





MAURITIUS

Ideally situated just north of the Tropic of Capricorn, Mauritius enjoys a temperate climate all year round. The Island is accessible from Europe's main airports. Just an overnight flight away, you will arrive refreshed the next morning and experience the Mauritian welcome :

- a wonderful melting pot of Asian, African and European cultures. Unified in its diversity, the island offers a peaceful lifestyle with a serene holiday atmosphere.



THE SETTING : OVER THERE, LOOK WEST

The West Coast... exceptional, authentic, unique!
Nestled between lush mountains and the enticing Indian
Ocean, the turquoise lagoon shimmers invitingly.



THE SITE

Positioned just below mountain reserves, the Marguery Heights Villas are perfectly situated, staging the spectacular panorama of the West coast. Comfortably settled on a unique 16 Acre site, they bear the promise of spacious living.

Whilst offering intimacy and peace, the villas are literally minutes from Black River facilities which include – beaches, water sports, boutique shopping, golf and nature walks.

At an altitude of a hundred metres, these eighteen luxury villas offer a unique lifestyle and spectacular sunset views over the Black River bay and the ocean beyond.





THE SURROUNDINGS MARGUERY AND ITS HEIGHTS

Mauritian lifestyle is rich and rewarding, this can be seen and best experienced on the West coast. Benefiting from more than three hundred days of annual sunshine, Black River has preserved its authenticity whilst offering a panoply of quality leisure services.

From Marguery Heights it's simple to take to the ocean, have a round of golf on a championship course, shop, or stop off in one of the many gourmet eateries. Some days you may just wish to lounge at your infinity pool and admire the view...



BENEFITS

Enhancing the region’s attractions, Marguery Heights will place a concierge service at your disposition, so that your stay will be truly unforgettable. Less than five minutes is all the time required for you to be at the private launching ramp where your yacht will be waiting for you to take off and spend the day on the ocean.

As an introduction to the constant beguiling call of the ocean, residents will be offered a complimentary day cruise on The Royal Princess, a 65 ft luxury motor yacht.

Additionally, a boat designed for convivial moments in the lagoon will be managed by the concierge service and made available to the residents. Our golfers will benefit from a one-year partner membership at the nearby Tamarina Golf Club.

As part of the wider secured “La Plantation Marguery” development, residents of “Marguery Heights” will benefit from the use of a private jogging trail, boat parking area and launch point.

Marguery Heights was developed according to the Real Estate Scheme (RES), which allows foreign investors to own real estate on Mauritian soil. Homeowners will be able to obtain a residence permit for themselves, their spouse and any children under 24 years of age.





THE PROJECT

Using an advantageous topology, our architects were able to comfortably space the villas to optimize the panoramic views of the lagoon. Good architectural asymmetry ensures intimacy of the residents.

Exceptional site, exceptional architecture!

Our renowned architects, Jean-Michel d'Unienville and Greg Wright, have closely collaborated to address this architectural challenge. Contemporary, whilst inspired by traditional values of Mauritian residences, three types of villas have been designed. Similar in look, the villas offer floor surfaces of between 630m² and 1180m² as follows:
Type 1: 4 or 5 bedrooms, Types 2 and 3: 3 or 4 bedrooms





Wherever you are in your villa; be it your bedroom, living room or swimming pool, everything has been designed for the horizon to be within sight. You will bathe in an atmosphere of stylishly elegant interiors flowing onto sweeping outdoor landscapes. Between works of art and the art of living, there is only one step.

VILLA TYPE 1 - FIVE BEDROOMS

More than 950m² of interior and exterior living space

An exceptional villa boasting grand living areas, with the master suite on the upper level. A family lounge, wine cellar and independent en suite are situated on the lower level, along with a further three en suites; all connected to the main building.

VILLA TYPE 1 - FOUR BEDROOMS

More than 800m² of interior and exterior living space

With a surface area of nearly 550m², the upper level offers an airy living space and accommodates the master suite. The cozy lower level hosts a private lounge, wine cellar and three en suite bedrooms.



VILLA TYPE 1 - FIVE BEDROOMS

UPPER GROUND LEVEL		m²
1	Entrance, Circulation Spaces, Store & Service	113.7
2	Water Feature & Courtyard	26.1
3	Bar & Kitchen	61.2
4	Dining Room & Lounge	72.8
5	Master Suite	56.4
6	Covered outdoor Living and Dining Terrace area	96.1
7	Covered Master Suite Balcony	34.1
8	Open Terrace, Pool, and outside Shower	88.7
9	Pavillon Terrace	57.2
Total Net Surface Upper Ground Level		606.3



VILLA TYPE 1 - FIVE BEDROOMS

LOWER GROUND LEVEL		m²
1	Circulation spaces & Study Store & Service	16.1
2	Family Lounge & Wine Cellar	55.9
3	Bedroom Suite 2	35.5
4	Bedroom Suite 3	39.7
5	Bedroom Suite 4	35
6	Terrace	102.1
7	Pavillion Suite	36.5
8	Balcony & Terrace Pavillion	39.6
Total Net Surface Lower Ground Level		360.4

Total Net Covered Surface	792
Total Net Surface	966.7
Total Gross Surface	1179.5



VILLA TYPE 1 - FOUR BEDROOMS

UPPER GROUND LEVEL		m²
1	Entrance, Circulation Spaces, Store & Service	110.3
2	Water Feature & Courtyard	26.1
3	Bar & Kitchen	61.2
4	Dining Room & Lounge	72.8
5	Master Suite	56.4
6	Covered outdoor Living and Dining Terrace area	96.1
7	Covered Master Suite Balcony	34.1
8	Open Terrace, Pool, and outside Shower	88.7
Total Net Surface Upper Ground Level		545.7



VILLA TYPE 1 - FOUR BEDROOMS

LOWER GROUND LEVEL		m²
1	Circulation spaces & Study	16.1
2	Family Lounge & Wine Cellar	55.9
3	Bedroom Suite 2	35.5
4	Bedroom Suite 3	39.7
5	Bedroom Suite 4	35
6	Terrace	102.1
Total Net Surface Lower Ground Level		284.3

Total Net Covered Surface	658.7
Total Net Surface	830
Total Gross Surface	1046.2



VILLA TYPE 2 - FOUR BEDROOMS

This villa has total indoor & outdoor living spaces exceeding 600m².

With a surface of more than 400m², the upper level offers an airy living space and the Master Suite. The lower level can accommodate a wine cellar as well as three en suite bedrooms.

VILLA TYPE 2 - THREE BEDROOMS

This villa has total indoor & outdoor living spaces exceeding 600m².

On the lower level, the fourth bedroom can be replaced by a living room, thus providing a private entertainment area for children or guests.



VILLA TYPE 2 - FOUR BEDROOMS

UPPER GROUND LEVEL		m²
1	Entrance, Garage, Circulation spaces, Store & Service	129.2
2	Water feature	5.6
3	Bar & Kitchen	47
4	Dining Room & Lounge	56.8
5	Master Suite	58.3
6	Covered outdoor Living and Dining Terrace area	79.7
7	Open Terrace, Pool & outside Shower	61.4
Total Net Surface Upper Ground Level		438



VILLA TYPE 2 - FOUR BEDROOMS

LOWER GROUND LEVEL		m²
1	Wine Cellar & Circulation spaces	21.1
2	Bedroom Suite 2	43.1
3	Bedroom Suite 3	36.4
4	Bedroom Suite 4	44.2
5	Terrace	38.8
Total Net Surface Lower Ground Level		183.6

Net Covered Surface	557.5
Total Net Surface	621.6
Total Gross Surface	784.2



VILLA TYPE 2 - THREE BEDROOMS

UPPER GROUND LEVEL		m²
1	Entrance, Garage, Circulation spaces, Store & Service	129.2
2	Water feature	5.6
3	Bar & Kitchen	47
4	Dining Room & Lounge	56.8
5	Master Suite	58.3
6	Covered outdoor Dining & Lounge Terrace area	79.7
7	Open Terrace, Pool & outside Shower	61.4
Total Net Surface Upper Ground Floor		438



VILLA TYPE 2 - THREE BEDROOMS

LOWER GROUND LEVEL		m²
1	Lounge & Wine Cellar	62
2	Bedroom Suite 2	43.1
3	Bedroom Suite 3	44.2
4	Terrace	38.8
Total Net Surface Lower Ground Level		188.1



Net Covered Surface	557.5
Total Net Surface	626.1
Total Gross Surface	784.2

VILLA TYPE 3 - FOUR BEDROOMS

This villa has indoor & outdoor living spaces exceeding 550m².

With a surface of more than 390m², the upper level offers an airy living space and the Master Suite. The lower level can accommodate a wine cellar as well as three en suite bedrooms.

VILLA TYPE 3 - THREE BEDROOMS

This villa has indoor & outdoor living spaces exceeding 550m².

On the lower level, the fourth bedroom can be replaced by a living room, providing a private entertainment area for children or guests.



VILLA TYPE 3 - FOUR BEDROOMS

UPPER GROUND LEVEL		m²
1	Entrance, Garage, Store Circulation spaces & Service	121.7
2	Water Feature	5.6
3	Bar & Kitchen	43.9
4	Dining Room & Lounge	46.5
5	Covered outdoor Living & Dining Terrace area	69.1
6	Master Suite & Balcony	52
7	Open Terrace, Pool, and outside Shower	56.8
Total Net Surface Upper Ground Floor		395.6



VILLA TYPE 3 - FOUR BEDROOMS

LOWER GROUND LEVEL		m²
1	Wine Cellar & Circulation spaces	15.8
2	Bedroom Suite 2	37.5
3	Bedroom Suite 3	43.7
4	Bedroom Suite 4	32
5	Terrace	34.9
6	Store	6.7
Total Net Surface Lower Ground Level		170.6



Net Covered Surface	407.7
Total Net Surface	566.2
Total Gross Surface	631.4

VILLA TYPE 3 - THREE BEDROOMS

UPPER GROUND LEVEL		m²
1	Entrance, Garage, Store Circulation spaces & Service	121.7
2	Water Feature	5.6
3	Bar & Kitchen	43.9
4	Dining Room & Lounge	46.5
5	Covered outdoor Living & Dining Terrace area	69.1
6	Master Suite & Balcony	52
7	Open Terrace, Pool, and outside Shower	56.8
Total Net Surface Upper Ground Floor		395.6



VILLA TYPE 3 - FOUR BEDROOMS

LOWER GROUND LEVEL		m²
1	Lounge & Wine Cellar	51.9
2	Bedroom Suite 2	37.8
3	Bedroom Suite 3	37
4	Terrace	33.8
5	Store	6.7
Total Net Surface Lower Ground Level		167.2

Net Covered Surface	407.7
Total Net Surface	562.8
Total Gross Surface	631.4



MARGUERY HEIGHTS TEAM

Architects:

Jean-Michel D'Unienville Architects (Mauritius)

Greg Wright Architects (South Africa)

Interior architect: Roger Martin

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