



FAIRWAY & SANCTUARY
VILLAS



MONTCHOISY
LA RÉSERVE

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 Allées du Golf
12. Mont Choisy Leisure Centre

FUTURE DEVELOPMENTS

13. Healthcare
 14. Lifestyle Hub
 15. Centre for Sporting Excellence
16. MON CHOISY BEACH

THE RESIDENCES

APARTMENTS

BLOCK A1
3 Bed - G01/F04/S07
2 Bed Type B - G02/F05/S08
2 Bed Type A - G03/F06/S09
Penthouse P10

BLOCK A2
2 Bed Type A - G01/F04/S07
1 Bed - G02/F05/S08
3 Bed - G03/F06/S09
Penthouse P10

BLOCK A3
2 Bed Type A - G01/F04/S07
2 Bed Type B - G02/F05/S08
3 Bed - G03/F06/S09
Penthouse P10

SANCTUARY VILLAS

1. SA1 - Area 785 m²
2. SA2 - Area 784 m²
3. SA3 - Area 812 m²
4. SA4 - Area 996 m²
5. SA5 - Area 779 m²
6. SA6 - Area 772 m²
7. SA8 - Area 812 m²
8. SA9 - Area 821 m²
9. SA10 - Area 882 m²
10. SA11 - Area 827 m²
11. SA12 - Area 818 m²

FAIRWAY VILLAS

1. No.1 - Area 1,337 m²
2. No.2 - Area 1,314 m²
3. No.3 - Area 1,409 m²
4. No.4 - Area 2,269 m²
5. No.5 - Area 2,626 m²
6. No.6 - Area 1,775 m²



Own the most
prestigious address
in Grand Baie

FAIRWAY VILLAS

SANCTUARY VILLAS

APARTMENTS

FAIRWAY VILLAS

FOR A LIFE WITHOUT
COMPROMISE





ONE OF A KIND VILLAS

Experience privilege

Breathtaking contemporary Mauritian design

Invaluable security and privacy for the whole family's peaceful retreat

Full-height full-length glass openings inviting the outdoors in

The abundant space and sleek structure intend to captivate every generation and suit every occasion

A SEAMLESS BLEND WITH NATURE

Uninterrupted flow into the outdoor





AWE-INSPIRING LIFESTYLE

Sumptuously oversized

Graceful seamless design pulling the exterior colours and textures into your home

Beautiful light and airy living spaces offering front-row seat to the marvels of nature

Premium fixtures and finishes throughout the villa

Crafted to adapt to your creative mind and to each individual's lifestyle



RISE AND SHINE TO THE BEST LIFE

Magically soothing



YOUR PRIVATE SERENE SANCTUARY

Fitted to perfection



FAIRWAY VILLA

5 Bedrooms
Ground Floor

SURFACE TABLE - AREA (M²)

GROUND FLOOR

1.	Bedroom 1	41
2.	Bathroom 1	14
3.	Entrance hall	34
4.	Living/dining room	78
5.	Kitchen	22
6.	Scullery	10
7.	Store	10
8.	Guest toilet	9
9.	Staff Toilet	5
10.	Bedroom 2	29
11.	Bathroom 2	10

OUTDOOR AREAS

12.	Garage	39
13.	Yard	56
14.	Covered terrace 1	12
15.	Outdoor living	65
16.	Pool & deck	148
17.	Porch	3
18.	Kiosk	38



FAIRWAY VILLA

5 Bedrooms
First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

19.	Lobby	13
20.	Bedroom 3	26
21.	Bathroom 3	9
22.	Bedroom 4	32
23.	Bathroom 4	8
24.	Bedroom 5	27
25.	Bathroom 5	8

OUTDOOR AREAS

26.	Covered terrace 2	39
27.	Terrace	10

TOTAL COVERED AREA - 570 M²
TOTAL BUILT AREA - 854 M²



FAIRWAY VILLA

4 Bedrooms
Ground Floor

SURFACE TABLE - AREA (M²)

GROUND FLOOR

- 1. Entrance hall ____ 20
- 2. Bedroom 1 ____ 43
- 3. Bathroom 1 ____ 14
- 4. Living/dining room 82
- 5. Kitchen ____ 23
- 6. Scullery ____ 11
- 7. Store ____ 10
- 8. Guest toilet ____ 9
- 9. Staff toilet ____ 5

OUTDOOR AREAS

- 10. Garage ____ 40
- 11. Yard ____ 50
- 12. Outdoor living ____ 62
- 13. Covered terrace 1_ 17
- 14. Pool & deck ____ 123
- 15. Porch ____ 5
- 16. Kiosk ____ 39



FAIRWAY VILLA

4 Bedrooms
First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

- 17. Lobby _____ 13
- 18. Bedroom 2 _____ 27
- 19. Bathroom 2 _____ 9
- 20. Bedroom 3 _____ 35
- 21. Bathroom 3 _____ 9
- 22. Bedroom 4 _____ 26
- 23. Bathroom 4 _____ 9

OUTDOOR AREAS

- 24. Covered terrace 2_ 30

TOTAL COVERED AREA - 544 M²
TOTAL BUILT AREA - 720 M²



SANCTUARY VILLAS

A NEW WAY OF LIFE





SUMPTUOUS DETAILS

Endless artistic possibilities

Convivial open space meticulously designed
to embrace the spirit of the North coast

Planned to offer maximum space, light, comfort and tranquillity

Interiors that inspire you and awaken your creativity

EXQUISITE LUXURY

*Unravel, exhale and rejuvenate in
your peaceful secluded space*



SANCTUARY VILLA

4 Bedrooms
Ground Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1.	Bedroom 1	17
2.	Bathroom 1	16
3.	Entrance hall	18
4.	Living/dining room	39
5.	Kitchen	18
6.	Scullery	7
7.	Store	5
8.	Guest toilet	6

OUTDOOR AREAS

9.	Garage	32
10.	Yard	20
11.	Covered terrace 1	11
12.	Outdoor living	28
13.	Pool & deck	60
14.	Porch	7
15.	Kiosk	11



SANCTUARY
VILLA

4 Bedrooms
First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

16.	Bedroom 2	22
17.	Bathroom 2	12
18.	Bridge	7
19.	TV/study	15
20.	Bedroom 3	26
21.	Bathroom 3	8
22.	Bedroom 4	25
23.	Bathroom 4	8

OUTDOOR AREAS

24.	Covered terrace 2	15
25.	Covered terrace 3	17
26.	Terrace 4	28

TOTAL COVERED AREA - 393 M²
TOTAL BUILT AREA - 503 M²



SANCTUARY VILLA

3 Bedrooms - Type A
Ground Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

- 1. Entrance hall ____ 24
- 2. Living room ____ 31
- 3. Dining room ____ 16
- 4. Kitchen ____ 18
- 5. Scullery ____ 7
- 6. Store ____ 5
- 7. Guest toilet ____ 6

OUTDOOR AREAS

- 8. Garage ____ 32
- 9. Yard ____ 20
- 10. Outdoor dining ____ 28
- 11. Outdoor living ____ 11
- 12. Pool & deck ____ 60
- 13. Porch ____ 7
- 14. Kiosk ____ 11



SANCTUARY VILLA

3 Bedrooms - Type A
First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS	
15. Bridge/study	11
16. Bedroom 1	22
17. Bathroom 1	12
18. Bedroom 2	26
19. Bathroom 2	8
20. Bedroom 3	25
21. Bathroom 3	8

OUTDOOR AREAS	
22. Covered terrace 1	11
23. Covered terrace 2	6
24. Terrace 3	28

TOTAL COVERED AREA - 352 M²
TOTAL BUILT AREA - 470 M²



SANCTUARY VILLA

3 Bedrooms - Type B
Ground Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

- 1. Entrance hall _____ 18
- 2. Living room _____ 25
- 3. Dining room _____ 13
- 4. Kitchen _____ 13
- 5. Scullery _____ 4
- 6. Store _____ 2
- 7. Guest toilet _____ 5
- 8. Staff toilet _____ 3

OUTDOOR AREAS

- 9. Garage _____ 22
- 10. Yard _____ 12
- 11. Outdoor living _____ 28
- 12. Covered terrace _____ 7
- 13. Pool & deck _____ 52
- 14. Porch _____ 10



SANCTUARY
VILLA

3 Bedrooms - Type B
First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

- 15. Bridge _____ 5
- 16. Bedroom 1 _____ 18
- 17. Bathroom 1 _____ 8.5
- 18. Bedroom 2 _____ 18
- 19. Bathroom 2 _____ 5
- 20. Bedroom 3 _____ 19
- 21. Bathroom 3 _____ 5

OUTDOOR AREAS

- 22. Covered terrace 1 _ 5
- 23. Covered terrace 2 - 15
- 24. Terrace 3 _____ 2

TOTAL COVERED AREA - 289 M²
TOTAL BUILT AREA - 357 M²



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.

