



TARIFF FOR VILLAS IN THE LECHIA ESTATE

UPDATED: 13/05/2025

INTRODUCTION

The Lechia Estate, located in New Tamatave, Madagascar, is a unique and exclusive project nestled in the northern suburbs of Toamasina (500,000 inhabitants), along the Indian Ocean, just 11 km from the airport and 15 km from the city center. This project spans 3 hectares of exclusive land, featuring 22 single-story villas, each on plots starting from 729 m², surrounded by private gardens. The estate also offers direct access to a private beach, a tropical garden, and a seaside relaxation area.

All villas are delivered "turnkey," with high-end finishes, exotic wood accents, two or three bedrooms with private bathrooms, and a spacious living room with an open kitchen. Each home comes equipped with basic furniture and a power generator to ensure optimal comfort.

The estate also benefits from a comprehensive infrastructure, including 24-hour security, a swimming pool, a restaurant, a boutique, and a children's playground. It offers a high rental potential, both for tourism and long-term stays. The estate is managed by the local company Groupe Immobilier Nobilis SARL, ensuring professional service for property rentals and maintenance, providing a worry-free investment.

DETAILED PRICE LIST OF PROPERTIES (AVAILABLE PROPERTIES)

Plot Number	Land Area [m2]	Usable House Area [m2]	Terrace Area [m2]	Description	Price [EUR]	Building Line	Status
4	1 050	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 196 920	fourth line	
5	810	83	70	<ul style="list-style-type: none">2 bedrooms, 2 bathrooms,living room with kitchenette	€ 151 520	fourth line	
12	1 059	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 229 230	third line	built, in the finishing phase
13	842	83	70	<ul style="list-style-type: none">2 bedrooms, 2 bathrooms,living room with kitchenette	€ 178 700	third line	
14	842	83	70	<ul style="list-style-type: none">2 bedrooms, 2 bathrooms,living room with kitchenette	€ 178 700	third line	
15/16	1 740	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 268 720	third line	built, in the finishing phase
17	899	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 214 830	second line	
18	814	83	70	<ul style="list-style-type: none">2 bedrooms, 2 bathrooms,living room with kitchenette	€ 176 180	second line	
19/20	1 628	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 293 440	second line	built, in the finishing phase
21/22	1 880	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 316 120	second line	under construction
23	1 115	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 280 720	first line	under construction
27	748	87	30	<ul style="list-style-type: none">2 bedrooms, 3 bathrooms,living room with kitchenette,swimming pool	€ 205 246	first line	
28	729	108	105	<ul style="list-style-type: none">3 bedrooms, 3 bathrooms,living room with kitchenette	€ 234 400	first line	built, in the finishing phase

SCHEMATIC MAP OF THE LECHIA ESTATE



The prices provided in this price list are for reference only and do not constitute a binding offer. We reserve the right to change the prices without prior notice. This price list is valid from 13/05/2025 until further notice.

