



QUARTIER DU LEVANT

Space to Live

Developed in partnership by Maison Rouillard & HORIZON Projects



Welcome to Quartier du Levant

CONTENTS

The North	P.5
The Destination – Les Palétuviers.....	P.7
The Project – Quartier du Levant.....	P.15
The Master Plan.....	P.16
The Apartments.....	P.18
The Penthouses.....	P.27
Pool House.....	P.34
The Twin Villas.....	P.35
The Villas	P.40
The Turnkey Living Solutions	P.45
Nomad.....	P.46
Serenity.....	P.47
Technical Specifications.....	P.48
Investing in Mauritius.....	P.53
The Co-Developers.....	P.55
The Project Team.....	P.57
Property & Rental Management	P.59
The Sales Team.....	P.60

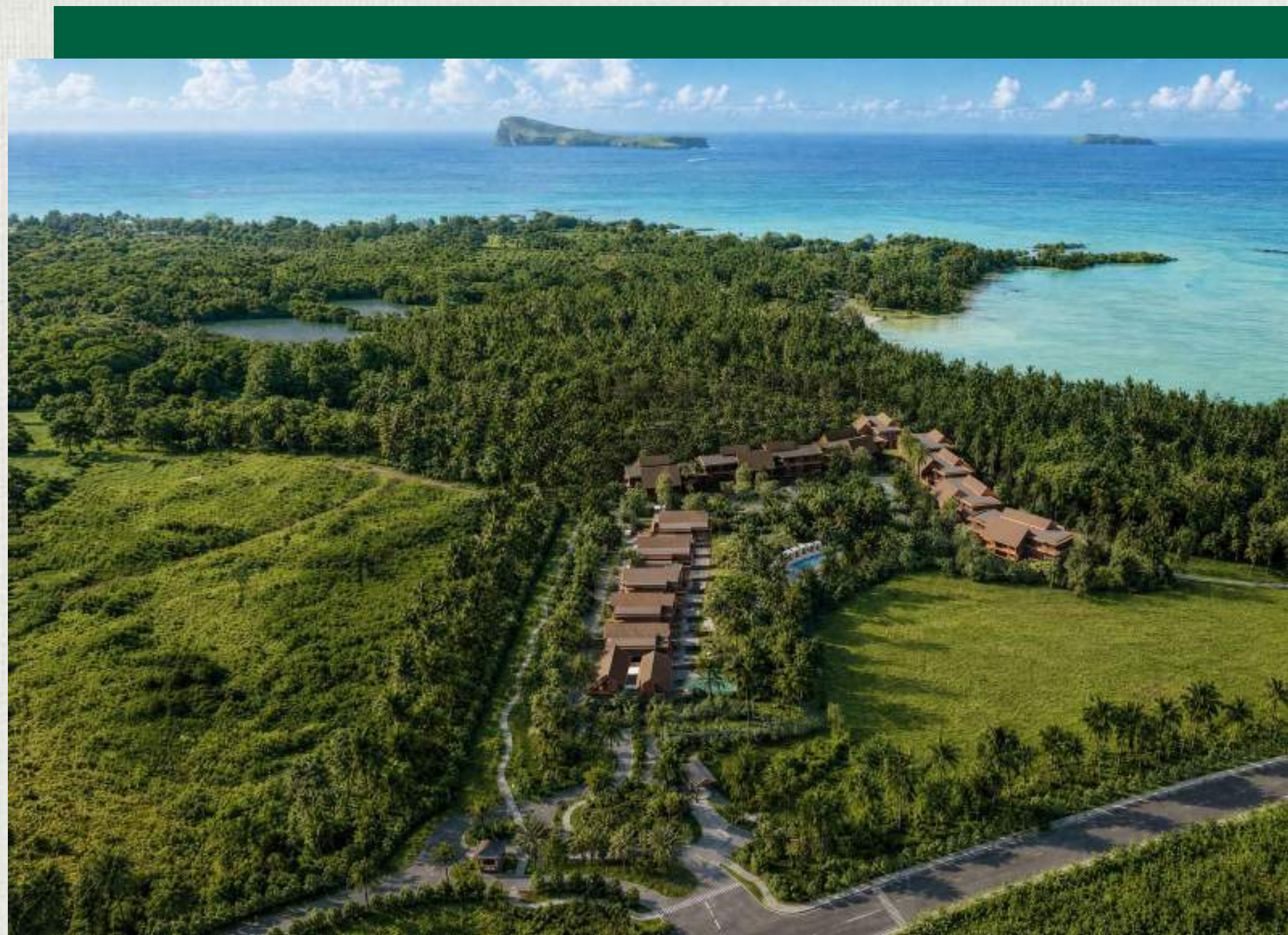
QUARTIER DU LEVANT

The First Residential Development at Les Palétuviers

The story begins now, with you.

In the North of Mauritius, where space is becoming increasingly scarce, Quartier du Levant at Les Palétuviers offers a peaceful haven, a place to breathe, to feel at home, and to enjoy a sense of privacy.

A neighbourhood designed to meet two aspirations: living in an exceptional setting and investing in a rare, desirable and enduring property.



LES PALÉTUVIERS

Serenity in the North of Mauritius



LES PALÉTUVIERS
ANSE LA RAIE - CHÂTEAU D'EAU

Quartier du Levant

Grand Gaube
10 minutes

Anse la Raie

Mont Choisy
15 minutes

Grand Baie
10 minutes

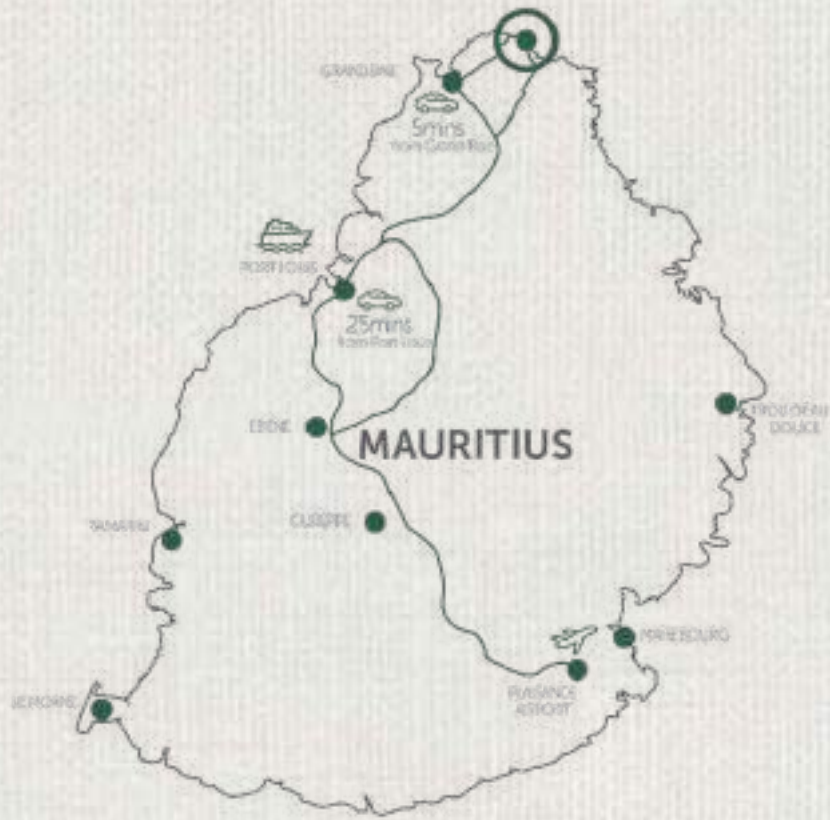
Pereybère
08 minutes

Cap Malheureux
2 minutes

LES PALÉTUVIERS, The Privilege of the North

A sought-after destination and a safe investment, the North remains a prime location in Mauritius.

The perfect balance of quality of life, investment potential, tourism appeal and everyday convenience. Les Palétuviers offers easy access to the North, while preserving a rare sense of peace.





LES PALÉTUVIERS, A Destination Designed for the Future

A master plan and a **clear long-term vision**, ensuring the destination develops in a balanced and lasting way.

A diverse mix of real estate: offices, retail and leisure spaces, gradually taking shape to create a complete destination.

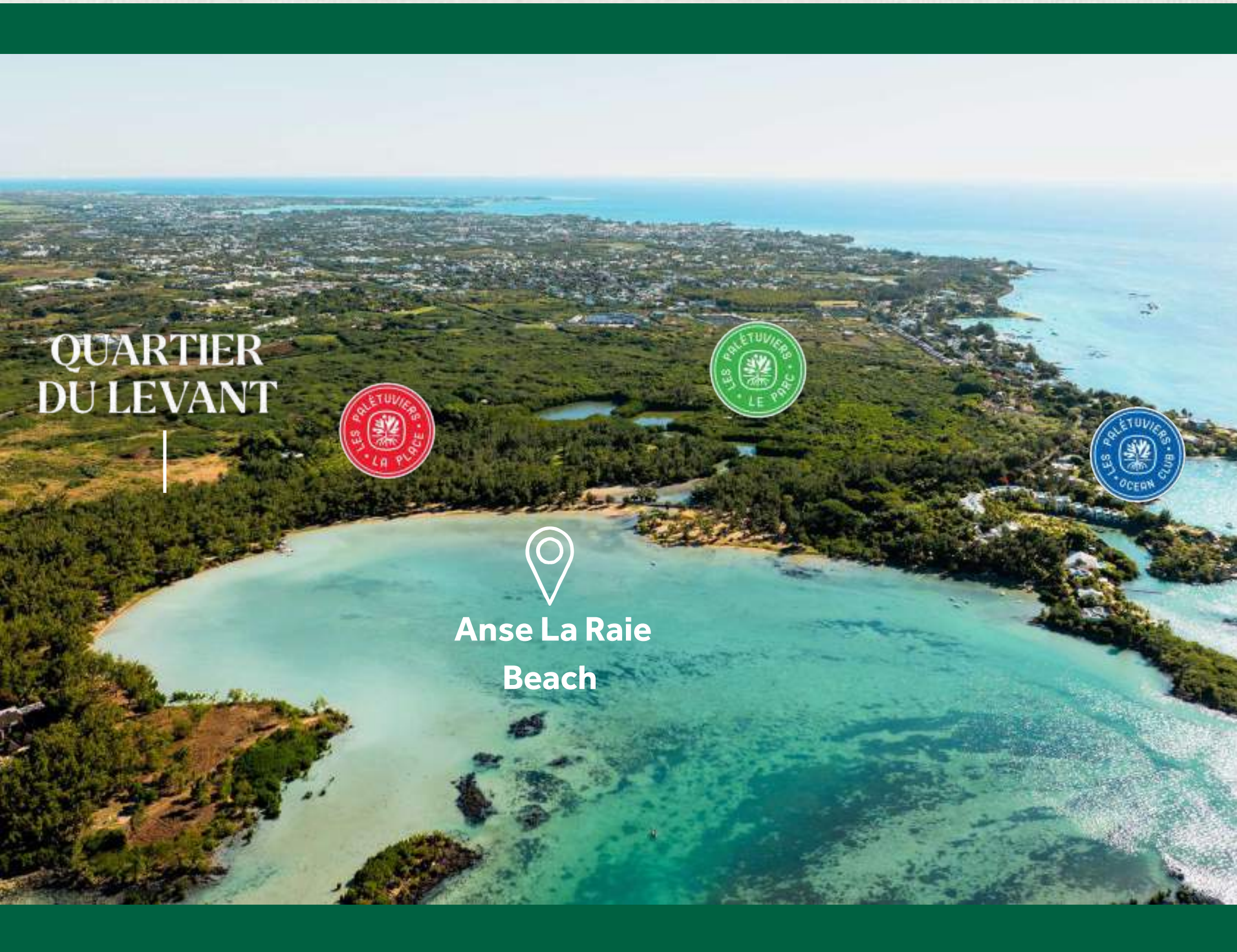
Quartier du Levant is at the heart of this vision - the first residential development at **Les Palétuviers**.

LES PALÉTUVIERS, Living in Rhythm with Nature

110 hectares designed as a true destination for living.

At **Les Palétuviers**, every space has been thoughtfully designed to preserve the balance between nature, living and quality of life. Low-density development, a vast protected nature park, sustainable mobility and welcoming spaces for connection come together to create an environment where life feels good today and for years to come.





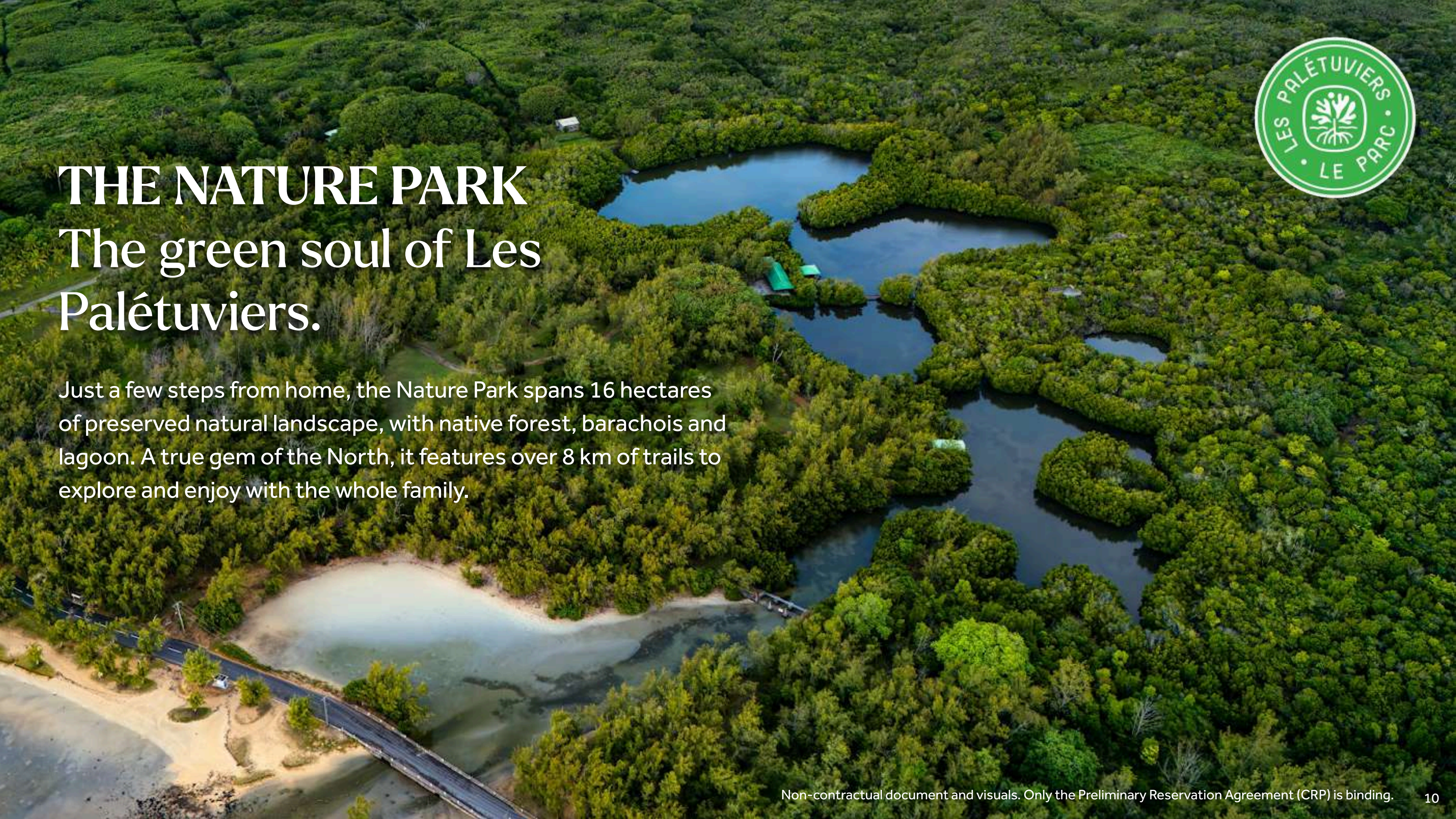
QUARTIER DU LEVANT

At the heart of Les Palétuviers

As a property owner, you enjoy privileged access to the key destinations within Les Palétuviers:

- **Nature Park:** the heart of nature
- **Ocean Club:** an exclusive club by the sea
- **La Place:** the heart of life at Les Palétuviers
- The beautiful beach of **Anse La Raie**

With your **membership**, you enjoy privileged access to these unique places that make Les Palétuviers so special.



THE NATURE PARK

The green soul of Les Palétuviers.

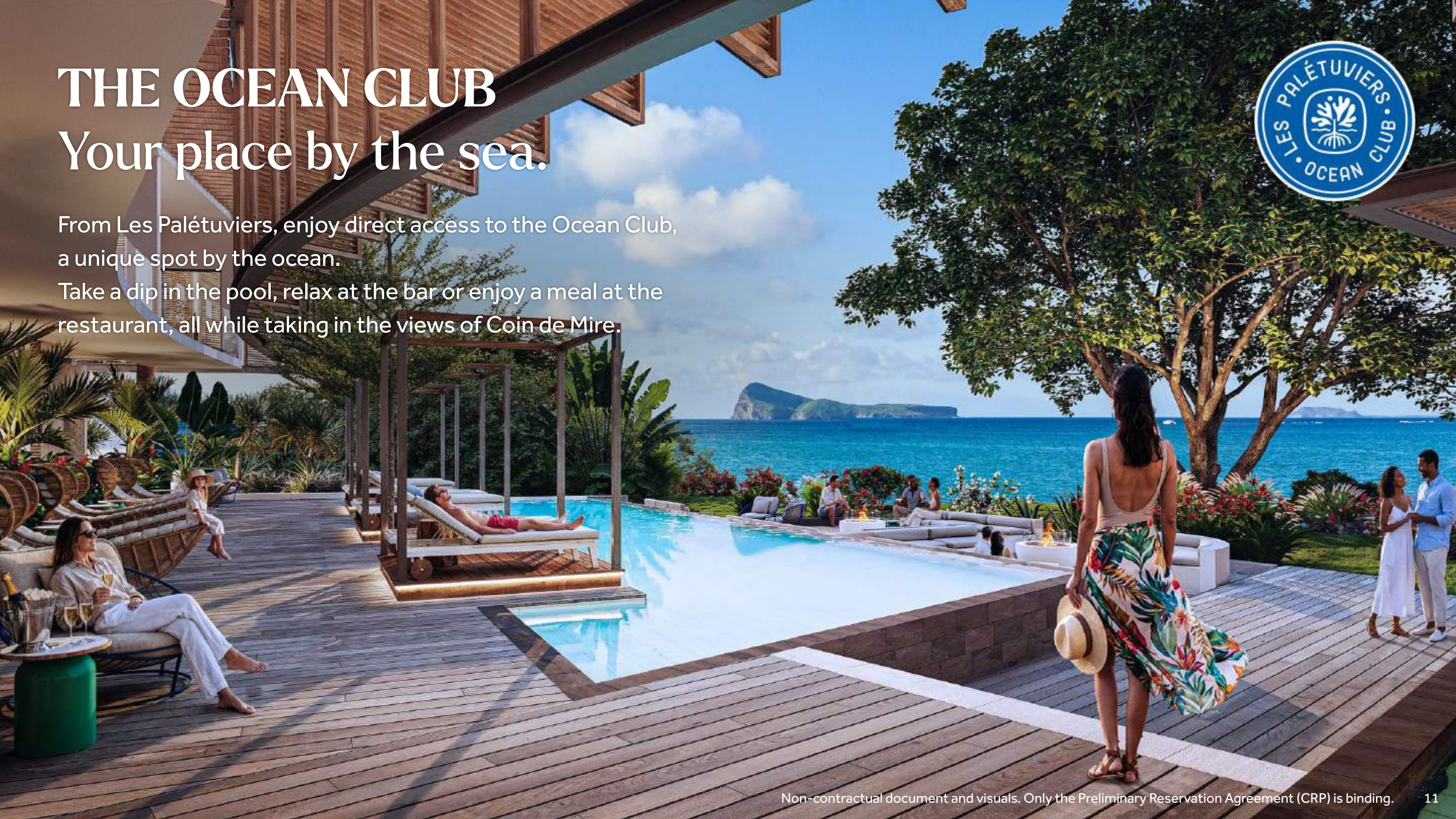
Just a few steps from home, the Nature Park spans 16 hectares of preserved natural landscape, with native forest, barachois and lagoon. A true gem of the North, it features over 8 km of trails to explore and enjoy with the whole family.

THE OCEAN CLUB

Your place by the sea.

From Les Palétuviers, enjoy direct access to the Ocean Club, a unique spot by the ocean.

Take a dip in the pool, relax at the bar or enjoy a meal at the restaurant, all while taking in the views of Coin de Mire.

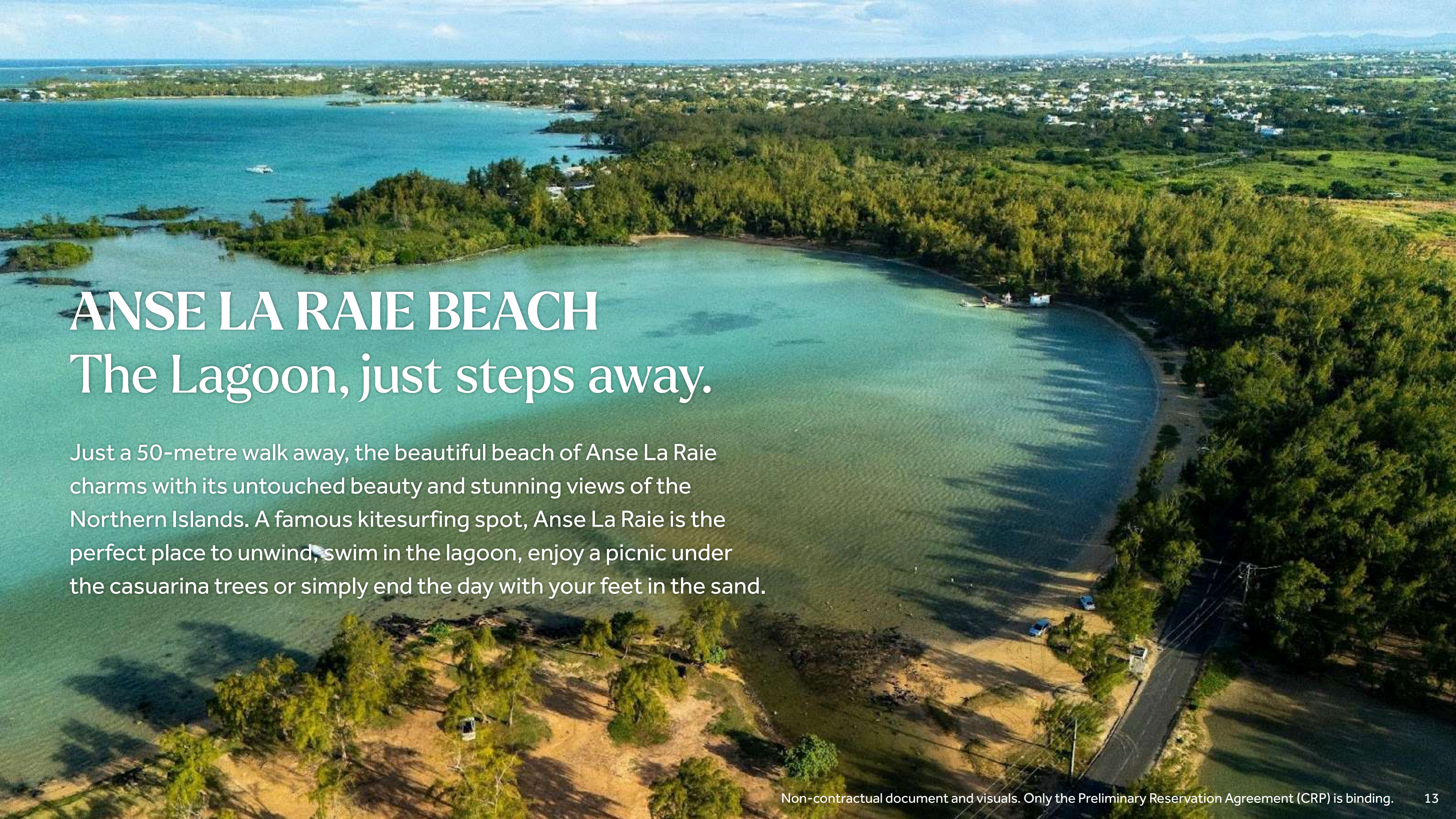




LA PLACE

The heart of the destination.

At the centre of Les Palétuviers, La Place is a vibrant space to meet, connect and enjoy everyday life. Restaurants, local shops, a gym and spa come together just steps from home, creating a convenient and welcoming lifestyle where everything is within easy reach.

An aerial photograph of Anse La Raie Beach and its lagoon. The lagoon is a large, calm body of water with a light turquoise color, surrounded by dense green casuarina trees. A sandy beach is visible at the bottom of the lagoon, with a few cars parked nearby. In the background, the ocean is visible, and a small town or village can be seen on the horizon under a clear blue sky.

ANSE LA RAIE BEACH

The Lagoon, just steps away.

Just a 50-metre walk away, the beautiful beach of Anse La Raie charms with its untouched beauty and stunning views of the Northern Islands. A famous kitesurfing spot, Anse La Raie is the perfect place to unwind, swim in the lagoon, enjoy a picnic under the casuarina trees or simply end the day with your feet in the sand.



06:30
**Wake up at
home**



07:30
**Take a walk in
the Nature
Park**



10:00
Work out



12:30
**Lunch at the
Ocean Club**



16:30
**Escape to
Anse La
Raie Beach**



19:00
**End your day
at La Place**



LE QUARTIER DU LEVANT

Where Space Comes First

A sought-after address where nature, the ocean and a refined lifestyle come together.

Designed around generous open spaces, low-density living and elegant architecture that blends seamlessly with its surroundings, Quartier du Levant offers a peaceful and private setting, with no overlooking neighbours.





A wide selection of properties, designed to offer privacy

APARTMENTS

Studio
1 Bedroom
2 Bedrooms
3 Bedrooms

PENTHOUSES

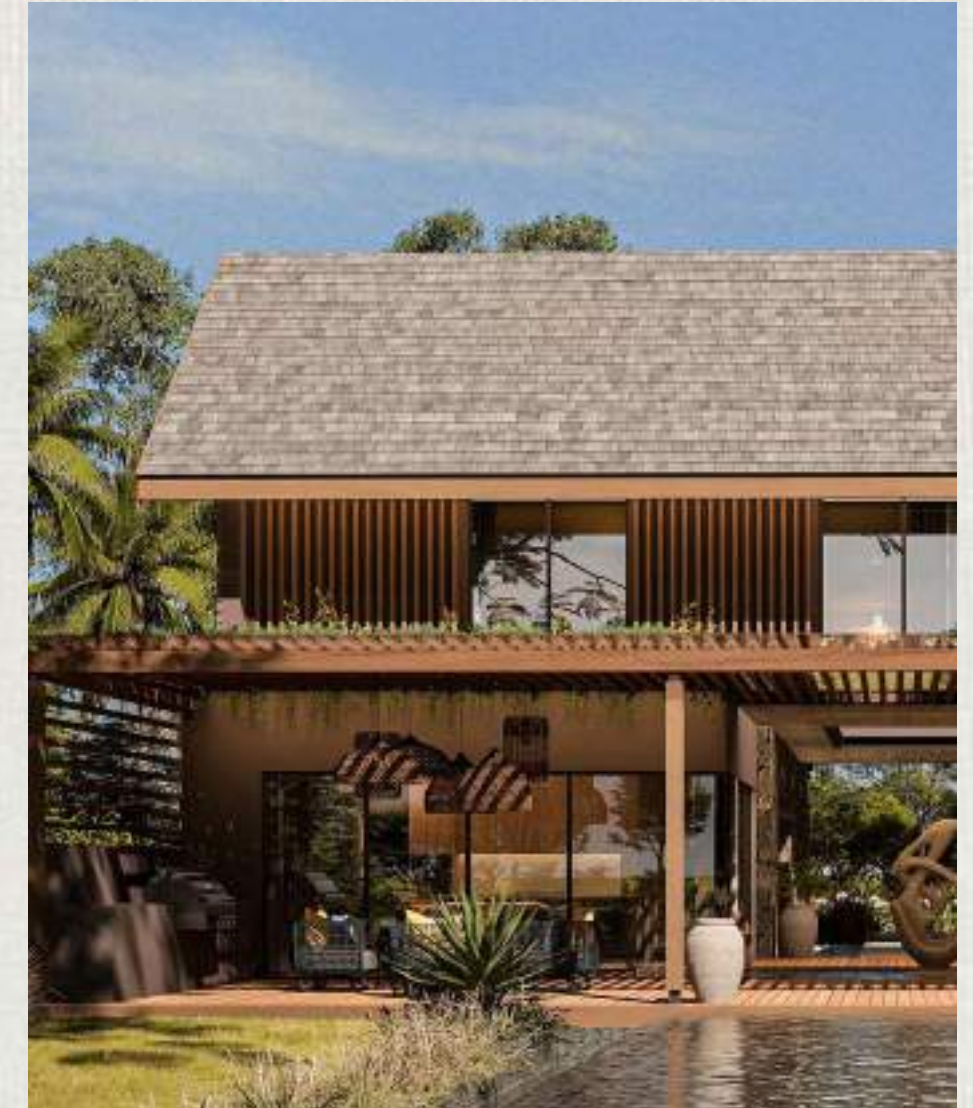
2 Bedrooms
3 Bedrooms
4 Bedrooms

TWIN VILLAS

3 Bedrooms
4 Bedrooms

VILLAS

4 Bedrooms
5 Bedrooms



AN ARCHITECTURAL SIGNATURE

Distinctive façades, thoughtfully designed to blend with the landscape.

This unique setting inspired an architecture that is both refined and understated. Clean lines, natural elements and carefully chosen tones allow each building to blend seamlessly into its surroundings. A design that belongs to the landscape, rather than competing with it.

THE APARTMENTS

Your own private haven, from studios to 3-bedroom apartments.



THE STUDIOS



Your own space for comfort and serenity.

Generous, light-filled living spaces:
Open onto the surrounding nature while preserving your privacy, with no direct overlooking from neighbours.

Smart, flexible design:
Well-planned day and night areas, separated by a retractable partition.

Strong rental potential:
Thoughtfully designed and sized to maximise rental returns.

STUDIOS

Area	(m ²)
1. Living room & Kitchen	16.2
2. Bedroom	9.6
3. Bathroom	4.9
4. Circulation	7.1
5. Covered Terrace	9.6

Total Net Area	47.4
-----------------------	-------------

Total Gross Floor Area	51.3
-------------------------------	-------------

Private Garden (If applicable)	33 > 87
--------------------------------	---------



1-BEDROOM APARTMENTS



**A generous living space,
designed to embrace the
outdoors.**

Spacious living area:

A combined living room and balcony offering more than 40 m² of total space.

Peaceful & private:

A bright, welcoming space with unobstructed views of nature.

Sleeps up to 4:

Thoughtfully designed to comfortably accommodate up to 4 guests.

Strong rental potential:

Designed and sized to maximise rental returns.

1-BEDROOM APARTMENTS

Area	(m ²)
1. Living room & Kitchen	18.3
2. Bedroom	13.3
3. Bathroom	6.6
4. Circulation	8.4
5. Covered Terrace	14.2
Total Net Area	60.8
Total Gross Floor Area	66
Private Garden (if applicable)	86 > 103



Non-contractual document and visuals. Only the Preliminary Reservation Agreement (CRP) is binding.

2-BEDROOM APARTMENTS



126 m² of space, designed for your comfort.

A bright and spacious living area:

An expansive 80 m² space filled with natural light, with no direct overlooking from neighbours.

Garden-level:

Direct access to a private, enclosed garden for your exclusive use.

Rental potential:

Attractive rental potential in the North of the island.

2-BEDROOM APARTMENTS

Area (m²)

1. Living room & Kitchen	43.2
2. Master Bedroom & Bathroom	17.6
3. Bedroom - 2	12.7
4. Shared Bathroom & Toilet	5.3
5. Circulation	8.9
6. Covered Terrace	28.5

Total Net Area 116.1

Total Gross Floor Area 126

Private Garden 74 > 167



3-BEDROOM APARTMENTS



**175 m² of family living space,
opening onto the garden.**

**A peaceful family haven with nature
views:**

A spacious 85 m² living area, offering
peace, privacy and views of the
surrounding nature.

A generous master suite:

Complete with its own private terrace.

Kitchen & utility room:

A spacious and practical area designed
for everyday comfort.

**Flexible “Dual-Key” layout
(2 Bedrooms + Studio):**

A flexible configuration designed to
maximise rental potential - *please
enquire for details.*

3-BEDROOM APARTMENT

Area	(m ²)
1. Living Area & Kitchen	50.2
2. Master Bedroom & Bathroom	35.7
3. Bedroom - 2	11.8
4. Bedroom - 3	12.7
5. Shared Bathroom	5.3
6. Circulation	7.8
7. Covered Terrace	28.3
8. Covered Terrace - Bedroom	9.4
Total Net Area	161.2
Total Gross Floor Area	175
Private Garden (if applicable)	171 > 251



THE PENTHOUSES

Exceptional penthouses, thoughtfully designed with 2, 3 and 4-bedrooms.



2-BEDROOM PENTHOUSES



A Little Higher, With Nature in View

Views & serenity:

Enjoy a peaceful setting with beautiful views across the surrounding landscape.

Grand living spaces:

Generous interiors filled with natural light.

Exceptional master suite:

A private retreat with its own terrace, offering a peaceful sense of seclusion.

Personalisation:

Make your penthouse your own, within the existing structure - *please enquire for details.*

2-BEDROOM PENTHOUSES

Surface	(m ²)
1. Living room & Kitchen	53
2. Bedroom - 1	12.3
3. Bathroom - 1	12.5
4. Bedroom - 2	12.1
5. Bathroom - 2	5.1
6. Laundry	3.8
7. Circulation	11.7
8. Covered Terrace	35.6
9. Covered Bedroom Terrace	10.5
10. Covered Walkway	12.3
Total Net Area	169
Total Gross Floor Area	179.4



Two additional 2-bedroom penthouse layouts are available within the residence, each with a different design and floor plan. These exclusive units offer total areas ranging from 129 to 180 m².

3-BEDROOM PENTHOUSES



The ultimate penthouse experience.

Exceptional space & views:

Generous interiors offering privacy and panoramic views over the surrounding nature.

Private pool option:

The option to add a private pool to your rooftop terrace.

Personalisation:

Make your penthouse your own, within the existing structure — *please enquire for details.*

3-BEDROOM PENTHOUSES

Area	(m ²)
------	-------------------

1. Living room & kitchen	43.9
--------------------------	------

2. Master Bedroom & Bathroom	34.5
------------------------------	------

3. Bedroom - 2 & Bathroom	19.5
---------------------------	------

4. Bedroom - 3 & Bathroom	13.7
---------------------------	------

5.Toilet	1.9
----------	-----

6. Circulation	8
----------------	---

7. Covered Terrace	29.8
--------------------	------

8. Covered Terrace - Bedroom	18
------------------------------	----

Total Net Area	169.3
-----------------------	--------------

Total Gross Floor Area	183
-------------------------------	------------



4-BEDROOM PENTHOUSES



The exceptional 255 m² penthouse, with breathtaking views over the surrounding landscape.

Generous proportions & high ceilings:
An exceptional living space filled with natural light, creating an unparalleled sense of openness.

Private pool & expansive terrace (optional)
A spacious terrace with the option to add a plunge pool, overlooking the surrounding nature.

Prestige & flowing spaces:
A spacious ensuite master bedroom and an open-plan kitchen designed to comfortably host up to 8 guests.

Personalisation:
Make your penthouse your own, within the existing structure - *please enquire for details.*

4-BEDROOM PENTHOUSES

Area	(m ²)
------	-------------------

1. Living room & Kitchen	68.6
--------------------------	------

2. Master Bedroom	19
-------------------	----

3. Bedroom - 2	14.2
----------------	------

4. Bedroom - 3	13.5
----------------	------

5. Bedroom - 4	9.9
----------------	-----

6. Bathroom - 1	12.1
-----------------	------

7. Bathroom - 2	7
-----------------	---

8. Shared Bathroom	5.7
--------------------	-----

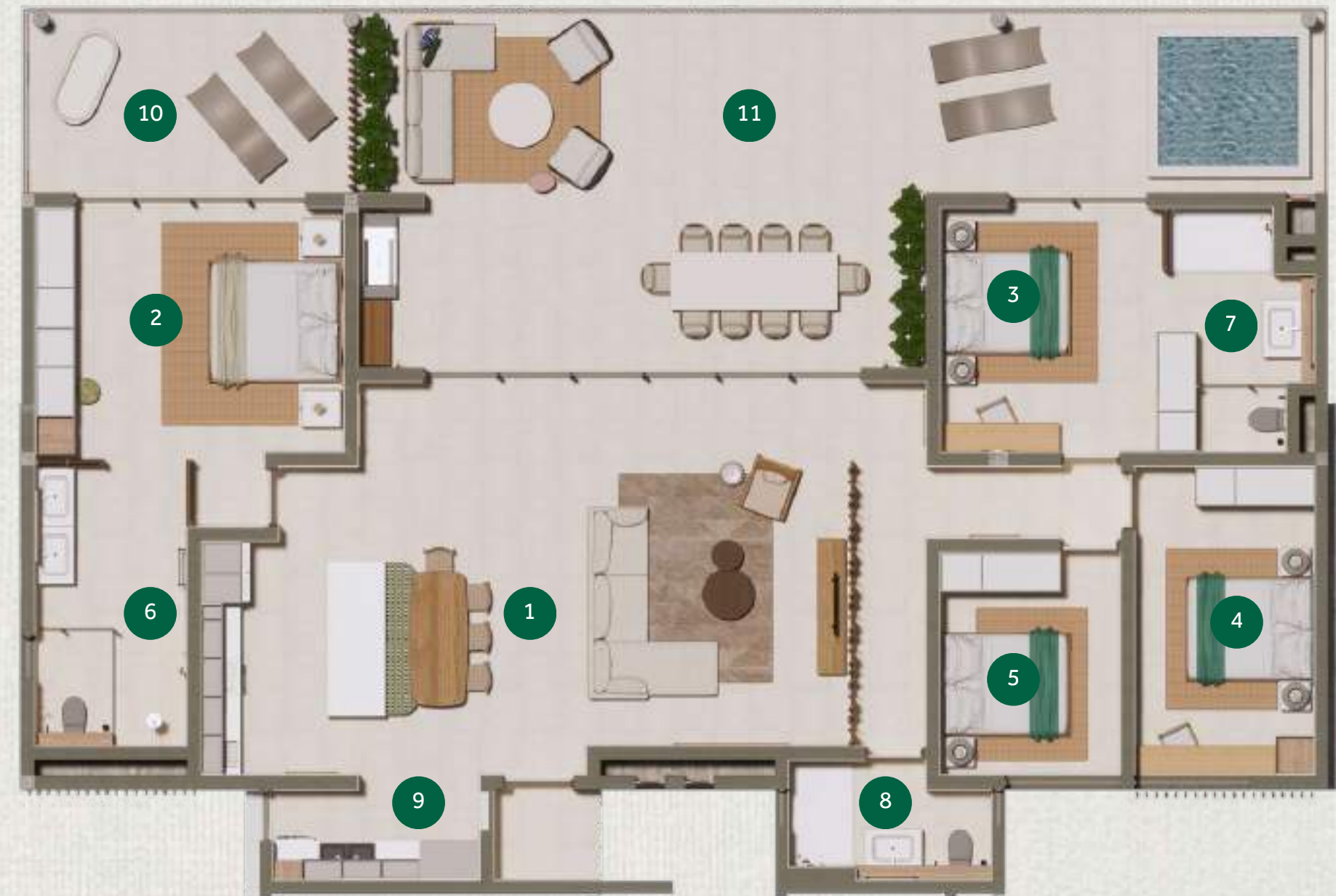
9. Back Kitchen	4.4
-----------------	-----

10. Covered Terrace - Bedroom	15.2
-------------------------------	------

11. Covered Terrace	67.8
---------------------	------

Total Net Area	237.5
-----------------------	--------------

Total Gross Floor Area	255
-------------------------------	------------



SHARED POOL & POOL HOUSE



The added touches that make everyday life more enjoyable.

Large swimming pool:

Available for residents to enjoy.

Spacious pool house & BBQ area:

A covered, welcoming space that can be reserved for private use.

Sun loungers & cosy seating area:

A perfect place to relax.

THE TWIN VILLAS

3 or 4-bedroom homes, created for everyday living,
with the comfort of family life at the heart of **Les Palétuviers**.



3-BEDROOM TWIN VILLAS



The comfort of home

Everyday Comfort & Functionality: A home designed for everyday life, combining a seamless layout with ergonomic features for family well-being.

Private Garden & Pool: An intimate outdoor space with a swimming pool to fully enjoy outdoor living in total peace.

Customisable Layout: The freedom to tailor your living spaces to your needs within the existing structure – *please enquire for details.*

3-BEDROOM TWIN VILLAS

Surface	(m ²)
1. Living room	26.4
2. Kitchen/ Dining room	23
3.Toilet	4.8
4. Store -1	5.
5. Store - 2	2.1
6. Staircase	8
7. Back Kitchen	4
8. Circulation - Ground Floor	7
9. Covered Terrace	24.2
10.Store	5.9
11.Tech	2.4

Surface	(m ²)
12. Bedroom -1	13.6
13. Bathroom -1	12.4
14. Bedroom - 2	15.8
15. Bedroom - 3	14.1
16. Shared Bathroom	7.7
17. Circulation - First floor	8.9
18. Balcony	3.4
Total Net Area	187.2
Total Gross Floor Area	206.1
A. Pool	13.8
B. Pool Decking	14
Private Garden	260
Car Park	25

Ground Floor



First Floor



4-BEDROOM TWIN VILLAS



More space for family living.

Generous spaces & entertaining:

Expanded living spaces with a 4th bedroom, ideal for welcoming guests or creating a dedicated workspace.

Private pool & garden:

A seamless extension of the home, with a private pool and garden designed for relaxed outdoor moments together.

Customisable spaces:

The freedom to adapt the layout to your needs, within the established foundations - *please enquire for details.*

4-BEDROOM TWIN VILLAS

Surface	(m²)
---------	-------

1. Dining room/Kitchen/Living room	56.8
2. Bedroom- 1	13.6
3. Bathroom - 1	4.5
4. Store - 1	3.8
5. Staircase	9.7
6. Laundry	4.7
7. Tech	3.2
8. Store- 2	6.3
9. Circulation - GF	8.4
10. Covered Terrace	28.9

Surface	(m²)
---------	-------

11. Bedroom - 2 & bathroom	29.4
12. Bedroom - 3	15.6
13. Bedroom- 4	15.1
14. Shared bathroom	6
15. Circulation - G + 1	11.5
16. Balcony	2.9

Total Net Area	220.4
----------------	-------

Total Gross Floor Area	240
------------------------	-----

A. Pool	13.8
B. Pool Decking	14
Private Garden	214.6
Car park	25

Ground Floor



First Floor



THE VILLAS

Prestigious 4 and 5-bedroom villas.

Elegant yet practical, these villas offer beautifully designed spaces made for effortless everyday living.



4-BEDROOM VILLAS



A Home Made for Family Life

Exceptional space & complete privacy:
A spacious standalone villa designed to offer generous living spaces and privacy.

Garden & private pool:
A large landscaped garden and private pool, designed for outdoor living.

Tailored design:
The freedom to shape your interior spaces around your lifestyle, within the established structural framework - *please enquire for details.*

4-BEDROOM VILLAS

Surface	(m ²)
1. Living/Dining	50.7
2. Kitchen	13.8
3. Bar	15.3
4. Master Bedroom - 1	17
5. Bathroom -1	21.6
6. Toilet - 1	4.6
7. Laundry room	6.9
8. Pantry	3.3
9. Store -1	4.3
10. Toilet - 2	4
11. Store - 2	6.8
12. Staircase	10.2
13. Circulation - GF - 1	31.6
14. Circulation - GF - 2	3.3
15. Covered Terrace	43.5
16. Bin Area	2.3

Surface	(m ²)
17. Master Bedroom & Bathroom - 2	16.5
18. Master Bedroom & Bathroom - 3	15.9
19. Master Bedroom & Bathroom - 4	25.6
20. Circulation G+1	18.5
21. Balcony - 1	4.1
22. Balcony - 2	4.1
Total Net Area	324
Total Gross Floor Area	336.5
A. Pool	34.5
B. Pool Decking	31.8
C. Car Park	50
D. Uncovered Terrace	7.2
E. Master Bedroom Outdoor Bath	16.2
Private Garden	427.7

Ground Floor



First Floor



5-BEDROOM VILLAS



Our Signature Villas

Generous spaces & prestige:

The most distinguished of the residences, with 5 private suites and exceptional living spaces.

Private garden & pool:

A beautifully secluded setting, enhanced by a landscaped garden and private pool - your own peaceful oasis.

Tailored design:

The freedom to create interiors that reflect your lifestyle and highest expectations, within the established structure - *please enquire for details.*

5-BEDROOM VILLAS

Surface	(m ²)
---------	-------------------

1. Kitchen & Dining room	46.2
2. Living room	26.4
3. Covered Entrance	15.9
4. Bedroom - 1	21.7
5. Bathroom -1	7.3
6. Toilet - 1	3.8
7. Staircase	9.8
8. Tech	4.1
9. Back Kitchen	12.1
10. Laundry	6.5
11. Toilet - 2	3.9
12. Store - 2	6.6
13. Garage	35.6
14. Bedroom - 2	22.6
15. Bathroom - 2	11.4
16. Bedroom - 3	10.7
17. Bathroom - 3	9.1
18. Bedroom - 4	11.8

Surface	(m ²)
---------	-------------------

19. Bathroom - 4	9.1
20. Bedroom - 5	11.6
21. Bathroom - 5	9.1
22. TV Room	10.1
23. Circulation	17.3
24. Balcony -1	3.8
25. Balcony - 2	3.8
26. Balcony - 3	9.3
27. Covered Terrace	75.5
28. Bin Area	4.3

Total Net Area	419.6
----------------	-------

Total Gross Floor Area	504.6
------------------------	-------

A. Pool	63.5
B. Pool Decking	10.5
C. Outdoor Shower	12.3
Private Garden	353.3
Car Park (x2)	25

Ground Floor



First Floor



TURNKEY LIVING SOLUTIONS

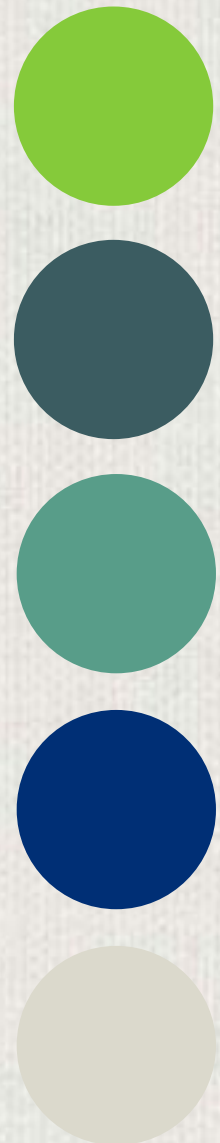
Move into your home, fully furnished and ready to enjoy.

Ready from day one.

Two complete furnishing packages are available as an option, professionally installed by our teams so your property is ready to enjoy from the moment you receive the keys.

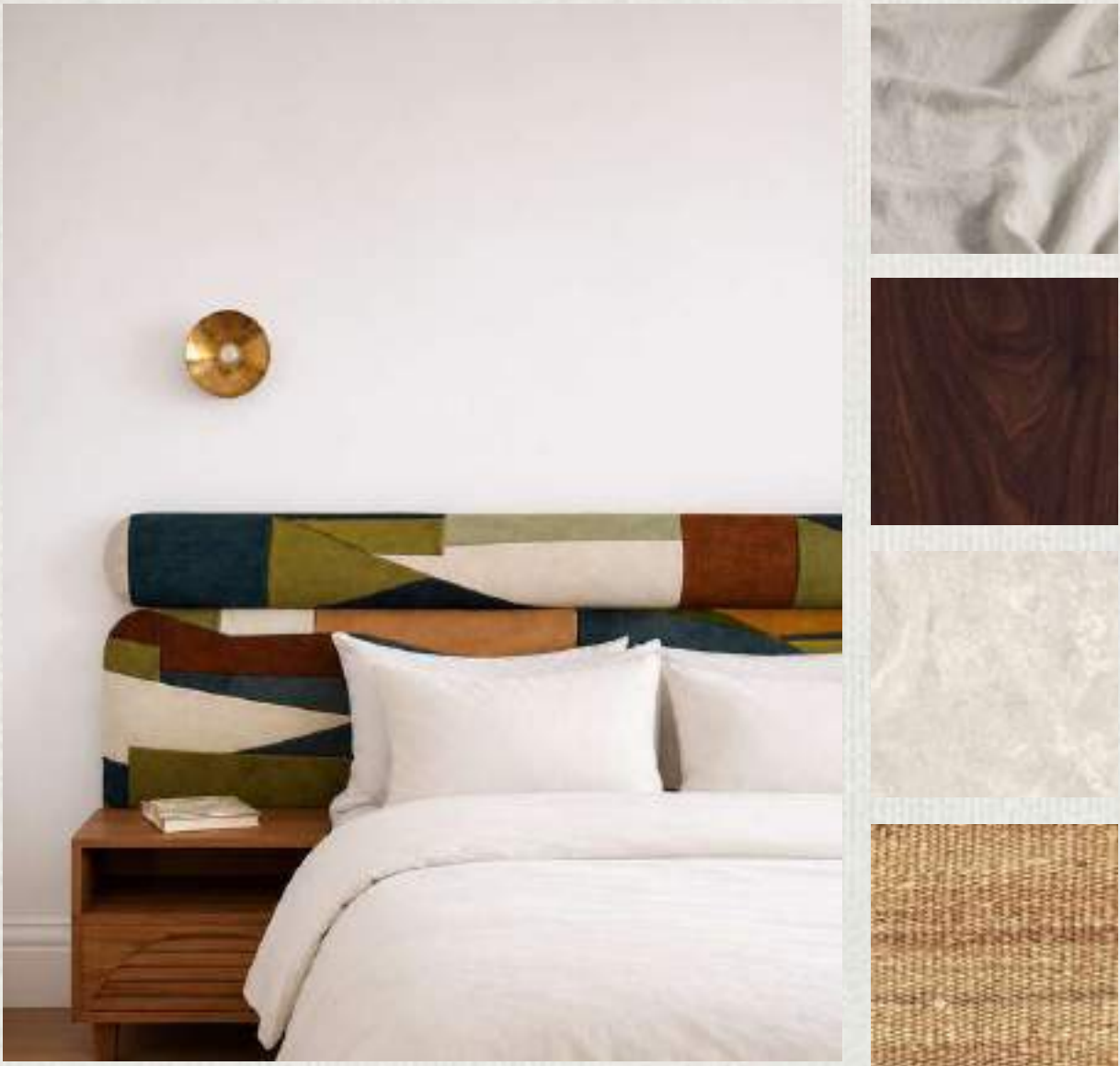
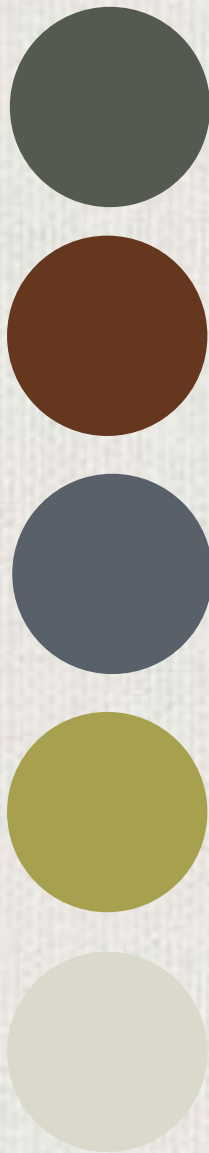
NOMAD Style

The NOMAD concept celebrates movement and energy, with graphic touches and joyful pops of colour creating interiors that feel vibrant, optimistic and distinctly Mauritian.



SERENITY Style

Inspired by the natural beauty of Mauritius, the SERENITY concept draws on earthy tones, lush greenery, natural stone and sun-warmed textures. A palette of warm colours and organic patterns brings depth, character and a sense of authenticity to the interiors.



TECHNICAL SPECIFICATIONS

Excellence in every detail.

Designed for the tropical climate, every aspect combines technical precision, durability and high-quality finishes to ensure lasting comfort and quality in everyday living.



TECHNICAL SPECIFICATIONS – Apartments

GENERAL BUILDING SPECIFICATIONS

Structure & fabric

- Structure, walls and framework meeting international cyclone-resistant standards.
- Reinforced concrete foundations.
- Flat and/or pitched roofs with multi-layer waterproofing.
- One lift per apartment block.
- Concrete staircases, tiled.

General residence equipment

- Electricity supplied through the Central Electricity Board (CEB) network.
- Potable water via a pressurised network operated by the syndic.
- Connection to a community wastewater treatment plant serving the precinct.
- Fibre-optic connection for TV and data (subscription-dependent); containment/routing provided.
- Parking within the common area.
- Centralized generator back-up provided.

EXTERNAL WORKS

- Landscaping comprising trees, shrubberies, hedges and grassed areas.
- External elements (screens, balustrades, fencing) in aluminium, timber or treated metal, colours coordinated with the architectural charter.

WALL & FLOOR FINISHES

- Interior floors in large-format tiles.
- Terrace, balcony and wet-area floors in tiling with anti-slip treatment, over prior waterproofing.
- Tiled shower walls with reinforced waterproofing; skirtings matched to the floors or walls.

BUILT-IN CUPBOARDS & KITCHEN

- Kitchen delivered fitted.
- Built-in wardrobes in the bedroom and built-in cabinets in the kitchen.
- Sliding or hinged cupboard doors.
- Recirculating-type kitchen hood.

SANITARY WARE

- Hot water via electrical water-heater.
- Quality mixer taps with chrome finish.

OPENINGS

- External openings and sliding doors in powder-coated aluminium to the engineer's cyclone-resistant requirements.
- Solid-core front door. Semi-solid internal doors.

POWER & LIGHTING

Appliances supplied

- Fully fitted kitchen: fridge, dishwasher, washing machine, oven, hob and microwave.

Thermal comfort

- Split air-conditioning in the bedrooms.
- Ceiling fan on the terrace.

Power & lighting

- Three-phase supply.
- LED lighting.

TECHNICAL SPECIFICATIONS – Penthouses

GENERAL BUILDING SPECIFICATIONS

Structure & fabric

- Structure, walls and framework meeting international cyclone-resistant standards.
- Reinforced concrete foundations.
- Flat and/or pitched roofs with multi-layer waterproofing.
- One lift per apartment block.
- Concrete staircases, tiled.

General residence equipment

- Electricity supplied through the Central Electricity Board (CEB) network.
- Potable water via pressurised network operated by the syndic.
- Connection to a community wastewater treatment plant serving the precinct.
- Fibre-optic connection for TV and data.
- 2 parking spaces within the common area, 1 of which is allocated.
- Centralized generator back-up provided.

EXTERNAL WORKS

- Landscaping comprising trees, shrubberies, hedges and grassed areas.
- External elements (screens, balustrades, fencing) in aluminium, timber or treated metal, colours coordinated with the architectural charter.

PRIVATE SWIMMING POOL

3 & 4-Bedroom Penthouses (R2 / H1) only— not applicable to the 2-Bedroom Penthouse.

- Private swimming pool, dimensions and configuration as per approved architectural drawings.
- Reinforced-concrete structure.
- Filtration, circulation, drainage, water-treatment and pool lighting included.

WALL & FLOOR FINISHES

- Interior floors in large-format tiles.
- Terrace, balcony and wet-area floors in tiling with anti-slip treatment, over prior waterproofing.
- Tiled shower walls with reinforced waterproofing; skirtings matched to the floors or walls.

BUILT-IN CUPBOARDS & KITCHEN

- Kitchen delivered fitted.
- Built-in wardrobes in the bedroom and built-in cabinets in the kitchen.
- Sliding or hinged cupboard doors.
- Recirculating-type kitchen hood.

SANITARY WARE

- Hot water via electrical water-heater.
- Quality mixer taps with chrome finish.

OPENINGS

- External openings and sliding doors in powder-coated aluminium to the engineer's cyclone-resistant requirements.
- Solid-core front door. Semi-solid internal doors.

POWER & LIGHTING

Appliances supplied

- Fully fitted kitchen: fridge, dishwasher, washing machine, oven, hob and microwave.

Thermal comfort

- Split air-conditioning in the bedrooms.
- Ceiling fan on the terrace.

Power & lighting

- Three-phase supply.
- LED lighting.



TECHNICAL SPECIFICATIONS – Twin Villas

GENERAL BUILDING SPECIFICATIONS

Structure & fabric

- Structure, walls and framework meeting international cyclone-resistant standards.
- Reinforced concrete foundations.
- Flat and/or pitched roofs with multi-layer waterproofing.
- Concrete staircases, tiled.

General residence equipment

- Electricity supplied through the Central Electricity Board (CEB) network.
- Potable water via pressurised network operated by the syndic.
- Connection to a community wastewater treatment plant serving the precinct.
- Fibre-optic connection for TV and data
- 2 covered and 2 open-air parking spaces included.
- Private garage available as an option.
- Storage facility included.
- Centralized generator back-up provided.

EXTERNAL WORKS

- Landscaping comprising trees, shrubberies, hedges and grassed areas.
- External elements (screens, balustrades, fencing) in aluminium, timber or treated metal, colours coordinated with the architectural charter.

PRIVATE SWIMMING POOL

- Private swimming pool, dimensions and configuration as per approved architectural drawings.
- Reinforced-concrete structure with durable internal finish and coping.
- Filtration, circulation, drainage, water-treatment and pool lighting included.

WALL & FLOOR FINISHES

- Interior floors in large-format tiles.
- Terrace, balcony and wet-area floors in tiling with anti-slip treatment, over prior waterproofing.
- Tiled shower walls with reinforced waterproofing; skirtings matched to the floors or walls.

BUILT-IN CUPBOARDS & KITCHEN

- Kitchen delivered fitted.
- Built-in wardrobes in the bedrooms and built-in cabinets in the kitchen.
- Sliding or hinged cupboard doors.
- Recirculating-type kitchen hood.

SANITARY WARE

- Hot water via electrical water-heater.
- Quality mixer taps, chrome finish.

OPENINGS

- External openings and sliding doors in powder-coated aluminium to the engineer's cyclone-resistant requirements.
- Solid-core front door. Semi-solid internal doors.

POWER & LIGHTING

Appliances supplied

- Fully fitted kitchen: fridge, dishwasher, washing machine, oven, hob and microwave.

Thermal comfort

- Split air-conditioning in the bedrooms.
- Ceiling fan on the terrace.

Power & lighting

- Three-phase supply.
- LED lighting.



TECHNICAL SPECIFICATIONS – Villas

GENERAL BUILDING SPECIFICATIONS

Structure & fabric

- Structure, walls and framework meeting international cyclone-resistant standards.
- Reinforced concrete foundations.
- Flat and/or pitched roofs with multi-layer waterproofing.
- Concrete staircases, tiled.

General residence equipment

- Electricity supplied through the Central Electricity Board (CEB) network.
- Potable water via pressurised network operated by the syndic.
- Connection to a community wastewater treatment plant serving the precinct.
- Fibre-optic connection for TV and data
- 2 covered and 2 open-air parking spaces (4-Bedroom Villa).
- Private garage for 2 cars, plus 2 open-air parking spaces (5-Bedroom Villa).
- Centralized generator back-up provided.

EXTERNAL WORKS

- Landscaping comprising trees, shrubberies, hedges and grassed areas.
- External elements (screens, balustrades, fencing) in aluminium, timber or treated metal, colours coordinated with the architectural charter.

PRIVATE SWIMMING POOL

- Private swimming pool, dimensions and configuration as per approved architectural drawings.
- Reinforced-concrete structure with durable internal finish and coping.
- Filtration, circulation, drainage, water-treatment and pool lighting included.

WALL & FLOOR FINISHES

- Interior floors in large-format tiles.
- Terrace, balcony and wet-area floors in tiling with anti-slip treatment, over prior waterproofing.
- Tiled shower walls with reinforced waterproofing; skirtings matched to the floors or walls.

BUILT-IN CUPBOARDS & KITCHEN

- Kitchen delivered fitted.
- Built-in wardrobes in the bedroom and built-in cabinets in the kitchen.
- Sliding or hinged cupboard doors.
- Recirculating-type kitchen hood.

SANITARY WARE

- Hot water via electrical water-heater.
- Quality mixer taps with chrome finish.

OPENINGS

- External openings and sliding doors in powder-coated aluminium to the engineer's cyclone-resistant requirements.
- Solid-core front door. Semi-solid internal doors.

POWER & LIGHTING

Appliances supplied

- Fully fitted kitchen: fridge, dishwasher, washing machine, oven, hob and microwave.

Thermal comfort

- Split air-conditioning in the bedrooms.
- Ceiling fan on the terrace.

Power & lighting

- Three-phase supply.
- LED lighting.



An aerial photograph of a tropical coastline. In the foreground, a bay with clear, shallow water contains several small boats. The shoreline is a mix of sandy beach and dense, lush green vegetation. Beyond the immediate coast, a larger body of water stretches towards the horizon, with distant landmasses visible under a sky filled with soft, white clouds illuminated by the warm light of a setting or rising sun.

INVESTING IN MAURITIUS

Why choose Les Palétuviers?

Political stability, a growing economy and an attractive tax environment make Mauritius a secure and appealing place to invest.

Combined with a unique tropical lifestyle, the island offers the perfect balance between long-term investment value and an exceptional quality of life.

A natural choice for investing, living and enjoying life.

Key Project Highlights

- A **Smart City-certified development**, ensuring a well-planned and carefully managed environment.
- **Open to international buyers.**
- **Permanent residence** available for you and your family with an **investment of USD 375,000** or more.



Lifestyle & Stability

- Mauritius is ranked among the **safest countries in Sub-Saharan Africa.**
- A **reliable legal system**, drawing from both French and British law.
- An **ideal time zone (GMT+4)** for international connections.

A simple & transparent tax system

- A **15% tax rate** on personal and rental income.
- **No wealth tax (IFI), property tax, housing tax or capital gains tax.**
- **No inheritance tax.**
- **International tax treaties** offering greater certainty for your investments.