



Le Marais'Gât

LA TOURELLE



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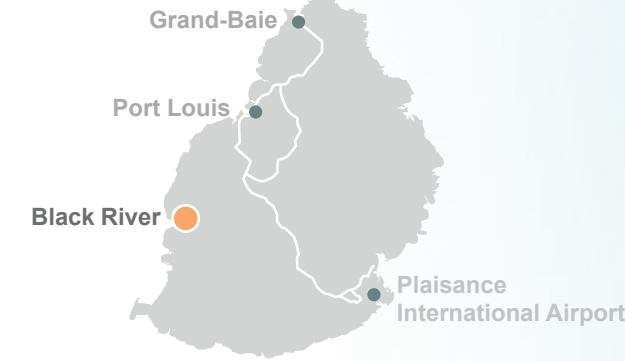
Découvrez Le Marais Gât, situé au cœur d'un site résidentiel à Tamarin, sur la côte ouest de l'Île Maurice. Cette région très prisée ne manque pas d'atouts pour séduire : son climat, ses plages, sa douceur de vivre... Cette résidence avant-gardiste vous promet une qualité de vie inégalable.



Le Marais'Gât

Located in the quiet yet convenient village of Tamarin, on the west coast of Mauritius, Le Marais Gât takes luxury living to new heights. Tamarin enjoys a privileged location and warm weather all year round. Le Marais Gât is definitely an enviable address.





Un panorama s'offre à vous

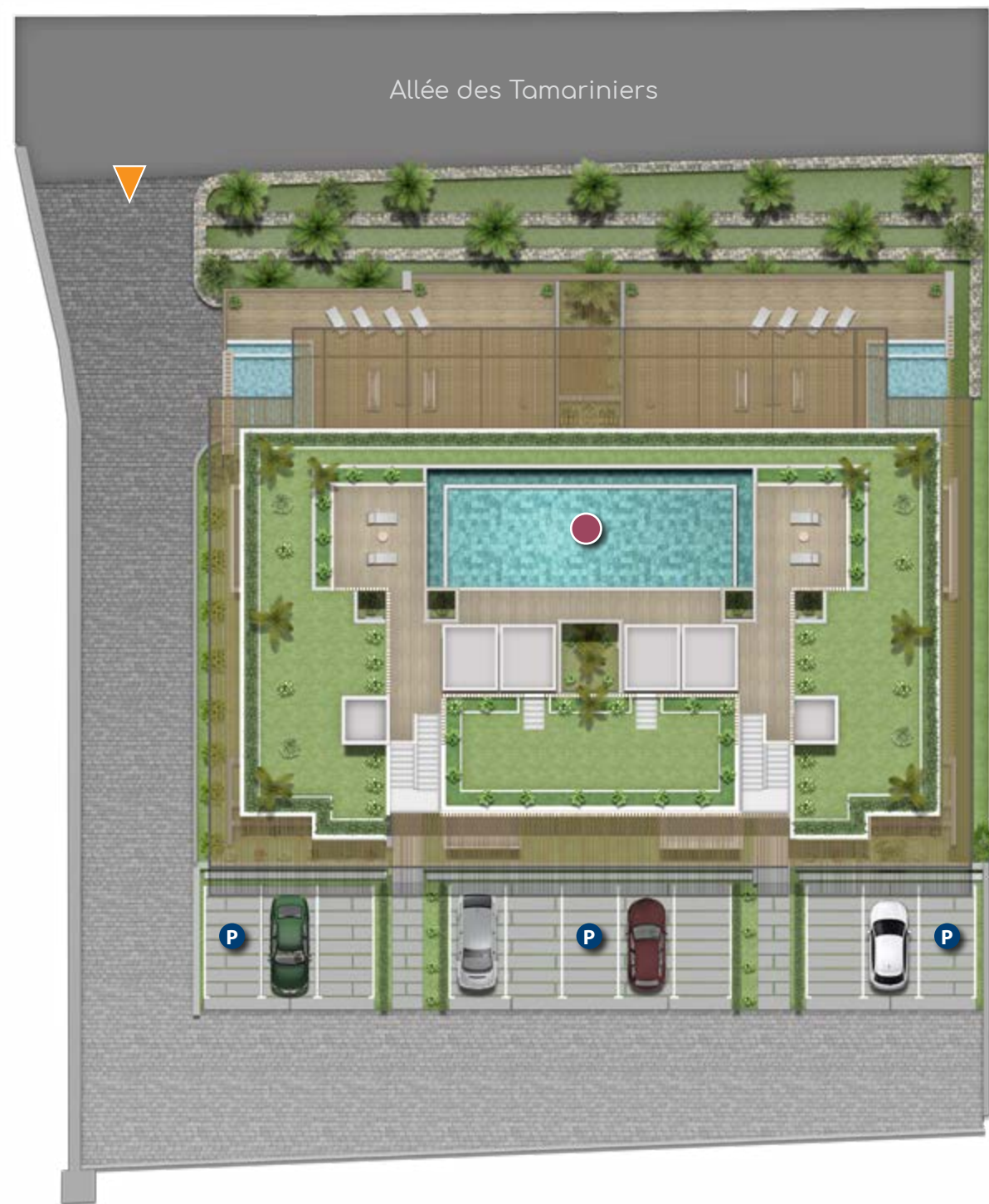
L'Ecrin que représente cette incroyable propriété, Le Marais Gât, est niché sur le flanc de La Tourelle. Il s'ouvre sur un panorama réunissant des vues spectaculaires, Les Salines, l'emblème de la région et le bleu de l'océan.



Panoramic views

Nestled in Tamarin, on the slopes of La Tourelle, Le Marais Gât residents will enjoy the best of luxury living right at their doorsteps. Le Marais Gât overlooks the ocean and the iconic saltpans, some of the highlights that will unarguably delight the most discerning property investors.





- ▶ Entrée / Entrance

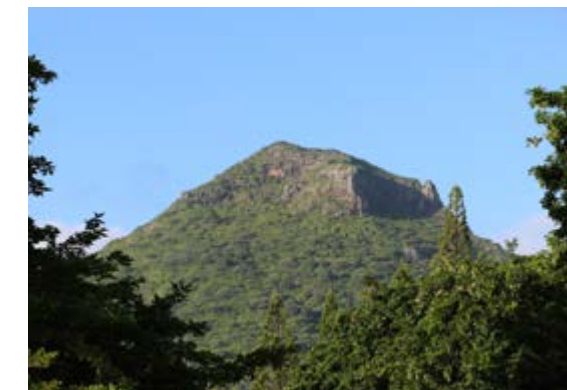
- Piscine sur le toit terrasse / Roof terrace swimming pool

- P Parking



De belles demeures

Le Marais Gât propose huit appartements de trois chambres à coucher et deux penthouses de quatre chambres à coucher, répartis sur trois niveaux. Chaque demeure s'ouvre sur une vue exceptionnelle et offre un cadre où il fait bon vivre, figurant des espaces de détente, un toit terrasse avec une piscine commune et un parking pour les résidents et les visiteurs.



Cosy homes

Le Marais Gât boasts eight modern apartments featuring three bedrooms and two four bedrooms penthouses. Set on three levels, they combine comfort and luxury living. The exclusive facilities include a roof terrace with a common swimming pool, residents' and visitors' parkings.





Discrétions architecturales

Le design de l'ensemble fait corps avec la nature environnante. Les appartements tous tournés vers la mer, sont empreints d'un charme inestimable. Ils permettent de se perdre dans la contemplation de la nature qui les entoure. Ils se dissimulent par leur configuration dans leur environnement.

Perfectly blending with its surrounding nature

The architectural design of Le Marais Gât blends perfectly with the surrounding natural environment. Architecture and nature combine to offer seamless indoor and outdoor connections, taking full advantage of the panoramic views.





Une architecture innovante

Le Marais Gât est doté d'une configuration orientée vers l'extérieur pour souligner davantage ses vues magnifiques. Sa conception est une réinterprétation de l'architecture qui cherche à valoriser les espaces intérieurs par leur fonctionnalité et l'esthétisme. Bien orienté, le bâtiment se pare également des attributs contemporains comprenant de grandes ouvertures et des espaces sans transition.

Modern architecture

The modern architecture of Le Marais Gât not only intensifies the relationship between the homes and nature but also reveals light-flooded spaces with the large glazed panels. Its positioning being an advantage, the apartments take in the picturesque views, adding warmth to the spacious fluid interiors.





Des habitations exceptionnelles

L'agencement intelligent des surfaces généreuses des habitations et leur esthétique en phase avec l'intimité des extérieurs sont parmi les attributs du projet Le Marais Gât. L'âme contemporaine des lieux est rehaussée par les prestations de qualité présentes dont des parkings en sous-sol et en extérieur.

Luxurious homes

Le Marais Gât apartments benefits from a range of high-end facilities aimed and planned for functionality. Meticulously designed with luxury, comfort and practicality in mind, this property also provides privacy and views. It features a basement and exterior car park.





Un cadre agréable

Implanté dans un cadre de rêve et exotique, les extérieurs de Le Marais Gât accueille un toit terrasse avec piscine, appelant à la détente. Orienté vers l'océan, cet espace convivial révèle son caractère rare et offre des vues à couper le souffle.

Pool and sea views

Le Marais Gât boasts outstanding outdoor leisure features and a splendid roof terrace with pool overlooking the coastline and the ocean. This charismatic property unveils unlimited possibilities for an enviable lifestyle.





L'art de vivre revisité

La salle de séjour, baignée de lumière par ses grandes baies vitrées, plonge le regard vers la mer turquoise qui domine en toile de fond. Pourvue de teintes sobres, cet espace aux volumes généreux qui se faufile vers la terrasse, promet des moments de détente et des réceptions mémorables.

Modern-day luxury living

The bright living room is designed to take advantage of the dramatic turquoise ocean views. This gathering area stretches smoothly to the terrace for easy entertaining and lifetime memories. The wall of windows and open concept allow the space to be filled with warmth and natural light.





Cuisine entièrement équipée

Une importance particulière est accordée dans cette cuisine. Vous y trouverez des équipements à la pointe, des rangements et une conception de l'espace permettant aux hôtes d'être en permanence avec leurs invités ou tout simplement de vivre en toute convivialité au quotidien.

Sophisticated interiors

The open plan style kitchen aims at creating a casual atmosphere by its design to maximize the dining and entertainment experience. The open floor plan offers an exceptional design overlooking stunning views. No detail is overlooked, the kitchen is equipped with quality appliances.





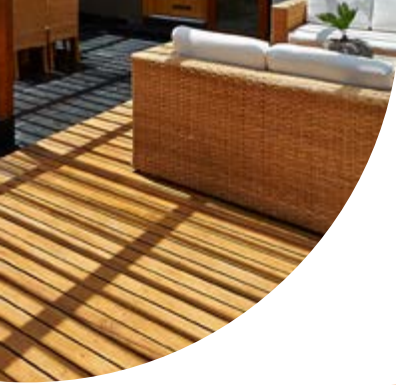
Des chambres aux beaux volumes

La chambre principale se présente comme une suite mêlant volupté et raffinement. Ses grandes ouvertures lui procurent une atmosphère magique et lui attribue un air de sanctuaire invitant au repos ou à la déconnexion tout en ayant les yeux rivés vers l'océan.

Spacious bedrooms

Le Marais Gât apartments feature a spacious master suite with luxurious finishes. The floor-to-ceiling openings invite the gorgeous views and add to the character of this room. Masterfully decorated to create that magical atmosphere.





Des finitions haut de gamme

La qualité des finitions et la sélection de la gamme des matériaux utilisés vous surprendront par leur raffinement. L'agencement architectural optimise les vues sur l'océan et procure à ce bien son allure d'écrin de prestige et son ambiance chaleureuse au cœur d'un emplacement privilégié et sécurisé.

Taking luxury to new heights

Le Marais Gât impresses with its unrivaled finishes and choice of materials. The superb design ensures optimal sea views, and the secluded property boasts outstanding amenities. The landscaping and materials used are in perfect harmony with the surrounding nature.



UNITÉ 9

UNIT 9

UNITÉ 10

UNIT 10



Penthouse

2^{ème} étage

Second floor

Unités / Units	9	10		
1 Hall d'entrée / Entrance lobby	6.6 m ²	6.6 m ²		
2 Cuisine / Kitchen	16.0 m ²	16.0 m ²		
3 Salle à manger / Dining	16.1 m ²	16.1 m ²		
4 Séjour / Living	19.1 m ²	19.1 m ²		
5 Buanderie / Laundry	5.6 m ²	5.6 m ²		
6 Toilettes invités / Guests WC	2.3 m ²	2.3 m ²		
7 Store	5.9 m ²	5.9 m ²		
8 Chambre 1 & Suite / Bedroom 1 & En-suite	29.4 m ²	29.4 m ²		
9 Chambre 2 & Suite / Bedroom 2 & En-suite	30.0 m ²	30.0 m ²		
10 Chambre 3 / Bedroom 3	13.8 m ²	13.8 m ²		
11 Chambre 4 / Bedroom 4	12.0 m ²	12.0 m ²		
12 Salle de bains commune / Shared bathroom	4.7 m ²	4.7 m ²		
13 Passage / Circulation	28.8 m ²	28.8 m ²		
14 Terrasse avant couverte / Front Covered terrace			49.6 m ²	49.6 m ²
15 Terrasse arrière couverte / Rear Covered terrace			6.4 m ²	6.4 m ²
16 Terrasse à ciel ouvert / Open to sky terrace			29.4 m ²	29.4 m ²
17 Piscine à ciel ouvert / Open to sky pool			19.8 m ²	19.8 m ²
Superficie Nette / Total Net	296.2 m ²		296.2 m ²	296.2 m ²
Superficie Brute / Total Gross	338.7 m ²		338.7 m ²	338.7 m ²



Specifications & Amenities

Specifications & Finishes

Superstructure & Substructure:

- Reinforced concrete frame shall consist of reinforced concrete slab, columns and beams as per Engineers 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 pull handles as per Architect's & ID's specifications & drawings.

Skirtings:

- Hardwood timber 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 provided.

- Kitchen fitted with electric hob, oven, micro wave, kitchen hood, refrigerator and dish washer.

- Laundry area to be equipped with washing machine.

- One electrical outlet available on terraces.

