





TAMARA

Discover Tamara, an exclusive address in Tamarin, lauded for its exotic ambience. This new development hosts a collection of 10 apartments and 3 penthouses, all equipped with state-of-the-art amenities. Tamara represents a smart investment opportunity for both Mauritian and foreign buyers. You'll find yourself at home in one of the most sought-after places in Mauritius.

TAMARA

Découvrez TAMARA qui révèle un nouvel art de vivre. Ce programme réunit 10 appartements et 3 penthouses, tous dotés d'installations modernes, situés dans une véritable enclave paisible et privilégiée à Tamarin. TAMARA représente un investissement sûr dans un marché en pleine évolution : ces biens sont destinés aux Mauriciens comme aux étrangers.

TAMARIN

Tamarin is famed for the vibrant lifestyle that it has to offer. Boasting mild year-round temperatures, it is a sunshine escape, allowing for water sports, golfing and hiking. Its dynamic and family-friendly atmosphere adds to its character. The well-appointed development is within minutes from international schools, commercial centres, medical and sports centres, world-famous golf courses and parks.

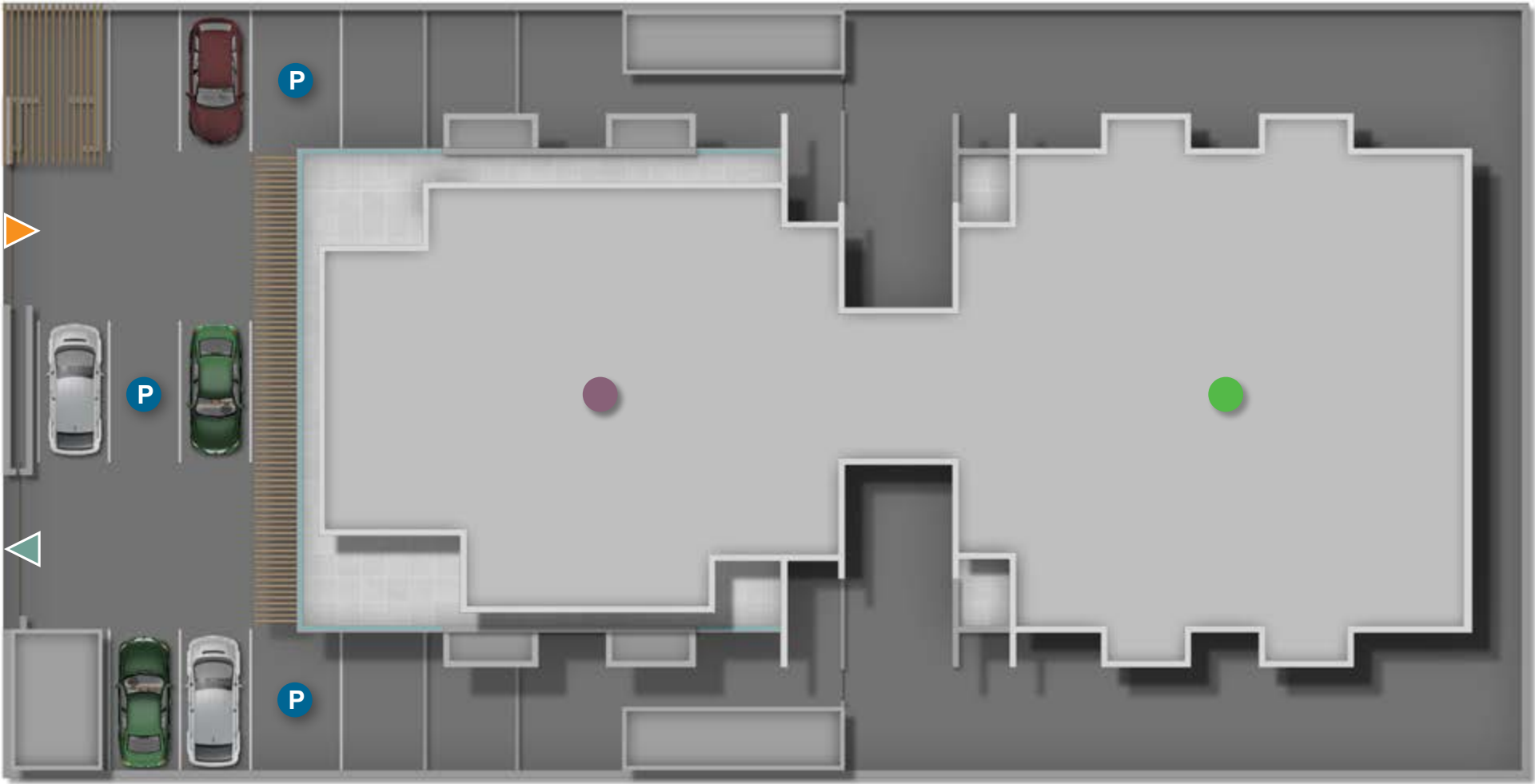


RIVIERE NOIRE PLUS QU'UN VILLAGE

Au cœur de Tamarin, une région qui connaît des températures agréables, on découvre TAMARA. Entre la mer et les sommets, sa situation permet de s'adonner aux activités balnéaires et sportives et à la randonnée toute l'année. Cette région de l'île demeure dynamique, résidentielle et séduit par sa proximité aux commerces, aux écoles internationales, aux centres médicaux et sportifs, au parc national, au parc zoologique et aux golfs de renom.



MASTER PLAN / PLAN D'ENSEMBLE



Entrance / Entrée

Exit / Sortie

Block A / Bloc A

Block B / Bloc B

Parking

SHEER
OPULENCE

The 13 sleek and contemporary three-bedroom homes are set in two low-rise blocks. Designed to benefit from natural light and ocean views, the living spaces exude a welcoming sense of escape. This new development boasts a soothing outdoor scenery and features covered car parks for its residents.



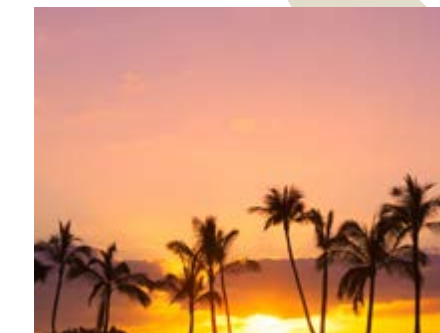
COMME NULLE
PART AILLEURS

Les 13 unités de trois chambres à coucher, au sein de TAMARA, sont réparties en deux élégants modules. Elles ont été conçues comme des cocons, baignés de lumière naturelle et avec des vues sur l'océan. L'ensemble synergique allie confort et qualité de vie et propose des espaces de parking couverts pour ses résidents.



SIMPLICITY AND ELEGANCE WITH AN EDGE

The architectural design of Tamara is an ode to the exotic vistas of the region. The neutral palette of colours and textures reinterpret the surrounding natural elements. Behind the gates, the property unfolds to create a unique and informal luxury living experience. The integrated innovative security technologies ensure peace of mind.

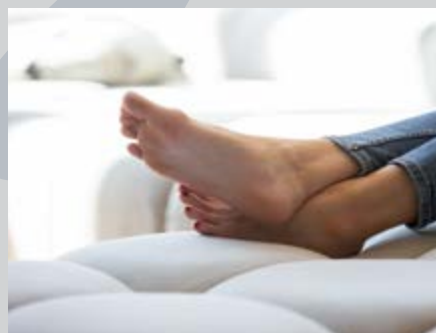


SIGNATURE ARCHITECTURALE D'ENVERGURE

L'architecture du projet offre un style contemporain et actuel. La palette de couleurs neutres joue avec les textures pour offrir un sentiment de quiétude. Calme et sérénité sont les mots d'ordre. L'entrée sécurisée annonce un univers où le luxe se traduit en expérience informelle. Ici esthétique rime avec sécurité, des dispositifs avant-gardistes garantissent paix d'esprit.

INSPIRING,
SEAMLESS AND
INVITING

Apartments at TAMARA are defined by the smooth and seamless transition of the spaces leading to the terrace, bringing the soaring views into the heart of the house. The bright and spacious living room is unapologetically over the top with its impeccable finishes.



INSPIRANTS,
OUVERTS ET
ACCUEILLANTS

Les appartements TAMARA se caractérisent par leur fluidité et s'ouvrent sur des terrasses offrant des vues spectaculaires. Le volume des intérieurs constitue leur atout majeur. Leurs espaces de convivialité débordent d'énergie et redéfinissent l'opulence.



APARTMENT LIVING / SEJOUR APPARTEMENT



APARTMENT BEDROOM / CHAMBRE APPARTEMENT

INFUSED WITH WARMTH

The bedrooms at TAMARA are the epitome of opulence. Designed as serene retreats, they are ideal for relaxation at any time of the day. They are enlivened by the choice of hand-picked furniture. The master bedrooms come with intimate en-suite bathrooms.



DES CHAMBRES DE CARACTERE

Les chambres à coucher appellent à la déconnexion totale. On savoure sans culpabilité, le cadre sublime en parfaite osmose avec la nature environnante. La chambre principale jouit d'une salle de bains attenante, dotée d'équipements de qualité.

ELEVATED STYLE

Among the 13 splendid homes, three modern penthouses are perched on the last floor, inevitably offering unencumbered mountain and ocean views. They are equipped with a variety of high-end comfort elements, exclusive amenities and are accessed by elevators.



DES MAISONS DANS LE CIEL

Parmi les 13 unités, trois splendides penthouses desservis par ascenseurs profitent d'un paysage de carte postale, où l'on côtoie le bleu de l'océan et les sommets verdoyants. Un régal pour les yeux!

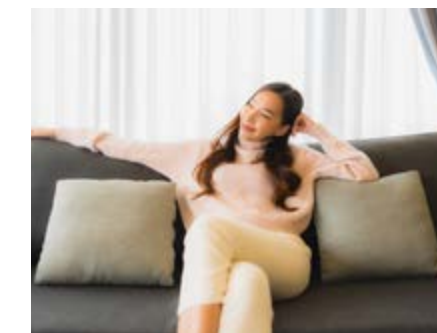




PENTHOUSE LIVING / SEJOUR PENTHOUSE

CONTEMPORARY LIVING

Drenched in natural light, these sanctuaries invite owners to embrace an exceptional lifestyle.



LUXE ET COMFORT

Les espaces de vie, placés sous le signe du luxe, s'ouvrent sur une terrasse donnant sur ce spectacle magique.

MODERN ELEGANCE

On opening the door to this bedroom and its en-suite bathroom, a sophisticated space stretches out. Its bright and airy feel adds to its glamour. Cutting-edge bespoke details complete this enviable space.



UNE EXPERIENCE INCOMPARABLE

Ouvrir la porte de cette chambre et de sa salle de bains devient une véritable expérience. Les matières douces et le choix des matériaux haut de gamme rappellent la qualité des prestations de l'ensemble.



PENTHOUSE BEDROOM / CHAMBRE PENTHOUSE



3 BEDROOMS APARTMENT

APPARTEMENT 3 CHAMBRES

GROUND FLOOR / REZ DE CHAUSÉE

UNITS / UNITÉES | B1, B2

1	Living/Dining/Kitchen <i>Séjour/Salle a manger/Cuisine</i>	55.0 m²
2	Master bedroom <i>Chambre principale</i>	13.0 m²
3	Master En-suite & dressing <i>Ensuite & dressing chambre principale</i>	11.1 m²
4	Bedroom 2 <i>Chambre 2</i>	13.1 m²
5	Bedroom 3 <i>Chambre 3</i>	13.1 m²
6	Bathroom <i>Salle de bains</i>	4.6 m²
7	Back kitchen <i>Arrière cuisine</i>	4.8 m²
8	Covered terrace <i>Terrasse couverte</i>	19.1 m²
Total		153.4 m²

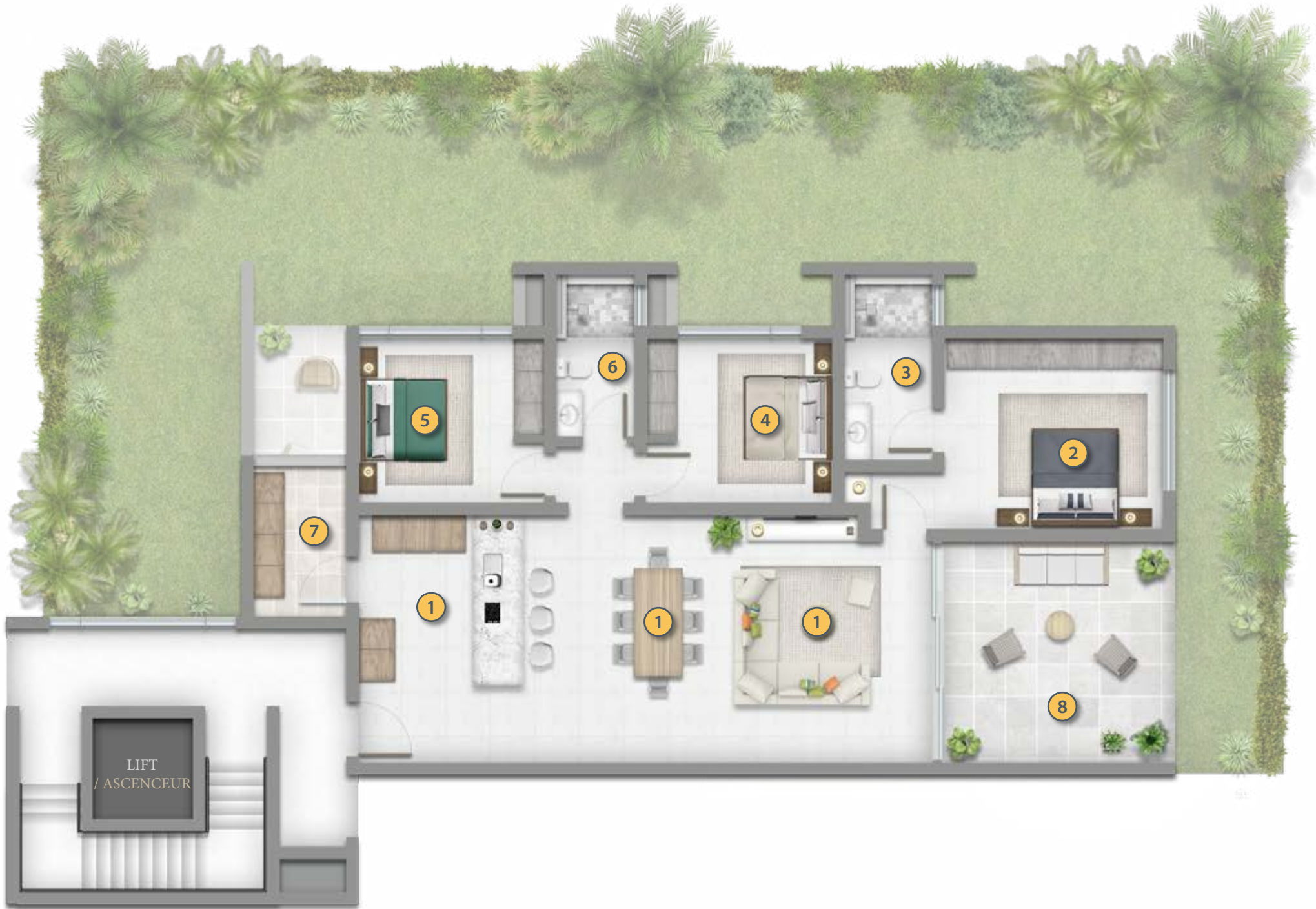
3 BEDROOMS APARTMENT

APPARTEMENT 3 CHAMBRES

FIRST FLOOR / 1^{ER} ÉTAGE

UNITS / UNITÉES | A1, A2, B3, B4

1	Living/Dining/Kitchen <i>Séjour/Salle a manger/Cuisine</i>	54.4 m²
2	Master bedroom <i>Chambre principale</i>	17.6 m²
3	Master En-suite & dressing <i>Ensuite & dressing chambre principale</i>	5.9 m²
4	Bedroom 2 <i>Chambre 2</i>	11.4 m²
5	Bedroom 3 <i>Chambre 3</i>	11.4 m²
6	Bathroom <i>Salle de bains</i>	4.5 m²
7	Back kitchen <i>Arrière cuisine</i>	4.8 m²
8	Covered terrace <i>Terrasse couverte</i>	19.3 m²
Total		146.6 m²





3 BEDROOMS PENTHOUSE

PENTHOUSE 3 CHAMBRES

UNIT / UNITÉ | A5

1	Living/Dining/Kitchen <i>Séjour/Salle à manger/Cuisine</i>	78.3 m²
2	Master bedroom <i>Chambre principale</i>	24.8 m²
3	Master En-suite <i>Ensuite chambre principale</i>	8.7 m²
4	Bedroom 2 <i>Chambre 2</i>	15.4 m²
5	En-suite 2 <i>Ensuite 2</i>	5.5 m²
6	Bedroom 3 <i>Chambre 3</i>	14.8 m²
7	En-suite 3 <i>Ensuite 3</i>	4.9 m²
8	Guests WC <i>Toilettes invités</i>	2.9 m²
9	Back kitchen <i>Arrière cuisine</i>	7.5 m²
10	Covered terrace 1 <i>Terrasse couverte 1</i>	4.8 m²
11	Covered terrace 2 <i>Terrasse couverte 2</i>	2.1 m²
12	Covered terrace 3 <i>Terrasse couverte 3</i>	3.4 m²
13	Covered terrace 4 <i>Terrasse couverte 4</i>	8.2 m²
14	Covered terrace 5 <i>Terrasse couverte 5</i>	37.7 m²
15	Open terrace <i>Terrasse non-couverte</i>	62.6 m²
Total		317.5 m²

SPECIFICATIONS AND FINISHES / SPECIFICATIONS ET FINITIONS

BUILDING WORKS

Substructure

- Isolated pad and strip footing.

Structure

- Reinforced concrete frame structure and block walls filling.

Concrete Work

- Conventional reinforced concrete columns, beams, slabs and staircase.

Walls

- Generally, 200/150mm thick block wall and 1000mm thick block wall for non-structural internal walls. Dividing walls between apartments to be 200 mm thick block wall.

Openings

- Powder coated aluminum windows and doors with clear glazing.
- Solid timber door to Front door.
- Solid wood internal painted doors.
- Shower screens with Frameless glass.
- Provision only for roller shutter to terrace only.

Roofing

- Flat roof slab with water proofing treatments,
- Ceramic tiling to terraces with water proofing treatments.

External wall finishes

- Smooth render finish to walls and paint.

INTERNAL FINISHES

Wall finishes

- Generally smooth render and emulsion paint.
- Ceramic tiles 2 m high to walls in showers.
- Tiles skirting to interiors.

Kitchen

- European grade kitchen equipped with (oven, cooker hob, extractor). Provisions for dishwasher, fridge, microwave, washing and drying.
- Quartz countertop with cooker hob splash back included.
- Ceramic hob.

Floor finishes

- Homogenous tiles generally to internal floors.
- Ceramic tiles on veranda floors with water proofing treatment.

Ceiling finishes

- All soffit slabs to be rendered.

SERVICES

Electrical Installation

- Concealed power and lighting installations throughout including standard accessories (Light fittings excluded).
- Individual metering.
- Full load standby generator (0.7).

Sanitary Appliances and Accessories

- Sanitary wares to Architects selection.
- Tap ware to Architects selection.

Plumbing Installations

- Hot and cold-water installations to kitchen and bathrooms.
- Hot water supplied by Electric heaters with provisions made for solar heaters.

Air Conditioning and Ventilation Installations

- Split type air conditioning units in bedrooms and living areas.

Firefighting System

- Portable fire extinguisher on each floor level.

Communication System

- Telephone points at entry lobby and master bedroom.
- Data and socket outlets in Mater bedroom and Living room.
- TV points in Living room and Master bedroom.
- Intercom system.

Waste Disposal

- Sewage treatment plant (grey water to be used in the irrigation of green areas).

EXTERNAL WORKS

Driveway and External parking

- Paving stones/tarmac to be used for entrance and parking areas.
- Individual storeroom for each unit.

Landscaping

- Ground floor gardens to units will be landscaped.

Refuse disposal

- Enclosed space provided for wheel bins.

ADDITIONAL FACILITIES

Security

- Single syndic-controlled alarm and rapid response service provided for integrated security control.
- Security cameras on the premise’s perimeter.

Parking

- 1 covered parking for each apartment and 2 for the large penthouse.

