



THE WELNEST

RESIDENTIAL HIDEAWAY

TURTLE BAY, MAURITIUS

IN PARTNERSHIP WITH MARITIM HOTELS

LUXURY COASTAL LIVING REDEFINED

The Welnest

YOUR HIDEAWAY WITH ALL THE FACILITIES OF THE ADJOINING 5-STAR MARITIM RESORT & SPA

Situated midway between Port Louis and Grand Baie in the peaceful coastal region of the protected Balaclava Marine Park and facing the Maritim Resort & Spa Mauritius beachside golf course and the Turtle Bay, The Welnest is a unique development which combines the serenity and tranquillity of the hideaway with its own comprehensive leisure heart, together with access to all the facilities of the adjoining Maritim's 5-star beach resort and spa.

Offering a wide range of luxury residences, from 2 bed apartments to the secluded pool villas and right up to the superb split level 4 bed penthouses overlooking the ocean, The Welnest represents a rare opportunity to invest in first class living accommodation with the impeccable fusion of the unique location, great spaces, and convenience.

Carried out in partnership with Maritim Hotels, buyers will benefit from all the quality services that Maritim offers - from tailored rental management to common facilities maintenance and the provision of a complete peace of mind service to residents catering for their needs, from housekeeping and maintenance to emergency services round the clock.

*This is an approved project by the Economic Development Board
under the Economic Development Board (Property Development Scheme) Regulations 2015.
Open to Non-Citizens - Permanent Residence to Buyer and Family*



THE WELNEST

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The Perfect Location

FAR FROM THE CROWD, YET SO CLOSE TO EVERYTHING YOU WOULD NEED!

The Welnest is situated in the immediate vicinity of well-established international beach resorts in a peaceful and secluded area, yet so close to all the amenities and facilities that you may require be it for leisure, business, or for all other essentials of life.

Within 10 minutes' drive of The Welnest lies the upcoming Beau Plan Smart City with its office park, shopping promenade, creative park, international school, and university. Also, around that area is the SSR National Hospital with modern facilities and its well reputed cardiac centre and the Pamplémousses Botanical Gardens and slightly further away, the Labourdonnais village with both English and French medium international schools.

The famous coastal town of Grand Baie, with its shopping malls, offices, boutiques, restaurants, and vibrant nightlife is under 20 minutes away. So is the economic and cultural capital city of Port Louis with its historical landmarks, its buzzing commercial district extending to its residential suburbs and its impressive waterfront.

The 18-hole championship golf course of Mont Choisy in the vicinity of the pristine public beach offers a unique golfing experience in the region.
A new championship golf course has been announced in the region of Balaclava itself, planned for opening in 2025.

Within a half hour drive is the Moka – Ebene – Reduit triangle with its well established international financial centre, the University of Mauritius, the modern and well-equipped Welkin hospital which is the largest private healthcare facility on the Island as well as a number of existing and upcoming office parks, private educational institutions, and shopping malls.



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GOLF & LEISURE
15 MINS

Mont Choisy Golf
RM Club
Grand Baie Yatch Club



EDUCATION
15 MINS

IPS School
Greencoast School
Dukesbridge School
Northfields High School
Ecole Du Nord High School
African Leadership University



LIFESTYLE SHOPPING
15 MINS

Beaulan Smartcity
Grand Baie La Croisette
Circle Square
Mont Choisy Mall
Sunset Boulevard



BUSINESS HUB
< 25 MINS

Port Louis
Ebene Cybercity
Beaulan Smartcity
Grand Baie

The Residences

GENEROUS SIZES AND FANTASTIC LAYOUT, LUXURY AS A COMMON FEATURE

The Welnest features a lively combination of well-designed apartments, penthouses, and villas with luxury as a common feature, to suit individual needs of the discerning buyers.

If you wish to buy for investment and/or secondary use, we suggest the 2 and 3 bed Leisure apartments, the 3 bed penthouses with magnificent sea views as well as the secluded 3 bed pool villas. For added flexibility, the 3-bed apartment can be used separately as an autonomous 2 bed unit and a 1 bed studio.

For those looking for a primary or secondary home with all the resort facilities where one can live and entertain in style, we propose the exceptional 4 bed Lifestyle apartments and penthouses and the 4 bed spa villas. For the buyer seeking individuality with his own personal touch, we have earmarked 3 plots for bespoke villas where one can also choose to have a guest pavilion.



1

ENTRANCE

2

PARKING SPACES

3

VILLAS

4

LEISURE APARTMENTS

5

LIFESTYLE APARTMENTS

6

QUIET POOL

7

LEISURE HEART
Operated by Maritim

8

MARITIM GOLF COURSE

9

TURTLE BAY MARINE PARK

10

LINK TO RESORT

11

THE WELNEST SENIOR LIVING





UNIQUE FEATURES

Designed and built to impeccable standards of quality,
The Welnest offers the following exclusive features and conveniences:



UNIQUE LOCATION
OPPOSITE GOLF COURSE
AND BEACH



ACCESS TO THE
BEACH & SEA



BEACH RESORT
FACILITIES



VIBRANT
LEISURE HEART



RESORT SERVICE QUALITY
FOR ALL RESIDENCES



RENTAL MANAGEMENT
BY MARITIM



GREAT RETURN ON
INVESTMENT



OPEN TO
NON - CITIZENS



RESIDENCE
PERMITS TO BUYER
AND FAMILY



The Welnest Leisure Heart

FACILITIES WELL BEYOND WHAT YOU WILL FIND ELSEWHERE

Ideally situated at the entrance of The Welnest and the Balaclava Marine Park and with a view of the Maritim golf course and the stunning Turtle Bay, the Leisure Heart, to be operated by Maritim, is dedicated to complement your home with great opportunities to spend quality time with your family and friends. Socialise, chill and exercise in the most vibrant and tasteful contemporary spaces without having to leave the hideaway.

The facilities include an indoor buffet style restaurant, all day terrace dining with a live cooking station specialising in street food, an extensive pool and pool bar, a conference area, a children activity zone as well as a rooftop bistro bar.

The Heart also includes its own well-equipped fitness centre with sauna and hammam facilities, and open-air meditation decks with yoga and tai chi classes, offering a beautiful environment as an add-on to the extensive facilities of the Maritim Resort & Spa to stay in shape both physically and mentally.



INDOOR DINING



TERRACE DINING WITH
LIVE COOKING



POOL & SUNDECK



FITNESS CENTRE



ROOFTOP BISTRO BAR



CONVENIENCE STORE



CONFERENCE FACILITY



Maritim Resort & Spa Mauritius

A FANTASTIC BEACHSIDE ESTATE OF OVER 60 ACRES AS AN EXTENSION OF THE WELNEST

Situated on an exceptional site on the sheltered and sunniest coast of the island, the newly refurbished 5-star Maritim Resort & Spa Mauritius is part of the Maritim chain of hotels, the best-known hotel chain in Germany with a presence in 9 other international destinations.

The Resort is a luxurious beachfront destination set within an historical estate of 60 acres along the 800m long natural beach of Turtle Bay, the first protected marine park of Mauritius. With its fantastic setting and its 30 years of impeccable service, it is the flagship resort of the hotel chain for its excellent reputation on the local and international markets.



GOLF COURSE

A 9-hole golf course (PAR 29) designed by Graham Marsh



BEACH & WATER SPORTS

Mini golf, diving centre and sailing school, nature walk and jogging path, fitness centre, outdoor fitness facilities & classes



INFINITE CULINARY DELIGHTS

6 beach & pool bars and 7 restaurants catering for every taste



THE MARITIM TROPICAL FLOWER SPA

Multi-awarded spa offering a range of treatments and relaxation facilities



KIDS CLUB

Safe & well-equipped for your peace of mind



TROPICAL GARDEN

Awarded 'Most Beautiful Garden of Mauritius' with endemic species



ANIMAL CONNECTION

Maritim Equestrian Centre
Giant Tortoises Park
Animal Farm



RUINS OF BALACLAVA

A national monument & vestiges from the 18th century, the 'Citron' river & cascades





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Specifications

SUBSTRUCTURE

Traditional foundation in reinforced concrete according to engineers' specifications. Strip footing with floor bed in reinforced concrete according to engineers' specifications

SUPERSTRUCTURE

Reinforced concrete columns, beams and roof slabs

WALLS

200mm thick block wall and 150mm for non-structural internal walls

OPENINGS AND BALUSTRADES

Powder coated aluminium openings with clear float glazing for external openings with cyclonic resistant specification
High glazed balustrade or equivalent
Solid timber entrance doors and internal semi solid timber doors with wooden architraves

ROOFING

Flat roof in reinforced concrete to receive double layer waterproofing treatment as per architect guidelines

EXTERNAL WALL FINISHES

Smooth render to block walls with anti-fungus paint
Concrete finish to external wall features
Stone cladding to designated areas

INTERNAL WALL FINISHES

Smooth render and emulsion paint finish
Porcelain tiles or equivalent to walls in bathrooms

FLOOR FINISHES

Porcelain tiles or equivalent to internal floors
Combination of decking and porcelain tiles to terraces
Timber skirting to interiors

CEILING FINISHES

Smooth render and emulsion paint finish
False ceilings to designated areas

PLUMBING INSTALLATION

Hot water generation by means of electric or solar water heaters with electrical booster. Bathrooms and kitchen fitted with European quality sanitary and tap wares

KITCHEN FURNITURE AND APPLIANCES

Modern designed kitchen cupboards with quartz or equivalent work surfaces. Oven/microwave, hob, hood, dishwasher, refrigerator and washing machine to be provided
Brand of appliances in standard supply will respect European standards

BUILT-IN FURNITURE

All bedrooms will be fitted with built-in cupboards as per interior architect design and specifications

ELECTRICAL INSTALLATIONS

Concealed power and lighting installations throughout including standard accessories and functional light fittings

AIR CONDITIONING AND VENTILATION

Split air conditioning units in all bedrooms and living area
Fans in all bedrooms, living area and terrace

COMMUNICATION SYSTEM

TV/Telephone point will be provided

LIFT AND GENERATOR

Lifts will be installed in all apartment blocks
Generator for common and private areas

SECURITY

CCTV system and automatic gate

EXTERNAL WORKS

Driveway and external parking in a combination of evergreen paves, asphalt and paves. Rainwater harvesting tank.
Pergolas in timber or equivalent

LANDSCAPING

Professionally designed and constructed landscaped gardens

SWIMMING POOL

Common swimming pool with private access

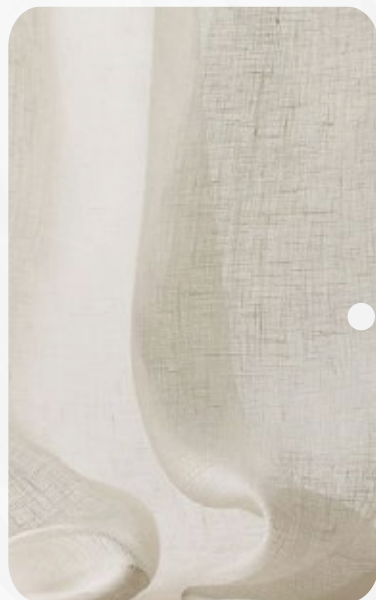


Designed by NK Architects Mauritius in collaboration with Trilaterus Studio based in Sandton, emerging architects with significant experience in upmarket residential development, the distinctive architecture harmoniously blends modern design with local colonial eco-friendly features and laidback beach lifestyles, creating a tropical and contemporary living experience.

The building façades and external features are made of sumptuous textures for embellishment that include natural stone and wood wall cladding, pitched tiled roofs, timber features, local 'bouchon' stone walls, metal ornaments, preserved black rocks of Balaclava as well as sophisticated fabrics for a modern beach feel.

The apartments are planned so that every living room extends to an expansive terrace with outlooks over the gardens, golf course and the ocean. The villas are set out to replicate the feel of a small hamlet, with its tree lined lane within leafy surrounds which include typical coastal vegetation with endemic and tropical plants and trees, such as tamarin trees, mango trees, cocluche trees and banyan trees.

The use of large windows and terraces blurs the line between the indoor and outdoor living spaces while focusing on maximizing natural ventilation and light in each room.



The Interior Design

At the purchase of a residence at The Welnest, you shall enjoy the convenient option of a full turn-key solution with deluxe deco packs:

THE LEISURE APARTMENTS

A basic yet functional pack exclusively aimed for short term rental with a pallet of light colors with natural tone and beach feel.

THE LIFESTYLE APARTMENTS & PENTHOUSES

A highly sophisticated interior decoration with darker colors, natural feel, classic yet modern.

THE VILLAS

A luxurious beach lifestyle with natural tone aimed for families to enjoy the exclusivity and privacy of a villa.

MACGREGORFORSYTH
INTERIOR, RETAIL & CORPORATE DESIGN

The deco packs are designed by the interior decorator Mac Gregor Forsyth based in Cape Town, also known as MACFOR. With 25 years of experience in the field, MACFOR offers deco packs that stand out, displaying creativity, attention to detail and innovative aesthetic interiors.





Mauritius, a Tropical Paradise

AN OPPORTUNITY TO INVEST IN AN EXCEPTIONAL LIVING ENVIRONMENT

Located off the eastern coast of Africa in the Indian Ocean, Mauritius Island enjoys excellent tropical climate all year round with clear warm waters and turquoise lagoon, superb sandy beaches, exotic fauna and flora, rich cultural diversity complemented by a welcoming multi-ethnic population.

The well-developed island boasts political and economic stability since its independence in 1968 with the implementation of effective laws and extremely favourable tax regime to attract investors worldwide. Mauritius is also seen as the gateway to invest in Africa and as the main economic hub of the Indian Ocean.

In the new normal where online connectivity has become an integral part of our life, Mauritius has become an even better location to either relocate or set up a second home from where one can work and enjoy the luxuries of life in a safe, peaceful and modern environment.



SPOKEN LANGUAGES
French, English
& Creole



ISLAND SIZE
1,864 km²



POPULATION SIZE
1.3 Million



TEMPERATURE
between 21oC
& 34oC



QUALITY PRIVATE EDUCATION
From primary
to tertiary



EXCELLENT INFRASTRUCTURES
Roads, Rails, Water, Electricity



INTERNATIONAL CONNECTION
to the rest of the world
via air and sea



**HEALTHCARE AND
MEDICAL FACILITIES**
Public healthcare system & private hospitals



AN ATTRACTIVE TAX REGIME
Only 15% on income
No tax on dividends
No inheritance tax
No property tax