

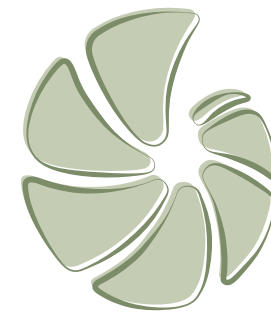


COASTAL HAVEN

Roches Noires

MAURITIUS

www.coastalhaven.life



*“Coastal Haven offers more than just a place to live;
it is your invitation to a life less ordinary.”*



Photo by Vitamin Sea



MAURITIUS

*as the go-to destination for your
second home or investment property*

A bridgehead between Africa, Asia and Europe, Mauritius is a prime destination for property investment in the heart of the Indian Ocean. This hospitable, multicultural country is well-endowed with very fine beaches and abundant natural beauty.

The standard of living is high with political, social and economic stability as well as a vibrant and booming economy across various industries including sugar, textiles, tourism, finance, BPO and property.

The quality of infrastructure and essential services like healthcare, education and banking is commendable, with an attractive tax system for investors. The country also has a sound legal system and framework as well as a relatively high availability of skilled employees.

These are just a few of the good reasons to choose Mauritius as the go-to destination for your second home or investment property.





Imagine waking up to the gentle rhythm of the waves lapping against the pristine white sandy beach of Roches Noires. And opening your curtains to the breathtaking panorama of turquoise blue ocean waters stretching endlessly before you.

Coastal Haven is an opulent apartment development that promises unparalleled beachfront living while paving the way for permanent residence for non-citizens. Seize this limited opportunity to embrace coastal bliss.

ROCHES NOIRES

*a perfect blend of
convenience and seaside charm*

A captivating coastal destination in the North-East of Mauritius, Roches Noires offers an escape from the ordinary. Bathed in warm tropical sun, the village boasts a unique blend of tranquillity and authentic charm. Just 20 minutes from the vibrant hub of Grand Baie, Roches Noires sits close to a diverse range of experiences, including public beaches, volcanic lava tubes, protected wetlands and the Bras d'Eau National Park.

Some of the island's most exciting golf courses, shopping, dining and recreational facilities, schools and healthcare are also within easy reach, ensuring a well-rounded and fulfilling lifestyle.





Your gateway to beachfront bliss

Immerse yourself in the exclusivity of owning a piece of prime real estate. A meticulously planned development on an expansive 4,300m² site, Coastal Haven's two blocks rise two levels above ground with a limited collection of only 12 units.

Embrace modern living in each of these havens of contemporary design. Step inside and discover two or three bedrooms and spacious layouts ranging from 90m² to 200m².

Disconnect from the trials and tribulations of daily life and let the gentle rocking of the lagoon lull you into a state of complete relaxation and while soaking the sun in ultimate privacy.

Your well-being and security are of paramount importance. Enjoy the peace of mind that comes with 24/7 security and secure parking, allowing you to indulge in a carefree coastal lifestyle. Developed under the Ground +2 (G+2) scheme authorised by the Government of Mauritius, Coastal Haven also gives non-citizens access to benefits including a residence permit.

Owning a piece of Coastal Haven is more than just acquiring a property; it is an investment in an unparalleled lifestyle. It is a place where the rhythm of the ocean dictates the pace of life, where serenity meets luxury and where every moment is an invitation to reconnect with yourself and the beauty that surrounds you.







Penthouses

the luxury of unparalleled vistas

Rise above the ordinary at Coastal Haven and take in uninterrupted views overlooking the clear blue waters of the sea and extending towards the horizon from the expansive terraces of two exquisitely appointed penthouses.

Designed for discerning homeowners seeking a luxurious and authentic retreat, their generous openings allow natural light and fresh air to flow freely, providing a seamless connection between indoor and outdoor spaces.



Penthouses

an invitation to complete relaxation

Unwind in the cosy atmosphere of the stylish bedrooms of the penthouses, which offer a serene retreat for ultimate comfort and privacy. Each one is an oasis of tranquillity steeped in natural light and finished to the highest quality.

Step out onto one of your terraces and breathe in the fresh ocean air, immersing yourself in the epitome of coastal living.



COASTAL HAVEN

Indulge in the lap of luxury and escape to your very own seaside sanctuary at Coastal Haven. A serene and sophisticated lifestyle awaits you in this upscale beachfront development, where refined design meets the tranquility of coastal living.





Apartments

*your private retreat framed
with lush greenery*

Rise above the ordinary at Coastal Haven and take in uninterrupted views overlooking the clear blue waters of the sea and extending towards the horizon from the expansive terraces of two exquisitely appointed penthouses.

Designed for discerning homeowners seeking a luxurious and authentic retreat, their generous openings allow natural light and fresh air to flow freely, providing a seamless connection between indoor and outdoor spaces.



Apartments *seamless indoor-outdoor living*

The Coastal Haven apartments boast ample floor-to-ceiling openings. The design philosophy not only bathes the interiors in natural light, but also effortlessly blurs the lines between indoor and outdoor living. Each unit is built to provide you with maximum comfort and enhance the connection with the breathtaking seascape.

The use of premium materials and the highest construction standards also ensure impeccable quality and lasting value.

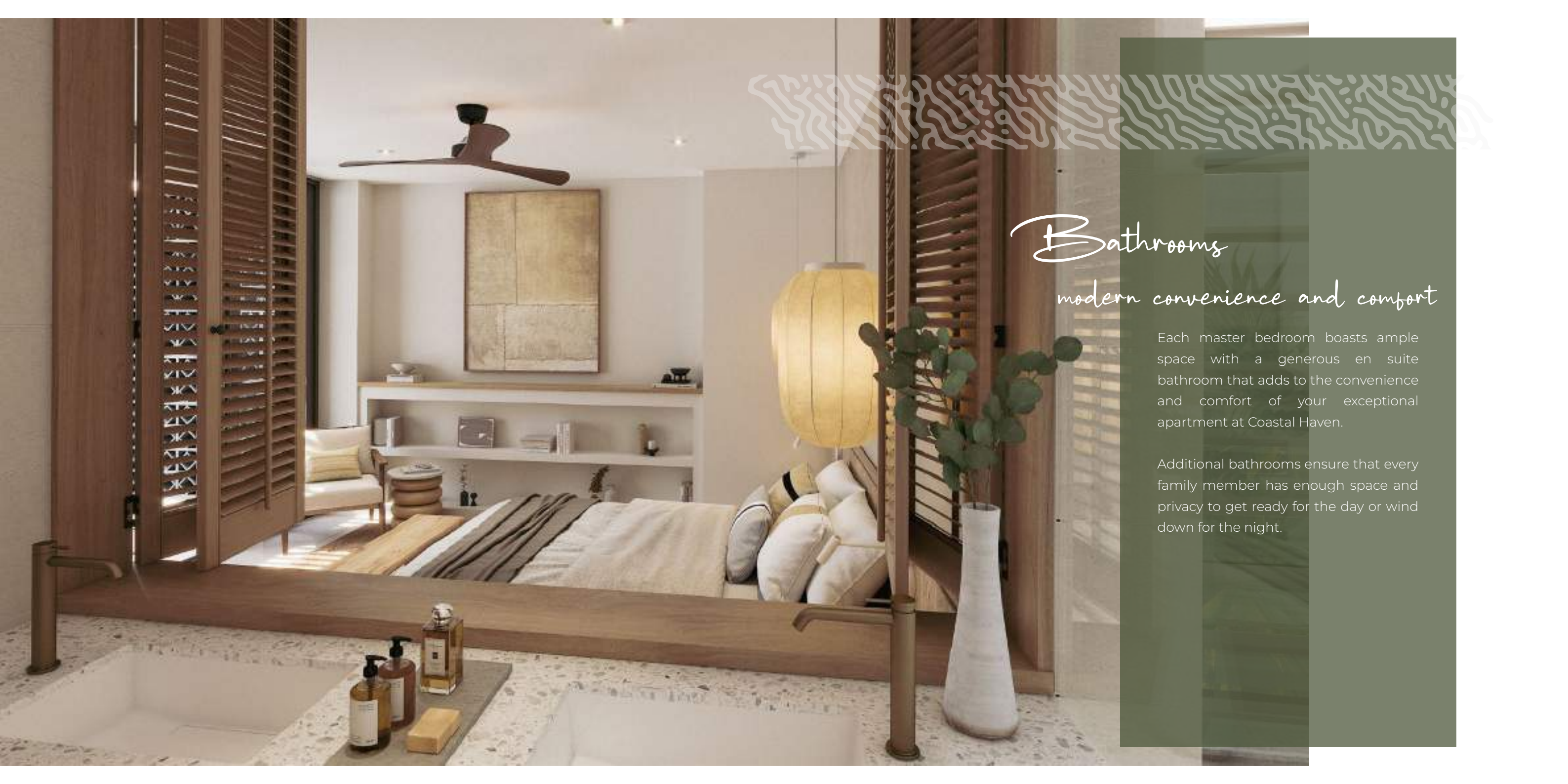


Bathrooms

*sanctuaries of relaxation
and rejuvenation*

Start your day in an exquisitely designed bathroom that exudes elegance at every turn. Soft lighting and soothing colours create a calming ambiance, while premium finishes and fixtures add a touch of understated luxury.

This sanctuary of relaxation and rejuvenation has been designed to elevate your everyday routine at Coastal Haven.

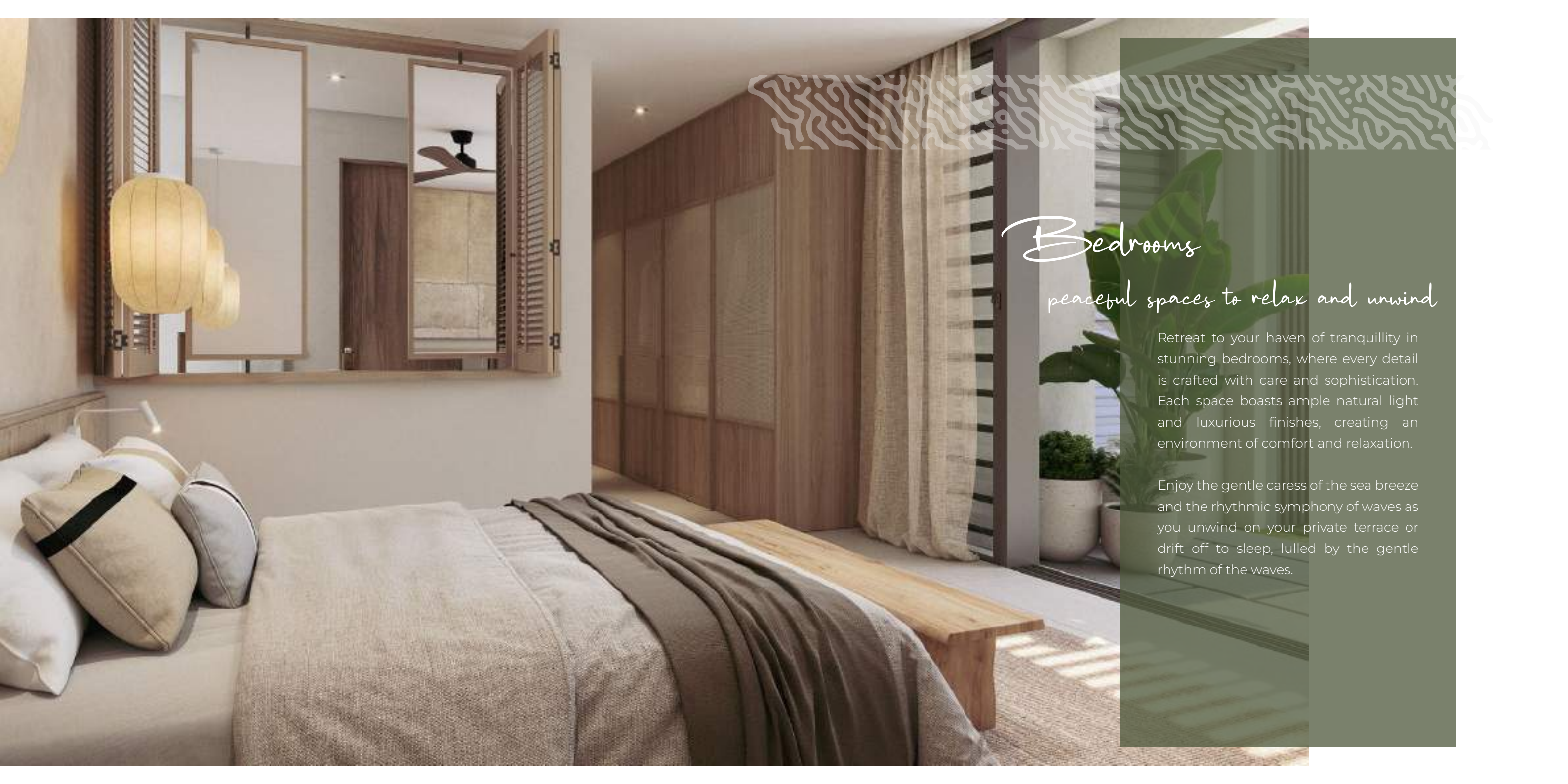


Bathrooms

modern convenience and comfort

Each master bedroom boasts ample space with a generous en suite bathroom that adds to the convenience and comfort of your exceptional apartment at Coastal Haven.

Additional bathrooms ensure that every family member has enough space and privacy to get ready for the day or wind down for the night.



Bedrooms

peaceful spaces to relax and unwind

Retreat to your haven of tranquillity in stunning bedrooms, where every detail is crafted with care and sophistication. Each space boasts ample natural light and luxurious finishes, creating an environment of comfort and relaxation.

Enjoy the gentle caress of the sea breeze and the rhythmic symphony of waves as you unwind on your private terrace or drift off to sleep, lulled by the gentle rhythm of the waves.

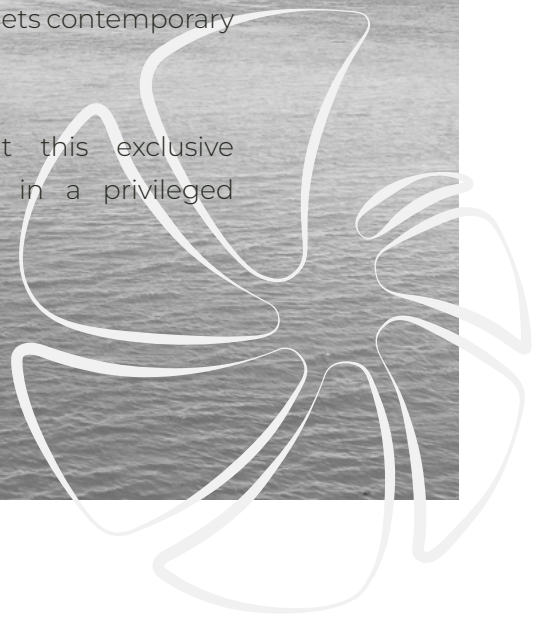




Embrace the exclusivity of beachfront ownership

With construction well underway since mid-2025, Coastal Haven is expected to be completed by July 2027. These thoughtfully designed apartments offer discerning buyers a rare opportunity to secure a home where coastal tranquillity meets contemporary comfort.

Contact us today to learn more about this exclusive development that redefines coastal living in a privileged location.





COASTAL HAVEN
Roches Noires

Poste Lafayette
Public Beach

Bras D'Eau
National Park

Roches Noires
Waterfront



Master Plan

- A** Block A
- B** Block B
- 1** Common Access
- 2** Parking
- 3** Boma
- 4** BBQ space

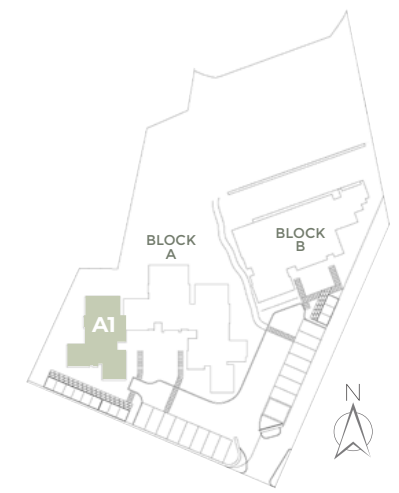




Ground Floor | Block A Apartment 1

1	Living Room	24.5 m ²
2	Kitchen	10.45 m ²
3	Laundry	4.31 m ²
4	SAS	2.26 m ²
5	Guest WC	2.04 m ²
6	Master Bedroom	14.15 m ²
7	Master Dressing	6.09 m ²
8	Master Bathroom	6.94 m ²
9	Bedroom 01	18.89 m ²
10	Att. Bathroom 01	4.85 m ²

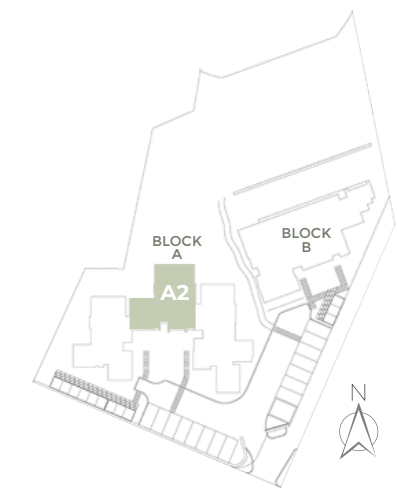
Total Internal	94.48 m ²
11 Covered Main Terrace	28.34 m ²
12 Covered Terrace Master	4.45 m ²
13 Covered Terrace 01	3.04 m ²
Total Living Area	130.31 m ²
Gross Area	161.74 m ²



Ground Floor | Block A Apartment 2

1	Living Room	23.35 m ²
2	Kitchen	11.12 m ²
3	Laundry	4.35 m ²
4	SAS	5.35 m ²
5	Guest WC	2.53 m ²
6	Master Bedroom	14.83 m ²
7	Master Dressing	4.38 m ²
8	Master Bathroom	6.21 m ²
9	Bedroom 01	13.3 m ²
10	Att. Bathroom 01	5.25 m ²

Total Internal	90.67 m ²
11 Covered Main Terrace	33.02 m ²
12 Covered Terrace Master	5.86 m ²
Total Living Area	129.55 m ²
Gross Area	153.23 m ²

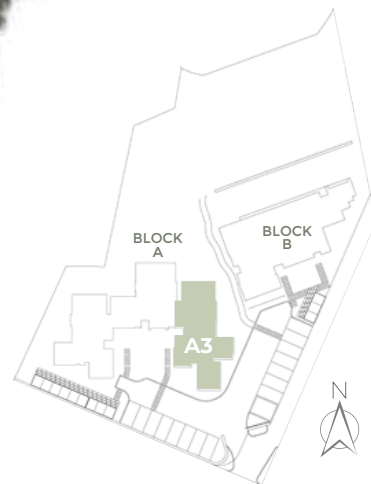




Ground Floor

Block A
Apartment 3

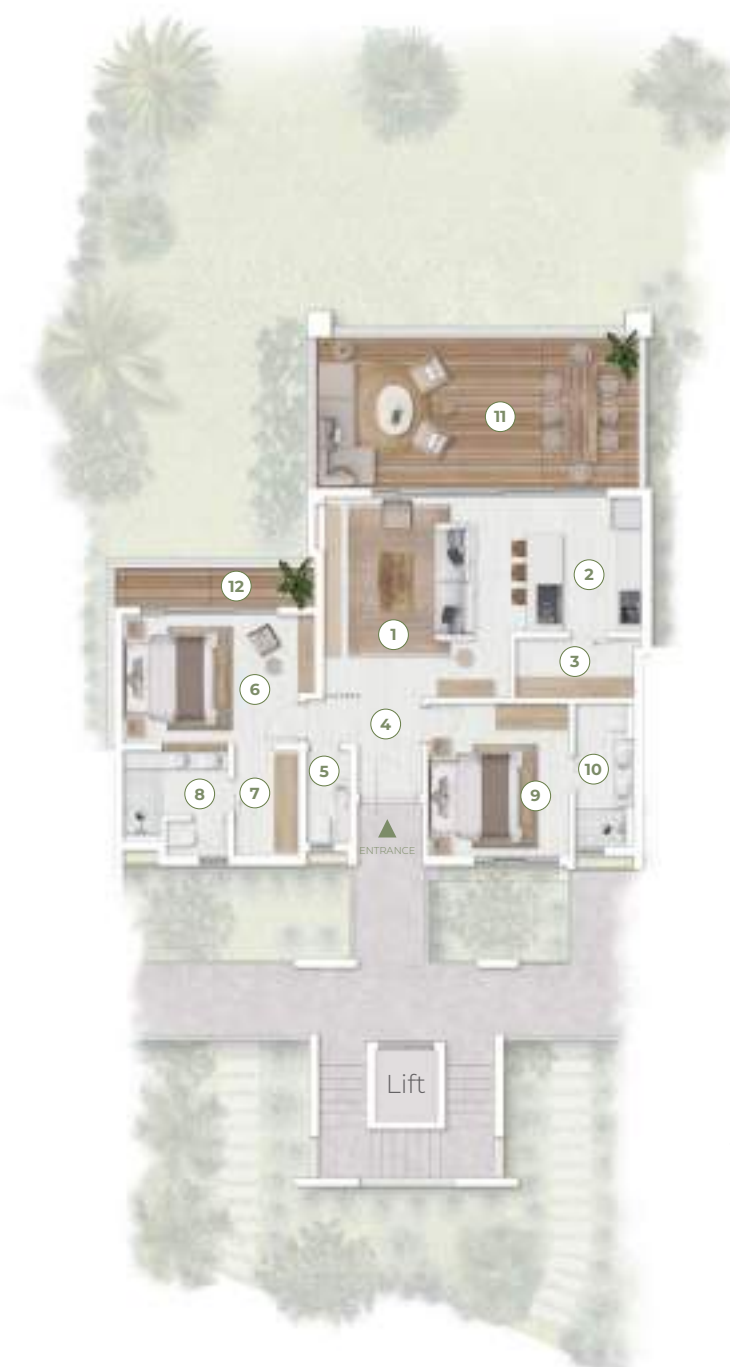
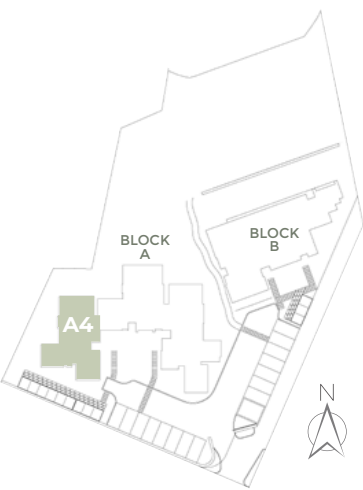
1	Living Room	22.05 m ²
2	Kitchen	17.95 m ²
3	Laundry	5.82 m ²
4	Corridor	10.75 m ²
5	Guest WC	2.04 m ²
6	Master Bedroom	14.27 m ²
7	Master Dressing	5.49 m ²
8	Master Bathroom	6.42 m ²
9	Bedroom 01	12.64 m ²
10	Att. Bathroom 01	4.85 m ²
11	Bedroom 02	17.02 m ²
12	Att. Bathroom 02	4.82 m ²
Total Internal		124.12 m ²
13	Covered Main Terrace	28.34 m ²
14	Covered Terrace Master	3.98 m ²
15	Covered Terrace 01	4.77 m ²
16	Covered Terrace 02	3.77 m ²
Total Living Area		164.98 m ²
Gross Area		202.12 m ²





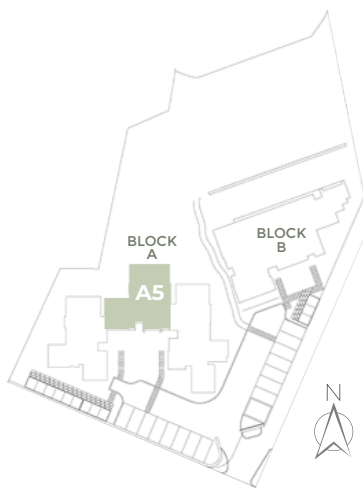
First Floor | Block A
Apartment 4

1	Living Room	24.5 m ²
2	Kitchen	10.45 m ²
3	Laundry	4.31 m ²
4	SAS	2.26 m ²
5	Guest WC	2.04 m ²
6	Master Bedroom	14.15 m ²
7	Master Dressing	6.09 m ²
8	Master Bathroom	6.94 m ²
9	Bedroom 01	18.89 m ²
10	Att. Bathroom 01	4.85 m ²
Total Internal		94.48 m ²
11	Covered Main Terrace	26.07 m ²
12	Covered Terrace Master	3.3 m ²
13	Covered Terrace 01	2.56 m ²
Total Living Area		126.41 m ²
Gross Area		161.46 m ²



First Floor | Block A
Apartment 5

1	Living Room	23.35 m ²
2	Kitchen	11.12 m ²
3	Laundry	4.35 m ²
4	SAS	5.35 m ²
5	Guest WC	2.53 m ²
6	Master Bedroom	14.83 m ²
7	Master Dressing	4.38 m ²
8	Master Bathroom	6.21 m ²
9	Bedroom 01	13.3 m ²
10	Att. Bathroom 01	5.25 m ²
Total Internal		90.67 m ²
11	Covered Main Terrace	30.48 m ²
12	Covered Terrace Master	4.84 m ²
Total Living Area		125.99 m ²
Gross Area		153.08 m ²

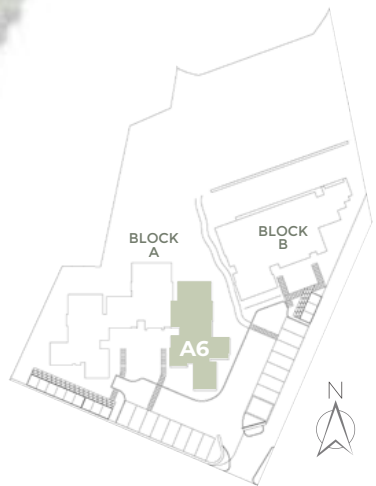




First Floor | Block A
Apartment 6

1	Living Room	22.05 m ²
2	Kitchen	17.95 m ²
3	Laundry	5.82 m ²
4	Corridor	10.75 m ²
5	Guest WC	2.04 m ²
6	Master Bedroom	14.27 m ²
7	Master Dressing	5.49 m ²
8	Master Bathroom	6.42 m ²
9	Bedroom 01	12.64 m ²
10	Att. Bathroom 01	4.85 m ²
11	Bedroom 02	17.02 m ²
12	Att. Bathroom 02	4.82 m ²

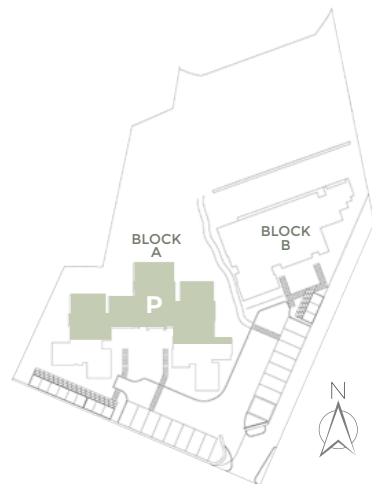
	Total Internal	124.12 m²
13	Covered Main Terrace	26.07 m²
14	Covered Terrace Master	3.3 m²
15	Covered Terrace 01	3.93 m²
16	Covered Terrace 02	2.73 m²
	Total Living Area	160.15 m²
	Gross Area	202.29 m²



Second Floor | Block A
Penthouse

1	Kitchen	17.09 m ²
2	Laundry	4.18 m ²
3	Living Room	25.96 m ²
4	Corridor 01	9.54 m ²
5	Guest WC	2.1 m ²
6	Master Bedroom	12.16 m ²
7	Master Dressing	3.09 m ²
8	Master Bathroom	6.59 m ²
9	Corridor 02	5.95 m ²
10	Bedroom 01	11.66 m ²
11	Att. Bathroom 01	4.76 m ²
12	Bedroom 02	13.12 m ²
13	Att. Bathroom 02	4.69 m ²
	Total Internal	120.89 m²

14	Covered Entrance Lobby	4.67 m²
15	Pool	18.78 m²
16	Covered Main Terrace	38.28 m²
17	Open Main Terrace	19.46 m²
18	Covered Terrace Master	16.24 m²
19	Open Terrace Master	17.88 m²
20	Covered Terrace 01	12.87 m²
21	Open Terrace 01	15.68 m²
22	Covered Terrace 02	5.8 m²
23	Open Terrace 02	6.99 m²
24	Drying Yard	5.72 m²
25	Planters	3.78 m²
	Total Living Area	287.04 m²
	Gross Area	338.71 m²

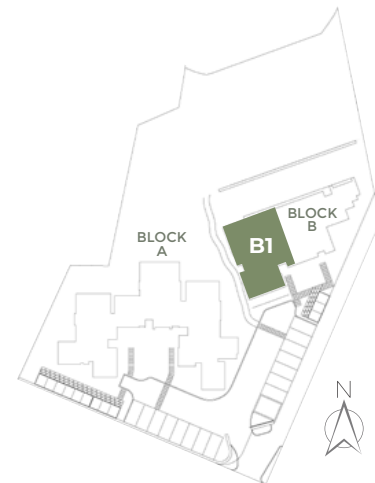




Ground Floor

Block B
Apartment 1

1	Living Room	25.12 m ²
2	Kitchen	12.57 m ²
3	Laundry	5.09 m ²
4	Master Bedroom	13.04 m ²
5	Master Dressing	4.74 m ²
6	Master Bathroom	7.3 m ²
7	Guest WC	2.95 m ²
8	Corridor	5.82 m ²
9	Bedroom 01	11.46 m ²
10	Att. Bathroom 01	4.56 m ²
11	Bedroom 02	11.46 m ²
12	Att. Bathroom 02	4.56 m ²
Total Internal		108.67 m ²
13	Covered Main Terrace	39.02 m ²
14	Covered Terrace 01	8.73 m ²
Total Living Area		156.42 m ²
Gross Area		185.91 m ²



Ground Floor

Block B
Apartment 2

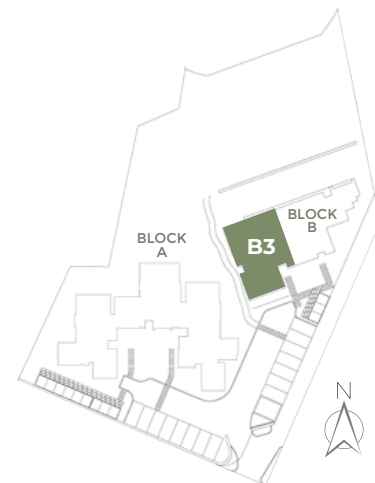
1	Living Room	25.35 m ²
2	Kitchen	18.12 m ²
3	SAS	1.88 m ²
4	Laundry	3.45 m ²
5	Guest WC	2.21 m ²
6	Office	9.66 m ²
7	Master Bedroom	12.67 m ²
8	Master Bathroom	6.52 m ²
9	Bedroom 01	14.18 m ²
10	Att. Bathroom 01	5.13 m ²
Total Internal		99.17 m ²
11	Covered Main Terrace	29.04 m ²
Total Living Area		128.21 m ²
Gross Area		151.45 m ²



First Floor | Block B Apartment 3

1	Living Room	25.12 m ²
2	Kitchen	12.57 m ²
3	Laundry	5.09 m ²
4	Master Bedroom	13.04 m ²
5	Master Dressing	4.74 m ²
6	Master Bathroom	7.3 m ²
7	Guest WC	2.95 m ²
8	Corridor	5.82 m ²
9	Bedroom 01	11.46 m ²
10	Att. Bathroom 01	4.56 m ²
11	Bedroom 02	11.46 m ²
12	Att. Bathroom 02	4.56 m ²

	Total Internal	108.67 m²
13	Covered Main Terrace	36.65 m²
14	Covered Terrace 01	7.19 m²
	Total Living Area	152.51 m²
	Gross Area	185.91 m²



First Floor | Block B Apartment 4

1	Living Room	25.35 m ²
2	Kitchen	18.12 m ²
3	SAS	1.88 m ²
4	Laundry	3.45 m ²
5	Guest WC	2.21 m ²
6	Office	9.66 m ²
7	Master Bedroom	12.67 m ²
8	Master Bathroom	6.52 m ²
9	Bedroom 01	14.18 m ²
10	Att. Bathroom 01	5.13 m ²

	Total Internal	99.17 m²
11	Covered Main Terrace	26.72 m²
	Total Living Area	125.89 m²
	Gross Area	150.92 m²



Second Floor | Block B Penthouse

1	Kitchen	14.61 m ²	14	Open Main Terrace	33.3 m ²
2	Living Room	22.94 m ²	15	Covered Terrace Master	13.8 m ²
3	Laundry	4.35 m ²	16	Open Terrace Master	3.97 m ²
4	Corridor	9.66 m ²	17	Covered Terrace 01	3.72 m ²
5	Master Bedroom	14.87 m ²	18	Drying Yard	5.22 m ²
6	Master Bathroom	6.12 m ²	19	Planters	4.79 m ²
7	Master Dressing	2.86 m ²	20	Terrasse ouverte à l'arrière	10.3 m ²
8	Guest WC	2.05 m ²	Total Living Area		228.53 m ²
9	Bedroom 01	10.96 m ²	Gross Area		264.09 m ²
10	Att. Bathroom 01	4.67 m ²			
Total Internal		93.09 m ²			
11	Covered Entrance Lobby	7.88 m ²			
12	Pool	16.51 m ²			
13	Covered Main Terrace	35.95 m ²			





COASTAL HAVEN
Roches Noires

The Team

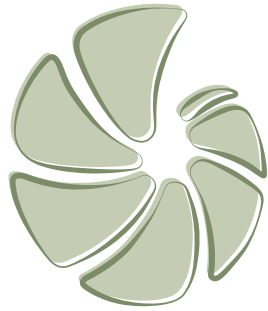
Promoter : **ROCHE NOIRES DREAM LTD**

Project Manager : **Alessandro Masselli**

Architectural Artistic Director : **BIFROST LTD**

3D & Graphic Concept : **Three Motions Ltd**







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