

Phase 4

PENTHOUSES & APARTMENTS





THE SMART CITY

EXISTING PROJECTS

- 1. Mont Choisy Le Golf
- 2. Mont Choisy La Ferme
- 3. Mont Choisy Le Mall
- 4. Boulevard and Parkway
- 5. Mont Choisy Le Parc Residences
- 6. Mont Choisy Heritage Zone
- 7. Mont Choisy La Réserve
- 8. Mont Choisy Nature Reserve
- 9. Mont Choisy Stables
- 10. Bois Chandelle Development
- 11. Mont Choisy Les Allées du Golf
- 12. Mont Choisy Leisure Centre

FUTURE DEVELOPMENTS

- 13. Healthcare
- 14. Lifestyle Hub15. Centre for Sporting Excellence
- 16. MON CHOISY BEACH

THE RESIDENCES OF PHASE 4

Apartments & Penthouses

BLOCK B TYPE C

2 Bed - G01/F03 3 Bed - G02/F04 Penthouse - 3 Bed - P0

BLOCK B2 TYPE B

2 Bed - G01/F03/S05 3 Bed - G02/F04/S06 Penthouse - 3 Bed - P07

BLOCK B3 TYPE A

2 Bed Type A - G01/F04/S07 2 Bed Type B - G02/F05/S08 3 Bed - G03/F06/S09 Penthouse - 4 Bed- P10

BLOCK B4 TYPE B

2 Bed - G01/F03/S05 3 Bed - G02/F04/S06 Penthouse - 3 Bed - P07

BLOCK B5 TYPE C

2 Bed - G01/F03 3 Bed - G02/F04 Penthouse - 3 Bed - P05





TROPICAL LIVING AT ITS BEST

Architecturally striking

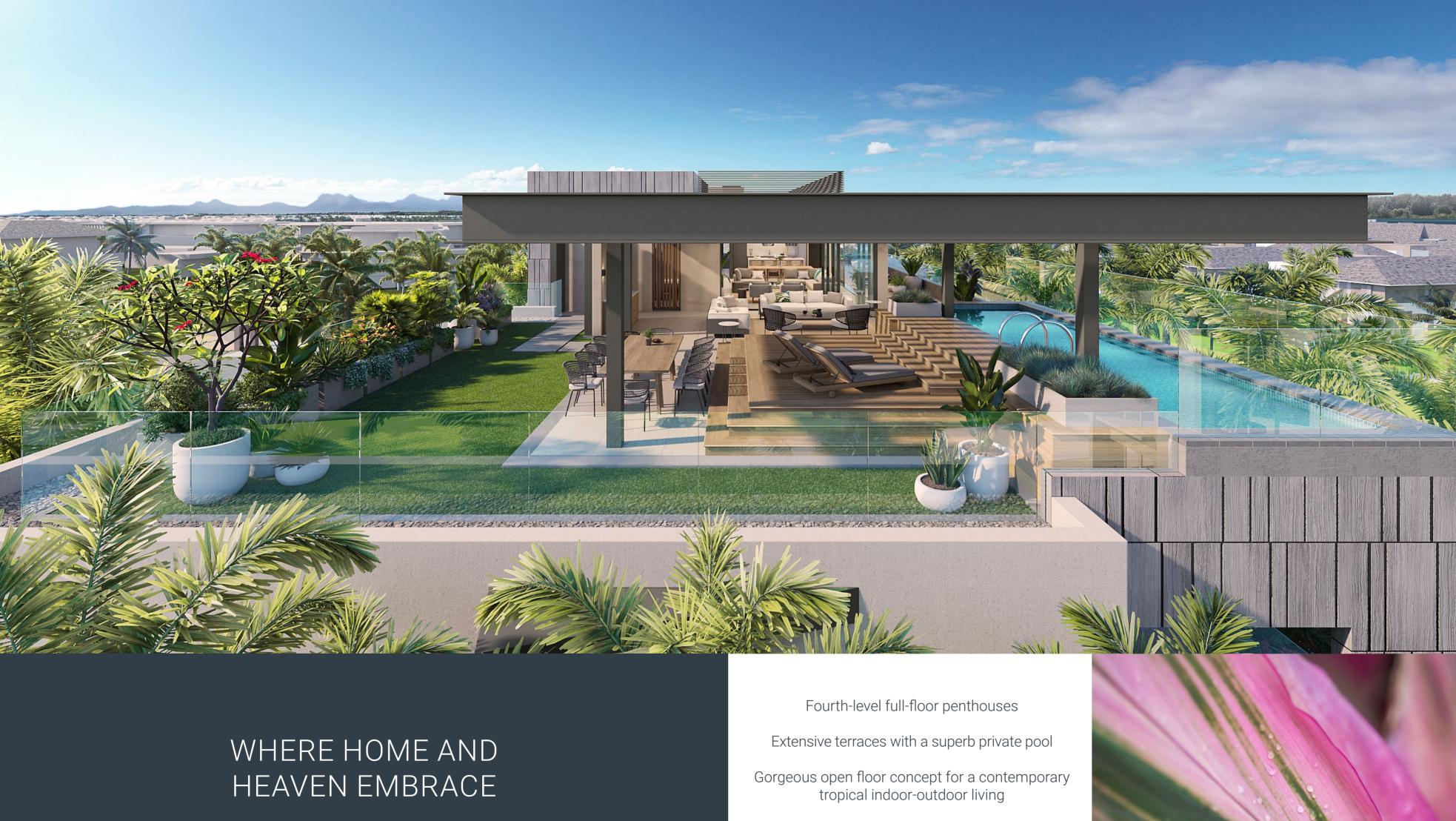
Contemporary Mauritian-style architecture

Surrounded by colourful tropical landscaping

Overlooking the generous common pool area

Stunning views of the neighbouring sea and golf





Stunningly dramatic

Landscaped gardens, rich tropical materials and textures adding to the coastal feel

Views on the sea and islets of the North or over the golf course to the mountains beyond







THE SEAMLESS FLOW OF PURE LUXURY

Impeccably crafted

Wide floor-to-ceiling openings inviting natural sunlight and coastal breeze

Lush wooden cabinetry, luxurious marble kitchen countertops and sleek light tiled flooring

Carefully chosen kitchen appliances and flush modern fittings





BLURRING THE BOUNDARIES

Feel instantaneously drawn to the outside

Refined finishes, fixtures and neutral colour scheme

Few barriers and separations for a calm relaxed environment

Delivered as the ideal canvas to reflect your unique style

FULL-FLOOR PENTHOUSE BLOCK B1 & B5 TYPE C

3 Bedrooms P05

TOTAL COVERED AREA - 217 M²
TOTAL BUILT AREA - 344 M²

SURFACE TABLE - AREA (M²)

1	Dining / Living room	16
١.	Dining / Living room	46
2.	Kitchen	14
3.	Toilet	3
4.	Lobby	26
5.	Bedroom 1	15
6.	Bathroom 1	6
7.	Bedroom 2	23

8.	Bathroom 2	7
9.	Bedroom 3	18
10.	Bathroom 3	11
11.	Closet bedroom 3	7
12.	Balcony	40
13,14	Open terrace, pool &	
	outdoor store	126



FULL-FLOOR PENTHOUSE BLOCK B2 & B4 TYPE B

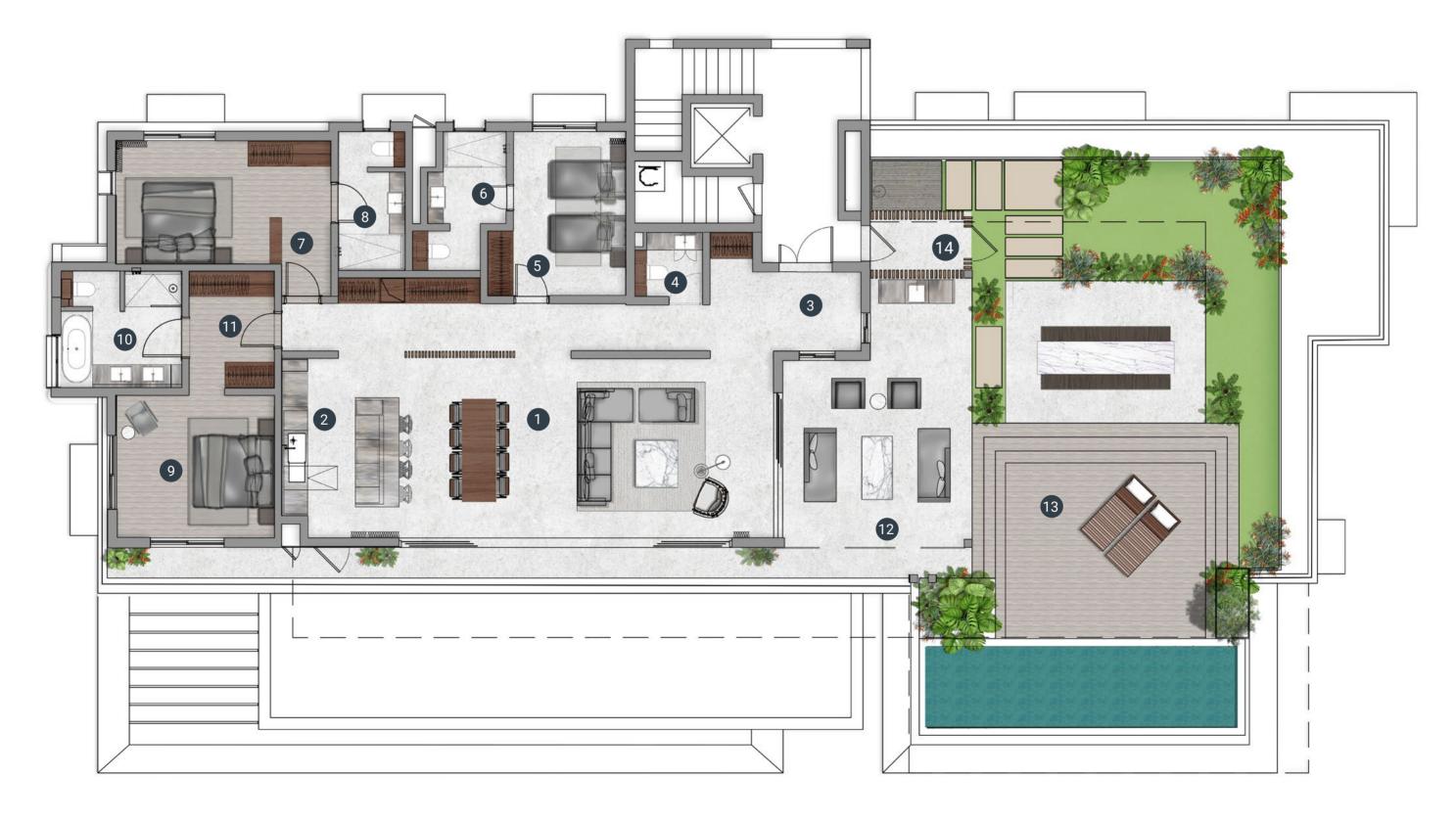
3 Bedrooms P07

TOTAL COVERED AREA - 241M²
TOTAL BUILT AREA - 356 M²

SURFACE TABLE - AREA (M²)

1	Dining / Living room	47
١.	Dining / Living room	4/
2.	Kitchen	14
3.	Lobby	28
4.	Toilet	4
5.	Bedroom 1	15
6.	Bathroom 1	8
7	Bedroom 2	21

8. Bathroom 2	_ /
9. Bedroom 3	_ 17
10. Bathroom 3	_ 11
11. Closet bedroom 3	- 7
12. Veranda	- 61
13, 14. Open terrace, pool &	
outdoor store	_ 114



FULL-FLOOR PENTHOUSE BLOCK B3 TYPE A

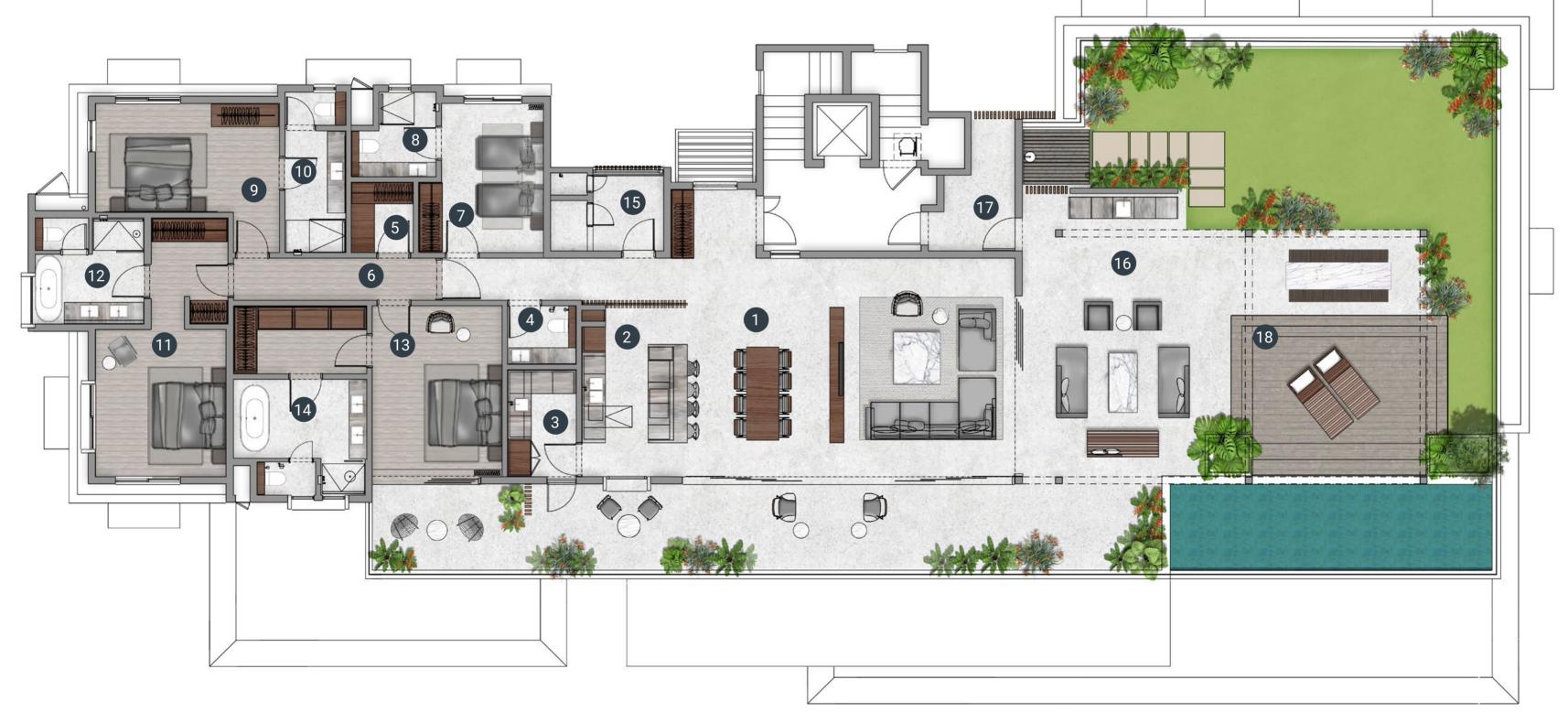
4 Bedrooms P10

TOTAL COVERED AREA - 329 M²
TOTAL BUILT AREA - 469 M²

SURFACE TABLE - AREA (M²)

	Dining / Living room	
2.	Kitchen	15
3.	Back kitchen	7
4.	Toilet	4
5.	Store	4
6.	Passage	17
7.	Bedroom 1	15
8.	Bathroom 1	6
9	Bedroom 2 ————	20

10. Bathroom 2	Ω
11. Bedroom 3	25
	25
12. Bathroom 3	11
13. Bedroom 4	27
14. Bathroom 4	13
15. Yard	5
16, 17. Covered terrace &	
outdoor store	75
18. Open terrace & pool	134







APARTMENT BLOCK B1 & B5 TYPE C

3 Bedrooms Ground and first floors

G02/F04

Ground floor - G02

TOTAL COVERED AREA - 242 M²
TOTAL BUILT AREA - 242 M²

First floor - F04

TOTAL COVERED AREA - 225M²
TOTAL BUILT AREA - 225 M²

SURFACE TABLE

		AREA G02	A (M²) F04
1. 2. 3. 4. 5. 6. 7. 8. 9. 11. 12.	Bathroom 3	53 16 20 4 3 15 6 23 7 22 11 7 54	53 16 20 4 3 15 6 23 7 22 11 7 38
	G02 - Garden area	+/-81	



APARTMENT BLOCK B1 & B5 TYPE C

2 Bedrooms Ground and first floors

G01/F03

TOTAL COVERED AREA - 169 M²
TOTAL BUILT AREA - 169 M²

SURFACE TABLE

AREA (M²)

1.	Dining/Living room	41
	Kitchen	
	Lobby	10
4.	Toilets	4
5.	Yard	3
6.	Bedroom 1	17
7.	Bathroom 1	6
8.	Bedroom 2	26
9.	Bathroom 2	10
10.	Closet bedroom 2	9
11.	Terrace	28
	G01 - Garden area	± /_6



APARTMENT BLOCK B2 & B4 TYPE B

3 Bedrooms Ground, first and second floors

G02/F04/S06

Ground & first floors - G02 / F04
TOTAL COVERED AREA - 257 M²
TOTAL BUILT AREA - 257 M²

Second floor - S06 TOTAL COVERED AREA - 235 M² TOTAL BUILT AREA - 235 M²

SURFACE TABLE

		AREA (M²)
		G02/F04	S06
1.	Living room	54	54
2.	Kitchen		18
3.	Lobby	19	19
4.	Toilet	. 4	4
5.	Yard	6	6
6.	Bedroom 1	15	15
7.	Bathroom 1	6	6
8.	Bedroom 2	23	23
9.	Bathroom 2	. 7	7
10.	Bedroom 3	22	22
11.	Bathroom 3	. 11	11
12.	Closet bedroom 3	. 7	7
13.	Veranda	65	43
	G02 - Garden area	+/- 67	



APARTMENT BLOCK B2 & B4 TYPE B

2 Bedrooms Ground, first and third floors

G01/F03/S05

TOTAL COVERED AREA - 176 M²
TOTAL BUILT AREA - 176 M²

SURFACE TABLE

AREA (M²)

1.	Dining/Living room	40
2.	Kitchen	17
3.	Lobby	9
4.	Toilet	4
5.	Yard	3
6.	Master bedroom	26
7.	Master bathroom	10
8.	Master closet	9
9.		17
10.	Bathroom 1	6
11.	Veranda	36
	CO1 Cordon area	. , , ,
	G01 - Garden area	+/- 50



APARTMENT BLOCK B3 TYPE A

3 Bedrooms Ground, first and second floors

G03, F06, S09

Ground floor - G03
TOTAL COVERED AREA - 237 M²
TOTAL BUILT AREA - 237 M²

First & second floors - F06 & S09
TOTAL COVERED AREA - 223 M²
TOTAL BUILT AREA - 223 M²

SURFACE TABLE

AREA (M²) G03 F06/S09

1.	Living room	_ 74	74
2.	Kitchen	_ 17	17
3.	Toilet	_ 3	3
4.	Bedroom 1	- 15	15
5.	Bathroom 1	- 6	6
6.	Bedroom 2	- 23	23
7.	Bathroom 2	- 7	7
8.	Bedroom 3	- 30	30
9.	Bathroom 3	- 11	11
10.	Terrace	- 47	33
11.	Yard	_ 4	4

G03 - Garden area _____+/- 64



APARTMENT BLOCK B3 TYPE A

2 Bedrooms - Type A Ground, first and second floors

G01, F04, S07

Ground floor - G01
TOTAL COVERED AREA - 176 M²
TOTAL BUILT AREA - 176 M²

First & second floors - F04 & S07
TOTAL COVERED AREA - 173 M²
TOTAL BUILT AREA - 173 M²

SURFACE TABLE

AREA (M²) G01 F04/S07

1.	Entrance	12	12
2.	Dining/Living room	40	40
3.	Kitchen	16	16
4.	Toilet	3	3
5.	Master bedroom	33	33
6.	Master bathroom	10	10
7.	Bedroom 1	15	15
8.	Bathroom 1	6	6
9.	Terrace	34	31
10.	Yard	4	4

G01 - Garden area _____+/-52



APARTMENT BLOCK B3 TYPE A

2 Bedrooms - Type B Ground, first and second floors

G02, F05, S08

Ground floor - G02
TOTAL COVERED AREA - 142 M²
TOTAL BUILT AREA - 142 M²

First & second floors - F05 & S08
TOTAL COVERED AREA - 131 M²
TOTAL BUILT AREA - 131 M²

SURFACE TABLE

AREA (M²)

G02 F05/S08

1. Dining/Living room ______ 36 36
2. Kitchen ______ 12 12
3. Pantry _____ 3 3
4. Bedroom 1 _____ 18 18
5. Bathroom 1 _____ 7 7
6. Bedroom 2 _____ 15 15
7. Bathroom 2 _____ 8 8
8. Terrace _____ 36 25
9. Yard _____ 5 5

G02 - Garden area _____ +/-32



FINISHES & MATERIALS

A selection of stunning finishes and materials has been devised for the embellishment of the apartments and penthouses. Those consist of lavish Quartz for the kitchen countertops and bathroom vanity tops, high quality modern porcelain tiles for the interior floors, walls, yards and verandahs, as well as beautiful wood decking surrounding the penthouse pools.

Whilst every effort will be made to deliver our product as in the images shown, there may be some changes in colour or tone and materials available on the market at the time. For this reason, the illustrations, drawings and specifications contained in this document are indicative and non-contractual.





Flooring & Countertops

The nature-inspired colours and textures of materials used for the finishing touches of the residences blend pleasantly together to enhance the tropical elegant mood and serene atmosphere.

Walls

The walls shall be covered with long-term durable paint with water-based ecological, anti-fungus and water repellent properties with a matt finish as well as other luxurious textured finishes.

QUARTZ & TILES FROM ITALY

The chosen quartz and tiles from Italy are known to be of the finest quality. Their use in the residences reflects elegance and modern sophistication with the perfect neutral colours to suit your lifestyle.



Natural dark wood colour and finish porcelain tiles for bedrooms

> Oak wood fitted furniture, doors and skirtings

OUARTZ

20mm thick

Statuario Leonadro

CAESAR ALCHEMY

Mint porcelain mosaic tiles (penthouse pool)

RANGE

Bianco porcelain tiles for common areas

BATHROOM FIXTURES

The bathrooms feature some of the best European brands of fixtures for the quality conscious. The modern designs and premium taps, showers, sinks and toilets are chosen not only for their aesthetic appeal but also for their functional benefits.









AXOR
LAUFEN

GEBERIT

hansgrohe

BATHROOM
BUTLER



IMPORTED EUROPEAN KITCHEN

The best European brands were carefully chosen for an elegant and harmonious ensemble and to ensure the best quality and durability of products for your bathrooms. Everything is taken care of for your ultimate comfort and carefree living.

The main appliances have been selected from the luxury European brand SMEG and shall include induction hobs and thermo-ventilated ovens, amongst others, adding a unique sophisticated touche to your kitchen.







Carysil single & double undermount sink Champagne colour

Smeg appliances reference for kitchens



hansgrohe

CARYSIL



THE SMART CITY SCHEME

The ultimate work-live-relax lifestyle

The Smart City Scheme is an economic development programme aimed at consolidating the Mauritian International Business and Financial Hub by creating ideal conditions for working, living and spurring investment through the development of smart cities across the island.

As per the Smart City Scheme, Mont Choisy La Destination is allowed to sell real property for residential and non-residential purposes to investors, citizens and non-citizens of Mauritius, providing them the option of living in sustainable, convenient and enjoyable urban surroundings.

RESIDENCE PERMIT & FAVOURABLE TAX REGIME

As an approved development under the Smart City Scheme, Mont Choisy La Réserve grants foreign buyers and their immediate families with Mauritian residency on purchase of a property that exceeds USD 500 000 (excluding taxes). The country also provides a conducive investment environment with low levels of taxation such as a corporate tax rate of 15%, no inheritance tax and no capital gains tax.

