



Phase 3
FAIRWAY VILLAS



MONTCHOISY
LA RÉSERVE

THE SMART CITY

EXISTING PROJECTS

1. Mont Choisy Le Golf
2. Mont Choisy La Ferme
3. Mont Choisy Le Mall
4. Boulevard and Parkway
5. Mont Choisy Le Parc Residences
6. Mont Choisy Heritage Zone
7. Mont Choisy La Réserve
8. Mont Choisy Nature Reserve
9. Mont Choisy Stables
10. Bois Chandelle Development
11. Mont Choisy Les Allées du Golf
12. Mont Choisy Leisure Centre

FUTURE DEVELOPMENTS

13. Healthcare
14. Lifestyle Hub
15. Centre for Sporting Excellence
16. MON CHOISY BEACH

RESIDENCES OF PHASE 3

Apartments & Penthouses

BLOCK A1

- 3 Bed - G01/F04/S07
- 2 Bed Type B - G02/F05/S08
- 2 Bed Type A - G03/F06/S09
- Penthouse P10

BLOCK A2

- 2 Bed Type A - G01/F04/S07
- 1 Bed - G02/F05/S08
- 3 Bed - G03/F06/S09
- Penthouse P10

BLOCK A3

- 2 Bed Type A - G01/F04/S07
- 2 Bed Type B - G02/F05/S08
- 3 Bed - G03/F06/S09
- Penthouse P10

Sanctuary villas

- 1. SA1 - 4 Bed Simplex - Area 804 m²
- 2. SA2 - 4 Bed Simplex - Area 764 m²
- 3. SA3 - 4 Bed Simplex - Area 791 m²
- 4. SA4 - 3 Bed - Area 731 m²
- 5. SA5 - 3 Bed - Area 775 m²
- 6. SA6 - 3 Bed - Area 745 m²
- 7. SA7 - 3 Bed - Area 700 m²
- 8. SA8 - 4 Bed - Area 731 m²
- 9. SA9 - 4 Bed - Area 746 m²
- 10. SA10 - 4 Bed Simplex - Area 891 m²
- 11. SA11 - 3 Bed - Area 869 m²
- 12. SA12 - 3 Bed - Area 804 m²

Fairway villas

- 1. No.1 - Area 1,337 m²
- 2. No.2 - Area 1,314 m²
- 3. No.3 - Area 1,409 m²
- 4. No.4 - Area 2,269 m²
- 5. No.5 - Area 2,626 m²
- 6. No.6 - Area 1,775 m²

Own the most
prestigious address
in Grand Baie



FAIRWAY VILLAS

SANCTUARY VILLAS

APPARTEMENTS

FAIRWAY VILLAS

FOR A LIFE WITHOUT
COMPROMISE





ONE OF A KIND VILLAS

Experience privilege

Breathtaking contemporary Mauritian design

Invaluable security and privacy for the whole family's peaceful retreat

Full-height full-length glass openings inviting the outdoors in

The abundant space and sleek structure intend to captivate every generation and suit every occasion

A SEAMLESS BLEND WITH NATURE

Uninterrupted flow into the outdoor





AWE-INSPIRING LIFESTYLE

Sumptuously oversized

Graceful seamless design pulling the exterior colours and textures into your home

Beautiful light and airy living spaces offering front-row seat to the marvels of nature

Premium fixtures and finishes throughout the villa

Crafted to adapt to your creative mind and to each individual's lifestyle



RISE AND SHINE TO THE BEST LIFE

Magically soothing



YOUR PRIVATE SERENE SANCTUARY

Fitted to perfection



FAIRWAY VILLA

5 Bedrooms
Ground Floor

SURFACE TABLE - AREA (M²)

GROUND FLOOR

1.	Bedroom 1	41
2.	Bathroom 1	14
3.	Entrance hall	34
4.	Living/dining room	78
5.	Kitchen	22
6.	Scullery	10
7.	Store	10
8.	Guest toilet	9
9.	Staff Toilet	5
10.	Bedroom 2	29
11.	Bathroom 2	10

OUTDOOR AREAS

12.	Garage	39
13.	Yard	56
14.	Covered terrace 1	12
15.	Outdoor living	65
16.	Pool & deck	148
17.	Porch	3
18.	Kiosk	38



FAIRWAY VILLA

5 Bedrooms
First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

19.	Lobby	13
20.	Bedroom 3	26
21.	Bathroom 3	9
22.	Bedroom 4	32
23.	Bathroom 4	8
24.	Bedroom 5	27
25.	Bathroom 5	8

OUTDOOR AREAS

26.	Covered terrace 2	39
27.	Terrace	10

TOTAL COVERED AREA - 570 M²
TOTAL BUILT AREA - 854 M²



FAIRWAY VILLA

4 Bedrooms
Ground Floor

SURFACE TABLE - AREA (M²)

GROUND FLOOR

1.	Entrance hall	20
2.	Bedroom 1	43
3.	Bathroom 1	14
4.	Living/dining room	82
5.	Kitchen	23
6.	Scullery	11
7.	Store	10
8.	Guest toilet	9
9.	Staff toilet	5

OUTDOOR AREAS

10.	Garage	40
11.	Yard	50
12.	Outdoor living	62
13.	Covered terrace 1	17
14.	Pool & deck	123
15.	Porch	5
16.	Kiosk	39



FAIRWAY VILLA

4 Bedrooms
First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

17.	Lobby	13
18.	Bedroom 2	27
19.	Bathroom 2	9
20.	Bedroom 3	35
21.	Bathroom 3	9
22.	Bedroom 4	26
23.	Bathroom 4	9

OUTDOOR AREAS

Covered Terrace 2	30
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TOTAL COVERED AREA - 544 M²
TOTAL BUILT AREA - 720 M²



FAIRWAY SIMPLEX VILLAS





CONVIVIAL OPEN SPACE
WITH STUNNING FINISHES



SPACIOUS
OUTDOOR INDOOR LIVING







ELEGANT AND SPACIOUS
BEDROOM



FAIRWAY SIMPLEX VILLA

4 Bedrooms

GROSS FLOOR AREA - 377 M²
COVERED TERRACE - 66 M²



FINISHES & MATERIALS

A selection of stunning finishes and materials has been devised for the embellishment of the villas. Those consist of lavish Quartz for the kitchen countertops and bathroom vanity tops, high quality modern porcelain tiles for the interior floors, walls, yards and verandahs, as well as beautiful wood decking surrounding the penthouse pools.

Whilst every effort will be made to deliver our product as in the images shown, there may be some changes in colour or tone and materials available on the market at the time. For this reason, the illustrations, drawings and specifications contained in this document are indicative and non-contractual.



Flooring & Countertops

The nature-inspired colours and textures of materials used for the finishing touches of the residences blend pleasantly together to enhance the tropical elegant mood and serene atmosphere.

Walls

The walls shall be covered with long-term durable paint with water-based ecological, anti-fungus and water repellent properties with a matt finish as well as other luxurious textured finishes.

QUARTZ & TILES FROM ITALY

The chosen quartz and tiles from Italy are known to be of the finest quality. Their use in the residences reflects elegance and modern sophistication with the perfect neutral colours to suit your lifestyle.

Powder Coated
Woodland Grey
Metal colour finish
aluminium openings

Natural dark wood
colour and finish
porcelain tiles
for bedrooms

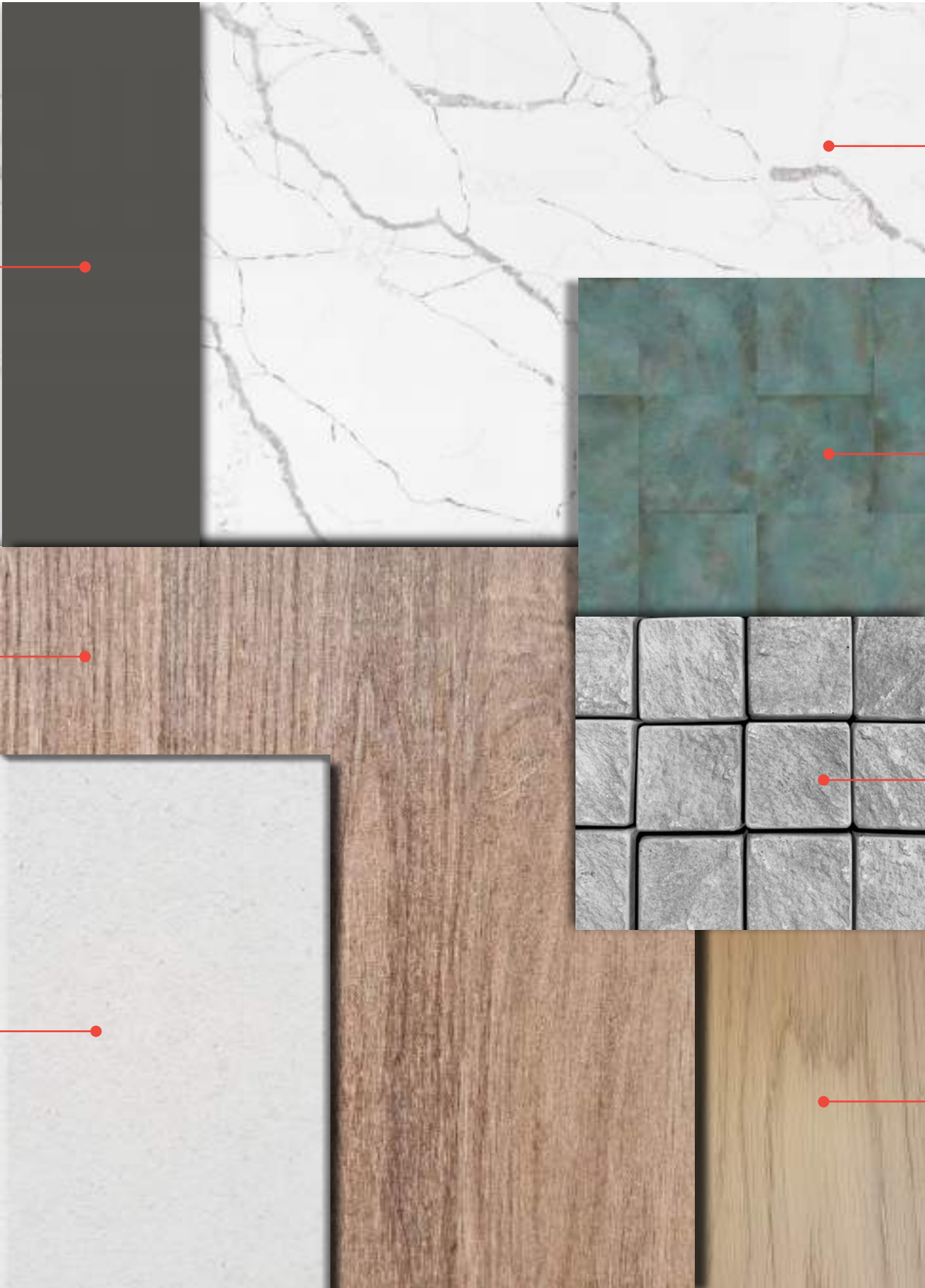
Bianco porcelain tiles
for common areas

QUARTZ
Statuario Leonadro
20mm thick

CAESAR ALCHEMY
RANGE
Mint porcelain
mosaic tiles
(pool)

Stone cobble pavers
for driveway

Oak wood
fitted furniture



BATHROOM FIXTURES

The bathrooms feature some of the best European brands of fixtures for the quality conscious. The modern designs and premium taps, showers, sinks and toilets are chosen not only for their aesthetic appeal but also for their functional benefits.

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AXOR
LAUFEN
■ GEBERIT
hansgrohe
BB[™] BATHROOM
BUTLER



IMPORTED EUROPEAN KITCHEN

The best European brands were carefully chosen for an elegant and harmonious ensemble and to ensure the best quality and durability of products for your bathrooms. Everything is taken care of for your ultimate comfort and carefree living.

The main appliances have been selected from the luxury European brand Miele and shall include induction hobs and thermo-ventilated ovens, amongst others, adding a unique sophisticated touche to your kitchen.

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Reference of ambiance image



Carysil single & double undermount sink
Champagne colour

Miele
hansgrohe
CARYSIL



Axor
single lever kitchen mixer

QUARTZ
Statuario Leonadro
20mm thick



Miele appliances reference for kitchens

THE SMART CITY SCHEME

*The ultimate
work-live-relax lifestyle*

The Smart City Scheme is an economic development programme aimed at consolidating the Mauritian International Business and Financial Hub by creating ideal conditions for working, living and spurring investment through the development of smart cities across the island.

As per the Smart City Scheme, Mont Choisy La Destination is allowed to sell real property for residential and non-residential purposes to investors, citizens and non-citizens of Mauritius, providing them the option of living in sustainable, convenient and enjoyable urban surroundings.

RESIDENCE PERMIT & FAVOURABLE TAX REGIME

As an approved development under the Smart City Scheme, Mont Choisy La Réserve grants foreign buyers and their immediate families with Mauritian residency on purchase of a property that exceeds USD 500 000 (excluding taxes). The country also provides a conducive investment environment with low levels of taxation such as a corporate tax rate of 15%, no inheritance tax and no capital gains tax.



BECOME PART OF THIS EXTRAORDINARY COMMUNITY

montchoisy.com
lareserve@montchoisy.com
Tel: +230 5 250 0102

Mont Choisy La Réserve Ltd
Chemin 20 Pieds, Grand Baie 30527,
Mauritius