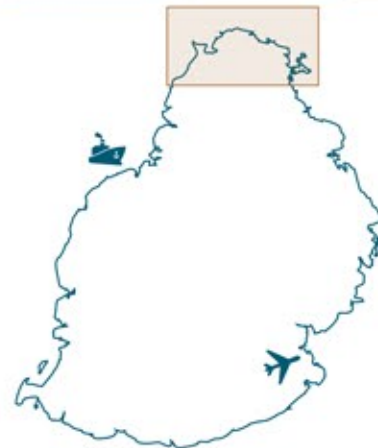
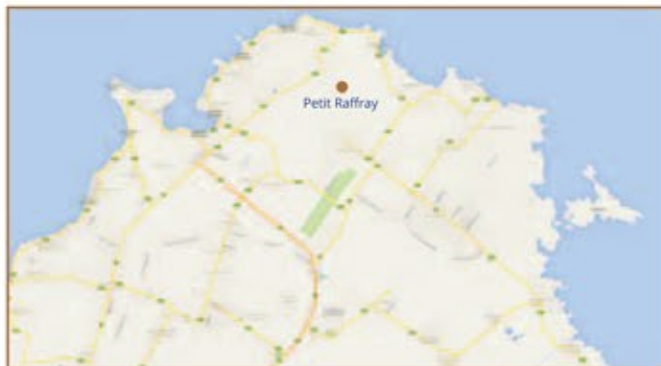






MAURITIUS



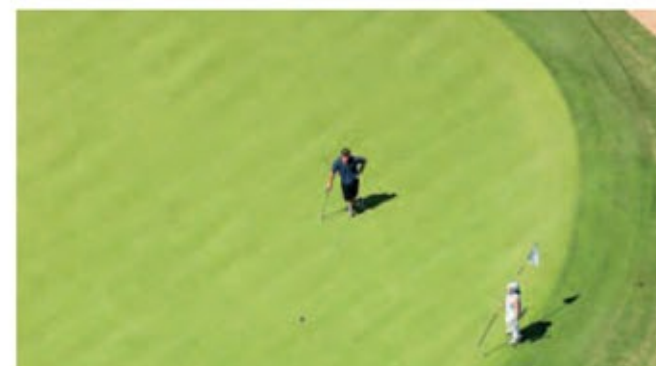
Located 870 km east of Madagascar and 180 km from Reunion Island (a French overseas territory), Mauritius forms part of the Mascarene Islands. It is a tiny dot that was first jotted on the world map by the Portuguese somewhere around 1505, and then successively occupied by the Dutch, the French and the British, before its independence in 1968. The Mauritian population is a patchwork of ethnic and religious groups from all over the world. A true crossroads of the planet, the minute you land expect to be greeted by a multitude of different faces, cuisines and traditions blending joyously together in a harmonious “melting pot.”

Mauritian politics are governed by a democratic parliamentary system whereby the President of the Republic is the Head of State and the Prime Minister the Head of Government. Control over the executive is exercised by the Government whilst the legislative power is shared by the Government and the National Assembly. General Parliamentary Elections are regularly held every 5 years.

“Services account for two-thirds of national wealth, the tourism (food, accommodation, leisure services etc.) and financial services sectors being key. The Mauritian economy is a diversified one resting on a variety of other pillars such as offshore finance, the textile industry and sugarcane production.” (French text source: <http://www.expert-comptable-international.info>)

The country's diplomatic representation is made up of honorary consuls (approximately forty), some twenty Ambassadors Plenipotentiary in Europe and in emerging countries, and as many diplomatic missions of same countries permanently based in Mauritius. Amongst the ten regional and international organisations also present on a permanent basis in Mauritius are the UNDP, the IMF, the WHO, the World Bank and the French Development Agency.

THE NORTH: A STYLE AND CULTURE OF ITS OWN



The **Malheureux** are located 20 minutes from Port Louis, the country's capital city, and 10 minutes from some of the most beautiful beaches of the northern region: La Cuvette, Péreybère, Bain Boeuf, Cap Malheureux.

Grand Baie – living in total communion with the sea:

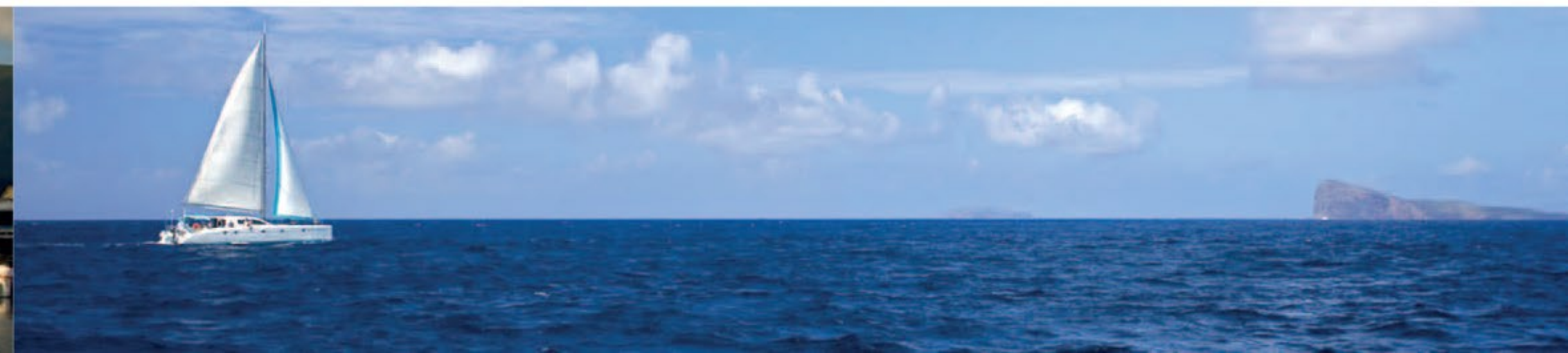
Big-game fishing: departure from Cap Malheureux, Grand Baie or Trou aux Biches.
Catamaran trips and visits to the northern isles.
Water sports: diving, sailing, kayaking, sky, etc.

Local services:

French and International schools in Labourdonnais, shopping centres 5 minutes (Super U) and 10 minutes (La Croisette) away and select retail stores on the Mauritian “Sunset Boulevard.”
Banks, doctors, dentists, clinics, etc.

Leisure and culture:

Museums: La Route du Sucre, the Labourdonnais estate. Cinemas, Shopping areas, Golf courses.



██████████

The ██████████ are located at the intersection of three neighbouring residential localities, namely Grand Baie-Péreybère, Cap Malheureux and Calodyne and can be reached in 5 minutes via the B45 (“Vingt Pieds” road) that runs to Grand Baie centre and the B13 (the Cap Malheureux-Petit Raffray road). The villas are close to all amenities (supermarkets, doctors and clinics, banks, schools, etc.). Some major development projects are currently being carried out in the area: RES projects, residential complexes etc. ██████████ site commands a panoramic view of the Port Louis mountain range to the south and the east, whilst to the north affording spectacular vistas of the ocean and Gunner’s Quoin. Thanks to its unique charm, conferred by magnificent scenery and a natural,



pleasant and relaxing environment, Villas views of the mountains and the ocean. The key assets of this development project are exclusivity, remoteness and tranquillity.

Design, Quality and Sustainable development
All new developments are under the obligation to enhance the distinctive aesthetic appeal of the district, (or at least not spoil it) in order to promote advantageous and accessible residential and professional spaces that ensure good quality of life. ██████████ complies with all the national “Planning Policy Guidance” (PPG) urbanization policy provisions associated with RES development projects (Real Estate Development Scheme Regulations 2007).

Detailed design guidelines must be met by all developments to:

- Ensure that the design standard is appropriate in terms of density, height, mass and scale, thereby improving on any substandard surroundings
- Preserve and improve the state of historic buildings and the urban scenery, strengthen the locality’s identity as well as its exclusive features
- Protect and enhance neighbouring urban zones’ green and open spaces, sites having meaningful landscapes, regions with sensitive environments and land/sea buffer zones
- Reclaim wastelands and under-utilised sites and optimise the use of built and abandoned sites

The points raised above not only highlight the consistency between the development project and the development strategy favoured by the District, but also the project’s contribution in terms of added-value to development growth and a sustainable future for the local community. Moreover, the development project should attract foreign investment which will help finance the region’s regeneration.



VIEW OF THE VILLA
and the pool



LIVING ROOM
with a garden view



MAIN ENTRANCE
security guardhouse



MASTER BEDROOM



EN-SUITE BATHROOM

Outdoor bathtub



OPEN-PLAN KITCHEN



SCHEDULE OF AREAS TYPICAL VILLA

| | Internal covered area m ² | Terrace/Deck/ Yard/Patio m ² | Others m ² | Total covered area m ² | Total built up area m ² |
|--------------------------------|---|--|-----------------------|--------------------------------------|---------------------------------------|
| Ground floor (GF) | | | | | |
| 1. Kitchen | 12.80 | | | | |
| 2. Pantry | 5.00 | | | | |
| 3. Living | 33.50 | | | | |
| 4. Entrance hall | 12.20 | | | | |
| 5. Master bedroom | 22.00 | | | | |
| 6. Walk-in wardrobe | 4.40 | | | | |
| 7. En-suite/main bathroom | 10.80 | | | | |
| 8. Toilet | 1.80 | | | | |
| 9. Room 1 | 16.80 | | | | |
| 10. Wardrobe 1 | 7.10 | | | | |
| 11. En-suite bathroom 1 | 7.10 | | | | |
| 12. Room 2 | 16.80 | | | | |
| 13. En-suite bathroom 2 | 9.45 | | | | |
| 14. Terrace (Covered) | 26.60 | | | 208.00 | |
| 15. Pavilion | 11.30 | | | 13.00 | |
| 16. Entrance | | 6.80 | | | |
| 17. Open garage | | 34.20 | | | |
| 18. Deck | | 39.20 | | | |
| 19. Outdoor shower | | 4.90 | | | |
| 20. Pool | | | 31.50 | | |
| Total surface area (GF) | 197.65 | 85.10 | 31.50 | 221.00 | 337.60 |
| Green space | 270.95 | | | | |
| Blockwork | | 12.40 | | | |
| Stonework | | 3.80 | | | |
| | | 16.20 | | | 16.20 |
| TOTAL | | | | | 353.80 |



