



BAYSIDE

MARINA & WATERFRONT RESIDENCES



A SUMPTUOUS WATERFRONT DEVELOPMENT ON A LEGENDARY LOCATION

Set on the renowned Kapu Kai site and offering direct access to a natural bay, BAYSIDE is an idyllic spot surrounded by natural beauty set within a tropical environment.

With only 12 apartments and 3 exclusive penthouses overlooking the awe-inspiring Coin de Mire island, BAYSIDE is your private oasis to own.



M2

LA CROISSETTE

MONT CHOISY
MALL

MONT CHOISY
GOLF ESTATE



SPIRITED LIVING IN GRAND BAY

Boasting sunbathing weather all year round, BAYSIDE is situated in the most sought after region on the island.

The property lines the major coastal road, offering everyday convenience accessible for a carefree lifestyle and multiple restaurants, luxury shops or sport activities such as a running track or a lush golf course available nearby for the most energetic.



BAYSIDE



Non contractual image
Front view facade



RECONCILING AUTHENTICITY & MODERN ELEGANCE

The architectural design was inspired by the amplifying demand for “convenient luxury and seafront living” by using elegant yet trouble free materials in the design of the sophisticated façade.

The interposed buildings create a sense of motion, fully opened onto the views that extend to a well-integrated tropical garden and across the bay to the unrestrained horizon.



Non contractual image
Relaxing corner



Non contractual image
Night view front facade





MASTER PLAN

BAYSIDE consists of 12 apartments and 3 exclusive penthouses with private swimming pool. facilities include generous parking, an large swimming pool and deck, a boathouse and a lush tropical garden overlooking the natural bay.

The common outdoor space is a convivial concept that features a pool lounge area to be enjoyed during relaxation gatherings whilst admiring the passing boats and infinite views of the ocean as well as a private access to the bay should you wish to enjoy stand up paddling and kayaking with your loved



BAYSIDE

LEGEND

- A- Security post
- B- Entrance
- C- Parking
- D- Block A
- E- Block B
- F- Block C
- G- Swimming Pool
- H- Relaxing Area
- I- Private Beach
- J- Boat House
- K- Marina (Subject to permit approval)
- L- Sea

APARTMENT TYPICAL FLOOR PLAN
BLOCK A & B



TYPE 1

TYPE 2

APARTMENT
TYPE 1

Ground floor
First floor

	AREA(M ²)
Total Area	140

1. Kitchen	14
2. Dining	14
3. Living	25
4. Bedroom 1	12
5. Bedroom 2	12
6. Bathroom	5
7. Master Bedroom	18
8. Master Bathroom	5
9. Dressing	4
10. Balcony 1	26
11. Balcony 2	5

APARTMENT
TYPE 2

Ground floor
First floor

	AREA(M ²)
Total Area	140

1. Kitchen	14
2. Dining	14
3. Living	25
4. Bedroom 1	12
5. Bedroom 2	12
6. Bathroom	5
7. Master Bedroom	18
8. Master Bathroom	5
9. Dressing	4
10. Balcony 1	26
11. Balcony 2	5

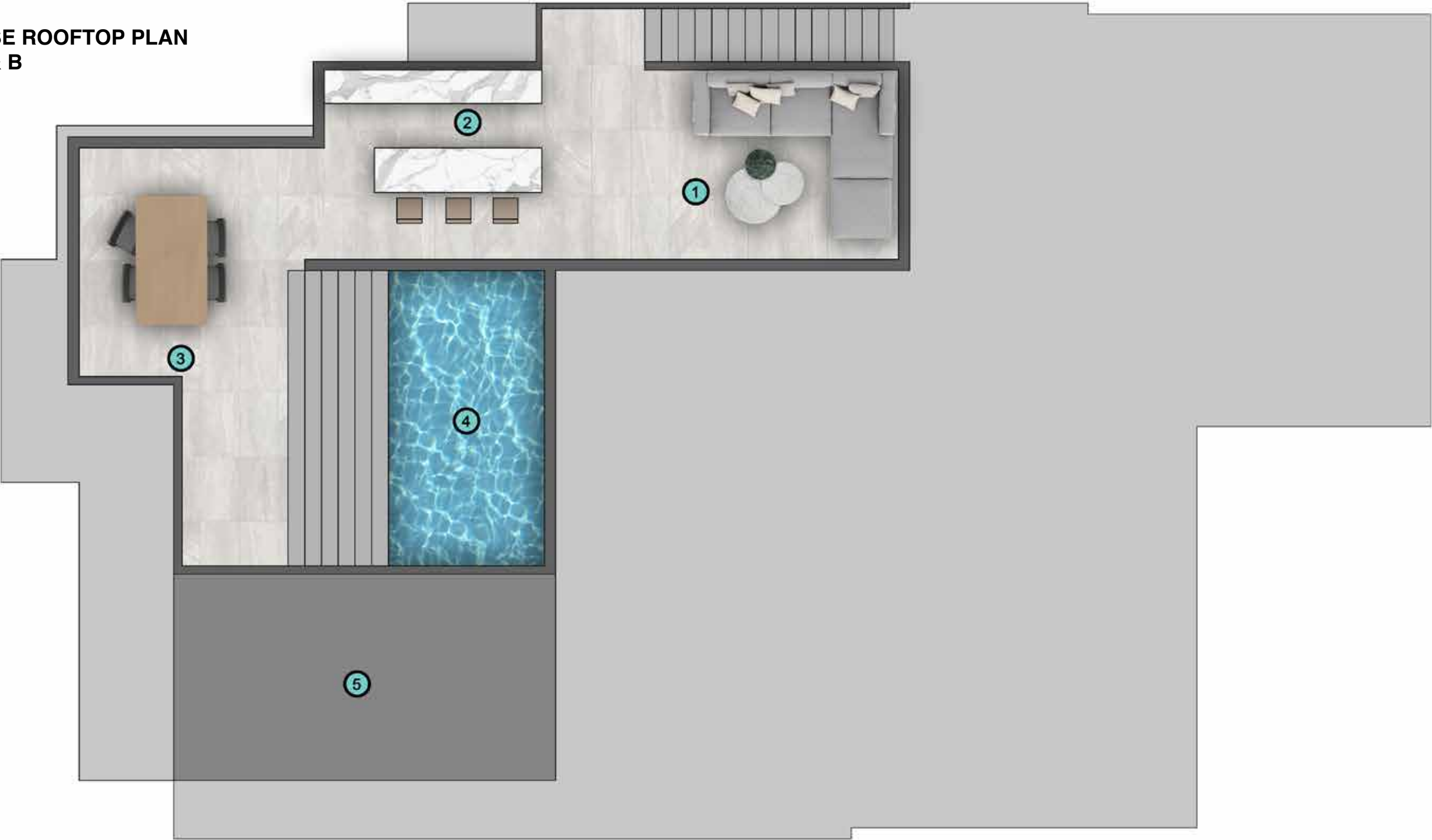
PENTHOUSE PLAN
BLOCK A & B



PENTHOUSE
PLAN
Block A & B

	AREA(M²)
Total Area	280
1. Entrance Hall	6
2. Kitchen	10
3. Family Room	23
4. Dining	23
5. Living	32
6. Bedroom 1	10
7. Bathroom 1	4
8. Bedroom 2	12
9. Bathroom 2	4
10. Guest Cloak	3
11. Master Bedroom	16
12. Master Bathroom	11
13. Balcony 1	116
14. Balcony 2	10

PENTHOUSE ROOFTOP PLAN
BLOCK A & B



ROOFTOP
Penthouse Block A & B

	AREA(M²)
Total Area	109
1. Exterior Living Area	23
2. BBQ Area	15
3. Exterior Dining	22
4. Private Pool	24
5. AC & Pump	25

APARTMENT TYPICAL FLOOR PLAN
BLOCK C



APARTMENT
TYPE 1

Ground floor
First floor

	AREA(M ²)
Total Area	140

1. Kitchen	14
2. Dining	14
3. Living	25
4. Bedroom 1	12
5. Bedroom 2	12
6. Bathroom	5
7. Master Bedroom	18
8. Master Bathroom	5
9. Dressing	4
10. Balcony 1	26
11. Balcony 2	5

APARTMENT
TYPE 2

Ground floor
First floor

	AREA(M ²)
Total Area	140

1. Kitchen	14
2. Dining	14
3. Living	25
4. Bedroom 1	12
5. Bedroom 2	12
6. Bathroom	5
7. Master Bedroom	18
8. Master Bathroom	5
9. Dressing	4
10. Balcony 1	26
11. Balcony 2	5

PENTHOUSE PLAN
BLOCK C



PENTHOUSE
PLAN
Block C

	AREA(M ²)
Total Area	280
1. Entrance Hall	6
2. Kitchen	10
3. Family Room	23
4. Dining	23
5. Living	32
6. Bedroom 1	10
7. Bathroom 1	4
8. Bedroom 2	12
9. Bathroom 2	4
10. Guest Cloak	3
11. Master Bedroom	16
12. Master Bathroom	11
13. Balcony 1	116
14. Balcony 2	10

PENTHOUSE ROOFTOP PLAN
BLOCK C



ROOFTOP
Penthouse Block C

	AREA(M²)
Total Area	109
1. Exterior Living Area	23
2. BBQ Area	15
3. Exterior Dining	22
4. Private Pool	24
5. AC & Pump	25

Non contractual image
Exterior view from block 2





STYLISH AND FUNCTIONAL DESIGN

The kitchen design is a mix of elegant materials, clever storage units and fully integrated appliances to maximize space and practicality in an open plan configuration.





A RESTFUL SANCTUARY

The generously sized bedrooms benefit from breath-taking views. The master suite is particularly attractive for its walk-in closet and its ocean views.

Bedrooms feel fresh and bright. The soft colors and sleek textures of the decor set a restful atmosphere.



BAYSIDE



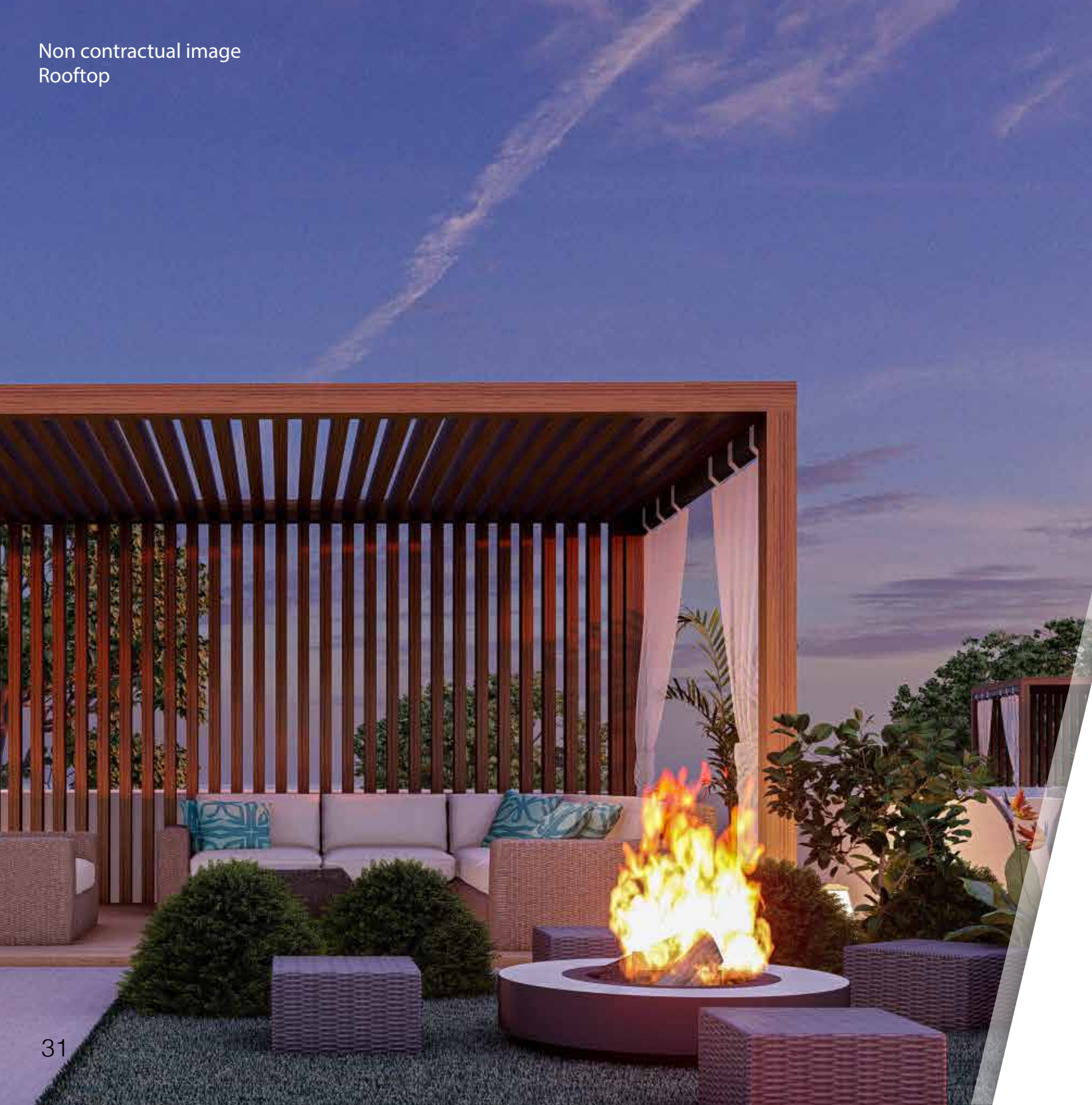
THE ART OF INDOOR LIVING

The open plan living room is carefully designed with sober lines and a neutral palette to set a modern decor and relaxing ambience.

Authentic elegance, tranquility and intimacy preside. After all, the pleasures of modern island living start with an inspiring home.



BAYSIDE



BIRD'S EYE VIEW

The rooftop has been ingeniously configured to take full advantage of the views. This contemporary accommodated space is the ideal spot to admire the iconic Coin de Mire island surrounded by the neon-blue waters and when the time is right, the gorgeous sunsets will undoubtedly take your breath away.





THE BOAT HOUSE

With the bay's international reputation and natural sea walls, the Kapu Kai site is ranked as the perfect location for the installation of a marina on the island.

Should the permit be obtained from relevant authorities, owners at BAYSIDE will benefit from preferential rates on an exclusive membership to the Boat House as well as their own berth. A Professional Yacht Management company will be given the day-to-day running of the Marina and ensure a hassle-free experience for boat owners.



BAYSIDE





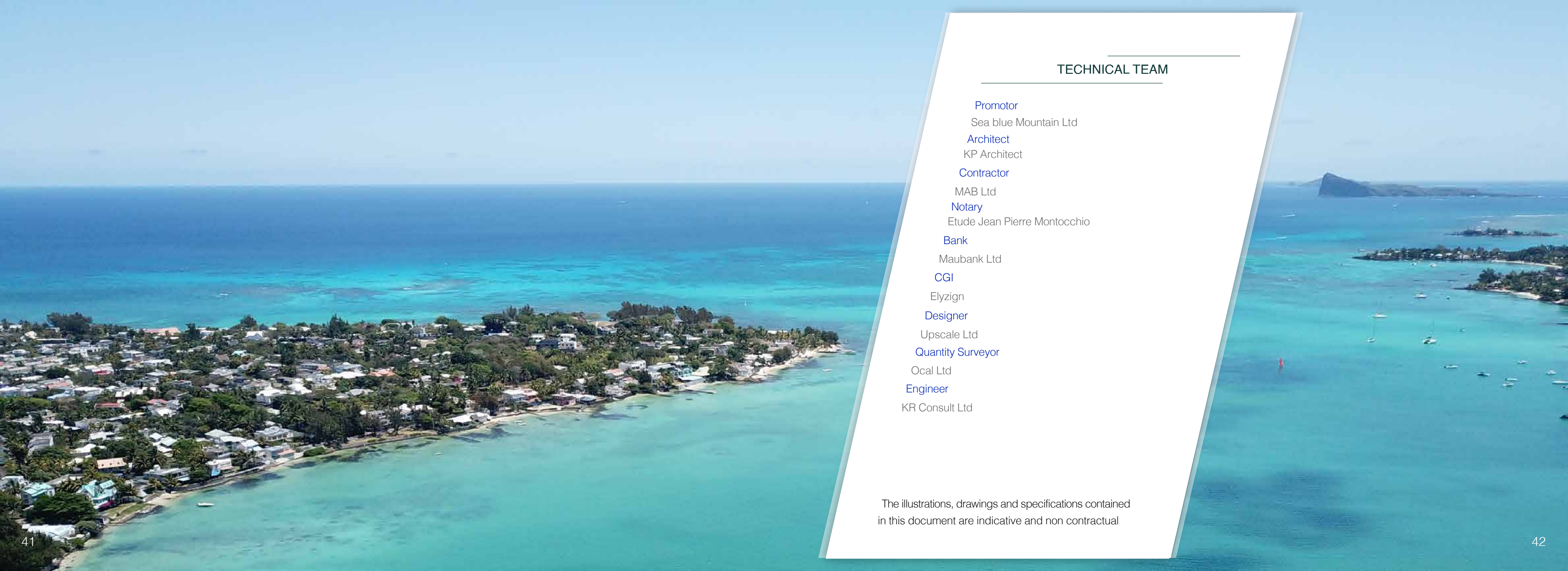
Non contractual image
Parking

Technical specifications

1. GENERAL	2. APARTMENTS	2.7. Internal doors
1.1. Foundations	2.1. Floors	Solid hardwood main entrance door.
Reinforced concrete foundations from sound excavation, damp proofed and termite proofed as per engineer's specifications.	Internal floors to large format rectified full bodied porcelain tile, laid with expansion joints and tight joints and grouting to architect's specifications.	Semi-solid internal doors, BS standard architectural ironmongery, timber veneer finish.
Substructure to be protected with cement sand render and 3 coats waterproof acrylic paint as per architect's specifications.	Veranda floors to be suspended hardwood decking, Cumaru or equivalent, treated with non- penetrating oil finish.	2.8. Storage
1.2. Superstructure	2.2. Skirting	Proprietary built-in cupboards, sliding doors with veneer or vinyl finish build in design from Italy.
Reinforced concrete frame and floors, 200mm block work external walls as per engineer's specifications.	Generally internal skirting will be 90mm pre-painted treated timber. Bathrooms to have porcelain tile skirting 50mm.	2.9. External openings
Palette of smooth and textured external cement sand rendering applied in 2 coats and sealed with base coat and 3 coats of high quality colour- fast anti-fungus emulsion paint, as per architect's specifications.	2.3. Walls	Powder coated aluminium profiles and laminated glass, certified for cyclonic loading and double glazing soundproof glass on selected openings.
External facades feature thermowood treated timber slatted screens on g.m.s. framing for privacy and shading.	Internal walls are 200,150 and 100mm blockwork, smooth rendered with gypsum skim coat and finished with washable water based non-toxic emulsion.	2.10. Balustrades and Screens
Feature walls will be clad in selected field stone with closed jointing, and painted with antifungal emulsion paint.	2.4. Ceilings	Tempered glass frameless proprietary systems.
1.3. Roofs	Flush plastered ceilings, taped joints and smooth matt skim finish, base coat and 2 coats matt emulsion.	Treated hardwood framing and slats with stainless steel cables and ironmongery.
Flat slabs will be insulated, inclined at 2% for water shedding, and waterproofed with liquid applied polyurethane membrane.	Bathrooms ceilings in water resistant board with humidity proof acrylic paint.	2.11. Lighting and power
BS standard rainwater goods, gms fittings and pvc downpipes, integrated within building envelope.	Selected accent ceilings will be smooth rendered and off-shutter concrete.	Lighting and power installations integrated as per architect's and ID's specifications.
	2.5. Kitchens	3. COMMON AREAS
	Fully fitted and equipped custom designed kitchens with quartzite worktops and splashbacks.	3.1. Non-slip large format full bodied porcelain tiles and skirting.
	All material and equipment to be certified moisture resistant and termite proof. Build and design from Italy	3.2. Ditto for staircase with non-slip proprietary tread nosing's.
	2.6. Bathrooms	3.3. Treated hardwood handrail on g.m.s. brackets.
	Sanitary ware to BS standards with attendant guarantees.	3.4. Passenger lift to 6 persons capacity with architect selected finishes.
	Tapware to BS standards with attendant guarantees.	3.5. Architect selected wall and ceiling lighting.

4. EXTERNAL WORKS	4.5. Landscaping
4.1. Boundary and security	Contemporary tropical planting, lawns and edging by professional consultant and team.
Enclosed and secured site with field stone walls 3 meters and vegetated fencing.	Existing land features to be accentuated as rain gardens and humid zones for strategic storm water management and screen- ing and shading of large facades.
Manned security post at main entrance, digicode/ intercom for secondary pedestrian entrances and CCTV points.	5. SERVICES
4.2. Parking	5.1. Potable water
Permeable paving to parking areas covered with structural steel framed cover	On site potable water storage to BS standards with 3 days reserve.
Minimum 1 parking per unit and 20% ratio of visitors parking.	Firefighting reserve integrated into water storage.
4.3. Footpaths, decks and pontoons	5.2. Hot water
Secured 6m2 owners lock ups basement.	Hot water generation via air boiler heater.
Lockable racking system close to water's edge for SUP, surf ski and kayak storage.	5.3. Power
4.4. Swimming pool	Three phase power supply with step down transformer, and generator back up for essential loading.
16x5m horizon overflow slate lined concrete pool, 1.1 - 1.4m deep.	5.4. HVAC
Magnesium or oxygen treated pool water.	Split system ac provision to all bedrooms with outdoor unit integrated into building envelope.
Concrete base with waterproofing applied to receive the specified finish. • Selected quartzite tile finish.	Ceiling fans to all main spaces, with attention to openings to ensure maximum cross ventilation.
Pool side lounge in treated hardwood structure and pergola with tensile shade fabric and treated hardwood decking.	5.5. IT and data
	Structured IT and data cabling integrated into building envelope.
	Central parabola distribution for satellite tv.

5.6. Waste strategy
Compact Sewage Treatment plant for treatment of black water, releasing treated grey water fit for irrigation or direct connection to sewer line system.
5.7. Storm water
All rainwater collected and channelled to on-site disposal either in underground absorption or in open landscaped rainwater gullies doubling as landscape features.
5.6. Refuse
Refuse area for municipal collection, inclusive of recycling provision.



TECHNICAL TEAM

Promotor

Sea blue Mountain Ltd

Architect

KP Architect

Contractor

MAB Ltd

Notary

Etude Jean Pierre Montocchio

Bank

Maubank Ltd

CGI

Elyzign

Designer

Upscale Ltd

Quantity Surveyor

Ocal Ltd

Engineer

KR Consult Ltd

The illustrations, drawings and specifications contained in this document are indicative and non contractual



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