



Own a part of tropical Mauritius

“Mauritius was made first, then heaven.” – Mark Twain.

Two minutes away from the stunning sand rimmed lagoon and arc curved beach of Mon Choisy, La Pointe Luxury Apartments project is a unique investment opportunity. Situated on one of the few remaining beautiful untouched landscape of the North of the island, your last chance to own a part of tropical Mauritius is waiting for you...



SOLEIA III

SOLEIA II

SOLEIA I

GRAND BAIE

GRAND BAIE LA CROISSETTE

MONT CHOISY
LE MALL

LE CANNONIERS
HOTEL

MONT CHOISY
GOLF

MON CHOISY PUBLIC BEACH

CLUB MED

TROU AUX BICHES BEACHCOMBER
GOLF RESORT & SPA

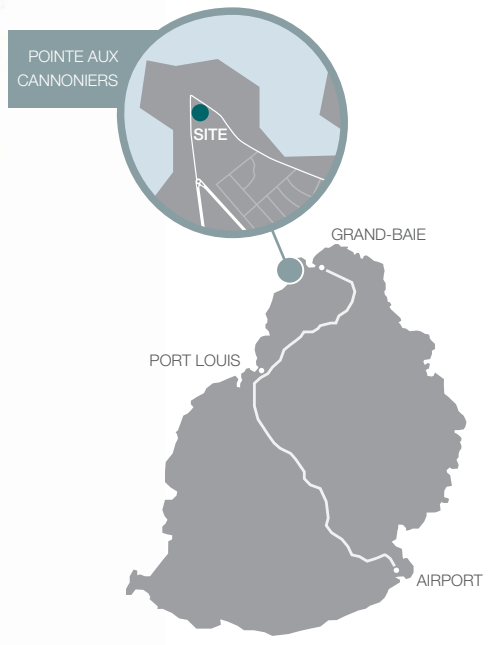
*Turn your dreams
into your reality*

La Pointe Luxury Apartments is an extremely attractive, state of the art, residence located in vibrant and bustling Pointe Aux Cannoniers. Ideal for first time buyers or as an investment opportunity, it offers spacious living area, best facilities, latest modern design, magnificent views and amazing lifestyle. It will be your prized investment or your ideal home for years to come.

Masterplan



KEY	
●	TYPE B - 2 Bedrooms
●	TYPE C - 3 Bedrooms
●	SWIMMING POOL
●	KIDS PLAYGROUND
C	CLUB HOUSE



Exclusive lifestyle

There are no less than 214 prestigious and exclusive elegant apartments, divided in 3 block types and designed with your specific comfort in mind. It is ideally located opposite of the Club Med Resort and within walking distance of the beach, the restaurants, the shopping arcades and entertainment zones. One of its major assets is the privilege of a private café, a clubhouse, swimming pools, a tennis court and a landscaped garden with exotic plants.



Indulge yourself

Indulge yourself into modern living in the North of Mauritius. Designed as a primary or secondary home as well as a property investment, the project offers 2 & 3 bedrooms apartments, all semi-furnished with very high standards finish. Each G+2 block is equipped with a lift and the layout includes a landscaped ground floor beautifully set in a lush green environment and two upper floors offering a spectacular and expansive view of the sea and the surroundings.



Entrance View



Alley View



Peace of mind

La Pointe Luxury Apartments provides exclusive living in a clean, safe and well-planned environment which will give you not only peace of mind but also the ability to enjoy a superior lifestyle. Less than a third of the total surface area of the residence has been allocated for the apartment blocks. Well-planned parking lots, green areas, serene gardens, lush vegetation and evocative spaces have been designed to complement your high standard lifestyle.





A hidden escape

Step out onto the rooftop terrace for breathtaking views and enjoy the holiday-like atmosphere from the intimate lounge. Curate your events by the bar or the plunge pool and catch up with friends for a barbecue. The rooftop terrace is accessible to residents and has plenty of different spaces you can settle down in.

Roof Top



Kitchen



Your dream home

There is truly something for everyone there. Give yourself incompletely to a unique and idyllic lifestyle. Provide your family with the space they need. Spread out your wings... Start with your exclusively elegant, spacious, 3 bedroom residence apartment, each equipped with the latest modern convenience. All the apartments come together with pool, expansive sea or garden view and spacious terraces where you can lay back and soak in the pleasures of your private home.



Escape from the madding crowd

Enjoy all the comforts of a private home, while investing at the same time in a lifetime dream. The 2 and 3 bedrooms elegant apartments, set in a green and lush environment, are all semi furnished and equipped with kitchen and bathroom amenities. The unique charm of this private complex, in a much-sought after part of Mauritius meets the expectations of today's lifestyle, where the need for security and the search for reliable investments are met.



Living

Apartment

TYPE B - 2 Bedrooms



Apartment B		m²
1	Entrance lobby	2.5
2	Living room / Kitchen / Dining	40.5
3	Laundry / Store	5.4
4	Guest toilet	2.0
5	Bedroom 1	19.7
6	Toilet 1	4.5
7	Bedroom 2	13.3
8	Toilet 2	4.7
9	Circulation	2.7
10	Balcony 1 (to living room)	17.9
11	Balcony 2 (to bedroom 1)	4.3
Net internal area excluding balcony		95.3
Gross external area including balcony		130.9





Club House Entrance



Bedroom

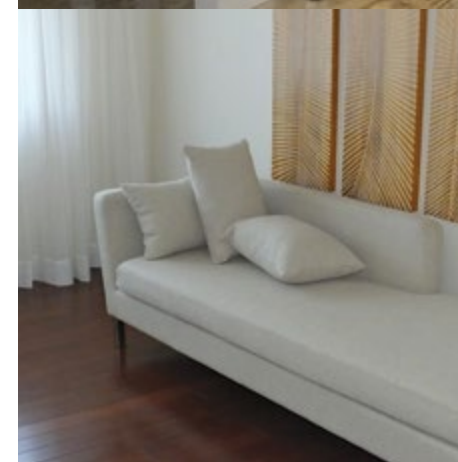


Intimate haven

High standard exclusive finishing and the use of the best materials throughout guarantees outstanding results for this spacious living area. The subtle colours in the master bedroom create an environment that is luxurious, yet serene while the balcony, with its breath-taking views, exudes an expansive and relaxing retreat.



Apartment C		m²
1	Entrance lobby	2.5
2	Living room / Kitchen / Dining	47.4
3	Laundry /Store	5.7
4	Bedroom 1	13.8
5	Toilet 1	4.9
6	Bedroom 2	17.5
7	Toilet 2	5.3
8	Bedroom 3	17.5
9	Toilet 3	8.5
10	Store 2	2.8
11	Circulation	5.4
12	Balcony 1 (to living room)	19.5
13	Balcony 2 (to bedroom 3)	4.2
Net internal area excluding balcony		131.3
Gross external area including balcony		173.5



Apartment

TYPE C - 3 Bedrooms

Specifications & finishes

- Concrete strip footings as per Engineer's specification and drawings.
- External walls to be of 200mm blocks with cement plaster rendering.
- Internal walls to be of 200-100mm blocks with cement plaster rendering.
- One coat of binder and three coats of emulsion paint for internal walls and anti-fungus paint for external walls.
- Stone cladding to walls shall be used as a decorative feature.
- All windows and sliding doors shall be in powder coated aluminium extruded sections.
- Shower doors and glazed frameless panels shall be of toughened glass.
- Kitchen shall be modern, fully fitted and equipped with Bosch appliances. Table top shall be in quartz with 100mm upstands.
- Kitchen appliances shall include integrated oven, microwave, fridge freezer, freestanding hood, washer, dryer and induction plate. Sink shall be under-mount with designer faucet.
- All bathrooms shall be fitted with Villeroy & Boch sanitary wares and Vado tapwares.
- 'Made in Spain' tiles shall be fixed to all floors internally and externally and on walls in shower area.
- Balconies shall have tempered frameless glass balustrade.
- All switches and sockets shall be Legrand Arteor white type.
- All bedrooms and living room shall have power points for ceiling fans.
- All bedrooms will be provided with cupboards made of engineered wood with either veneer finish or lacquered paint with shelves and/or hangers.
- Entrance door to apartment unit will be made of solid timber.
- Internal doors will be made of engineered wood with either veneer finish or lacquered paint.
- Air-conditioners of split type shall be provided and installed in all bedrooms.
- Provision shall be made for satellite TV in living and master bedrooms.
- 200lts solar water heater with electrical booster shall be provided for each apartment unit.

Amenities and external works

- All apartment blocks shall be supplied with passenger lift.
- Phase 1 of the project will comprise of a club house, swimming pool with surrounding decking and a tennis court.
- The 3 bedroom apartments will have two dedicated parking slots. All other apartment types will be allocated one parking slot.
- A standby generator shall provide power for essential services in case of power failure.
- Pressurized water will be supplied through a central underground water tank.
- CCTV camera system shall be installed at specific points based on risk assessment by specialist.
- Landscaping shall consists of partial grassed lawns with trees, shrubs and decorative plants.
- Driveways, pathways and parking bays shall be a combination of premix asphalt, grasscrete pavers and slabs.

Financial & Legal

Acquisition of a Residential Unit

The Non-Citizens (Property Restriction) Act has been amended on 20 December 2016 to allow foreigners to purchase apartments in condominium developments of at least two levels above ground (G+2) with the prior approval of the Economic Development Board. The amount payable for the acquisition of an apartment must not be less than Rs 6 million or its equivalent in any other freely convertible foreign currency.

Any non-citizen, with or without an occupation permit, residence permit, permanent residence permit, may acquire apartments.

Thus, there is no restriction for non-citizens who wish to acquire:

1. a residential unit developed under the IRS, RES and PDS
2. a residential unit developed in a smart city
3. an apartment located in a building comprising at least two floors above the ground floor.

The project will be developed under a regime of co-ownership i.e. a "réglement de copropriété" and the owners will have to abide by the conditions of the régime de copropriété which will be administered by a syndic under the Mauritius Civil Code. The owners will have rights of occupation of the units bought which includes the residences, the private gardens if any, private parking and use of other common facilities as denoted in the master plan. It should be noted that all common facilities have been designed for and will be also be used by owners of all phases, if any, of the development.

The development will be undertaken by La Pointe Property Developers Ltd. a company incorporated and registered in Mauritius. Services available to owners of the units which will be provided by the Syndic at a cost to be determined by the Syndic will be as follows: (this is a preliminary list of services and may be subject to change)

- General administration of common areas, maintenance of exterior boundary walls, common pool, tennis court and other common facilities
- Common area landscaping and maintenance
- 24 hour perimeter and access security
- Insurance of common areas and administration
- Lease rentals

The cost and charges for these general services payable by the owners of the units will be determined by the 'Syndic' which will group all owners of the apartments and who will in turn appoint a managing committee to administer the property.