



LA BALISE MARINA

BLACK RIVER • MAURITIUS



Welcome to La Balise Marina, an exclusive IRS project and the only residential marina development in Mauritius. Situated in breathtaking Black River, among the tourist hotspots of Le Morne peninsula and Flic en Flac, the region is fast growing into a mecca for modern living and the 'centre' of the sunset coast.

Exquisitely designed to the highest international standards, La Balise Marina takes its inspiration from the island itself, expressing it in a modern and contemporary coastal language to create a unique sense of place. Shades are cool and neutral, harmonising the modern open plan interior with the beautiful scenery and lifestyle of the exterior. Each residence even has direct access to the waterfront, with most having their own mooring.

Buying a luxury villa, duplex or apartment at La Balise Marina offers an equally enviable lifestyle, residency and investment opportunity in what is rapidly becoming the financial services capital of the Indian Ocean.

Whether yachting, boating, fishing, cruising, snorkelling or skiing, the modern marina lifestyle of La Balise will leave only wanting one thing - more.



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(Page 1 of 3)



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PAM GOLDING
PROPERTIES



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Residences:



14 Villas - Ranging from 3-bedroom residences of 457m² to 5-bedroom residences of 517m² with a private pool, mooring and garden. Plot areas also vary from 1,175 m² to 3,320m², but allow all residents to face the canals or to be situated near the river banks, overlooking peaceful private gardens.

From USD 2,700,000



62 Duplexes - Facing either the Balise basin or the canal and offering from 175 m² to 210 m² of modern marina living. The open plan design compliments the unique indoor-outdoor island lifestyle and includes 2 or 3 en-suite bedrooms, as well as private moorings.

From USD 1,300,000



70 Apartments - Available as 2, 3 and 4-bedroom units, facing the canal's peaceful waters. These inspired and trendy units have access to the sea and lagoons, boast generous private terraces with serene views and range in size from 125m² to 255m².

From USD 800,000



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Resort Experiences:

Le Sunset at La Balise Marina offers residents and tourists alike a truly unique ocean resort experience, including:



- A reception area to welcome residents and rental guests, both for check-in and departure
- Renowned Mauritian Rituals Spa, located right on the water's edge
- The Coral Tree restaurant, nestled between the marina and ocean
- Distinguished bar with unspoiled views of the ocean
- Large infinity pool, extending to the very front of the restaurant
- Gym
- Kids club and play area