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Villa No. 1, Type A - Mauritius, Valriche by YOO

Location: Valriche by YOO, Bel Ombre, southwest coast of Mauritius

Plot size: 613 m², gross total covered area: 257 m²
(3 bedrooms, 3 bathrooms, terraces, garden, private swimming pool)

Price: EUR 1,110,713 (without furniture) + transfer taxes
(5% Stamp Duty, MUR 25,000 Processing Fee, approx. 1% Notary Fee)

Villa location

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Basic information:

- **The new development project Valriche by YOO presents an exclusive collection of 11 luxury branded villas, set within the prestigious, fully completed five-star resort Heritage Villas Valriche in the Bel Ombre area on the south-west coast of Mauritius.**
- **The project is created in collaboration with the globally renowned design studio YOO, founded by John Hitchcox and world-renowned designer Philippe Starck. The project is developed by Aspire Valriche.**
- **Villa owners have access to the complete infrastructure and five-star services of the Heritage Villas Valriche resort, including two championship 18-hole golf courses, two five-star hotels, restaurants and bars, wellness and fitness centres, swimming pools, tennis and padel courts, or a beach club with access to a sandy beach stretching over one kilometre.**
- **The seamless operation of the villas is ensured by the professional team at the Heritage resort, providing comprehensive property management including garden and pool maintenance, technical services, 24/7 security, as well as rental management during periods when the owners are not using the property themselves.**
- **The villas are available in two types - A and B, differing in size, layout, and overall spatial concept.**
- **Villa No. 1 Type A is set on a plot of 613 m² with a gross total covered area of 257 m². It has been designed in a modern tropical style with an emphasis on maximum privacy, generous open spaces, abundant natural light, and seamless indoor-outdoor living.**
- **In the standard configuration, the villa offers 3 bedrooms with en-suite bathrooms and toilets, built-in wardrobes and access to a terrace or balcony, as well as a spacious living area with a dining area and kitchen with pantry/scullery, a wine cellar, guest toilet, partially covered terraces, swimming pool, outdoor shower, garden and parking space.**
- **The offer also includes a range of optional upgrades, tailored to the individual requirements of the client:**
  - **lower ground floor annex with additional bedrooms, office and storage**
  - **custom fitted outdoor kitchen, BBQ & bar area**
  - **extended swimming pool**
  - **covered pergola on pool terrace**
  - **enclosed and automated garage**
  - **materials and finishes upgrades**
- **The villas are sold unfurnished, allowing owners to tailor the interiors to their personal style. An optional "Ready-to-Live" package designed by YOO is also available, including complete furnishings perfectly matching the villa's architecture. The package is installed prior to handover, ensuring the villa is ready for immediate use.**
- **The villas can be purchased on a freehold basis.**
- **The owner of a property in Mauritius is entitled to apply for a long-term residence permit.**

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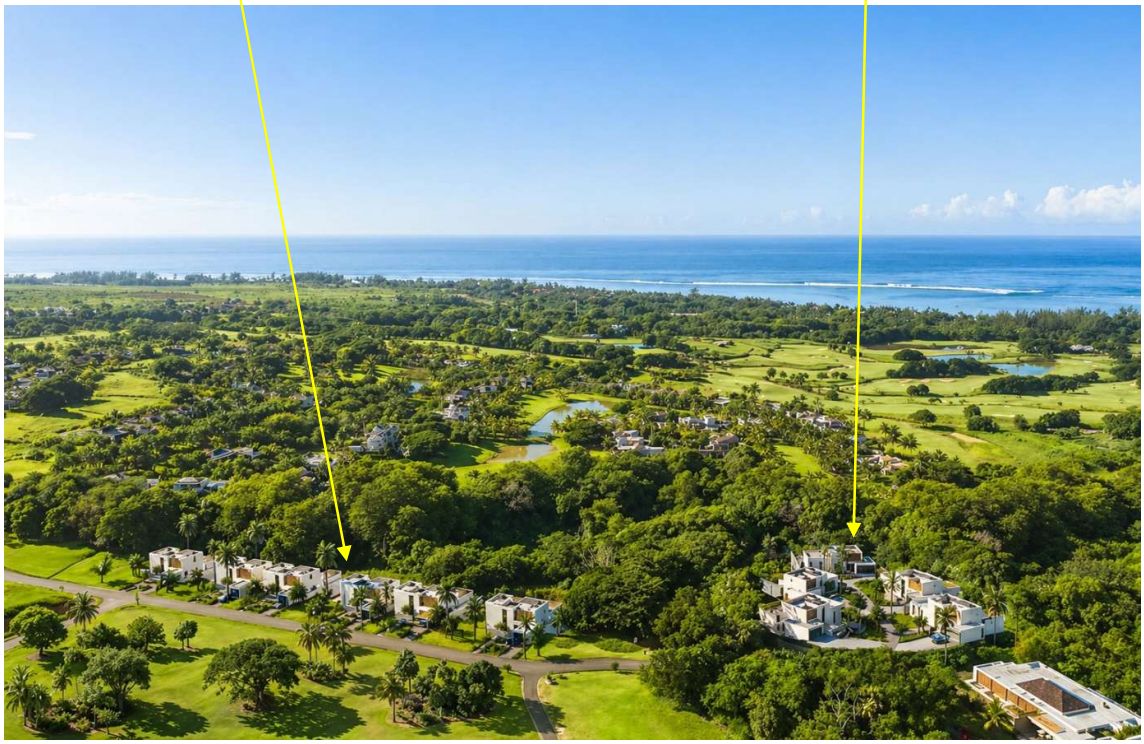
Master Plan of Heritage Villas Valriche with Valriche by YOO

Type A Villas **Valriche by YOO** **Type B Villas**



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Type A Villa - Standard Floor Plan (3 bedrooms):

Ground floor

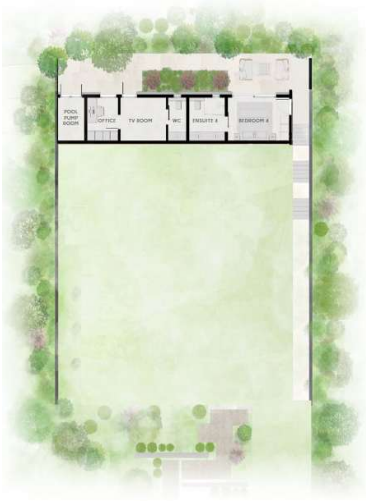
First floor

Type A Villa - Extended Floor Plan (4 to 5 bedrooms)

Ground floor

First floor

Lower ground floor



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Type A Villa with Extended Floor Plan and Lower Ground Floor