

Coastat View 2

Luxury Apartments



Pereybere

Life style in the North



Pereybere, near to Grand Bay is located in the north of Mauritius, 30 minutes away from its capital Port Louis and 1 hour from its international airport. Pereybere and its surrounding areas benefit from various facilities (shops, transport, restaurants, cinemas, bowling, night clubs ...)

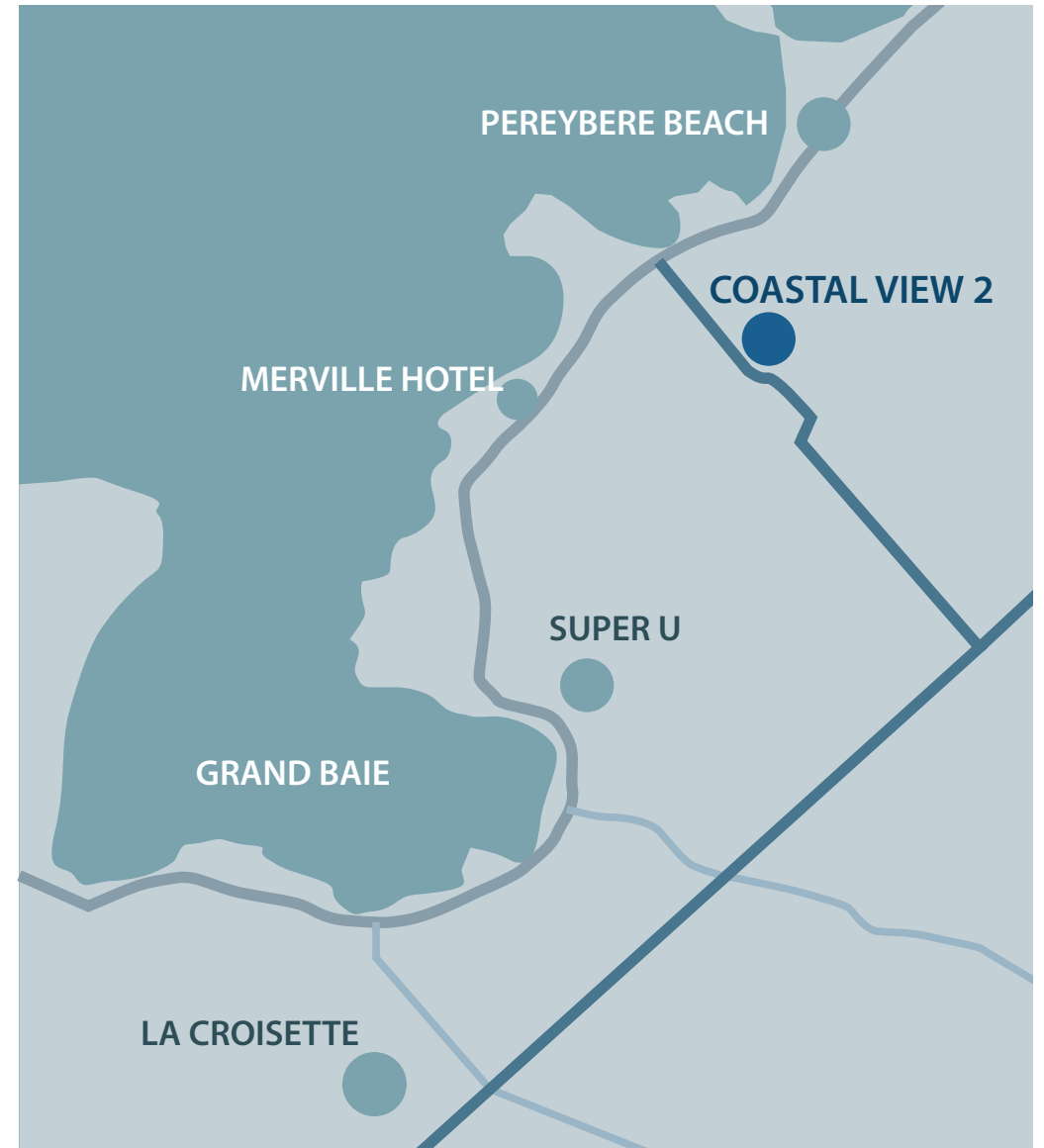
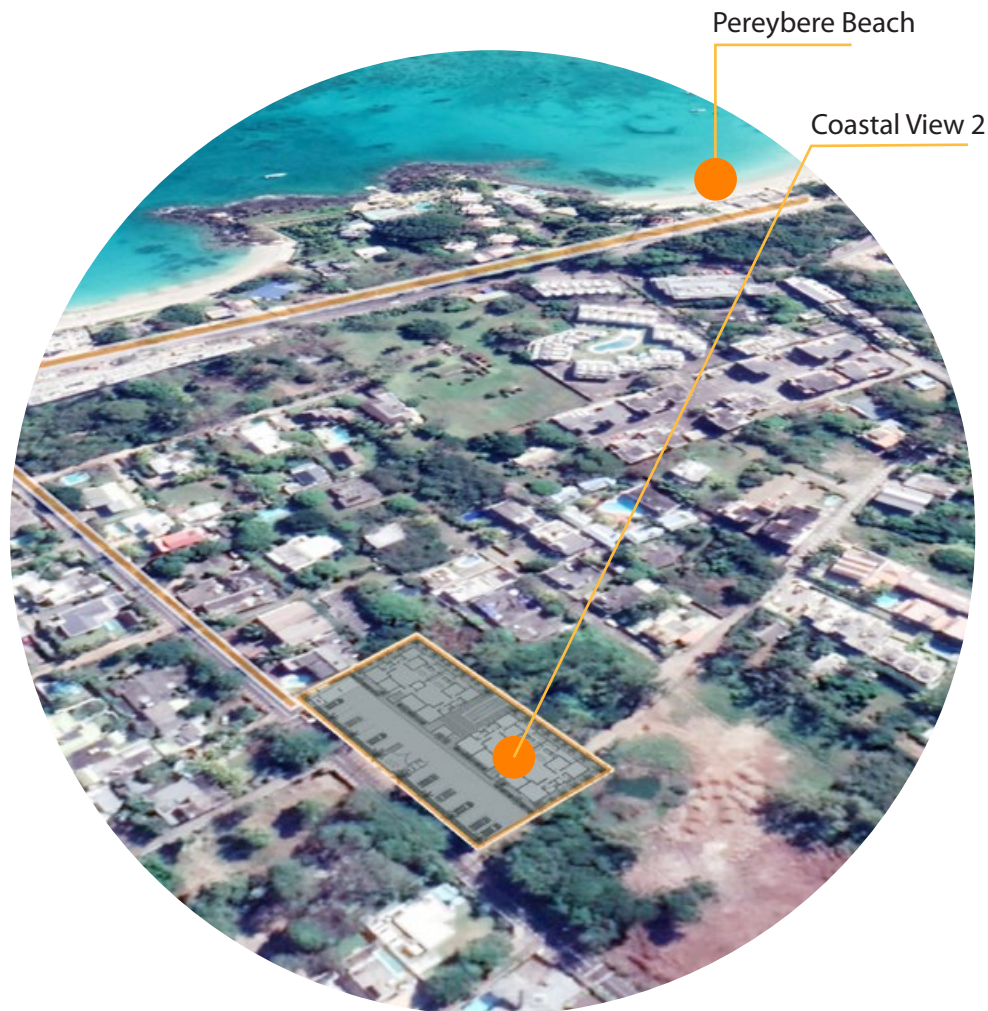
The north is the warmest and sunniest part of the island and Pereybere is surrounded by sandy beaches, turquoise lagoons. Pereybere and Grand Bay remain the favorite residential place for a good number of expatriates in the northern region of Mauritius.

Activities

Water activities are varied: Kite surf, windsurfing, parasailing, water skiing, kayaking, sea kart, catamaran and / or speed boat cruise, scuba diving ...

Pereybere / Grand Bay also offers a sports complex «Riverland» located very close to the shopping center «La Croisette» that provides a healthy and sporty environment and activities such as a semi-Olympic pool, 4 tennis courts with lights, a fully equipped gym with a personal coach, 2 fitness studios, a spinning studio , sauna, karate class and classical dancing....

Location



The choice of location remains a key factor when making a land or property transaction as its profitability is based upon it.

LOCATION OF COASTAL VIEW 2

Beach : 8 MINS walking distance leading to Pereybere public beach.

Nearest village: Pereybere and Grand Bay,

Super U : 3 mins by car

La Croisette : 5 mins by car

Coastal View 2 is an exclusive resort-style residential complex featuring 2 freestanding blocks, each consisting of 6 apartments and one penthouse with a private rooftop pool.

The contemporary design of the complex, with its clean architectural lines, the warm tone of its exterior colors and the combination of stone, wood and metal in its construction, blend beautifully with the laidback lifestyle and resort atmosphere of the area.

Covering a surface area of 141.5 m², each apartment features 3 bedrooms, living and dining area, and an open kitchen. The front apartments enjoys a spacious balcony with a sweeping view on the neighbourhood landscapes.

Coastal View 2 apartments present a great opportunity for potential investors seeking to experience island lifestyle and the option to optimize the return on their investment while they are away.







The kitchen joinery has a unified style for a seamless appearance, creating a cohesive living and dining space.

The open-plan environment encourages families to enjoy the space together whether cooking and dining.



The open flowing living area leads onto a large balcony with a view on the garden offering a comfortable and relaxing space.

The large openings and terrace contribute to perfect brightness and ventilation.



The bedroom will seduce you by its charm and spacious feel. It has a private balcony overlooking the seaside. It lends itself to tasteful decor, calling for calm and rest.



Large glass openings revealing panoramic views from the apartment's terrace of the neighbourhood landscapes.



A swimming pool is designed between the two blocks apartments with chaise lounges and umbrellas on pool patio.

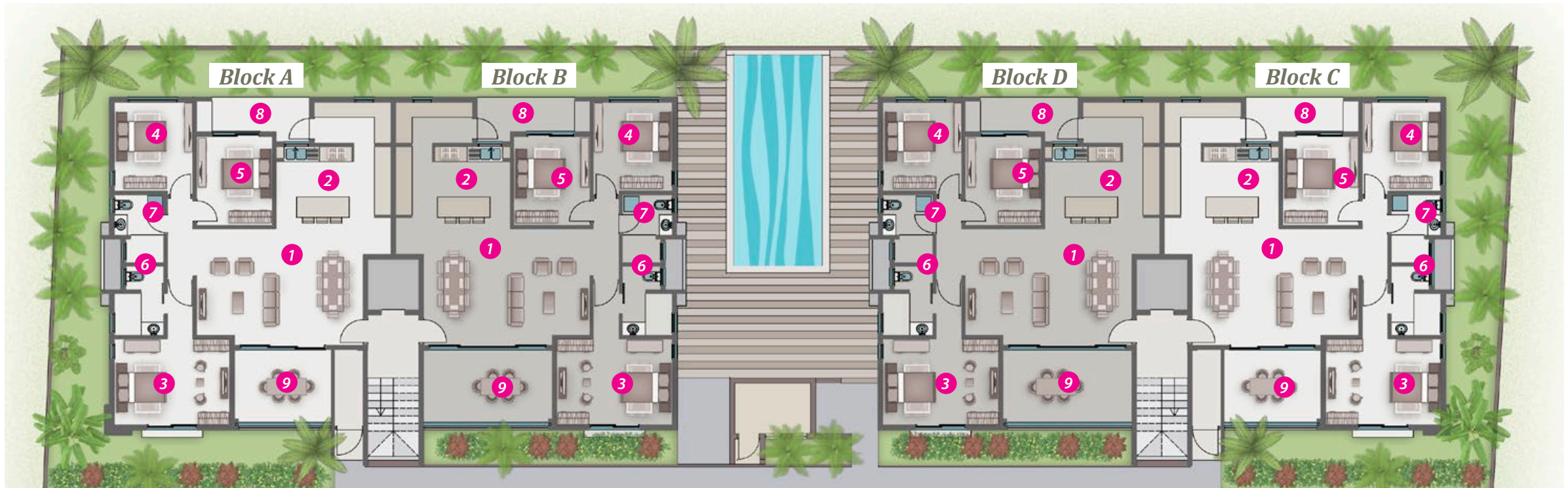


A rooftop swimming pool for penthouse residents while the unit itself boasts a private covered family kiosk.

Site Plan



Ground Floor



Block A-D

1 Living / Dining	34.80 m ²
2 Kitchen	14.70 m ²
3 Master Bedroom	17.70 m ²
4 Bedroom 1	10.90 m ²
5 Bedroom 2	10.40 m ²
6 Master Bedroom-Bathroom	4.70 m ²
7 Common WC	4.70 m ²
8 Drying	6.50 m ²
9 Terrace	11.80 m ²

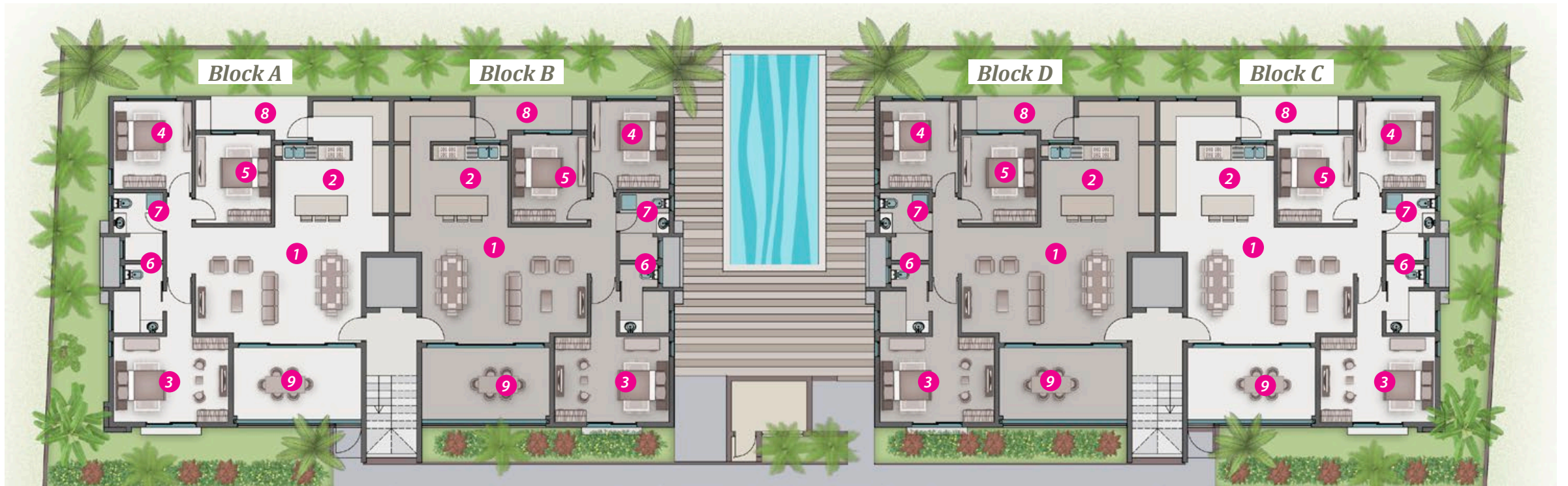
Total built-up area: 137.45 m²

Block B-C

1 Living / Dining	34.80 m ²
2 Kitchen	14.70 m ²
3 Master Bedroom	17.70 m ²
4 Bedroom 1	10.90 m ²
5 Bedroom 2	10.40 m ²
6 Master Bedroom-Bathroom	4.70 m ²
7 Common WC	4.70 m ²
8 Drying	6.50 m ²
9 Terrace	15.90 m ²

Total built-up area: 141.56 m²

First and Second Floor



Block A-D

1 Living / Dining	34.80 m ²
2 Kitchen	14.70 m ²
3 Master Bedroom	17.70 m ²
4 Bedroom 1	10.90 m ²
5 Bedroom 2	10.40 m ²
6 Master Bedroom-Bathroom	4.70 m ²
7 Common WC	4.70 m ²
8 Drying	6.50 m ²
9 Terrace	15.90 m ²

Total built-up area: 141.56 m²

Block B-C

1 Living / Dining	34.80 m ²
2 Kitchen	14.70 m ²
3 Master Bedroom	17.70 m ²
4 Bedroom 1	10.90 m ²
5 Bedroom 2	10.40 m ²
6 Master Bedroom-Bathroom	4.70 m ²
7 Common WC	4.70 m ²
8 Drying	6.50 m ²
9 Terrace	15.90 m ²

Total built-up area: 141.56 m²

Penthouse



Rooftop



Block A-B

1	Living / Dining	44.00 m ²
2	Kitchen	9.92 m ²
3	Hard Kitchen	7.80 m ²
4	Master Bedroom	17.50 m ²
5	Bedroom 1	12.90 m ²
6	Bedroom 2	14.00 m ²
7	Master Bedroom-Bathroom	11.30 m ²
8	Common WC	6.60 m ²
9	Drying	9.60 m ²
10	Terrace 1	32.90 m ²
11	Terrace 2	51.50 m ²

Total built-up area: 169.10 m²



SPECIFICATION

1. SUBSTRUCTURE

Isolated pad and strip footing

2. STRUCTURE

- Reinforced concrete frame structure and block walls filling.

3. CONCRETE WORK

- Conventional reinforced concrete columns, beams, slabs and staircase.

4. WALLS

- Generally 200/150mm thick block wall and 100mm thick block wall for non-structural internal walls dividing walls between duplexes and apartments to be 200 mm thick block wall.

5. OPENINGS

- Power coated aluminium windows and doors with clear glazing.
- Solid timber entrance doors.
- Semi-solid flush doors.
- Shower Screens.

6. ROOFING

- Sloping roof slab covered with pre painted steel sheeting.
- Ceramic tiling to terraces with water proofing treatments.

7. EXTERNAL WALL FINISHES

- Smooth render finish to walls and paint

8. INTERNAL FINISHES

8.1 WALL FINISHES

- Generally smooth render and emulsion paint.
- Ceramic tiles 2m high to walls in showers.
- Ceramic tiles 500 mm high on walls above worktop.
- Timber hardwood skirting to interiors.

A. BUILDING WORKS

1. ELECTRICAL INSTALLATION

- Concealed power and lighting installations throughout including standard accessories and individual metering.
- Lighting points including wall points and ceiling points.
- Switched socket outlets in all areas..

2. SANITARY APPLIANCES AND ACCESSORIES

- Sanitary wares to Architect's selection, Duravit type.
- Tap ware to Architect's selection, Duravit type.

3. PLUMBING INSTALLATIONS

- Hot and cold water installations to kitchen and bathrooms.
- Hot water supplied by solar water heater, with electrical booster backup.
- LPG gas for kitchen oven/ cooker with individual external gas cylinder

4. AIR CONDITIONING AND VENTILATION INSTALLATIONS

- Split type air conditioning units in bedrooms.
- Living and Dining.

5. FIRE FIGHTING SYSTEM

- 1 portable fire extinguisher to each apartment and penthouse.

6. COMMUNICATION SYSTEM

- Telephone points to entry lobby and master bedroom.
- Wire and sockets outlets to all bedrooms and living room.

7.2 FLOOR FINISHES

- Homogeneous tiles generally to internal floors.
- Ceramic tiles on veranda floors with water proofing treatment.
- Laminated flooring in bedrooms

7.3 CEILING FINISHES

- Generally render and emulsion paint to soffit of slabs.
- Selected slabs areas to be off shutter concrete finish and emulsion paint.

1. DRIVEWAY AND EXTERNAL PARKING

- Asphalt and concrete for access road and parking.
- Footpath in concrete.

2. LANDSCAPING

- Common green areas to have automatic irrigation system.
- Individual gardens will be provided with connection point for installation of private irrigation system.
- Main Avenue will be planted with palms, fruit and indigenous trees.
- Syndic office

SECURITY

- Main entrance located adjacent to 24hr manned security post.

Coastal View 2

For more information, please contact:
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2-The information are indicative and may be subject to modification by the promoter until final 'Réglement de Copropriété'.