



*Indulge in beautiful Mauritius*



LA TOURELLE  
MOUNTAIN

LA PRENEUSE

BLACK-RIVER BAY

SALINES PILOT

MARINE PARK

CHAMAREL

CASE NOYALE

ILE AUX BENITIERS

LE MORNE

ILOT FORTIER

# Black River

- RIVIÈRE NOIRE -

Asmara Beachfront Residences is the newest enclave of private beach homes located on a magnificent stretch of white sandy beach in Black River, the most sought-after area of the island. Black River is famous for its scenic location and the remarkable combination of recreational activities and quality of life. Of the many riches, the weather is sunny almost all year round.

*Asmara Beachfront Residences propose un refuge unique présenté comme un vrai bijou dans un écrin de verdure situé entre mer et montagne. Édifié sur le littoral de plage au sable fin à Rivière Noire, cet endroit demeure un lieu incontournable de par ses nombreuses activités de loisir, son climat ensoleillé toute l'année et son cadre de vie exceptionnel.*

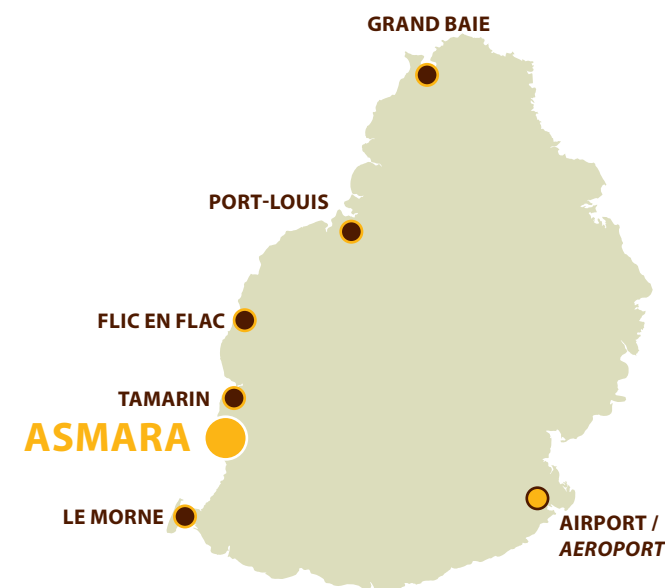
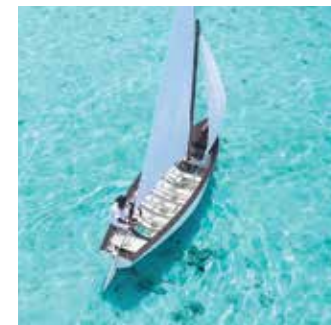


# Island living

- UN PARADIS CACHÉ -

Being one of the most coveted areas of the island, the beautiful west coast of Mauritius has so much to offer! The town of Black River boasts popular seaside resorts with world-class golf courses. Restaurants, hotels and prestigious homes fringe the coastline within this perfect lagoon setting, just moments away from the wonderful island of Benitiers where dolphins abound. The idyllic climate allows for year-round island living and outdoor activities ranging from boating to kite surfing and paddle boarding.

*Nichée sur la côte ouest de l'île Maurice entre montagnes majestueuses et mer, Rivière Noire demeure un endroit très prisé et un véritable coin de paradis. Elle propose de luxueuses prestations parmi hôtels et golfs prestigieux bordant le littoral de sable fin. A quelques encablures de la côte, s'érige l'île aux Bénitiers où l'on peut assister au ballet grandiose des dauphins. Le climat idéal de la région permet de profiter des lieux toute l'année et de pratiquer de nombreuses activités allant du kitesurf au paddle.*



- Towns & Villages / Villes & Villages
- Amenities / Commodités





## Convenient location

- UN ENDROIT TRÈS PRISÉ -

Whether you enjoy snorkeling, jogging, swimming or, just a walk on the beach, this beautiful location offers it all as well as being in close proximity to fine hotels, commercial centres, restaurants, pubs and a plethora of facilities. The year-round sunshine sets a new standard in luxury and beachfront living.

*Idéalement situé dans le secteur le plus recherché et prisé de l'île, Asmara Beachfront Residences saura vous plaire. La côte ouest regorge d'activités nautiques et terrestres : plongée sous-marine, kitesurf, jogging, randonnée entre autres... Les plages sont époustouflantes et au calme. Asmara Beachfront Residences est à proximité de multiples centres commerciaux, des restaurants et bars.*



- ▲ Entrance / Entrée
- Welcome centre / Centre d'accueil
- Tennis court / Court de tennis
- Villas
- Duplexes
- Apartments & Penthouses  
Appartements & Penthouses
- Beachclub
- Spa & Gym

## A luxury retreat

- AU CALME ABSOLU -

Upon entering Asmara Beachfront Residences, a bright and inviting welcome centre leads you to the luxurious resort-style properties set amidst lush landscaped grounds. Sixty residential units enjoying spectacular views over the ocean towards the majestic La Tourelle Mountain. Asmara Beachfront Residences feature 8 rare oceanfront villas, 17 duplexes, 28 apartments and 7 penthouses.

*L'accès à ce bien rare de grand standing débute par un point d'accueil plongé dans un cadre préservé s'ouvrant sur les résidences aux belles prestations au cœur d'un jardin paysager. Soixante logements individuels bénéficiant de vue panoramique de l'océan et de la montagne de la Tourelle, parmi 8 villas en bord de mer, 17 duplexes, 28 appartements et 7 penthouses.*





## Resort-like amenities

- PRESTATIONS LUXUEUSES -

Asmara Beachfront Residences, superbly positioned between the pristine ocean and majestic mountains, offers luxury living with an abundance of on-site amenities, mindful of the environment and thoughtfully designed for the residents. This exclusive address is a discreet and unique retreat featuring a spa, a gym, a tennis court, a restaurant, and an outstanding beach club facility that offer a plethora of entertaining possibilities.

*Jouissant d'un panorama spectaculaire, Asmara dispose d'une salle de sport, d'un spa, d'un court de tennis et d'un beach club afin de permettre à ses résidents de couler des heures heureuses dans ce lieu idyllique. Conçues dans un esprit soucieux de l'environnement, les prestations s'harmonisent agréablement, dégageant une atmosphère reposante et paisible.*



# Making a splash

- DEMEURES EXCEPTIONNELLES -

Expertly-crafted, the beach villas feature a private pool overlooking the never-ending views of the horizon and fiery sunset, a seamless look from the pool to the ocean. A manicured garden with enchanting tropical fragrances elegantly wraps around each home to accommodate small or grand entertaining.

*Les jardins aux senteurs des îles s'articulant autour des villas en bord de mer leur offrent un charme indéniable. Les éléments architecturaux permettent une vue fluide traversant le jardin agrémenté d'une piscine privée donnant sur la plage et l'océan au camaïeu de bleu. Les villas renferment de nombreux atouts et par leurs volumes, se transforment en un cocon, idéal pour des soirées inoubliables au bord de l'eau.*



# Natural wonders

- UN PANORAMA UNIQUE -

With amenities of modern luxury combined with the architectural elements, the terrace opens on a vast panorama of the glistening ocean and the mountain La Tourelle. This property offers a truly unique lifestyle in a highly distinctive and sought-after area.

*La sublime terrasse aux finitions contemporaines et aménagements haut de gamme, bénéficie d'une vue imprenable sur l'océan et la montagne La Tourelle. Le cadre magique épouse subtilement l'architecture ainsi que le charme des paysages incroyables de la nature environnante.*



## Villa living

- DESIGN CONTEMPORAIN -

The warm interiors of the beachfront villas are professionally designed, reflecting the surrounding environment. Elegant, yet casual, they pull in the array of blues from the sprawling ocean vistas blurring the line between indoor and outdoor living. The wealth of natural light fills the inviting living spaces, diffusing a soothing tranquility.

*Les extérieurs prolongent le salon de façon harmonieuse offrant une atmosphère calme et détendue avec vue panoramique sur l'océan et le coucher de soleil. La structure architecturale rehausse la lumière, l'espace et la fonctionnalité. Les espaces de vie chaleureux sont dotés de touches modernes et épurés à la fois.*



## Speaking volumes

- COCOONING -

The modern architecture has aimed to capture volume and light allowing space flowing from one room to the next. The villas feature wide water views and are distinguished by their versatile layout with a sweeping suite of spacious rooms.

*Entrez dans l'intimité de cette chambre principale s'ouvrant sur un jardin agrémenté de végétation tropicale. Propice à la détente, ce cocon dispose d'une salle de bains et d'un large dressing. Le raffinement est apporté grâce aux touches de design et l'aménagement favorise une luminosité généreuse tout au long de la journée.*



## *Despoke living*

- NATURE ET TENDANCE -

The en-suite bathroom is designed to tell a tale and to promote a harmonious environment. It masterfully opens on a calming luxuriant garden, inviting the richness of the natural world indoors. Another highlight of the master bedroom, is the walk-in closet with extraordinary symmetry and creative designs.

*Conçue dans les tendances actuelles, la salle de bains intégrée à l'élégante pièce de nuit, charme par son aspect douillet. Elle donne sur un jardin luxuriant, invitant la nature à se mêler au décor contemporain. Un dressing de caractère complète l'ensemble où l'on peut aimer prendre son temps.*



- 3 Bedroom Villa - Thatch Roof / Villa 3 Chambres - Toit en Chaume -

| INTERNAL AREAS - COVERED / ZONES INTERNES - COUVERTES       |                                                                                                  |           |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------|
| 1                                                           | Lounge / Salon                                                                                   | 24.49 m²  |
| 2                                                           | Dining / Salle à manger                                                                          | 17.07 m²  |
| 3                                                           | Kitchen / Cuisine                                                                                | 15.50 m²  |
| 4                                                           | Corridor / Couloir                                                                               | 5.50 m²   |
| 5                                                           | Bedroom 2 (incl. bathroom) / Chambre 2 (incl. salle de bains)                                    | 21.08 m²  |
| 6                                                           | Master Bedroom (incl. bathroom & dressing) / Chambre principale (inc. salle de bains & dressing) | 47.49 m²  |
| 7                                                           | Guest Bedroom (incl. bathroom) / Chambre d'amis (inc. salle de bains)                            | 23.63 m²  |
| 8                                                           | Back Kitchen / Utility / Arrière cuisine / Utilitaire                                            | 16.42 m²  |
| 9                                                           | Store                                                                                            | 1.90 m²   |
| 10                                                          | Entrance Hall / Hall d'entrée                                                                    | 6.28 m²   |
| 11                                                          | Guest WC / WC invités                                                                            | 6.23 m²   |
| INTERNAL AREAS - UNCOVERED / ZONES INTERNES - NON COUVERTES |                                                                                                  |           |
| 12                                                          | Patio Service                                                                                    | 7.13 m²   |
| 13                                                          | Patio Entrance / Patio de l'entrée                                                               | 10.44 m²  |
| 14                                                          | Patio Guest WC / Patio WC invité                                                                 | 3.87 m²   |
| 15                                                          | Patio Master WC / Patio WC principal                                                             | 2.85 m²   |
| EXTERNAL COVERED TERRACE / TERRASSE COUVERTE EXTÉRIEURE     |                                                                                                  |           |
| 16                                                          | Terrace (Lounge / Dining) / Terrasse (salon / salle à manger)                                    | 27.70 m²  |
| 17                                                          | Terrace (Master Bed & Guest Bed) / Terrasse (Chambre pricipale & Chambre d'amis)                 | 6.20 m²   |
| UNCOVERED BUILT AREAS / ZONES BÂTIES NON COUVERTES          |                                                                                                  |           |
| 18                                                          | Terrace (Deck) / Terrasse (Deck)                                                                 | 35.33 m²  |
| 19                                                          | Entrance / Entrée                                                                                | 4.60 m²   |
| 20                                                          | Partly covered Carport & Entrance / Entrée & Carport partiellement couvert                       | 26.26 m²  |
| 21                                                          | Pool / Piscine                                                                                   | 32.50 m²  |
| Net area / Superficie nette                                 |                                                                                                  | 271.02 m² |
| Gross area / Superficie brute                               |                                                                                                  | 315.31 m² |

\*Gardens area and additional parkings vary depending on plots.  
Les jardins et parkings additionels varient en fonction des lots de terrain.

- 3 Bedroom Villa - Flat Roof / Villa 3 Chambres - Toit Plat -

| INTERNAL AREAS - COVERED / ZONES INTERNES - COUVERTES       |                                                                                                  |           |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------|
| 1                                                           | Lounge / Salon                                                                                   | 24.49 m²  |
| 2                                                           | Dining / Salle à manger                                                                          | 17.07 m²  |
| 3                                                           | Kitchen / Cuisine                                                                                | 15.50 m²  |
| 4                                                           | Corridor / Couloir                                                                               | 5.50 m²   |
| 5                                                           | Bedroom 2 (incl. bathroom) / Chambre 2 (incl. salle de bains)                                    | 21.08 m²  |
| 6                                                           | Master Bedroom (incl. bathroom & dressing) / Chambre principale (inc. salle de bains & dressing) | 47.49 m²  |
| 7                                                           | Guest Bedroom (incl. bathroom) / Chambre d'amis (inc. salle de bains)                            | 23.63 m²  |
| 8                                                           | Back Kitchen / Utility / Arrière cuisine / Utilitaire                                            | 16.42 m²  |
| 9                                                           | Store                                                                                            | 1.90 m²   |
| 10                                                          | Entrance Hall / Hall d'entrée                                                                    | 6.28 m²   |
| 11                                                          | Guest WC / WC invités                                                                            | 6.23 m²   |
| INTERNAL AREAS - UNCOVERED / ZONES INTERNES - NON COUVERTES |                                                                                                  |           |
| 12                                                          | Patio Service                                                                                    | 7.13 m²   |
| 13                                                          | Patio Entrance / Patio de l'entrée                                                               | 10.44 m²  |
| 14                                                          | Patio Guest WC / Patio WC invité                                                                 | 3.87 m²   |
| 15                                                          | Patio Master WC / Patio WC principal                                                             | 2.85 m²   |
| EXTERNAL COVERED TERRACE / TERRASSE COUVERTE EXTÉRIEURE     |                                                                                                  |           |
| 16                                                          | Terrace (Lounge / Dining) / Terrasse (salon / salle à manger)                                    | 26.98 m²  |
| 17                                                          | Terrace (Master Bed & Guest Bed) / Terrasse (Chambre pricipale & Chambre d'amis)                 | 6.20 m²   |
| UNCOVERED BUILT AREAS / ZONES BÂTIES NON COUVERTES          |                                                                                                  |           |
| 18                                                          | Terrace (Deck) / Terrasse (Deck)                                                                 | 35.35 m²  |
| 19                                                          | Entrance / Entrée                                                                                | 6.00 m²   |
| 20                                                          | Partly covered Carport & Entrance / Entrée & Carport partiellement couvert                       | 28.00 m²  |
| 21                                                          | Pool / Piscine                                                                                   | 32.50 m²  |
| Net area / Superficie nette                                 |                                                                                                  | 267.04 m² |
| Gross area / Superficie brute                               |                                                                                                  | 314.57 m² |

\*Gardens area and additional parkings vary depending on plots.  
Les jardins et parkings additionels varient en fonction des lots de terrain.







# Contemporary duplexes

- LES DUPLEXES : ENTRE VERT ET BLEU -

Contemporary duplexes wrapped by landscaped gardens with tropical fragrances lie in the heart of this ultra-exclusive enclave a few steps to the beach. They boast splendid terraces conveying a sense of serenity, perfect for end-of-day relaxation to enjoy the fiery sunset. These homes are distinguished by the surrounding natural splendour and the expansive sea views.

*S'inspirant de la nature environnante, le jardin est conçu pour être un véritable écrin de verdure. Il enveloppe dans ses senteurs des duplexes d'un design exclusif à seulement quelques pas de la plage. Ces lieux de vie se démarquent par leurs charmantes terrasses où l'on peut profiter du coucher de soleil ou tout simplement de la vue exceptionnelle de l'océan.*



## *Dinstinctive living*

- ENTRE LUXE ET NATURE -

The duplexes are distinctive for their indoor-outdoor orientation resulting in ample natural light. The living room moves seamlessly outside opening on the verdant and turquoise views which are similarly striking.

*Le design contemporain des duplexes permet un style de vie exceptionnel entre l'intérieur et l'extérieur. Cette communion donne un sens de liberté et apporte une allure sublime à l'ensemble par la luminosité constante. Le séjour s'ouvre sur un extérieur bénéficiant des vues du jardin et de l'océan.*



## Cosy bedroom

- CHAMBRE SOBRE ET COSY -

The scents of the surrounding private tropical garden drift through the warm air to the master-bedroom which opens on a lush private garden with tropical foliage. The tasteful interior design and furnishing enhance the landscape they sit within.

*La chambre principale des duplexes permet de renouer avec la nature sans pour autant sacrifier le luxe et le confort. Conçue comme un oasis, la chambre s'ouvre sur un jardin planté privatif, invitant à la rêverie. Les duplexes sont en osmose avec l'environnement qui l'entoure.*



- Side Duplex - Ground Floor -  
- Duplex Latéral - Rez-de-chaussée -

| INTERNAL AREAS - COVERED /<br>ZONES INTERNES - COUVERTES              |                                                                                                     | Type A    | Type B    |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------|-----------|
| 1                                                                     | Circulation                                                                                         | 8.30 m²   | 8.30 m²   |
| 2                                                                     | Corridor / Couloir                                                                                  | 5.64 m²   | 5.64 m²   |
| 3                                                                     | Master Bedroom (incl. bathroom & dressing) /<br>Chambre principale (inc. salle de bains & dressing) | 33.13 m²  | 33.13 m²  |
| 4                                                                     | Bedroom 1 (incl. Bathroom) /<br>Chambre 1 (incl. salle de bains)                                    | 21.91 m²  | 21.91 m²  |
| 5                                                                     | Bedroom 2 (incl. Bathroom) /<br>Chambre 2 (incl. salle de bains)                                    | 19.85 m²  | 19.85 m²  |
| 6                                                                     | Storage                                                                                             | 3.02 m²   | 3.02 m²   |
| 7                                                                     | Staircase (entire staircase) /<br>Escalier (escalier entier)                                        | 8.33 m²   | 8.33 m²   |
| INTERNAL COURTYARD - UNCOVERED /<br>COUR INTÉRIEURE - NON COUVERTE    |                                                                                                     | Type A    | Type B    |
| 8                                                                     | Patio (Bedrooms / Chambres 1 & 2)                                                                   | 23.73 m²  | 23.73 m²  |
| INTERNAL COURTYARD - COVERED /<br>COUR INTÉRIEURE - COUVERTE          |                                                                                                     | Type A    | Type B    |
| 9                                                                     | Patio (Bedrooms / Chambres 1 & 2)                                                                   | 2.14 m²   | 2.14 m²   |
| EXTERNAL COVERED TERRACE / SERVICES /<br>TERRASSE COUVERTE EXTÉRIEURE |                                                                                                     | Type A    | Type B    |
| 10                                                                    | Patio (Master bedroom / Chambre pricipale)                                                          | 1.44 m²   | 1.44 m²   |
| 11                                                                    | Patio (Entrance / Entrée)                                                                           | 0.91 m²   | 0.91 m²   |
| EXTERNAL COVERED TERRACE /<br>TERRASSE COUVERTE EXTÉRIEURE            |                                                                                                     | Type A    | Type B    |
| 12                                                                    | Garden / Jardin                                                                                     | 25.60 m²  | 25.60 m²  |
| Net area / Superficie nette                                           |                                                                                                     | 128.40 m² | 128.40 m² |
| Gross area / Superficie brute                                         |                                                                                                     | 134.47 m² | 134.47 m² |

- Side Duplex - 1<sup>st</sup> Floor -  
- Duplex Latéral - Etage -

| INTERNAL AREAS - COVERED /<br>ZONES INTERNES - COUVERTES   |                                          | Type A    | Type B    |
|------------------------------------------------------------|------------------------------------------|-----------|-----------|
| 1                                                          | Entrance / Entrée                        | 3.30 m²   | 3.30 m²   |
| 2                                                          | Lounge / Salon                           | 36.90 m²  | 36.90 m²  |
| 3                                                          | Kitchen / Cuisine                        | 14.60 m²  | 14.60 m²  |
| 4                                                          | Back kitchen / Arrière cuisine           | 11.00 m²  | 11.00 m²  |
| 5                                                          | Guest WC / WC invités                    | 3.60 m²   | 3.60 m²   |
| EXTERNAL COVERED TERRACE /<br>TERRASSE COUVERTE EXTÉRIEURE |                                          | Type A    | Type B    |
| 6                                                          | Terrace laundry / Terrasse buanderie     | 7.20 m²   | 7.20 m²   |
| 7                                                          | Terrace dining / Terrasse salle à manger | 20.80 m²  | 20.80 m²  |
| Net area / Superficie nette                                |                                          | 97.40 m²  | 97.40 m²  |
| Gross area / Superficie brute                              |                                          | 109.57 m² | 109.57 m² |

| TOTAL AREAS / SUPERFICIE TOTALE |  | Type A    | Type B    |
|---------------------------------|--|-----------|-----------|
| Total Net / Total nette         |  | 225.80 m² | 225.80 m² |
| Total Gross / Total brute       |  | 244.04 m² | 244.04 m² |

\*Gardens area and additional parkings vary depending on plots.  
Les jardins et parkings additionels varient en fonction des lots de terrain.





- Central Duplex - Ground Floor -  
- Duplex Central - Rez-de-chaussée -

| INTERNAL AREAS - COVERED /<br>ZONES INTERNES - COUVERTE            |                                                                                                      | Type A    | Type B    |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------|-----------|
| 1                                                                  | Circulation                                                                                          | 4.50 m²   | 4.50 m²   |
| 2                                                                  | Corridor (Excluding Stair) / Couloir                                                                 | 11.09 m²  | 10.87 m²  |
| 3                                                                  | Whole Stair / Escalier                                                                               | 7.82 m²   | 7.82 m²   |
| 4                                                                  | Master Bedroom (incl. bathroom & dressing) /<br>Chambre principale (incl. salle de bains & dressing) | 29.30 m²  | 29.54 m²  |
| 5                                                                  | Bedroom 1 (Incl. Bathroom) /<br>Chambre 1 (incl. Salle de bains)                                     | 19.5 m²   | 20.96 m²  |
| 6                                                                  | Bedroom 2 (Incl. Bathroom) /<br>Chambre 2 (incl. Salle de bains)                                     | 20.44 m²  | 19.60 m²  |
| 7                                                                  | Storage entrance / Store entrée                                                                      | 9.04 m²   | 5.10 m²   |
| 8                                                                  | Storage stair / Store escalier                                                                       | 2.50 m²   | 2.50 m²   |
| INTERNAL COURTYARD - UNCOVERED /<br>COUR INTÉRIEURE - NON COUVERTE |                                                                                                      | Type A    | Type B    |
| 9                                                                  | Patio (Entrance 2 / Entrée 2)                                                                        | 11.35 m²  | 7.58 m²   |
| 10                                                                 | Patio (Entrance 1 / Entrée 1)                                                                        | 4.87 m²   | 4.80 m²   |
| 11                                                                 | Patio (Bedroom 1 / Chambre 1)                                                                        | 3.56 m²   | 3.56 m²   |
| 12                                                                 | Patio                                                                                                | 19.34 m²  | 21.08 m²  |
| 13                                                                 | Patio (Master bedroom / Chambre principale)                                                          | 36.60 m²  | 23.14 m²  |
| INTERNAL COURTYARD - COVERED /<br>COUR INTÉRIEURE - COUVERTE       |                                                                                                      | Type A    | Type B    |
| 14                                                                 | Patio (Entrance 1 / Entrée)                                                                          | 1.83 m²   | 1.84 m²   |
| 15                                                                 | Patio (Bedroom 1 / Chambre 1)                                                                        | 2.00 m²   | 1.98 m²   |
| 16                                                                 | Patio 1                                                                                              | 7.02 m²   | 6.92 m²   |
| 17                                                                 | Patio (Master Bedroom / Chambre principale)                                                          | 1.63 m²   | 1.56 m²   |
| EXTERNAL COVERED TERRACE /<br>TERRASSE COUVERTE EXTÉRIEURE         |                                                                                                      | Type A    | Type B    |
| 18                                                                 | Entrance / Entrée                                                                                    | 19.40 m²  | 12.37 m²  |
| 19                                                                 | Technical Cupboard / Armoire technique                                                               | 1.30 m²   | 0.25 m²   |
| 20                                                                 | Gas Store / Stockage de gaz                                                                          | 0.70 m²   | 0.67 m²   |
| Net area / Superficie nette                                        |                                                                                                      | 213.79 m² | 186.64 m² |
| Gross area / Superficie brute                                      |                                                                                                      | 224.92 m² | 196.54 m² |

- Central Duplex - 1<sup>st</sup> Floor -  
- Duplex Central - Etage -

| INTERNAL AREAS - COVERED /<br>ZONES INTERNES - COUVERTE                 |                                                                            | Type A    | Type B    |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------|-----------|
| 1                                                                       | Lounge / Salon                                                             | 29.68 m²  | 29.68 m²  |
| 2                                                                       | Kitchen / Cuisine                                                          | 13.59 m²  | 12.86 m²  |
| 3                                                                       | Corridor / Couloir                                                         | 5.39 m²   | 5.39 m²   |
| 4                                                                       | Back Kitchen / Cuisine arrière                                             | 10.71 m²  | 11.16 m²  |
| 5                                                                       | Guest WC / WC invités                                                      | 4.52 m²   | 4.52 m²   |
| EXTERNAL COVERED TERRACE /<br>TERRASSE COUVERTE EXTÉRIEURE              |                                                                            | Type A    | Type B    |
| 6                                                                       | Terrace laundry / Terrasse buanderie                                       | 5.02 m²   | 5.47 m²   |
| 7                                                                       | Terrace dining / Terrasse salle à manger                                   | 21.81 m²  | 21.81 m²  |
| EXTERNAL UNCOVERED BUILT AREAS /<br>ZONES BÂTIES EXTERNES NON COUVERTES |                                                                            | Type A    | Type B    |
| 8                                                                       | Garden Terrace (adjacent pool) /<br>Terrasse Jardin (à côté de la piscine) | 21.67 m²  | 10.74 m²  |
| EXTERNAL AREAS /<br>ZONES EXTERNES                                      |                                                                            | Type A    | Type B    |
| 9                                                                       | Green Roof                                                                 | 28.87 m²  | 28.87 m²  |
| 10                                                                      | Pool / Piscine                                                             | 12.00 m²  | 10.78 m²  |
| Net area / Superficie nette                                             |                                                                            | 112.39 m² | 101.63 m² |
| Gross area / Superficie brute                                           |                                                                            | 101.30 m² | 101.48 m² |
| TOTAL AREAS / SUPERFICIE TOTALE                                         |                                                                            | Type A    | Type B    |
| Total Net / Total nette                                                 |                                                                            | 326.18 m² | 288.27 m² |
| Total Gross / Total brute                                               |                                                                            | 323.22 m² | 298.02 m² |

\*Gardens area and additional parkings vary depending on plots.  
Les jardins et parkings additionels varient en fonction des lots de terrain.







## Garden and ocean views

- APPARTEMENTS DE RÊVE -

This prestigious property is characterised by its captivating vistas making it a tranquil retreat with luxury amenities. The perched apartments and penthouses basking in natural light, overlook the meditative and serene garden. Masterfully executed, the open plan concept leads to the outdoor panoramic water views.

*Découvrez le luxe et le calme de cette propriété unique et de standing au cœur d'un site d'exception en bord de mer. Asmara Beachfront Residences est une adresse exceptionnelle pour quelques privilégiés. De grands espaces, de la lumière, tout est réuni pour que les appartements aux vues spectaculaires se fondent naturellement dans leur environnement verdoyant et maritime.*



## Exceptional homes

- VUE IMPRENABLE -

These distinctive apartments are artfully designed to capture amazing vistas, by incorporating the outdoors with the indoors. This secluded magical getaway benefit from views spanning from the mountains all the way to the ocean. Set amidst Asmara's exquisite beachfront site, they deliver the best of relaxing island-style luxury.

*Les appartements inondés de lumière, nous embarquent sur les bleus de la mer. Les frontières entre l'intérieur et l'extérieur n'existent plus... Vous garderez le regard sur une vue à couper le souffle entre les nuances de vert des palmiers et les tons de bleu de l'océan. L'intérieur épate par sa luminosité et ses lignes épurées.*



## Sublime apartments

- COUP DE CŒUR -

The impressive surrounding nature and by their position, the apartments offer a high quality of life in an exceptional environment. These homes go beyond pampering their owners with their distinctive terraces overlooking the ocean to entertain in style or to enjoy as a relaxation haven.

*Les chambres des appartements disposent d'une belle terrasse offrant des possibilités de relaxation dans un cadre enchanteur avec vue sur le jardin. Les touches d'originalité et de par leur emplacement, ces appartements sont uniques sur un fond aux couleurs naturelles.*



- Apartments - First Floors -  
- Appartements - Etage -

| INTERNAL AREAS - COVERED /<br>ZONES INTERNES - COUVERTE      |                                                                                                     | Type A                | Type B                |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------|-----------------------|
| 1                                                            | Lounge / Salon                                                                                      | 23.47 m <sup>2</sup>  | 23.38 m <sup>2</sup>  |
| 2                                                            | Kitchen / Cuisine                                                                                   | 11.21 m <sup>2</sup>  | 11.21 m <sup>2</sup>  |
| 3                                                            | Corridor / Couloir                                                                                  | 6.42 m <sup>2</sup>   | 5.35 m <sup>2</sup>   |
| 4                                                            | Bedroom 2 (incl. bathroom) /<br>Chambre 2 (incl. salle de bains)                                    | 20.39 m <sup>2</sup>  | 19.15 m <sup>2</sup>  |
| 5                                                            | Master Bedroom (incl. bathroom & dressing) /<br>Chambre principale (inc. salle de bains & dressing) | 22.12 m <sup>2</sup>  | 27.05 m <sup>2</sup>  |
| 6                                                            | Bedroom 1 (Incl. Bathroom) /<br>Chambre 1 (incl. salle de bains)                                    | 24.38 m <sup>2</sup>  | 17.35 m <sup>2</sup>  |
| 7                                                            | Back Kitchen / Laundry /<br>Cuisine arrière / Buanderie                                             | 7.69 m <sup>2</sup>   | 5.73 m <sup>2</sup>   |
| 8                                                            | Entrance Hall / Hall d'Entrée                                                                       | 3.90 m <sup>2</sup>   | 9.68 m <sup>2</sup>   |
| 9                                                            | Guest WC / WC invités                                                                               | 1.99 m <sup>2</sup>   | 1.40 m <sup>2</sup>   |
| EXTERNAL COVERED TERRACE /<br>TERRASSE COUVERTE EXTÉRIEURE   |                                                                                                     | Type A                | Type B                |
| 10                                                           | Terrace laundry / Terrasse buanderie                                                                | 3.10 m <sup>2</sup>   | 3.95 m <sup>2</sup>   |
| 11                                                           | Terrace lounge / dining /<br>Terrasse salon / salle à manger                                        | 28.40 m <sup>2</sup>  | 28.40 m <sup>2</sup>  |
| 12                                                           | Terrace bedroom 1 & 2 (partly covered)<br>Terrasse chambre 1 & 2 (partiellement couverte)           | 7.20 m <sup>2</sup>   | 6.40 m <sup>2</sup>   |
| UNCOVERED BUILT AREAS /<br>SURFACES CONSTRUITE NON COUVERTES |                                                                                                     | Type A                | Type B                |
| 13                                                           | Deck                                                                                                | 11.60 m <sup>2</sup>  | 11.60 m <sup>2</sup>  |
| Garden / Jardin                                              |                                                                                                     | 30.00 m <sup>2</sup>  | 30.00 m <sup>2</sup>  |
| Net area / Superficie nette                                  |                                                                                                     | 158.8 m <sup>2</sup>  | 159.93 m <sup>2</sup> |
| Gross area / Superficie brute                                |                                                                                                     | 171.82 m <sup>2</sup> | 172.37 m <sup>2</sup> |

\*Additional parkings vary depending on plots.  
Parkings additionels varient en fonction des lots de terrain.





## Outdoor living

- CAP SUR L'EXTÉRIEUR -

The penthouses are set like an eagle's nest above the residence offering sensational ocean views and enjoy extraordinary light. They feature a plunge pool in complete privacy for an exclusive lifestyle and boast amazing terraces with plenty of room to entertain and host.

*Les penthouses perchés dominant les lieux et s'ouvrent sur un panorama. Ils disposent également d'une piscine discrète s'unissant au charme de la propriété. Ces penthouses sont dotés d'une élégance dans l'air du temps. Ils dégagent une atmosphère chaleureuse et conviviale, idéales pour de belles soirées en famille ou entre amis.*



- Penthouse - Second Floor / Penthouse - 2<sup>ème</sup> Etage

| INTERNAL AREAS - COVERED / ZONES INTERNES - COUVERTE      |                                                                                                    |           |
|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------|
| 1                                                         | Lounge / Salon                                                                                     | 44.53 m²  |
| 2                                                         | Kitchen / Cuisine                                                                                  | 10.00 m²  |
| 3                                                         | Bedroom corridor / Couloir chambre                                                                 | 12.17 m²  |
| 4                                                         | Corridor / Couloir                                                                                 | 5.18 m²   |
| 5                                                         | Bedroom 2 / Chambre 2                                                                              | 14.09 m²  |
| 6                                                         | Master Bedroom (incl. bathroom & dressing)<br>Chambre principale (incl. salle de bains & dressing) | 33.85 m²  |
| 7                                                         | Bedroom 1 / Chambre 1                                                                              | 14.28 m²  |
| 8                                                         | Bedroom 3 (incl. Bathroom) / Chambre 3 (incl. salle de bains)                                      | 23.23 m²  |
| 9                                                         | Back kitchen / Laundry / Arrière cuisine / Buanderie                                               | 7.78 m²   |
| 10                                                        | Bathroom 1 / Salle de bains 1                                                                      | 4.17 m²   |
| 11                                                        | WC 1                                                                                               | 1.87 m²   |
| 12                                                        | Entrance Hall / Hall d'entrée                                                                      | 9.56 m²   |
| 13                                                        | Store                                                                                              | 2.98 m²   |
| 14                                                        | Guest WC / WC invités                                                                              | 2.04 m²   |
| EXTERNAL COVERED TERRACE / TERRASSE COUVERTE EXTÉRIEURE   |                                                                                                    |           |
| 15                                                        | Terrace laundry / Terrasse buanderie                                                               | 5.48 m²   |
| 16                                                        | Terrace store / Terrasse store                                                                     | 2.40 m²   |
| UNCOVERED BUILT AREAS / SURFACES CONSTRUITE NON COUVERTES |                                                                                                    |           |
| 17                                                        | Terrace laundry / Terrasse buanderie                                                               | 12.70 m²  |
| 18                                                        | Terrace living / Terrasse salon                                                                    | 36.58 m²  |
| 19                                                        | Terrace master bedroom / Terrasse chambre principale                                               | 24.80 m²  |
| 20                                                        | Terrace bedroom 1 & 2 / Terrasse chambre 1 & 2                                                     | 26.95 m²  |
| 21                                                        | Pool / Piscine                                                                                     | 13.89 m²  |
| Net area / Superficie nette                               |                                                                                                    | 228.60 m² |
| Gross area / Superficie brute                             |                                                                                                    | 325.68 m² |

\*Gardens area and additional parkings vary depending on plots.  
Les jardins et parkings additionels varient en fonction des lots de terrain.





## Idyllic beachfront living

- LE BEACH CLUB : LIEU DE CONVIVIALITÉ -

The resort-style beach club is a perfect chilling out area to unwind. Stretched out on the shoreline, it hosts a bar, a restaurant and a 23-metre long pool with sunbeds. Entertainment and relaxation are amply catered for, with a special child-friendly swimming pool. Beyond the pool, the warm waters of the sea beckon.

*Le beach club se situe en bord de mer et regorge de douceurs estivales pour passer des moments agréables à l'ombre ou au soleil. Il dispose d'un bar, d'un restaurant et d'une piscine de vingt-trois mètres de long. Les tout-petits y trouveront également leur bonheur avec un bassin qui leur est dédié. Le plein repos est assuré par une véritable immersion dans l'exotisme.*



## Wellness retreat

- LE SPA, UN ESPACE DE BIEN-ÊTRE -

Residents would love to glean the benefits of daily exercise and wellness treatments in the privacy of their property and at their fingertips. For post-workout relaxation at the gym, a welcoming spa, more of a wellness retreat, provides a chill-out space for a restorative experience.

*Le spa est une invitation à la détente vous permettant de vous ressourcer pour accéder à un univers de plénitude après vos séances de sport. Le spa vise à être un havre de paix révélant un univers de sensualité consacré au bien-être au cœur de la résidence.*

# Descriptive notice

- NOTICE DESCRIPTIVE -

## SPECIFICATION

### 1.0 FOUNDATIONS

- Foundations are reinforced concrete strip footings, pad footings, ground beams, columns and bases.

### 2.0 SUPERSTRUCTURE

- Reinforced concrete columns, beams and slabs.

### 3.0 EXTERNAL WALLS

- Hollow concrete blocks walls with concrete column and beam framework, rendered with a sand and cement render 20 mm thick with timber and stone cladding.

### 4.0 INTERNAL WALLS AND PARTITIONS

- Hollow concrete blocks rendered on both faces with sand and cement render of 15 mm thick.

### 5.0 FLOORS

- Concrete floors.

### 6.0 ROOFS

- Generally reinforced concrete flat roof slabs with roof screed and betuminous waterproofing.
- Reinforced concrete roof slab generally with Green roof waterproofed with Bituminous water proofing to villa and duplex.
- Thatched roof to 'Thatch Villa's over living area flat slab. Thatch roof structure to be treated round timber poles.

### 7.0 OPEN PERGOLAS

- 'Kempas' Timber pergola's on Kempas timber support posts to carport of villas, duplexes and penthouses.

### 8.0 FLOORS OF INTERNAL AREAS

- Solid Timber flooring to Living/Dining and Kitchen. All other rooms tiled.

### 9.0 FLOORS OF VERANDAS, POOL TERRACE AND ENTRANCE FOOTPATH

- Balua timber decking generally.

### 10.0 FLOOR OF EXTERNAL STORE

- Painted concrete floor.

### 11.0 FLOOR OF CARPORT

- Washed concrete finish with exposed aggregate.

## WALL FINISH

### 12.0 KITCHEN

- Block rendered walls and painted finish.

### 13.0 BATHROOMS

- Block rendered walls and painted finish. Shower walls to be tiled.

### 14.0 ROOMS

- Block rendered walls with painted finish. Timber skirting to all areas except bathrooms.

## CEILINGS (EXCEPT PAINT FINISH)

### 15.0 CEILINGS TO INTERNAL AREAS

- Flush plastered and gypsum ceiling. Painted.

## EXTERNAL OPENINGS

### 15.0 MAIN ENTRANCE DOOR

- Flush plastered and gypsum ceiling. Painted.

### 16.0 MAIN ENTRANCE DOOR

- Solid hardwood timber doors.

### 17.0 ALL OTHER OPENINGS

- Powder coated aluminium openings with laminated glazing generally.

## JOINERY AND VANITY TABLE UNITS

### 18.0 INTERNAL DOORS

- Semi Solid Smooth white satin laquered doors.

### 19.0 KITCHEN CUPBOARDS

- Propose Proprietary kitchen cabinets from Schmidt Group with startified kitchen tops to apartments and duplexes.
- Quartz top to Villas and Penthouses.

### 20.0 OTHER BUILT IN FURNITURE

- A mix of kiatt veneer and solid kiatt timber with natural varnish to interior designer's specifications.

### 21.0 VANITY TABLE UNITS

- Concrete with 'polished concrete' finish.

## PAINTWORK AND FINISHING

### 22.0 ON EXTERNAL WALLS

- One coat binder and three coats anti-fungus paint.

### 23.0 INTERNAL WALLS

- One base coat and three top coats satin emulsion anti fungus paint.

### 24.0 ON CEILINGS

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

### 25.0 ON ROOF CANOPIES TIMBER STRUCTURES

- All external timber to receive water based external quality satin oil.

### 25.0 KITCHEN SINKS AND PIPES

- All kitchen sinks in stainless steel with European standard sink mixer.

### 26.0 KITCHEN SINKS AND PIPES

- All kitchen sinks in stainless steel with European standard sink mixer.

### 27.0 KITCHEN APPLIANCES

- Apartments and Duplexes with Oven, electric hob, extractor hood. Villas and Penthouses equiped with oven, dish washer, washing machine, fridge ,electric hob, extractor hood.

### 28.0 SANITARY AND BRASSWARE

- Select good quality sanitary wares and Tapwares. Toilets with concealed cistern Tapware and accessories: Chrome plated brassware.

### 29.0 PRODUCTION AND DISTRIBUTION OF INDIVIDUAL HOT WATER

- Individual split-type solar water heaters with flat plate collectors shall be installed at roof level with separate storage tanks at ground level.

### 29.1 Power supply

- The CEB supply to the villa shall be 230V, 50 Hz.
- A standby generator shall cater for partial backup of the units (essential loads, i.e. lighting and power) durnig CEB power failure.

### 30.0 VENTILATIONS, AIR CONDITIONING

- Each bedroom shall be fitted with an AC unit and provision made for a ceiling fan.
- The living spaces shall be fitted with ceiling fans.

### 31.0 TELECOMMUNICATION EQUIPMENT

- Provision for telephone outlets in the master bedroom and the living room for each unit with cat 5E cables and RJ 45 outlets. Wifi shall also be provided.

### 32.0 EXTERNAL LIGHTING

- Wall-mounted luminaires and / or spotlights shall be provided. These will be LED type as far as possible.

## DISTRIBUTION NETWORKS

### 33.0 GAS

- Provisions (manifold, piping) for 2 nos. 12.5 kg gas cylinders each with automatic changeover shall be installed externally for each residence.

### 34.0 TELECOMMUNICATIONS

- Fibre-optic cables shall be installed externally in accordance with the requirements of public service providers in external sleeves.
- Internal cables shall be a combination of fibre-optic and Cat 5E in sleeves.
- Telephone and data services shall be released upon individual application by the owner of each unit.

### 35.0 SITE DRAINAGE

- The site landscape will be sloping such that storm water will be directed to swales/soakaway with French drains which will allow the water to percolate through the ground.

## EXTERNAL AREAS

### 36.0 SWIMMING POOL AND POOL DECK

- Framed reinforced concrete structure with Silver Quartzite tiles to pools (Generally mosaic to floors and tiles to walls). Rocksand lava Generally top edge around pool. Surrounding deck to be Balau timber.
- Pool circulation equipment integrated into a separate plant room located below deck.

## COMMON AREAS

### 37.0 COMMON GARDEN

- Landscaping of external areas not covered by the building or hardscape. Mix of trees, grassed areas and planters to landscape Architects drawings.

### 38.0 ACCESS PATHS

- Access by footpaths and road. LED bollards shall be provided along pathways.

### 39.0 COMMON PARKING

- Parking to Villa on villa property – and another one allocated nearby.

### 40.0 GATE POST BUILDING

- 1 No. Entrance and security building (Ground floor only structure) located at the entrance of the development.



Société Horizon Suites Resorts Ltd

(Part of N-G Group)

Societe Horizon Suites Resorts Ltd, which forms part of N-G Group of Companies, has been incorporated to promote, develop and implement Asmara Beachfront Residences. N-G Group of Companies has strengthened its reputation as a financially-sound and solid real estate developer. As a testimonial to its substantial experience in the development of residential, commercial, industrial and infrastructural projects, N-G Group has developed and successfully implemented projects worth over MUR 2 billion or USD 65 million.

*La Société Horizon Suites Resorts Ltd, formant partie du N-G Group of Companies, a été incorporée dans le but de promouvoir, de développer et de mettre en oeuvre les Résidences Asmara. N-G Group a acquis sa renommée de par sa situation financière saine et solide en tant que promoteur immobilier. Le groupe détient une riche expérience dans l'élaboration de projets résidentiels, commerciaux, industriels et d'infrastructure d'une valeur de plus de 2 milliards de roupies mauriciennes soit 65 millions dollars.*

