

An aerial photograph of a vibrant coral reef. The water is a deep turquoise, and the coral below is a mix of dark green and brownish-yellow. Several small white boats are visible in the upper right corner. The text 'The Prestige' is written in a white, elegant script font across the center. The word 'Prestige' is decorated with five small white star-like symbols above it.

The Prestige

The Prestige

TAMARIN
Black River
Mauritius

West Coast - TAMARIN



TAMARIN, Black River is located on the west coast of Mauritius. It has developed into a popular coastal town, both for Mauritians and Foreigners who have chosen to make Tamarin home.

The lagoon is an oasis for water sports from snorkeling and scuba diving to sailing and catamaran cruises. La Tourelle Ocean View is within minutes of the most reputed public beaches: La PRENEUSE and TAMARIN BAY, a surfers' spot and for nature lovers who would cherish an encounter with dolphins.

Experience a deep sea fishing trip whether you are alone, couple, family or group of friends; you are sure to feel the exhilaration reeling in your catch at the end of this memorable journey on a more relaxing mode by admiring the exquisite West Coast of Mauritius.

Yet, not far away, actually only a few minutes' drive from the property, one can find urban features like luxury shopping malls, five-star beach resorts with splendid golf courses or animal parks.

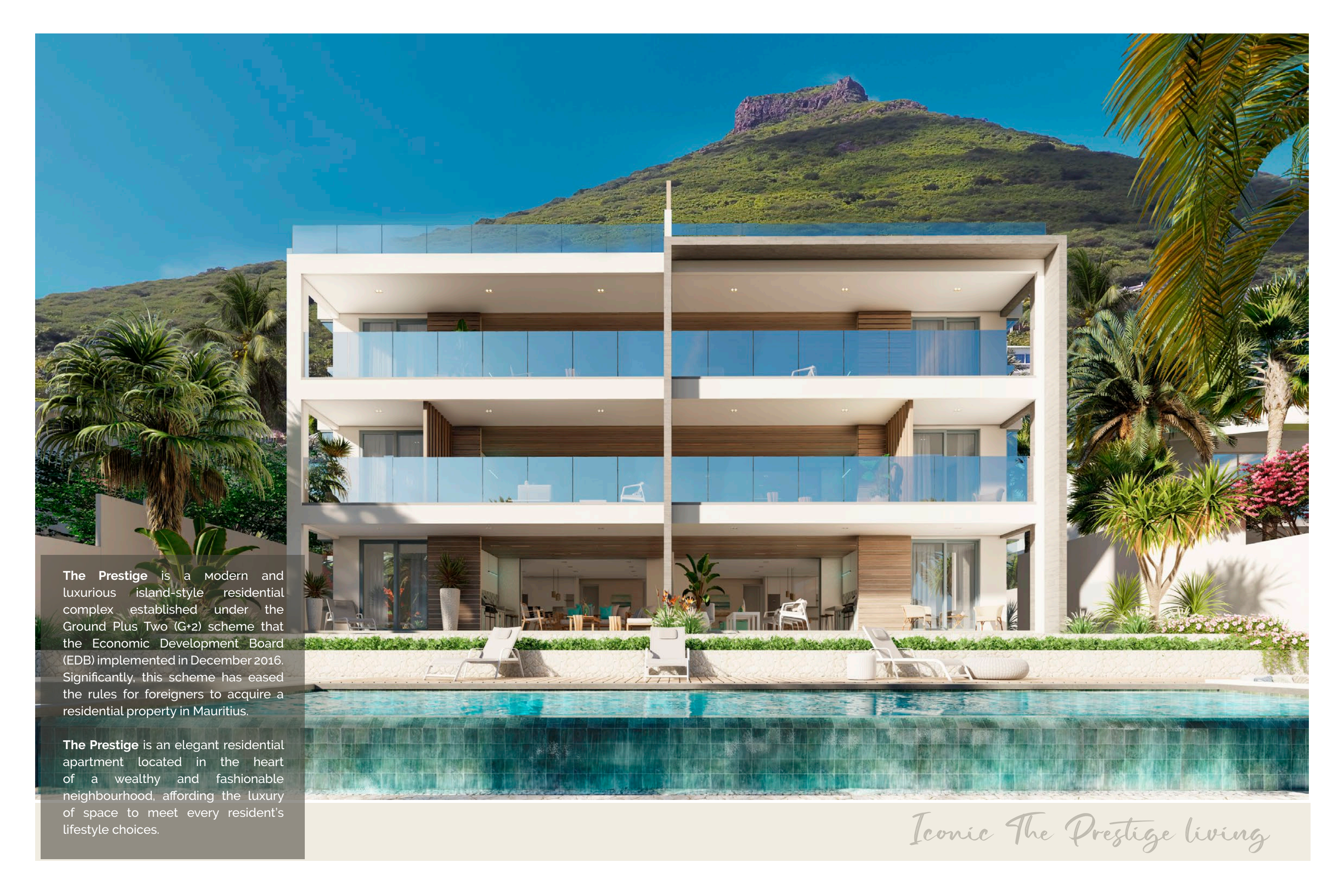


Grand-Bay

Port-Louis

Black River /
Tamarin

Le Morne



The **Prestige** is a modern and luxurious island-style residential complex established under the Ground Plus Two (G+2) scheme that the Economic Development Board (EDB) implemented in December 2016. Significantly, this scheme has eased the rules for foreigners to acquire a residential property in Mauritius.

The **Prestige** is an elegant residential apartment located in the heart of a wealthy and fashionable neighbourhood, affording the luxury of space to meet every resident's lifestyle choices.

Iconic The Prestige living

Upscale and unique

Located on the hillside of La Tourelle, The Prestige overlooks the tropical village of Tamarin. It offers a stunning panoramic view where the west coastline meets the ocean.





Masterplan

Unparalleled location




Nearby Shopping Mall:

- RUISSEAU CRÉOLE MALL - (1.5 Km)
- LONDON WAY - (1.25 Km)
- SUPER U COMMERCIAL COMPLEX - (2.5 Km)
- CASCAVELLE SHOPPING MALL - (8 Km)
- PALM SQUARE MALL (Grocery and Restaurant) - (0.5 Km)
- Biltong (Grocery) - (1.5 Km)

Nearby School:

- WEST COAST SCHOOL (International school) - (8 Km)
- ECOLE PAUL ET VIRGINIE (French School) - (1.6 Km)
- MIDDLESEX UNIVERSITY - (8 Km)

Nearby Hospital:

- C CARE CLINIC CAP TAMARIN - (2.5 Km)
- DR YVES CANTIN COMMUNITY HOSPITAL - (2.2 Km)
- PANAFRICARE MEDICAL CENTER - (1.8 Km)

Nearby Sports and Leisure:

- TENNIS AND SQUASH FACILITIES (nearby neighbourhood)
- RIVERLAND SPORTS CENTRE (Indoor & Outdoor activities) (1.6 Km)
- BLACK RIVER GORGES (National Park - (4.2 Km)
- CASELA NATURE PARK (Wildlife and leisure park) - (6.5 Km)

Nearby Beach:

- TAMARIN BAY - (1.8 Km)
- LA PRENEUSE - (1.5 Km)
- LE MORNE - (12 Km)

Nearby Golf Course:

- TAMARINA GOLF - (3.8 Km)

Nearby Marinas:

- LA BALISE MARINA - (2.5 Km)
- DEEP SEA FISHING - (1.5 Km)
- NAUTICAL CENTRE (1.4 Km)



The Prestige residential project is composed of one individual building of 6 luxury apartments. The building has 4 three-bedroom apartments and 2 three-bedroom penthouses where much emphasis has been given to the living, dining and kitchen area which double up on the terrace outside. The ground floor apartments (192 m²) have a partial sea view on the front side and boast a terrace of 46.2 m² each. The two apartments (192 m²) on the first floor and the two penthouses (187 m²) on the second floor have terraces measuring 46.2 m² and overlook the ocean view.

All terraces accommodate a comfortable BBQ area for you to enjoy amazing sunsets view. The structure maximises the amazing endless sea views with full-length glazing that create seamless flow between the indoor and outdoor living spaces. The penthouses are designed with extended open-sky rooftop of privatised outdoor area with an infinity swimming pool with ocean view (124.6 m²), ideal for entertaining family and guests.

Each apartment and penthouse contains 3 bedrooms with an ensuite bathroom which comes with a good-sized balcony with sea views. The main entrance is via the first level where are located a carport for 12 cars. A private elevator from the car park level leads directly into the apartment on each level. Next to the swimming pool, a sunken fire pit seating is the perfect way to catch up with the residents and family.



Experience The Prestige Lifestyle

View Private Rooftop Pool

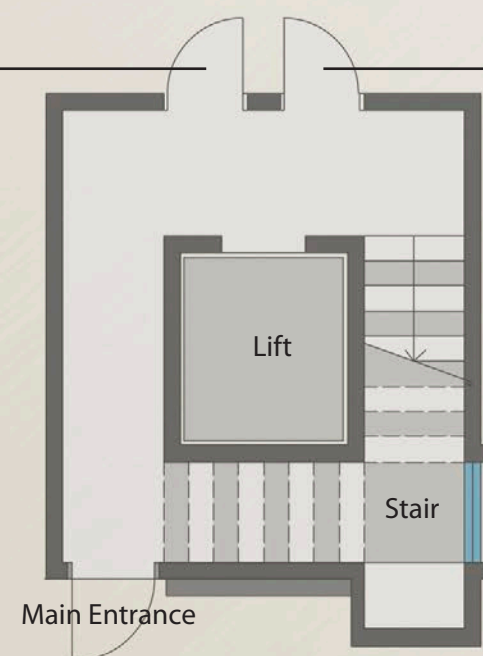


A1 & B1

A1 & A2 B1 & B2		area m ²
1	Living / Dining Kitchen	47.65 m ²
2	Pantry / Grease Kitchen	4.69 m ²
3	Master Bedroom 1	16.12 m ²
4	Master-Bathroom Ensuite / Dressing	12.44 m ²
5	Bedroom 2	16.01 m ²
6	Bathroom Ensuite 2	3.45 m ²
7	Bedroom 3	12.90 m ²
8	Bathroom Ensuite 3	3.33 m ²
9	Common WC	2.36 m ²
10	Dryer / Storage / Technical area	6.76 m ²
11	Terrace	46.20 m ²
Total surface area (inclu. terrace):		192.00 m ²



A2 & B2



Ground & First Level
A1 & A2
B1 & B2



Extend your interior style outdoors



Sit back and relax, your infinite view awaits



Views from Levels



Second Level



First Level



Ground Level



Bringing sophistication and functionality together



Wake up, reinvigorated to the amber rays of the morning sun



Cozy rustic meets contemporary bathroom with a large vanity



C1

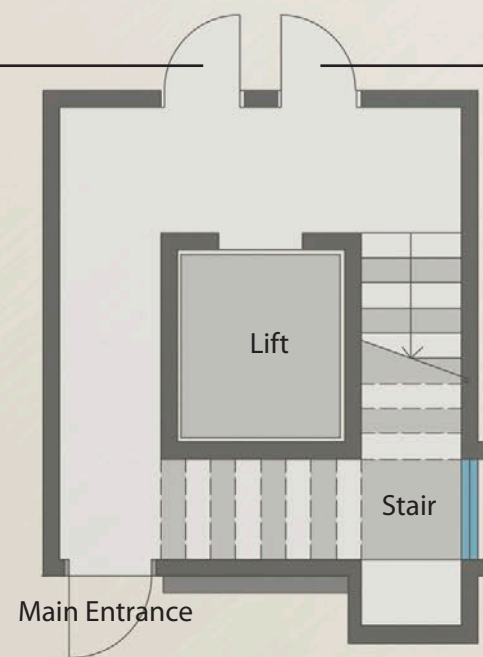
C1 & C2

	area m ²
1 Living / Dining Kitchen	47.65 m ²
2 Pantry / Grease Kitchen	4.69 m ²
3 Master Bedroom 1	16.12 m ²
4 Master-Bathroom Ensuite / Dressing	12.44 m ²
5 Bedroom 2	16.01 m ²
6 Bathroom Ensuite 2	3.45 m ²
7 Bedroom 3	12.90 m ²
8 Bathroom Ensuite 3	3.33 m ²
9 Common WC	2.36 m ²
10 External Stairs	6.76 m ²
11 Terrace	46.20 m ²

Total surface area | (inclu. terrace): 187.00 m²



C2



Main Entrance

Second Level
C1 & C2



serene, pure and blissful state of mind then happiness



Unbelievable Oasis on the rooftop



C1 - rooftop area
Total surface area 124.6 m²

Say goodbye to stress and let all your worries wash away as you float in an infinity swimming rooftop pool overlooking the west coastline and the neighborhood.

ROOFTOP PRIVATE TERRACE FOR PENTHOUSE RESIDENTS

The rooftop terrace featuring swimming pool, outdoor shower, planters, BBQ area, protecting dining area and decking seating space; the best place to spend a moment alone or enjoy a wonderful time with guests or family. It is one of the resort's gems worth exploring. This breathtaking setting is the touch of luxury and sophistication, but it's also to create a modern yet comfortable area for you to enjoy amazing sunsets and for a serene, pure and blissful state of mind.



C2 - rooftop area
Total surface area 124.6 m²

SPECIFICATIONS



BUILDING WORKS

Substructure

- Isolated pad and strip footing

Structure

- Reinforced concrete frame structure and block walls filling.

Concrete Work

- Conventional reinforced concrete columns, beams, slabs and staircase.

Walls

- Generally 200/150mm thick block wall and 100mm thick block wall for non- structural internal walls. Dividing walls between apartments to be 200 mm thick block wall.

Openings

- Powder coated aluminium windows and doors with clear glazing.
- Solid timber doors.
- Shower screens.

Roofing

- Flat roof slab with water proofing treatments.
- Ceramic tiling to terraces with water proofing treatments.

External wall finishes

- Smooth render finish to walls and paint.
- Specific area of walls clad with selected volcanic field stone.

INTERNAL FINISHES

Wall finishes

- Generally smooth render and emulsion paint.
- Ceramic tiles 2 m high to walls in showers.
- Wooden skirting to interiors.
- Dressing in master bedrooms and cupboards in master bedrooms.

Kitchen

- Italian kitchen equipped with (oven, cooker hob, extractor).
- Quartz counter top with cooker hob splash back included.

Floor finishes

- Homogenous tiles generally to internal floors.
- Ceramic tiles on veranda floors with water proofing treatment.

Ceiling finishes

- Selected slabs areas to be off shutter concrete finish and emulsion paint.
- False ceiling at some areas.

SERVICES

Electrical Installation

- Concealed power and lighting installations throughout including standard accessories (Light fittings excluded).
- Individual metering.

Sanitary Appliances and Accessories

- Sanitary wares to Architects selection.
- Tap ware to Architects selection.

Plumbing Installations

- Hot and cold water installations to kitchen and bathrooms.
- Hot water supplied by solar water heater.

Air Conditioning and Ventilation Installations

- Split type air conditioning units for some areas.

Firefighting System

- Portable fire extinguisher on each floor level.

Communication System

- Telephone points at entry lobby and master bedroom.
- Data and socket outlets in mater bedroom and living room.
- TV points in living room and master bedroom.

Waste Disposal

- Sewage treatment plant (grey water to be used in the irrigation of green areas).

EXTERNAL WORKS

Driveway and External parking

- Paving stones to be used for entrance and parking areas.

Landscaping

- Ground floor gardens will be landscaped.
- Enclosed space provided for wheel bins.

ADDITIONAL FACILITIES

Security

- Single syndic controlled alarm and rapid response service provided for integrated security control.

Additional facilities for each apartment

- Designated covered car park

Common areas for all residents

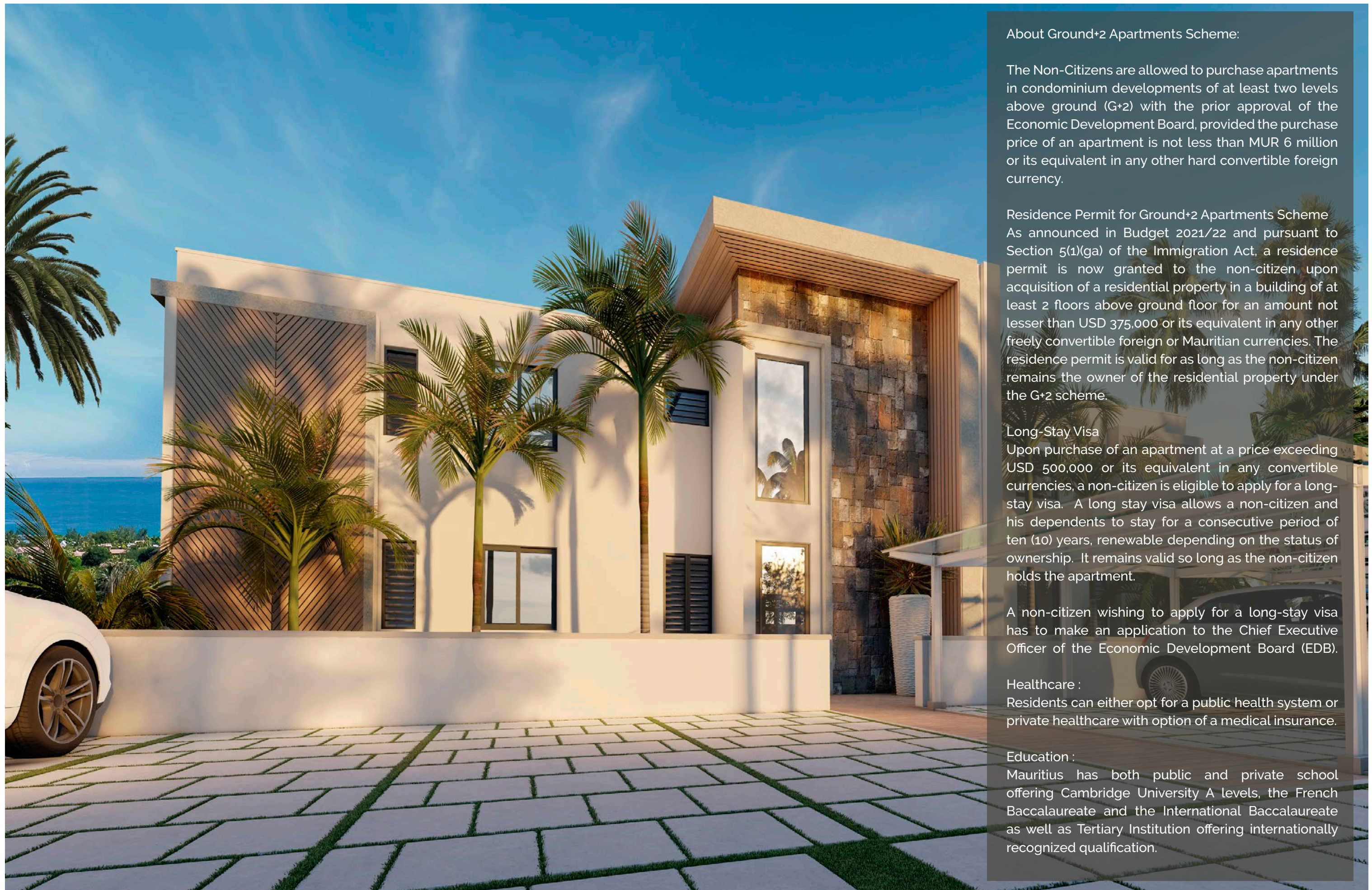
- Main building entrance
- A sunken fire pit seating / lounge area
- Landscaped gardens with swimming pool

Parking

- 2 parkings for each apartment and penthouse.

Special features

- Modern design and quality construction
- Thermal insulation paint on external walls
- Lift service
- Solid entrance door for each apartment
- Branded European ceramic floor and wall tiles
- Built-in self-closing wardrobes with drawer units and internal lighting for master-bedroom
- Branded built-in kitchen units
- Island kitchen with dining table
- Granite vanity tops in bathrooms and WC
- Top quality sanitary ware in all bathrooms
- Latest-technology indoor and outdoor energy efficient LED lighting



About Ground+2 Apartments Scheme:

The Non-Citizens are allowed to purchase apartments in condominium developments of at least two levels above ground (G+2) with the prior approval of the Economic Development Board, provided the purchase price of an apartment is not less than MUR 6 million or its equivalent in any other hard convertible foreign currency.

Residence Permit for Ground+2 Apartments Scheme
As announced in Budget 2021/22 and pursuant to Section 5(1)(ga) of the Immigration Act, a residence permit is now granted to the non-citizen upon acquisition of a residential property in a building of at least 2 floors above ground floor for an amount not lesser than USD 375,000 or its equivalent in any other freely convertible foreign or Mauritian currencies. The residence permit is valid for as long as the non-citizen remains the owner of the residential property under the G+2 scheme.

Long-Stay Visa

Upon purchase of an apartment at a price exceeding USD 500,000 or its equivalent in any convertible currencies, a non-citizen is eligible to apply for a long-stay visa. A long stay visa allows a non-citizen and his dependents to stay for a consecutive period of ten (10) years, renewable depending on the status of ownership. It remains valid so long as the non-citizen holds the apartment.

A non-citizen wishing to apply for a long-stay visa has to make an application to the Chief Executive Officer of the Economic Development Board (EDB).

Healthcare :

Residents can either opt for a public health system or private healthcare with option of a medical insurance.

Education :

Mauritius has both public and private school offering Cambridge University A levels, the French Baccalaureate and the International Baccalaureate as well as Tertiary Institution offering internationally recognized qualification.



THE EDGE PROPERTY DEVELOPER LTD, a property developer with a wealth experience in the property market. Recent projects include; Villas Project in Albion.

Drone services and Photos

Credit to

Hinode Smart Solutions Ltd (Gan)

Evans Anthony

Jennifer Veeragoo

The Prestige

Promoter: THE EDGE PROPERTY DEVELOPER LTD

Notary: Etude Dassyne
Architect: K.P. Architect Ltd
Engineer: KR Consult Ltd

2d-3d Design: Clive Wong

DISCLAIMER

1-The contents in this brochure is not contractual.

2-The information are indicative and may be subject to modification by the promoter until final 'Réglement de Copropriété'.