

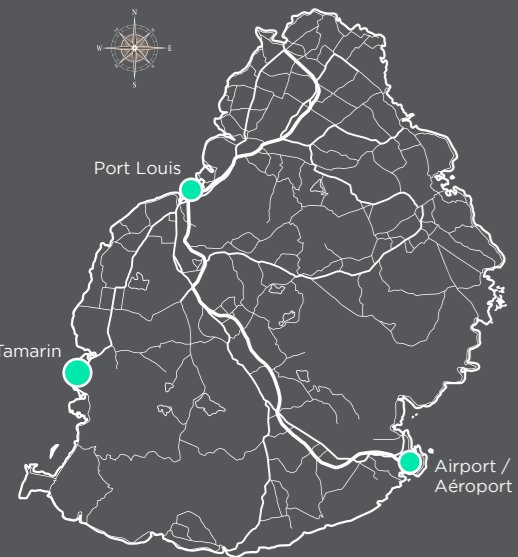


UP Tamarin

UP Tamarin is a new innovated residential development, situated between rivers and trees on mountain heights. Its location is an ideal place for a relaxing natural break. It benefits from beautiful landscape views of Tamarin Village and the attractive beach of Le Morne. The contemporary architecture and high-end amenities blend with the impressive surrounding natural beauty offering exquisite experiences.



UP Tamarin est un nouveau développement résidentiel innovant, situé entre les rivières et les arbres sur les hauteurs des montagnes. Son emplacement est un endroit idéal pour une pause détente naturelle. Il bénéficie d'une vue magnifique sur le paysage du village de Tamarin et de la jolie plage du Morne. L'architecture contemporaine et les équipements haut de gamme se mélangent avec la beauté naturelle environnante impressionnante offrant des expériences exquis.

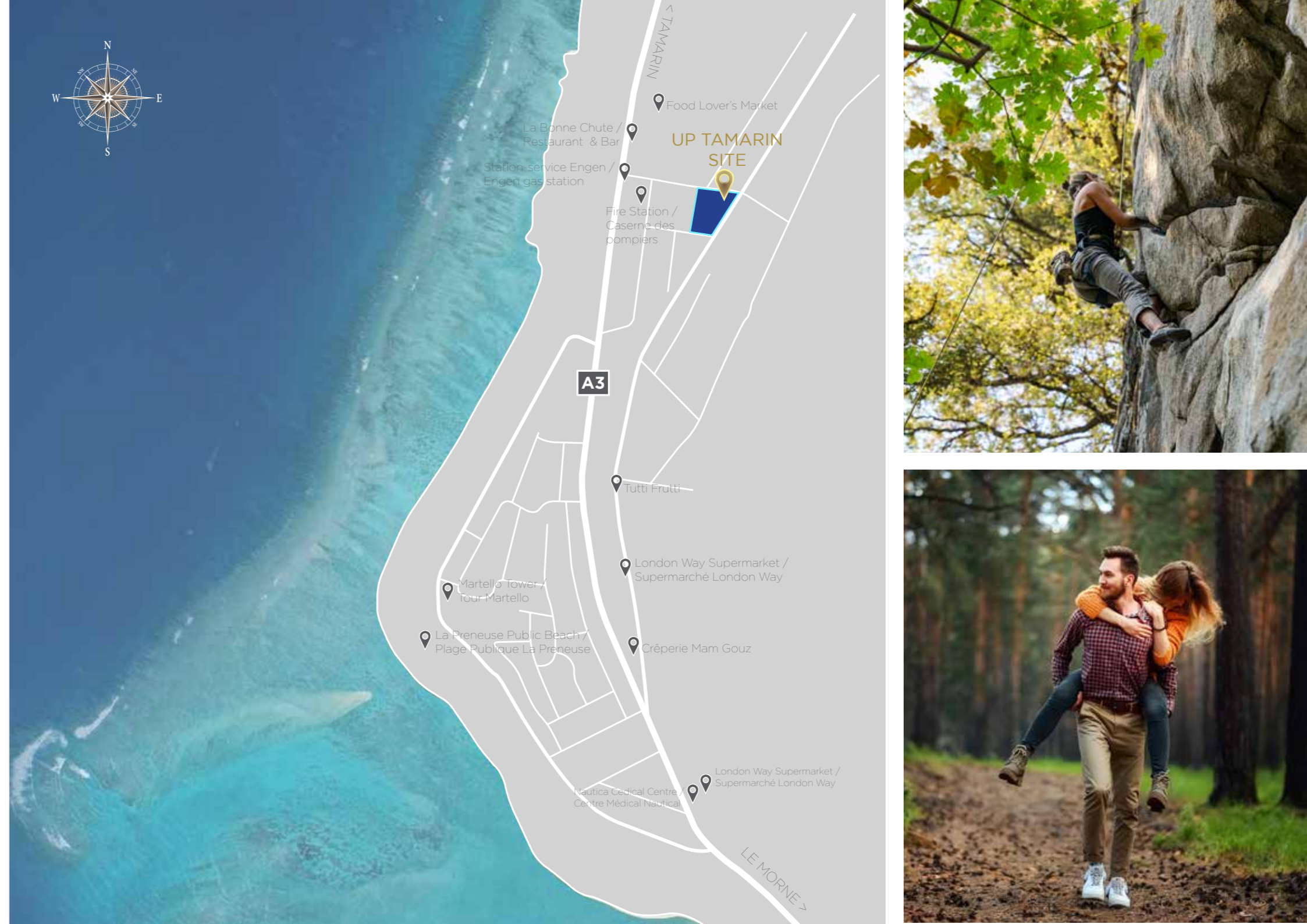


TAMARIN

UP Tamarin is located on the foot of the mountain named "La Tourelle du Tamarin". The building overlooks the beautiful sea and mountain views of Tamarin. The property offers everything a client could wish for in terms of natural assets, architectural style and comfort for a paradisaical lifestyle - a luxuriant tropical garden, a contemporary nature and rocky feel design, modern and integrated facilities.

Mountain Living Nature Wild Life

UP Tamarin est situé au pied de la montagne nommée "La Tourelle du Tamarin". Le bâtiment surplombe la magnifique vue mer et montagne de Tamarin. La propriété offre tout ce qu'un client peut souhaiter en termes de richesses naturelles, de style architectural et de confort pour un style de vie paradisiaque - un jardin tropical luxuriant, une nature contemporaine et une conception rocailleuse, des installations modernes et intégrées.





BLOCK A	
Appartement / Apartment	Unités / Units
Rez-de-Chausée / Ground Floor	A1 & A2
1 ^{er} Etage / 1 st Floor	A3 & A4
2 ^{eme} Etage / 2 nd Floor	A5 & A6
Penthouse	
3 ^{eme} Etage / 3 rd Floor	A7

BLOCK B	
Appartement / Apartment	Unités / Units
Rez-de-Chausée / Ground Floor	B1 & B2
1 ^{er} Etage / 1 st Floor	B3 & B4
2 ^{eme} Etage / 2 nd Floor	B5 & B6
Penthouse	
3 ^{eme} Etage / 3 rd Floor	B7

▲ Entrée / Entrance	Ⓐ Block A
Ⓟ Parkings	Ⓑ Block B
Ⓟ Parkings couverts / Covered parkings	Ⓟ Piscine commune / Common pool

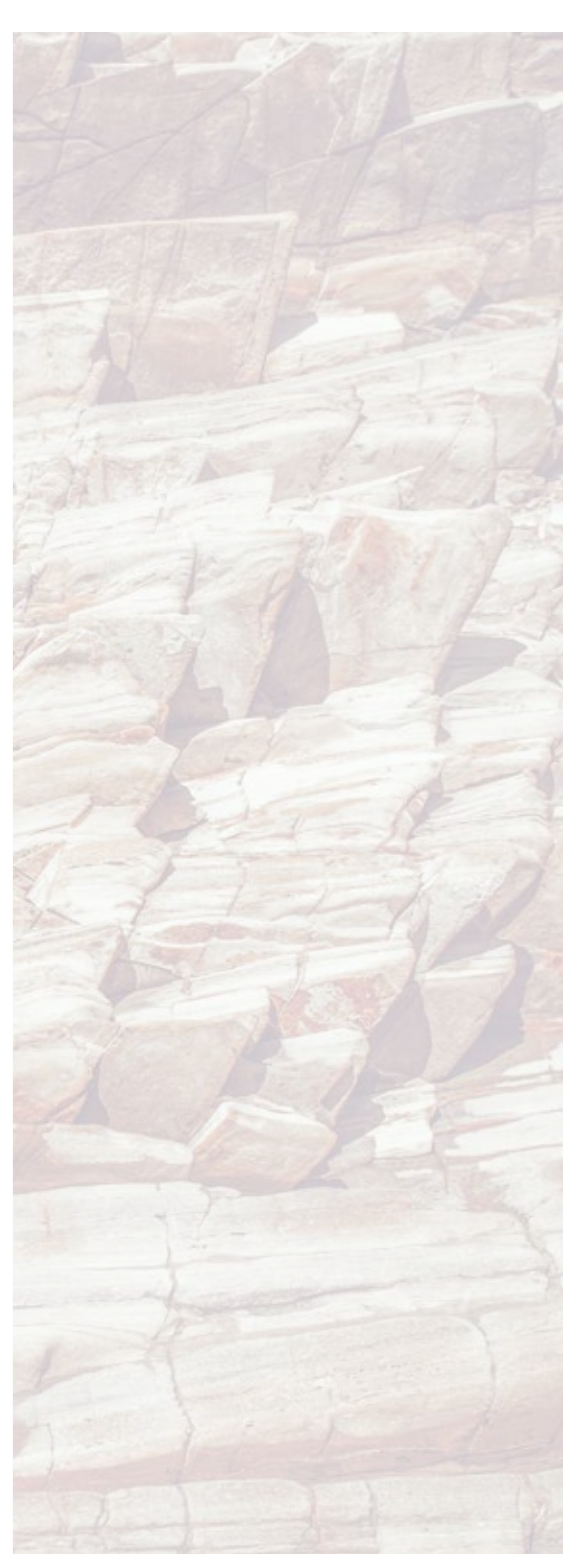
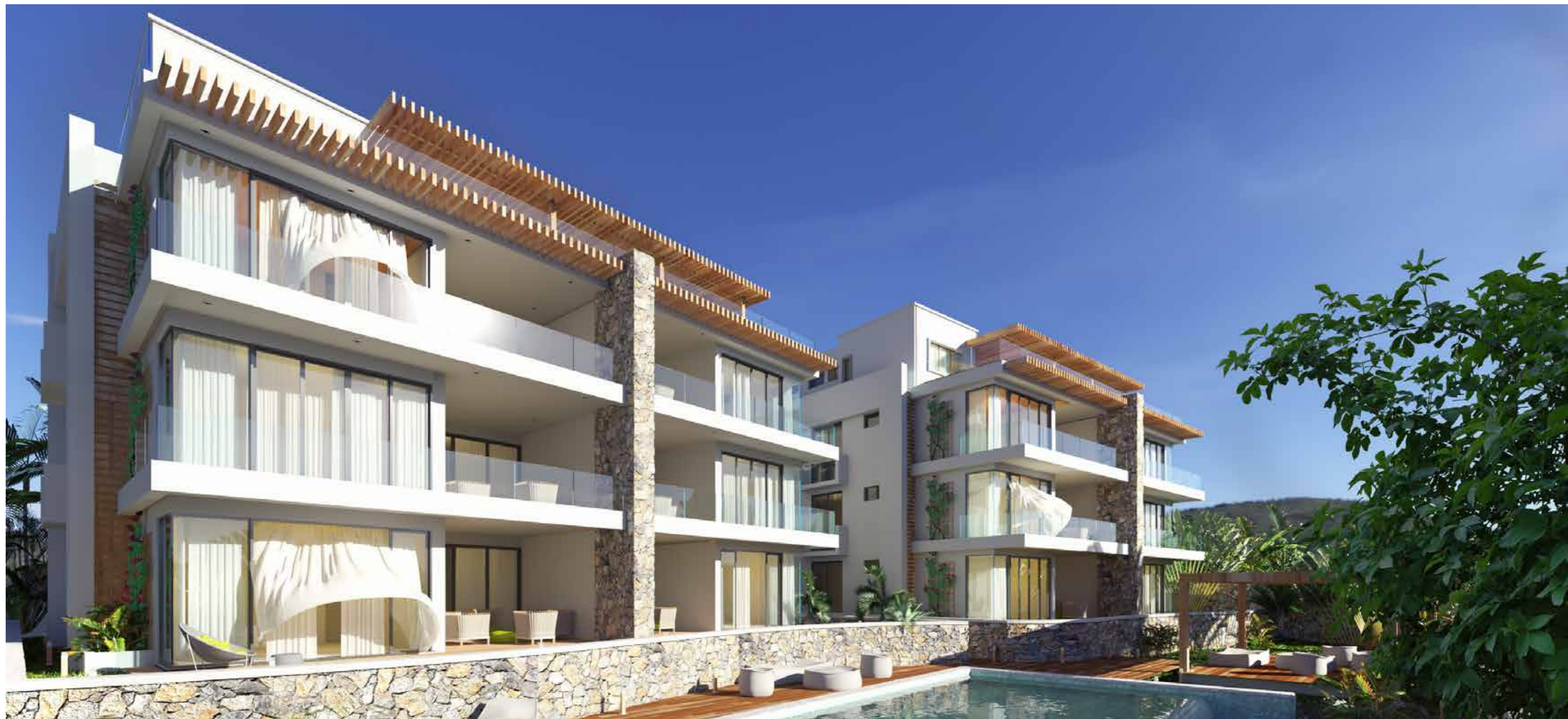


Master Plan

Up Tamarin consists of 2 blocks of 4 levels each and offers a total of 12 apartments and 2 penthouses. All residential units are three-bed roomed. The building also houses its own pool with various facilities. The biggest proportion of the complex is dedicated to a luxuriant tropical garden planted with palm trees, shrubs and flowering greens.

Plan de Masse

Up Tamarin se compose de blocs étagés sur niveaux et propose au total 12 appartements et 2 penthouse de 3 chambres en-suite. La résidence dispose de son propre piscine avec ses propres facilités. La plus grande superficie de terrain est dédiée à un magnifique jardin tropical planté de palmiers, d'arbustes et de plantes vertes et florifères luxuriants.



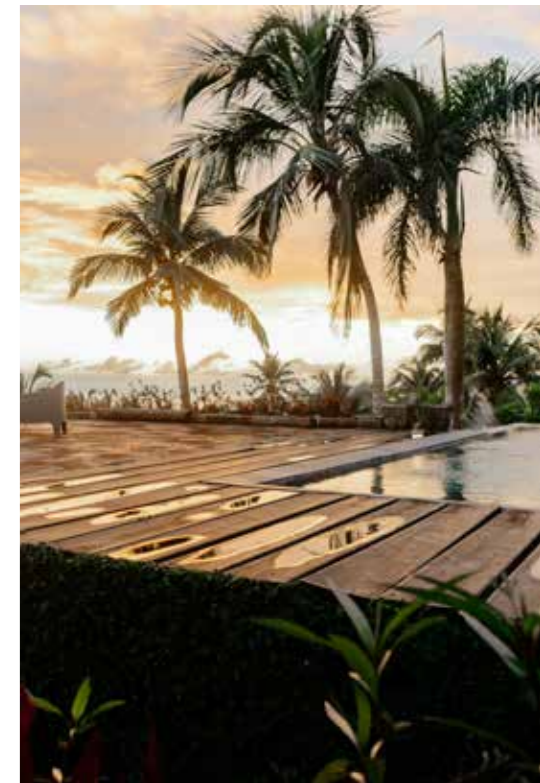


Authentic Elegance

The architectural design is cast in a modern and fresh tropical style, as translated by the natural materials. The apartments are a series of spaces set between the massive stone walls, fully open onto the view, punctuated by floor-to-ceiling wood screens that provide privacy and shading as the only barrier between the living spaces and nature. The lofty fronds of the coconut trees, the green lawn at their feet, the shrubs and colourful floral bursts of the manicured garden merge in natural harmony. Authentic elegance, tranquility and intimacy preside. The wide terraces and their glazed transparency open up interiors onto the garden and offer an unimpeded view to the sea.

Une Authentique Elegance

Terre, pierre, bois et verdure : les couleurs et textures naturelles se marient dans d'exquises finitions. Les hautes frondaisons des cocotiers, le gazon verdoyant à leur pied et les effusions florales du jardin manucuré se marient dans une harmonie toute naturelle. Une authentique élégance habite le lieu. Le calme et l'intimité y président. La transparence du verre des spacieuses terrasses ouvre l'intérieur sur le jardin et dégage la vue sur la mer.





Laid Back Living

UP Tamarin is a cosy abode, offering supreme privacy. Private carparks and visitors' carparks lie on the ground floor. This residence is a in a gated community, bound to offer peace of mind. The series of serene architectural features set the scene for laid-back living.



Tranquillite Des prit

UP Tamarin est une résidence sécurisée et offre le confort des prestations modernes et de qualité. Ce programme de prestige aux beaux volumes comprend des espaces de parking au rez-de-chaussée. La vie au sein de UP Tamarin se nuance au gré des envies dans un lieu privilégié et intime.



Sumptuous Interiors

The warm tones and the wealth of style spruce up the interiors. The fine tailoring allows walking effortlessly through the indoor living space. The sumptuous living room is fluid, a true reflection of the beauty of the natural surroundings. The stylish indoor living space reveals through large glazed openings an audacious terrace overlooking neon-blue waters and benefitting from gorgeous sunsets.



Interieurs Sobres et Elegants

La fluidité des espaces intérieurs crée un ensemble harmonieux révélant des espaces de réception voluptueux. Idéalement orienté, le living aux finitions et prestations haut de gamme offre un cadre somptueux. Son décor épuré et sobre enveloppe cette pièce de vie d'une ambiance feutrée. Le séjour se prolonge sur une terrasse révélant la diversité des paysages, où l'on peut savourer de splendides couchers de soleil.





The Sweetness of Living

Under their 2.8m high ceilings, bedrooms are fresh and bright. The soft colours, sleek textures and clear-cut shapes of the decor contribute set a restful atmosphere. Floor to ceiling glass walls and glazed balconies provide unimpeded panoramic views. Intimacy and openness blend gracefully.

La Douceur de Vivre

Sous leurs plafonds hauts de 2m80, avec leurs immenses baies et balcons vitrés, les chambres respirent la douceur de vivre. Elles offrent de spacieux et lumineux espaces où l'on se prélasser sans jamais se lasser de la beauté de la vue.



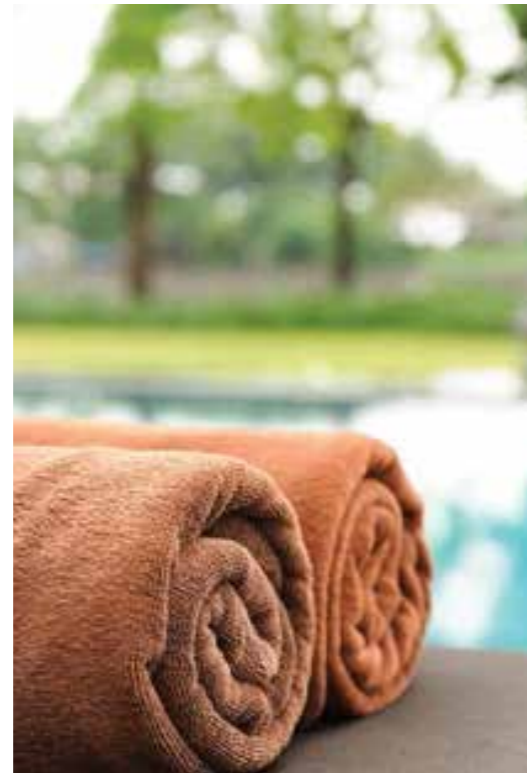
Infinite Pool

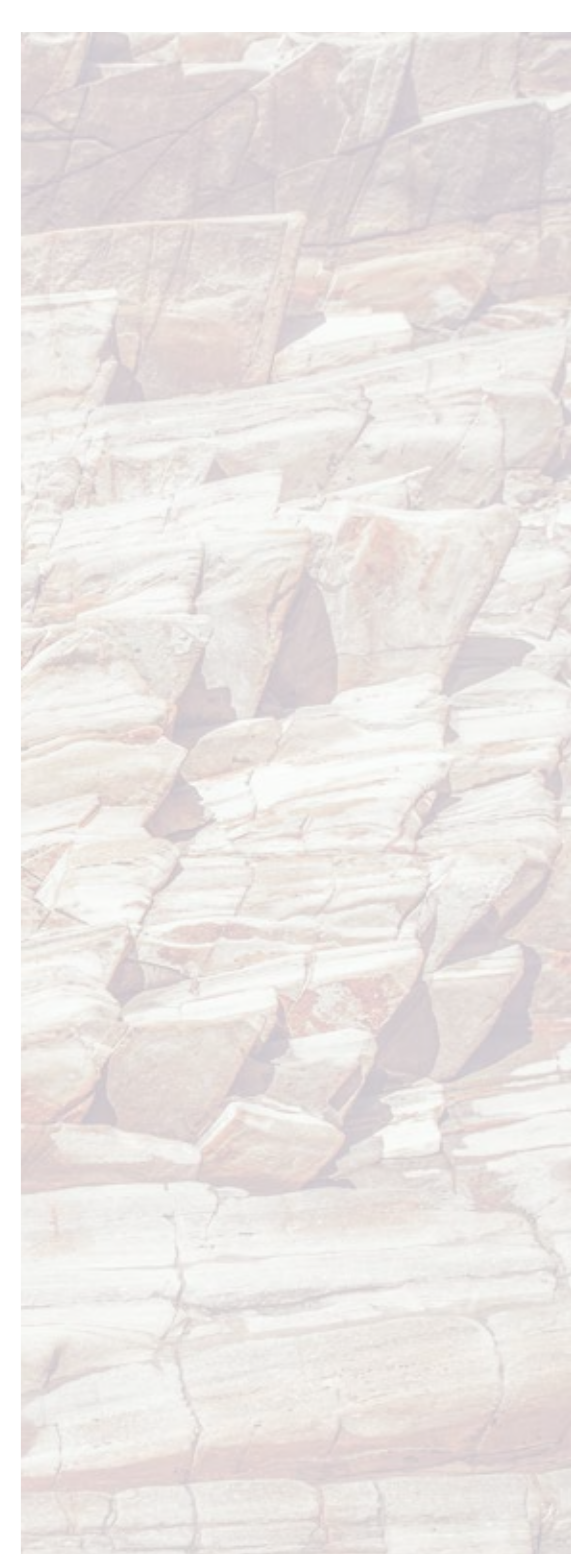
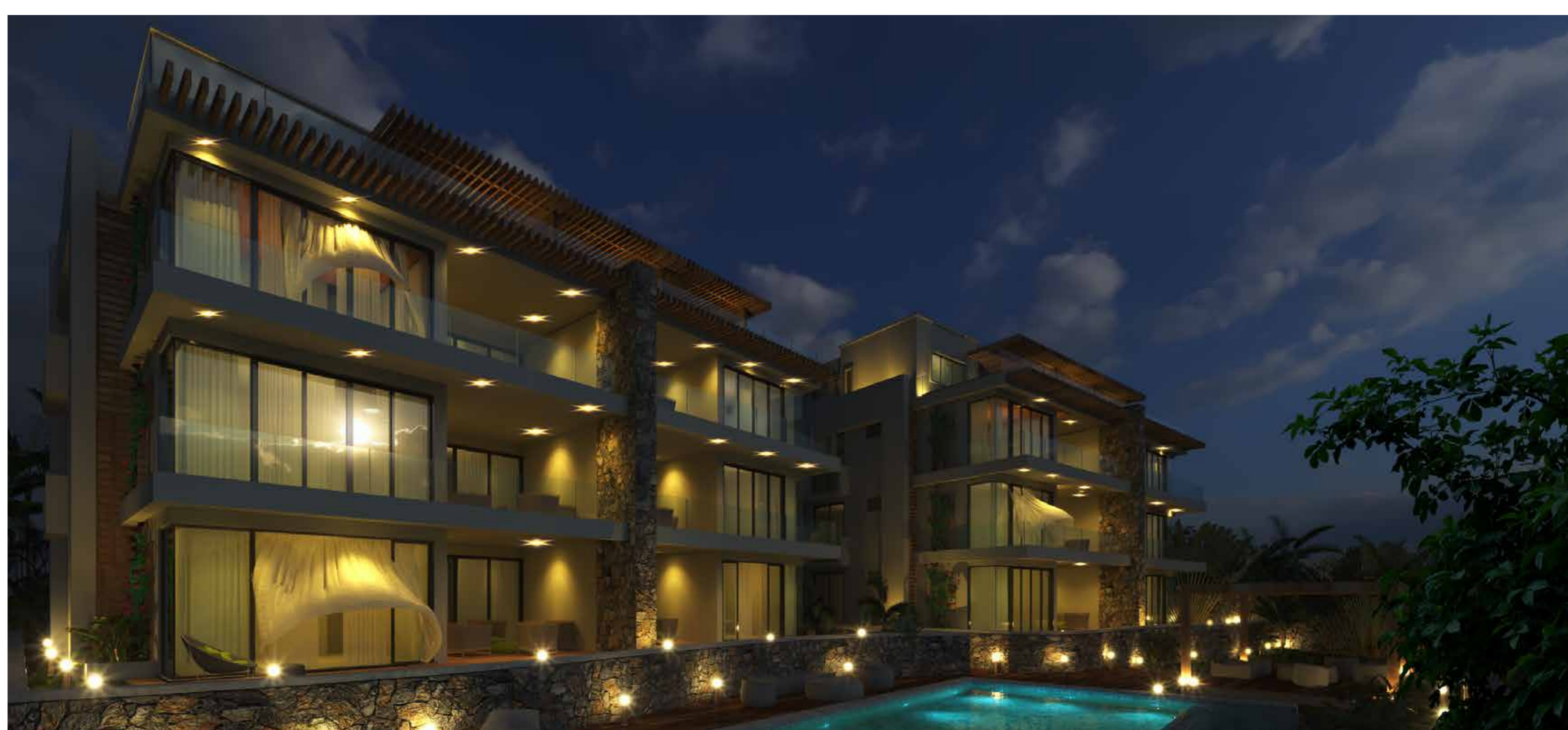
This sun-kissed refuge offers endless options to unwind. It is the perfect escape to laze on the golden sand and to watch afternoons melting into evenings.



Interieurs Sobres et Elegants

La fluidité des espaces intérieurs crée un ensemble harmonieux révélant des espaces de réception voluptueux. Idéalement orienté, le living aux finitions et prestations haut de gamme offre un cadre somptueux. Son décor épuré et sobre enveloppe cette pièce de vie d'une ambiance feutrée. Le séjour se prolonge sur une terrasse révélant la diversité des paysages, où l'on peut savourer de splendides couchers de soleil.







Appartement / Apartment

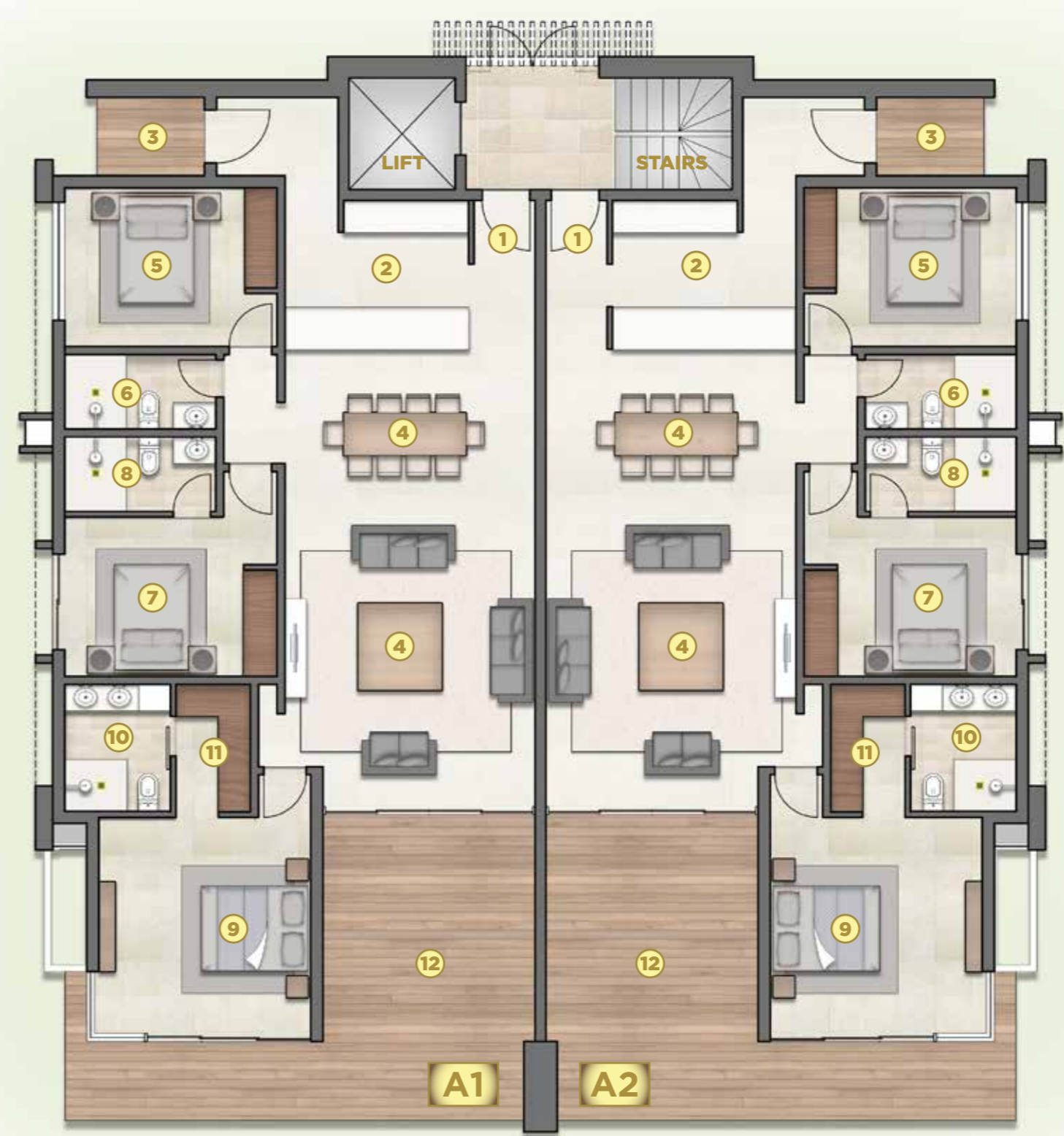
Ground Floor | 3 Bedrooms

Rez-de-Chaussée | 3 Chambres

	Unit A1	Unit A2
① Lobby	3.5 m ²	3.5 m ²
② Kitchen	14 m ²	14 m ²
③ Back Yard	3 m ²	3 m ²
④ Living & Dining	43 m ²	43 m ²
⑤ Bedroom 1	13.5 m ²	13.5 m ²
⑥ Bathroom 1	4 m ²	4 m ²
⑦ Bedroom 2	13.5 m ²	13.5 m ²
⑧ Bathroom 2	4 m ²	4 m ²
⑨ Master Bedroom	21 m ²	21 m ²
⑩ Master Bathroom	5 m ²	5 m ²
⑪ Master Dressing	3.5 m ²	3.5 m ²
⑫ Terrace	30 m ²	30 m ²

Unit A1	
Total Net Area	153 m²
Total Gross Area	169 m²

Unit A2	
Total Net Area	153 m²
Total Gross Area	169 m²



LIVING AREA | SALON

BACK YARD | ARRIÈRE-COUR



Appartement / Apartment

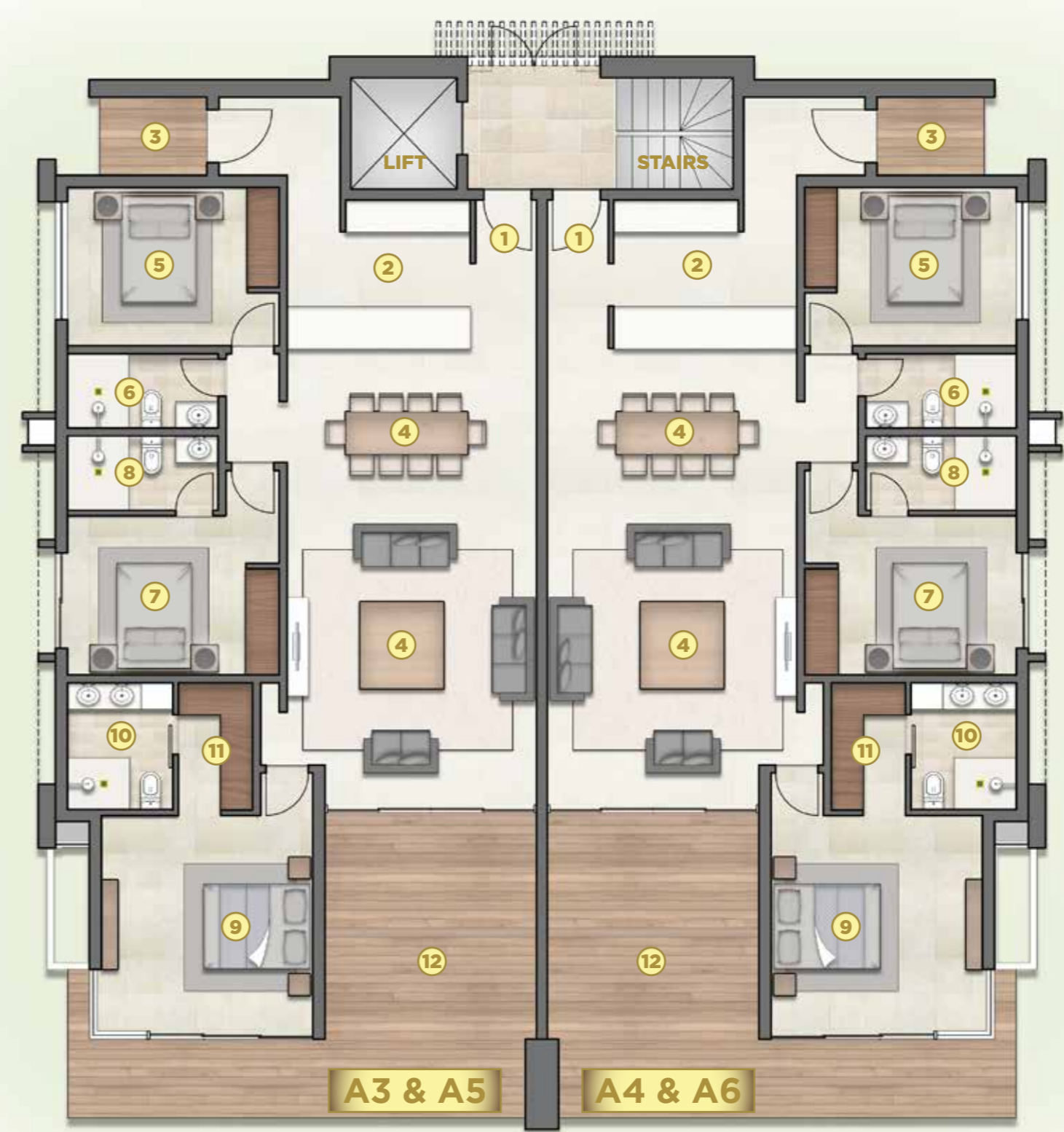
1st & 2nd Floor | 6 Bedrooms

1^{ère} & 2^{ème} Etage | 6 Chambres

	Unit A3 & A5	Unit A4 & A6
① Lobby	3.5 m ²	3.5 m ²
② Kitchen	14 m ²	14 m ²
③ Back Yard	3 m ²	3 m ²
④ Living & Dining	43 m ²	43 m ²
⑤ Bedroom 1	13.5 m ²	13.5 m ²
⑥ Bathroom 1	4 m ²	4 m ²
⑦ Bedroom 2	13.5 m ²	13.5 m ²
⑧ Bathroom 2	4 m ²	4 m ²
⑨ Master Bedroom	21 m ²	21 m ²
⑩ Master Bathroom	5 m ²	5 m ²
⑪ Master Dressing	3.5 m ²	3.5 m ²
⑫ Terrace	30 m ²	30 m ²

Unit A3 & A5	
Total Net Area	153 m ²
Total Gross Area	169 m ²

Unit A4 & A6	
Total Net Area	153 m ²
Total Gross Area	169 m ²





Penthouse

3rd Floor | 3 Bedrooms

3^{eme} Etage | 3 Chambres

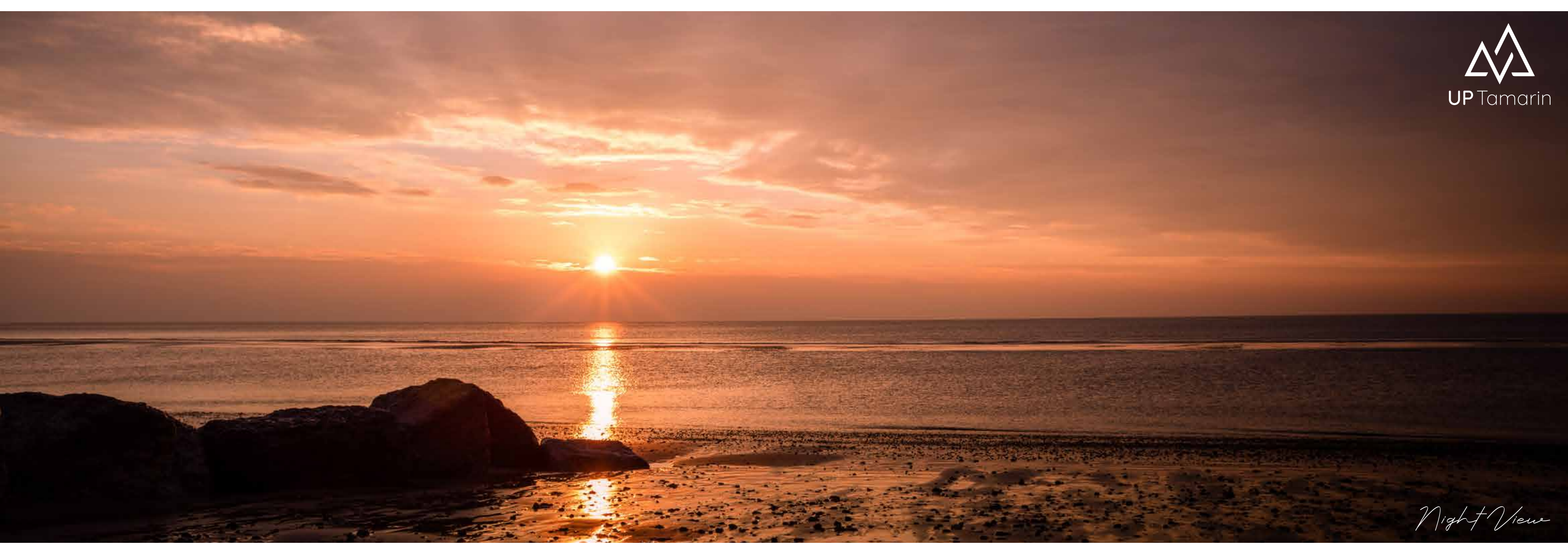
Unit A7	
①	Lobby 4.6 m ²
②	Living & Dining 55 m ²
③	Kitchen 7 m ²
④	Back Yard 15 m ²
⑤	Bedroom 1 16 m ²
⑥	Bathroom 1 4 m ²
⑦	Common Toilet 4 m ²
⑧	Bedroom 2 13.5 m ²
⑨	Bathroom 2 4 m ²
⑩	Master Bedroom 20 m ²
⑪	Master Bathroom 7.5 m ²
⑫	Master Dressing 4.5 m ²
⑬	Terrace 30 m ²

Unit A7	
Total Net Area	282 m²
Total Gross Area	318 m²



BEDROOM | CHAMBRE À COUCHER

BATHROOM | SALLE DE BAINS



Specifications

1.0 Foundations

- Concrete strip footings to Structural Engineer's specification and details.
- Foundation walls 200mm block walls to approximately 600mm below natural ground level to Structural Engineer's specification and details.

2.0 External Walls

2.1 Stone Walls

- Reinforced concrete column structure in-filled with 200mm block walls to Structural Engineer's specification and details.
- One 6mm coat of sand-cement external render and waterproofing prior to application of stone walling.
- Selected random rubble natural stone walling 'Mauritian grey stone' to ECA Architects details, tie bars at regular intervals to Structural Engineer's specification to ensure solid fixation of stones and mortar.

2.2 Plastered Concrete Walls & Off-Shutter Concrete Walls

- Reinforced concrete column structure in-filled with 200mm block walls to Structural Engineer's specification and details.
- One 18-20mm coat of sand-cement external render to high quality finish.
- One coat binder and three coats anti-fungus paint. Paint colours to ECA Architects specification.
- Reinforced concrete walls 200mm thick and 2m high above ground level to parking area, and other selected walls – refer to ECA plans, sections and elevations for locations and extent.

3.0 Internal Walls

3.1 Plastered Concrete Walls

- Concrete block walls of 150 - 200mm.
- First coat 12mm sand cement internal render, and second coat 13mm render, with t-metal profile 100mm from finished floor level to allow for 25mm painted hardwood skirting to finish flush with wall finish.
- 3-5mm thick 'rhinolite' to ensure a high quality finish.
- One base coat and three top coats satin emulsion paint.

3.2 Gypsum Plasterboard Partitions

- Metal studs with gypsum plasterboard (2 board thickness), skim finish, rock wool insulation between studs and t-metal profile 150mm from finished floor level to allow 25mm painted hardwood skirting to finish flush with wall finish.
- 3-5mm thick 'rhinolite' to ensure a high quality finish.
- One base coat and three top coats satin emulsion paint.

4.0 Floor

- Selected Indoor Italian ceramic tiles on cement screed with Acoustic rubber mat below.

5.0 Ceilings

5.1 Gypsum Plasterboard Ceilings

- Metal studs (insulation between) with gypsum plasterboard with taped joints,
- skim and satin emulsion paint.

5.2 Ceiling Finishes

- One base coat and three top coats satin emulsion paint to all ceilings.

6.0 Terraces

6.1 Timber Decking

- Selected Cumaru Timber decking.

6.2 Tempered Glass Balustrades

- Frameless tempered glass balustrades fixed with concealed stainless steel "U" support channel.

7.0 Windows

- Selected square profile aluminium framed 'slimline' windows system finished in sand-finished 'noir volcan' dark grey.
- Clear toughened laminated glass thickness to Structural Engineers specification allowing for relevant wind speeds and design wind-loading.

8.0 Doors

8.1 External Doors

- Solid wood doors and frames to full height - 2.8m high (Cumaru).
- All weathering seals, dead locks, etc. to be provided to complete the installation.

8.2 Internal Doors

- Semi-solid wood hinged / sliding / pivot doors with satin clear varnish or lacquer paint finish.
- Frames, locks, pivots, hinges, etc. to be provided to complete the installation.
- Ironmongery, door handles in satin stainless steel. All hinges to be concealed hinges.

9.0 Wood / Metal Screens

9.1 Fixed Vertical & horizontal Screens

- 45mm x 45mm & 21mm x 21mm wood battens at random centres fixed to galvanised metal framing system painted black.

9.2 Fixed Facade Aluminium Screens

- Aluminium sections fixed to support brackets. Colour to match windows.

10.0 Wood Pergolas

10.1 Penthouse Summer Terrace & Car Park

- Suitably sized wood fins at centres fixed to painted steel frame, colour to match windows with painted galvanised metal brackets.

11.0 Bathrooms / Sanitaryware

- Mechanical extract has been provided to all bathrooms.
- Toilets to be wall hung, dual flush system.
- Brassware (wall mounted taps, shower heads, mixers, etc.)
- Bathroom accessories (towel rails, toilet roll holders, etc. etc.)
- Selected ceramic tiles to showers – full height.
- Tiled in Linear & Square drainage to shower floors.
- Large wall mirrors to be provided to bathrooms.

12.0 Kitchens

- High Quality kitchens to include all fixed furniture and appliances to be standard.
- The kitchens are composed of a back-storage wall containing fitted oven and micro wave and a front island with integrated sink and hob.
- All kitchens have been designed as a full height back wall furniture and front island with integrated sink and table top mechanical exhaust system.

13.0 Lighting

- All general lighting (recessed or surface mounted luminaires) to be similar quality generally throughout with some feature lighting.

14.0 Pool

- Concrete base with waterproofing applied to receive the specified finish.
- Selected quartzite tile finish.

Promoteur / Promoter :



Ally's & Ally's

Property & Construction

Architect / Architecte : **JAM Studios Ltd and KP Architect**

Contractor / Entrepreneur : **MAB Ltd**

Kitchen / Cuisiniste : **Aran Ltd**

Notary / Notaire : **Etude Bertrand Maigrot**

Bank / Banque : **MCB Ltd**

CGI / Illustration 3D : **JAM Studios Ltd**

Graphic Design / Conception Graphic : **JAM Studios Ltd**

For further information, please contact /
Pour plus de renseignements, veuillez contacter :

Ally's and Ally's Property & Construction : + 230 460 0909
admin@allys-allys.com

www.allys-allys.com

The illustrations, drawings and specifications contained in this document are indicative and non contractual.

Les illustrations, dessins, spécificatios ci-contenus le sont à titre purement indicatif et sont non-contractuels.



UP Tamarin