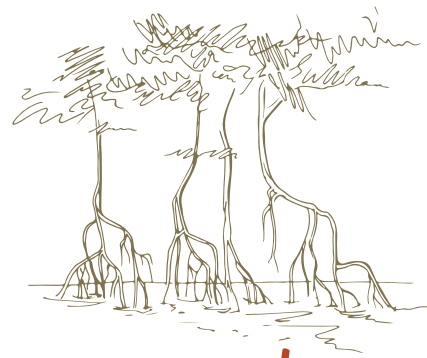
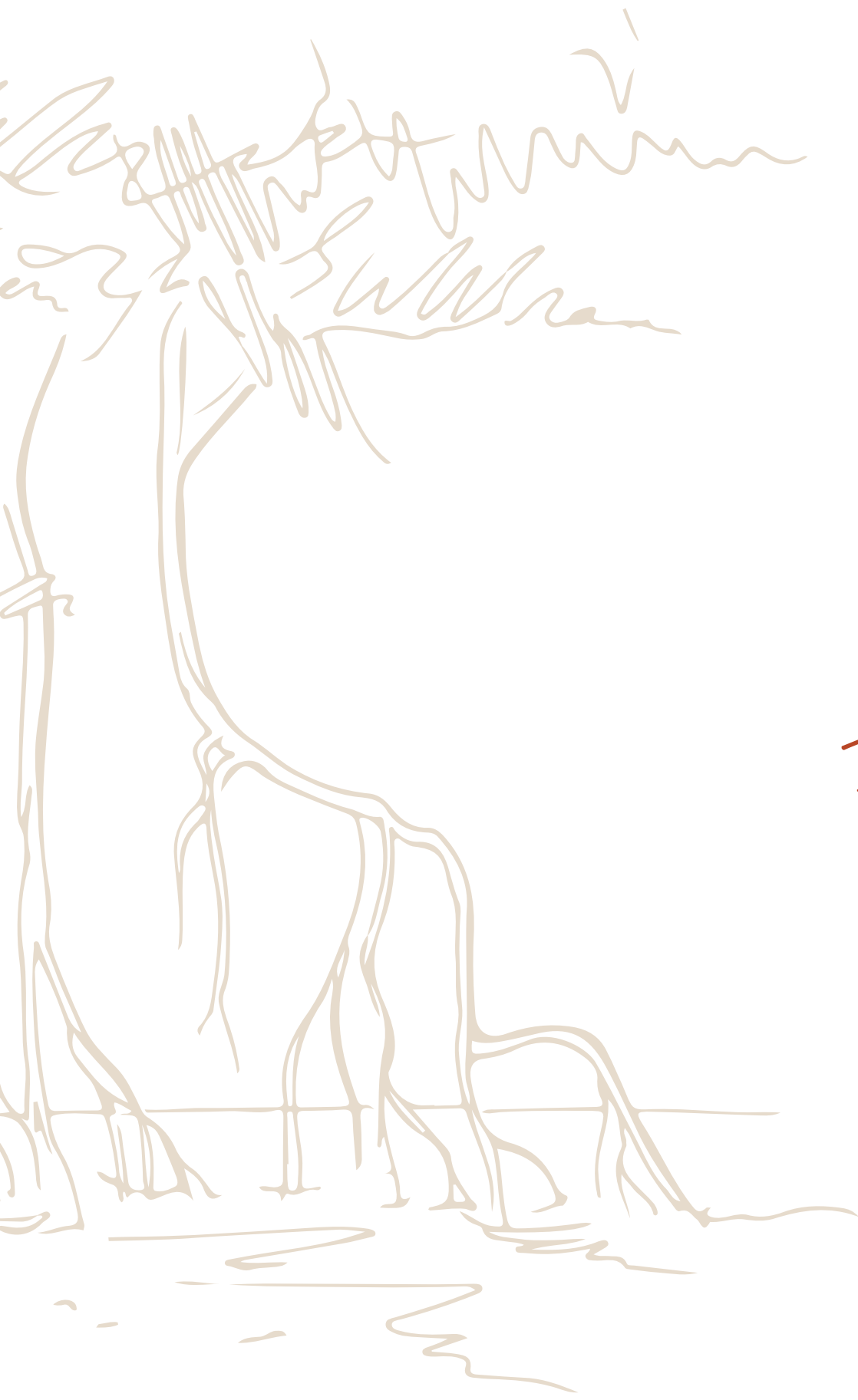




Fortier Plage

M A U R I T I U S



Ilot Fortier. un secret bien gardé

À quelques encablures de la côte ouest, découvrez Ilot Fortier, tel un joyau posé sur l'océan. La quiétude est au rendez-vous sur cette île privée procurée par la beauté des paysages et les vues sur le Golf de l'Harmonie et La Tourelle. Son environnement naturel d'exception offre un cadre de vie inégalable. Y vivre toute l'année est indéniablement un privilège unique.

Ilot Fortier. unparalleled beauty

Explore Ilot Fortier, an islet of unparalleled beauty, set just off the west coast of Mauritius. Serenity awaits here, created by the natural beauty of the landscape and the views over Harmonie Golf Club and La Tourelle. This extraordinary natural environment provides a privileged opportunity to enjoy a unique lifestyle.



Voir la vie en vert

Respirez le grand air! Bien plus qu'un décor de carte postale, cet îlot se découvre aussi par sa nature insulaire préservée, dont ses mangroves regorgeant d'une biodiversité remarquable. Outre la vue surplombant le golf et La Tourelle, la majestueuse montagne du Morne constitue la richesse inouïe du cadre idyllique qu'offre l'îlot Fortier. Cette adresse exclusive et pieds dans l'eau réunit des atouts rares.



A private oasis

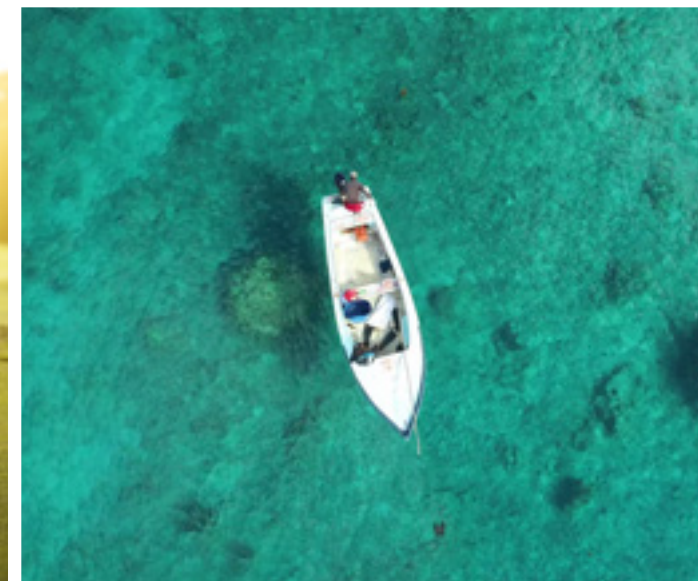
Far more than just a postcard setting, Ilot Fortier also boasts the delights of an unspoilt natural environment, including mangroves teeming with remarkable diversity. In addition to views over the golf course and La Tourelle, majestic Le Morne mountain completes the incredible beauty of the idyllic setting. This exclusive beach front address showcases the rare combination of unsurpassed location and natural beauty.



Un emplacement inégalé et
une beauté naturelle

An unsurpassed location and
natural beauty





La promesse de moments d'émerveillement

Le littoral ouest est un véritable terrain de jeu pour toutes les générations. La région bénéficie d'un ensoleillement presque toute l'année permettant une grande qualité de vie où l'on peut s'adonner aux sports nautiques et terrestres. Les fervents de la randonnée se laisseront guider par un large choix de sentiers et les amateurs de sensations fortes trouveront leur bonheur dans les eaux cristallines de la côte ouest. Parmi les activités de loisirs et de détente, on retrouve le golf, le kite, la pêche, les sorties en bateau entre autres.

Immerse yourself in an exclusive lifestyle

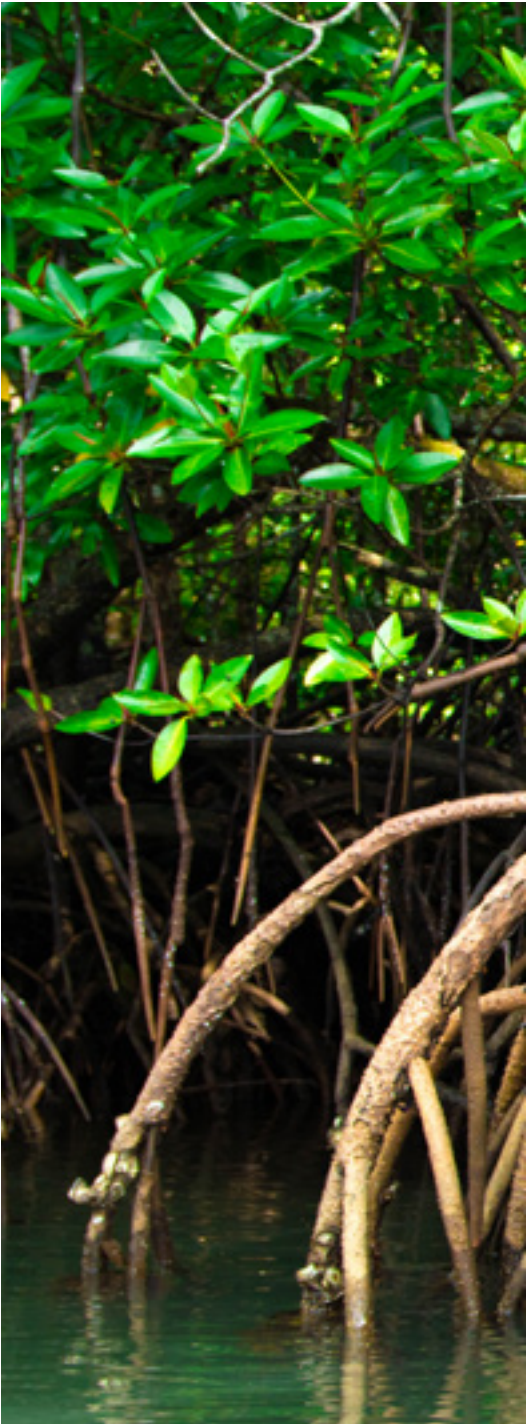
The west coast is a veritable playground for all generations. With its mild climate practically all year round, and crystal clear waters, the region offers a remarkable quality of life, filled with unfettered enjoyment of land and water sports. Hiking enthusiasts can choose from a variety of trails, while others can indulge in passions for golf, kiteboarding, fishing and boating.

Des demeures singulières



Fortier Plage est une propriété pieds dans l'eau, parfaitement intégrée dans le paysage, proposant des prestations haut de gamme. Bâtis sur un terrain en toute propriété, il propose 6 splendides Appartements de trois chambres à coucher au rez-de-chaussée et au premier étage. Un magnifique Penthouse Appartement et sa piscine privative

ainsi qu'un Penthouse Studio avec une immense terrasse et sa piscine, ouvrant tout deux sur La Tourelle, le golf et l'océan se déploient sur le deuxième étage, le tout plongé dans un cadre serein. Une piscine bordée d'une plage élégante ainsi qu'un parking pour les résidents et les visiteurs complètent les extérieurs.



Entrée
Entrance



Zone technique
Technical zone



Parkings
Parking



Piscine commune
Common pool



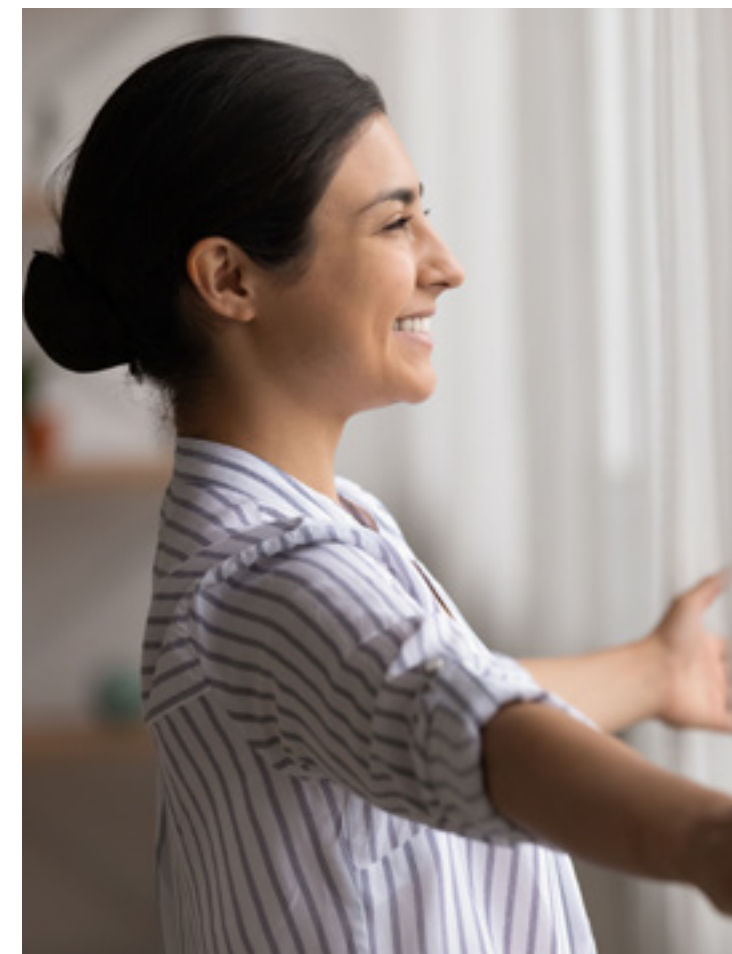
Unique homes

Fortier Plage is a waterfront property, seamlessly integrated into the landscape, featuring top of the range, quality finishes and amenities. Immersed in serenity, and unfolding over three levels, 6 splendid three-bedroom apartments occupy the ground and first floors, while a magnificent

penthouse apartment and a penthouse studio, both with private pools and views onto La Tourelle and the ocean, can be found on the second floor. Shared outdoor amenities include a swimming pool with lounge area, and parking for residents and visitors.

Pensée comme un temple calme

La façade se distingue par son architecture remarquable et ses matériaux nobles. Le design se singularise par ses lignes épurées et ses grandes baies vitrées, lui conférant un panorama féérique. On devine des intérieurs à la décoration raffinée d'inspiration résolument moderne.



Vue façade extérieure / Exterior facade view



Thoughtfully designed

The building stands out for its elegant architecture and the blend of high quality materials. The design is defined by its clean lines, with wide window openings offering stunning panoramic views, while the refined interiors are inspired by contemporary style.

Des intérieurs contemporains

Les appartements disposent d'un espace de vie généreux baigné de lumière. Cette pièce à vivre sans hiérarchie et bien orchestrée dirige le regard vers la terrasse et invite à savourer la rareté de la beauté des lieux. L'harmonie entre l'architecture moderne et la convivialité opère à merveille. On se laisse séduire par la vue imprenable sur la piscine et l'océan.

Luxury and style

The apartments feature spacious living areas bathed in light, seamlessly beckoning you outwards to the terrace. Here the exceptional beauty of the surroundings can be savoured, while breathtaking views over the pool and the ocean create a calming ambience.





Cuisine à la salle à manger / Kitchen to dining

*Là où le temps
s'arrête*

A one-of-a-kind refuge

Appartement 3 chambres

3 bed- roomed apartment

Rez-de-chaussée / Ground Floor

Unités / Units		1	2	3
1	Cuisine / Kitchen	21.3 m²	21.3 m²	19.5 m²
2	Salle à manger / Dining	20.6 m²	20.6 m²	17.9 m²
3	Séjour / Living	19.1 m²	19.1 m²	20.9 m²
4	Buanderie / Laundry	3.1 m²	3.1 m²	3.1 m²
5	Toilettes invités / Guest WC	1.8 m²	1.8 m²	2.1 m²
6	Chambre principale / Master bedroom	16.2 m²	16.2 m²	16.2 m²
7	Ensuite et toilettes principale / Master en-suite & WC	5.6 m²	5.6 m²	5.6 m²
8	Chambre 1 / Bedroom 1	13.4 m²	11.8 m²	12.2 m²
9	Chambre 2 / Bedroom 2	12.7 m²	11.8 m²	11.8 m²
10	Salle de bains communes / Shared bathroom	3.9 m²	3.9 m²	3.7 m²
11	Passage / Passage	7.1 m²	7.1 m²	8.6 m²
12	Bureau / Study	-	-	6.16 m²
Total net / Total nett		125.4 m²	122.8 m²	128.0 m²
Total brut / Total gross		154.6 m²	153.9 m²	152.3 m²



Unités / Units		4	5	6
1	Cuisine / Kitchen	21.3 m²	21.3 m²	19.5 m²
2	Salle à manger / Dining	28.6 m²	28.6 m²	17.9 m²
3	Séjour / Living	23.3 m²	23.3 m²	20.9 m²
4	Buanderie / Laundry	3.1 m²	3.1 m²	3.1 m²
5	Toilettes invités / Guest WC	1.8 m²	1.8 m²	2.1 m²
6	Chambre principale / Master bedroom	16.2 m²	16.2 m²	16.2 m²
7	Ensuite et toilettes principale / Master en-suite & WC	5.6 m²	5.6 m²	5.6 m²
8	Chambre 1 / Bedroom 1	13.4 m²	11.8 m²	12.2 m²
9	Chambre 2 / Bedroom 2	12.7 m²	11.8 m²	11.8 m²
10	Salle de bains communes / Shared bathroom	3.9 m²	3.9 m²	3.7 m²
11	Passage / Passage	7.1 m²	7.1 m²	8.6 m²
12	Bureau / Study	-	-	6.16 m²
Total net / Total nett		137.6 m²	135.0 m²	128.0 m²
Total brut / Total gross		157.5 m²	155.3 m²	152.3 m²



Appartement 3 chambres

3 bed- roomed apartment

1^{er} étage / First Floor

Conçue pour éveiller les sens

Un bel espace de vie s'articule autour de cette cuisine toute équipée et chaleureuse. Elle interpelle par son design et sa fonctionnalité. Elle converse avec la salle à manger et la terrasse ouverte sur un paysage aux tonalités turquoise à perte de vue suscitant l'éveil des sens.



Séjour/Salle à manger/ Cuisine

Living/Dining/Kitchen

A seamless experience

The fully fitted and equipped kitchen combines design and functionality. Seamlessly connecting with the dining and living areas, the space then opens up onto a landscape of turquoise hues - inviting you to linger and enjoy...



Un refuge qui fera des envieux

Le deuxième étage arbore un penthouse avec sa piscine privative donnant sur un spectacle époustouflant réunissant le golf et la montagne de La Tourelle. Le décor estival rêvé s'offre à vous toute l'année dans ce lieu exclusif entouré d'une nature abondante.

An enviable getaway

The second floor is where you'll find the penthouse with its private pool overlooking breathtaking views of the golf course and La Tourelle mountain. A year round idyllic summer setting awaits you in this exclusive location in the midst of abundant, natural beauty.



Terrasse a la piscine

Terrace to pool



Chambre / Bedroom

*À la fois sophistiquée
et reposante*

*Relax and unwind in
this tranquil cocoon*



Penthouse Studio - 1 chambre à coucher

Penthouse Studio - 1 bedroom

Une offre exclusive

Ce Penthouse Studio est une opportunité unique d'acquérir un bien pieds dans l'eau, avec une piscine privée et surtout une vue panoramique du grand bleu, assurant ainsi un cadre de vie plus que parfait. La continuité de l'agencement fluide de l'intérieur vers l'extérieur apporte un sentiment d'espace et de liberté.

Beyond perfection

Natural light and heavenly views fill the kitchen and living areas in this penthouse studio apartment. Showcasing classical architectural design through its contemporary lines, the seamless continuity of the open plan layout creates a sense of space and elegance.



Studio avec terrasse

Studio terrace

Penthouse Appartement / Penthouse Apartment

3 chambres / 3 bedrooms

2^{ème} étage / Second Floor



Unité / Unit		7
1	Cuisine / Kitchen	7.6 m ²
2	Salle à manger / Dining	14.2 m ²
3	Séjour / Living	14.0 m ²
4	Buanderie / Laundry	7.4 m ²
5	Aire de séchage / Drying yard	9.5 m ²
6	Toilettes invités / Guest WC	1.9 m ²
7	Chambre principale / Master bedroom	17.6 m ²
8	Ensuite et toilettes principale / Master en-suite & WC	6.0 m ²
9	Chambre 1 / Bedroom 1	10.6 m ²
10	Chambre 2 / Bedroom 2	11.4 m ²
11	Salle de bains communes / Shared bathroom	4.0 m ²
12	Passage / Passage	5.2 m ²
13	Terrasse pergola semi-couverte / Semi-covered pergola terrace	42.2 m ²
14	Terrasse à ciel ouvert / Open to sky terrace	89.6 m ²
15	Piscine non-couverte / Open to sky pool & pump	32.8 m ²
Total net / Total nett		274.5 m ²
Total brut / Total gross		386.6 m ²

Penthouse Studio

1 chambre / 1 bedroom

2^{ème} étage / Second Floor



Unité / Unit		8
1	Cuisine et Salle à manger / Kitchen & Dining	11.2 m ²
2	Séjour / Living	13.5 m ²
3	Buanderie et Aire de séchage / Laundry & Drying yard	7.1 m ²
4	Chambre principale / Master bedroom	10.3 m ²
5	Ensuite et toilettes principale / Master en-suite & WC	8.2 m ²
6	Terrasse pergola semi-couverte / Semi-covered pergola terrace	43.0 m ²
7	Terrasse à ciel ouvert / Open to sky terrace	38.1 m ²
8	Piscine non-couverte / Open to sky pool & pump	16.7 m ²
Total net / Total nett		148.4 m ²
Total brut / Total gross		168.9 m ²

Specifications & Amenities

Specifications & Finishes

Superstructure & Substructure:

- Reinforced concrete frame shall consist of reinforced concrete slab, columns and beams as per Engineer's specifications & drawings.
- The foundation will consist of pad footings for isolated columns and strip footing for load bearing block walls as per Engineer's specifications & drawings.
- External block walls to be 200mm & 150mm thick with internal partitions consisting of 150mm & 100mm thick block work.

Roof:

- Roof slabs shall be in reinforced concrete as per Engineer's specifications & drawings.

Timber doors:

- Internal doors: Coated semi-solid timber doors as per Architect's & ID's specifications & drawings.
- Main entrance door: Solid timber door as per Architect's & ID's specifications & drawings.

Aluminium doors & windows:

- All aluminium windows and doors to be powder coated aluminium extruded sections with special reinforcement and suitable glass thickness to resist cyclonic wind speed as per Architect's and Engineer's specifications.

Wall finishes:

- External and internal wall shall be rendered and painted respectively.
- External wall finish will be a mix of smooth and tyrolean finish, with cladding to parts of the facades.
- Wall tiles in showers only, as per ID's specifications & drawings.
- Vanity tops, splash backs and edges of worktops to be as per ID's specifications & drawings.

Floor finishes:

- Tiles to external areas, as per ID's specifications & drawings.
- Tile finish to internal areas, as per ID's specifications & drawings.
- Tiles to floor, as per ID's specifications & drawings.

Ceilings:

- Internal finishes: Plaster and painting to all flat and pitched reinforced concrete (RC) slabs soffit.
- Part suspended ceilings to underside of roof in gypsum board and/or PVC slats, fixed to galvanized steel framework, joints covered with wire skim and taped (for plasterboard ceilings).

Ironmongery:

- Internal doors, where applicable will be fitted with stainless steel butt hinges, lockset, rubber door stop, flush bolts and flush pall handles as per Architect's & ID's specifications & drawings.

Skirtings:

- Painted skirting to all rooms as per ID's specifications & drawings.
- Tiles skirtings to bathrooms.

Cupboards:

- All bedrooms will have built-in cupboards, in accordance with ID's specifications & drawings.
- All bathrooms will have built-in vanities & mirrors, in accordance with ID's specifications & drawings.

Plumbing:

- Complete Sewerage Treatment Plant (STP) as per M&E's specifications & drawings.
- Rainwater reticulation system in accordance with Architect's & Engineer's specifications & drawings.
- Individual electric water heater shall be used for hot water production.

- A fully pressurised cold water distribution, with a reserve made for 2 days of storage as per M&E's specifications & drawings.

Waterproofing:

- Double layer waterproofing membrane will be laid on all flat roofs, in accordance with specialist's specification.

External works:

- Lawn & full landscaping will be done wherever possible.
- Irrigation taps will be installed in accordance with landscaper's specifications & drawings.
- A mixture of tarmac, interlocking precast concrete paving block & evergreen block will be laid in driveway and parking with precast concrete kerbs.
- Textured concrete slabs to all ground floor walkways.
- A mixture of tarmac, interlocking precast concrete paving block will be laid in driveway and parking with precast concrete kerbs.
- Concrete slabs to all ground floor walkways.

Amenities

- A generator will be provided to supply essential power to the development in event of CEB mains failure.

- All bedrooms will be equipped with fans. Vents for the air conditioning system will be provided in all bedrooms. Living and dining rooms to be also equipped with fans.

- All electrical fittings will be provided as per Architect's & ID's specification.

- CCTV installation will be provided at the main entrance and strategic points of the development.

- All sanitary ware fittings will be provided in accordance with Architect's & ID's specifications & drawings.

- Each unit will be supplied with telephone lines, ready to accommodate internet/wifi connections and antenna television services in living room and the master bedroom.

- All the apartments as from the 1st floor will be accessible by 2 passenger lifts.

- An automatic gate will be installed.

- Kitchen fitted with electric hob, oven, microwave, cooker hood, refrigerator and dish washer.

- Laundry area to be equipped with washing machine.

- One electrical outlet available on terraces.



