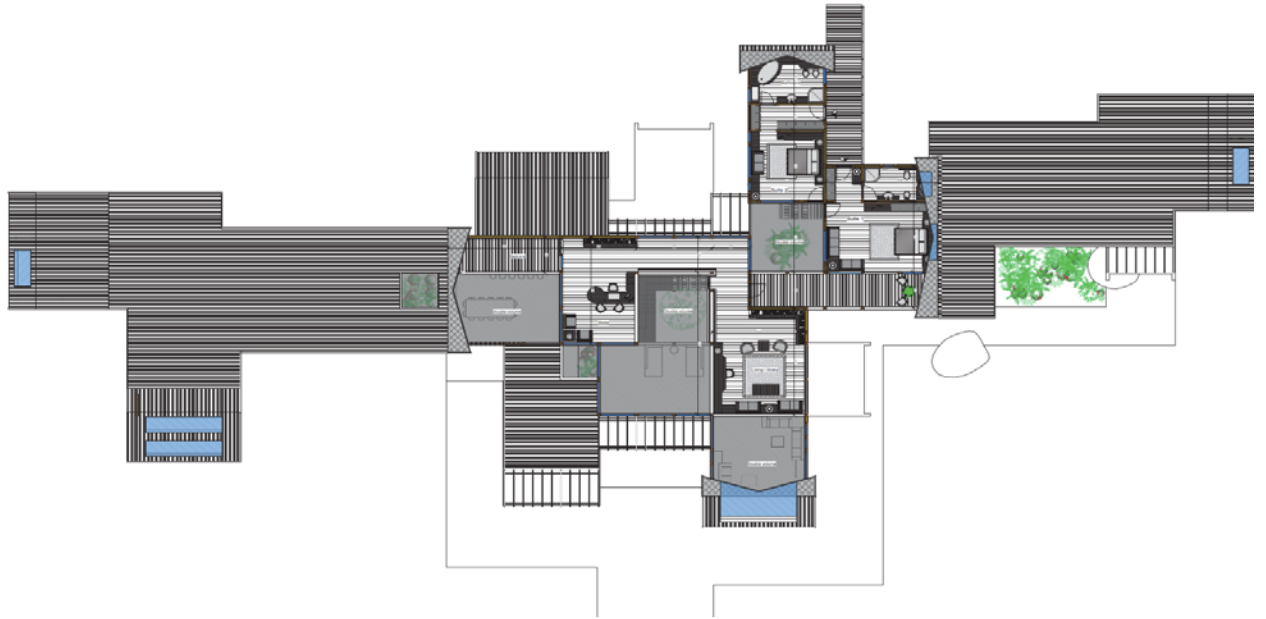


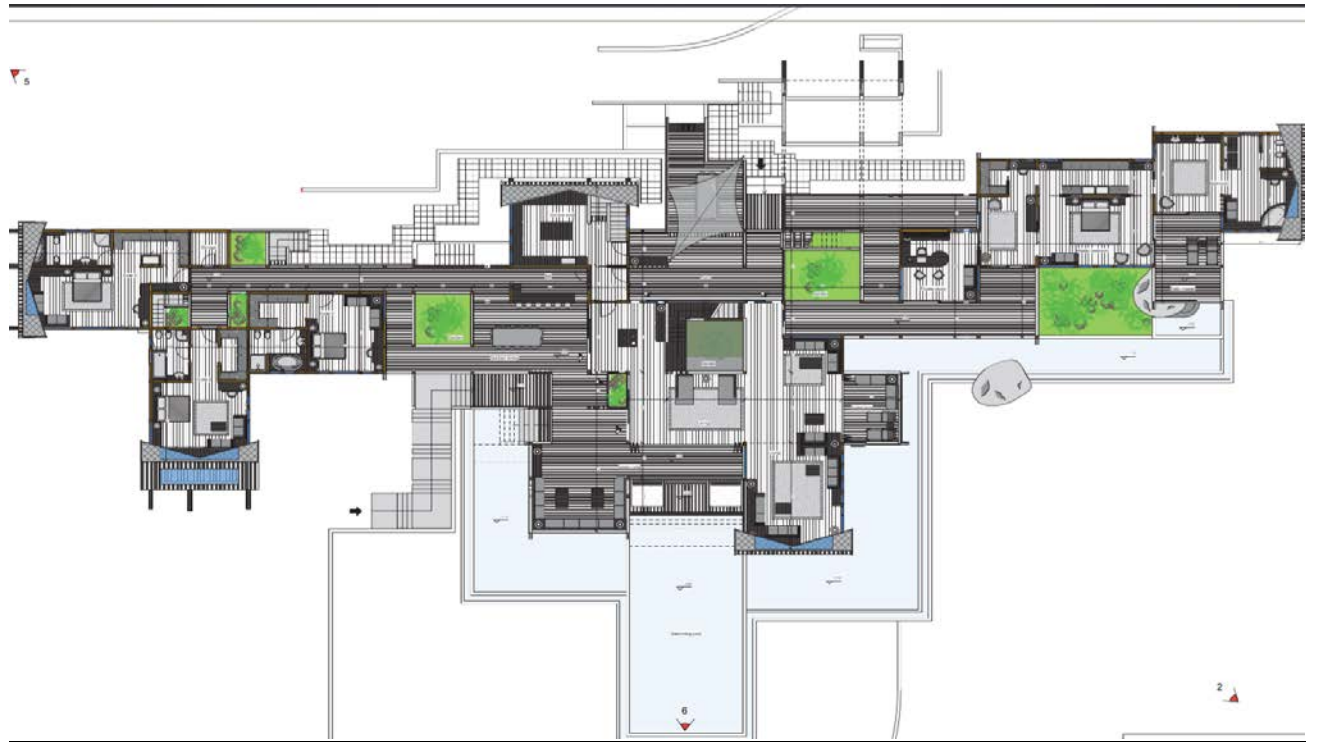




**NOTE:**

**LAYOUT:**





**- PRICE: 2.500.000 EURO.**