


MONTCHOISY
LA RÉSERVE




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Preserving its deep-rooted heritage and proud history, Mont Choisy Golf & Beach Estate is a lifestyle resort unlike any other on the island. Nestled in the north of Mauritius in the vibrant town of Grand Bay, this picturesque former sugar estate and farm is a world-class residential estate comprising private villas and apartments, spectacular landscaping, cutting-edge design, championship golf course and leisure amenities, which blend together to create a truly unique, sustainable environment. The Boulevard and upcoming Parkway will be ideal for a healthy outdoor lifestyle; take a peaceful walk, jog or cycle in the park, visit the playground or perhaps meet friends at your favourite coffee house or restaurant. Exciting future plans at Mont Choisy include a Smart City with retail, dining and entertainment facilities, offices, schools and medical amenities.

MASTER PLAN

LEGEND

-  Under construction
-  Delivered

Mont Choisy La Réserve is the next phase in this exceptional development, dedicated to the richness of outdoor living, where striking buildings created by world-leading master planners and architects WATG, in conjunction with Macbeth Architects + Designers in Mauritius, integrate effortlessly into the natural surroundings.

Mont Choisy La Réserve est la prochaine phase de ce projet exceptionnel, axée sur la richesse de la vie en plein air. Elle comprend des demeures impressionnantes conçues par le cabinet d'architectes de renommée internationale WATG, en collaboration avec Macbeth Architects + Designers, et qui s'intègrent parfaitement à l'environnement naturel des lieux.





THE VILLAS

FAIRWAY VILLAS



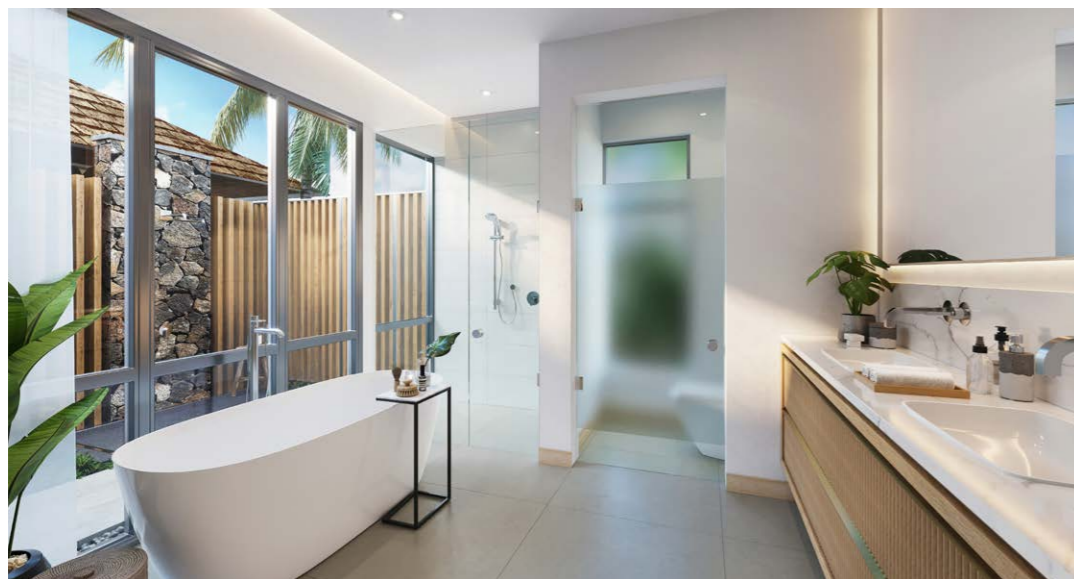
Breathtaking contemporary Mauritian design, secluded gardens and pool-side living. Situated on the edge of the fairway, and attentively designed to harmonise with the wonderful surroundings, you will surely never tire of the impressive unobstructed views over the Mont Choisy golf course.

FAIRWAY VILLAS



The height of luxury and refined living, these opulent 4 and 5 bedroom villas offer the most generous indoor and outdoor living areas, giving occupants a true sense of space, freedom and privacy.

FAIRWAY VILLAS



Villa entrance (top) and luxurious bright and airy bathroom fitted with premium sanitary wares (bottom)



Master bedroom with stunning views (bottom)

FAIRWAY VILLAS

5 BEDROOMS
Ground floor

TOTAL COVERED AREA (GROUND & FIRST FLOORS) - 599 M²

TOTAL BUILT AREA (GROUND & FIRST FLOORS) - 850 M²

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1. Bedroom 1	_____	41	8. Guest toilet	_____	9
2. Ensuite 1	_____	14	9. Staff toilet	_____	5
3. Entrance hall	_____	34	10. Bedroom 2	_____	29
4. Living/dining room	_____	78	11. Ensuite 2	_____	10
5. Kitchen	_____	22			
6. Scullery	_____	10			
7. Store	_____	10			

OUTDOOR AREAS

12. Garage	_____	39
13. Yard	_____	56
14. Covered terrace 1	_____	12
15. Outdoor living	_____	65
16. Pool & deck	_____	148
17. Porch	_____	3
18. Kiosk	_____	38



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

FAIRWAY VILLAS

5 BEDROOMS

First floor

TOTAL COVERED AREA (GROUND & FIRST FLOORS) - 599 M²

TOTAL BUILT AREA (GROUND & FIRST FLOORS) - 850 M²

SURFACE TABLE - AREA (M²)

INDOOR AREAS

19.	Lobby	13
20.	Bedroom 3	26
21.	Ensuite 3	9
22.	Bedroom 4	32
23.	Ensuite 4	8
24.	Bedroom 5	27
25.	Ensuite 5	8

OUTDOOR AREAS

26.	Covered terrace 2	39
27.	Open terrace	10



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

FAIRWAY VILLAS

4 BEDROOMS
Ground floor

TOTAL COVERED AREA (GROUND & FIRST FLOORS) - 540 M²

TOTAL BUILT AREA (GROUND & FIRST FLOORS) - 751 M²

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1.	Entrance hall	20
2.	Bedroom 1	43
3.	Ensuite 1	14
4.	Living/dining room	82
5.	Kitchen	23
6.	Back kitchen	11
7.	Store	10
8.	Guest toilet	9
9.	Staff toilet	5

OUTDOOR AREAS

10.	Garage	40
11.	Yard	50
12.	Pool & deck	105
13.	Covered terrace 1	17
14.	Outdoor living	62
15.	Porch	5
16.	Kiosk	39
17.	Courtyard	13



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

FAIRWAY VILLAS

4 BEDROOMS

First floor

TOTAL COVERED AREA (GROUND & FIRST FLOORS) - 540 M²

TOTAL BUILT AREA (GROUND & FIRST FLOORS) - 751 M²

SURFACE TABLE - AREA (M²)

INDOOR AREAS

18.	Lobby	13
19.	Bedroom 2	27
20.	Ensuite 2	9
21.	Bedroom 3	35
22.	Ensuite 3	9
23.	Bedroom 4	26
24.	Ensuite 4	9

OUTDOOR AREAS

25.	Covered terrace 2	30
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Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

FAIRWAY SIMPLEX VILLAS TYPE A



FAIRWAY SIMPLEX VILLAS TYPE B







FAIRWAY SIMPLEX VILLAS TYPE A

4 BEDROOMS

TOTAL COVERED AREA - 461 M²

TOTAL BUILT AREA - 616 M²

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1. Entrance hall	_____	30	10. Study/ snug	_____	30
2. Bedroom 1	_____	44	11. Living/dining	_____	68
3. Ensuite 1	_____	15	12. Back kitchen	_____	9
4. Bedroom 2	_____	22	13. Kitchen	_____	28
5. Ensuite 2	_____	7	14. Scullery	_____	6
6. Bedroom 3	_____	25	15. Store	_____	6
7. Ensuite 3	_____	7	16. Wine cellar	_____	4
8. Bedroom 4	_____	23	17. Guest toilet	_____	6
9. Ensuite 4	_____	7	18. Garage	_____	40

OUTDOOR AREAS

19. Yard	_____	47
20. Covered terrace 1	_____	69
21. Covered terrace 2	_____	16
22. Porch	_____	7
23. Pool & deck	_____	105



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

FAIRWAY SIMPLEX VILLAS TYPE B

4 BEDROOMS

TOTAL COVERED AREA - 407 M²

TOTAL BUILT AREA - 578 M²



SURFACE TABLE - AREA (M²)

INDOOR AREAS

1.	Entrance hall	28
2.	Master Bedroom	30
3.	Master Bedroom Study	9
4.	Ensuite 1	15
5.	Bedroom 2	22
6.	Ensuite 2	7
7.	Bedroom 3	25
8.	Ensuite 3	7
9.	Bedroom 4	23
10.	Ensuite 4	6
11.	Guest toilet	5
12.	Store	2
13.	Study/Snug	14
14.	Living/dining	56
15.	Kitchen	26
16.	Wine cellar	4
17.	Store	4
18.	Back kitchen/scullery	14
19.	Garage	42

OUTDOOR AREAS

20.	Covered patio	38
21.	Covered terrace 1	18
22.	Terrace 1	8
23.	Terrace 2	5
24.	Terrace 3	5
25.	Terrace 4	5
26.	Outdoor shower	4
27.	Outdoor shower at pool	3
28.	Pool	51
29.	Pool deck	52
30.	Yard	24
31.	Pool side steps & pathway	7
32.	Planter	7

LAGOON VILLAS TYPE A



These designer homes inspire a relaxing village-like feel to the community, with lush, enclosing gardens to provide greater privacy and light indoor spaces that open out onto beautiful lagoon parkland and tropical landscapes.



LAGOON VILLAS TYPE A



LAGOON VILLAS TYPE A







LAGOON VILLAS TYPE B



These designer homes inspire a relaxing village-like feel to the community, with lush, enclosing gardens to provide greater privacy and light indoor spaces that open out onto beautiful lagoon parkland and tropical landscapes.



LAGOON VILLAS TYPE B







View of the master ensuite



LAGOON VILLAS TYPE A

4 BEDROOMS

TOTAL COVERED AREA - 345 M²

TOTAL BUILT AREA - 448 M²

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1. Entrance hall	20
2. Bedroom 1	33
3. Ensuite 1	13
4. Bedroom 2	19
5. Ensuite 2	7
6. Bedroom 3	16
7. Ensuite 3	7
8. Bedroom 4	17

9. Study/ snug	15
10. Living/dining	63
11. Back kitchen	9
12. Kitchen	15
13. Scullery	5
14. Store	3
15. Guest toilet	4
16. Garage	37

OUTDOOR AREAS

17. Yard	14
18. Outdoor living	49
19. Covered terrace 2	13
20. Porch	3
21. Pool	30
22. Pool deck & shower	46
23. Outdoor shower	5
24. Open terrace	5



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

LAGOON VILLAS TYPE B

4 BEDROOMS

TOTAL COVERED AREA - 380 M²

TOTAL BUILT AREA - 504 M²



SURFACE TABLE - AREA (M²)

INDOOR AREAS

1.	Entrance hall	26
2.	Master Bedroom	25
3.	Walk-in wardrobe	8
4.	Ensuite 1	13
5.	Bedroom 2	18
6.	Ensuite 2	7
7.	Bedroom 3	20
8.	Ensuite 3	7
9.	Bedroom 4	19
10.	Ensuite 4	6
11.	Guest toilet	4
12.	Study	10
13.	Living/dining	68
14.	Kitchen	17
15.	Store	4
16.	Back kitchen & scullery	15
17.	Garage	40
18.	Covered patio	41
19.	Outdoor terrace	11
20.	Covered porch	4

OUTDOOR AREAS

21.	Plant room	7
22.	Terrace 2	3
23.	Terrace 3	3
24.	Terrace 4	3
25.	External shower	5
26.	Outdoor shower at pool	2
27.	Pool	41
28.	Pool deck	42
29.	Yard	20
30.	Pool side steps & pathway	6
31.	Planter	5

Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE PENTHOUSES

THE PENTHOUSES



The 4 bedroom penthouse is the most luxurious villa in the sky with panoramic views to Grand Baie and Coin de Mire

THE PENTHOUSES



Outdoor living with amazing mountain views (top) and open-floor concept kitchen, dining and living towards the extensive terrace and private pool (bottom)



Views of the islets of the North and over the (bottom)

THE PENTHOUSES

BLOCK TYPE A 4 BEDROOMS

TOTAL COVERED AREA - 355 M²

TOTAL BUILT AREA - 479 M²

SURFACE TABLE - AREA (M²)

1.	Lobby	17	11.	Bedroom 3	25
2.	Dining/ living room/ bar	67	12.	Bathroom 3	11
3.	Kitchen	15	13.	Closet 3	7
4.	Back kitchen	7	14.	Bedroom 4	19
5.	Guest toilet	4	15.	Bathroom 4	13
6.	Store	4	16.	Closet 4	8
7.	Bedroom 1	15	17.	Yard	5
8.	Bathroom 1	6	18.	Covered terrace	107
9.	Bedroom 2	20	19.	Open terrace & pool	137
10.	Bathroom 2	9			



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE PENTHOUSES

BLOCK TYPE B

3 BEDROOMS

TOTAL COVERED AREA - 240 M²

TOTAL BUILT AREA - 357 M²

SURFACE TABLE - AREA (M²)

1.	Dining / Living room	___	47
2.	Kitchen	_____	11
3.	Lobby	_____	29
4.	Guest toilet	_____	4
5.	Bedroom 1	_____	15
6.	Ensuite 1	_____	8
7.	Bedroom 2	_____	21
8.	Ensuite 2	_____	7
9.	Bedroom 3	_____	17
10.	Ensuite 3	_____	11
11.	Closet bedroom 3	_____	7
12.	Covered terrace	_____	59
13.	Open terrace & pool	___	112
14.	Balcony	_____	5
15.	Scullery	_____	3



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE PENTHOUSES

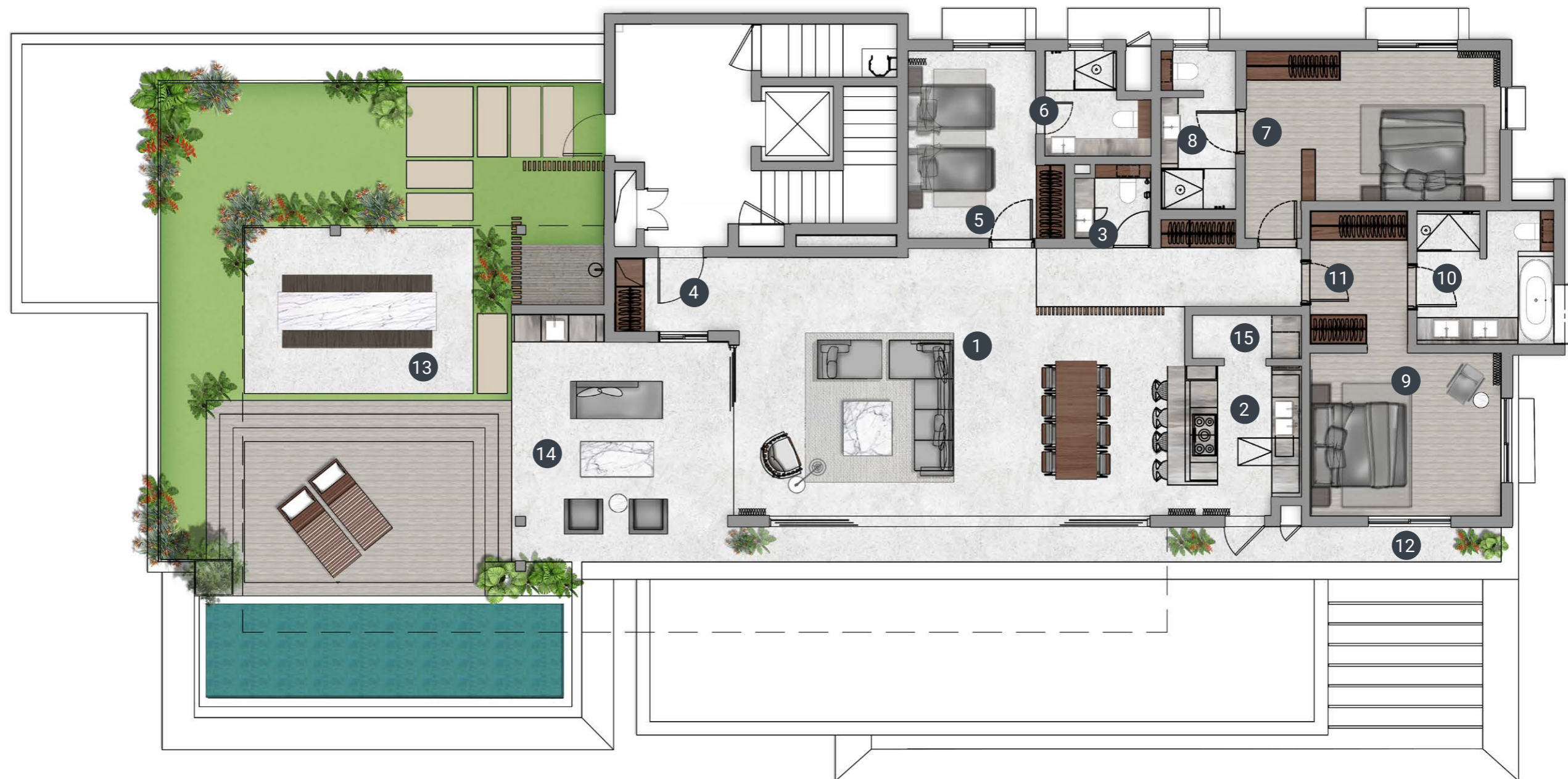
BLOCK TYPE C 3 BEDROOMS

TOTAL COVERED AREA - 218 M²

TOTAL BUILT AREA - 346 M²

SURFACE TABLE - AREA (M²)

1.	Dining / living room	47
2.	Kitchen	11
3.	Guest toilet	4
4.	Lobby	25
5.	Bedroom 1	15
6.	Bathroom 1	6
7.	Bedroom 2	23
8.	Bathroom 2	7
9.	Bedroom 3	18
10.	Bathroom 3	11
11.	Closet bedroom 3	7
12.	Balcony	6
13.	Open terrace & pool	120
14.	Covered terrace	41
15.	Scullery	3



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

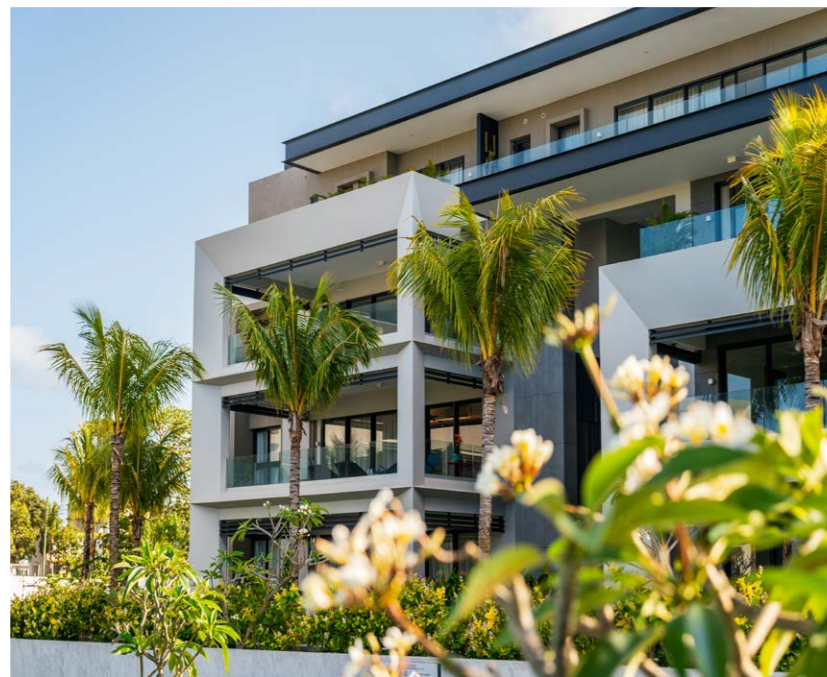
THE APARTMENTS

THE APARTMENTS



Facing onto a generous pool area, surrounded by lush tropical landscaped gardens, the apartments are defined by their sleek and contemporary Mauritian-styled architecture, cleverly designed to embrace the outdoors and connecting residents with the natural beauty, space and light of their surroundings.

THE APARTMENTS



THE APARTMENTS

BLOCK TYPE A

3 BEDROOMS TYPE A

Ground floor

TOTAL COVERED AREA - 237 M²

TOTAL BUILT AREA - 237 M²

SURFACE TABLE - AREA (M²)

1.	Lobby	19
2.	Living room	54
3.	Kitchen	17
4.	Guest toilet	3
5.	Bedroom 1	15
6.	Bathroom 1	6
7.	Bedroom 2	23
8.	Bathroom 2	7
9.	Bedroom 3	22
10.	Bathroom 3	11
11.	Closet 3	7
12.	Veranda	47
13.	Yard	4

Ground floor

Garden area +/- 64

First & second floors

TOTAL COVERED AREA - 224 M²

TOTAL BUILT AREA - 224 M²

SURFACE TABLE - AREA (M²)

1.	Lobby	19
2.	Living room	54
3.	Kitchen	17
4.	Guest toilet	3
5.	Bedroom 1	15
6.	Bathroom 1	6
7.	Bedroom 2	23
8.	Bathroom 2	7
9.	Bedroom 3	22
10.	Bathroom 3	11
11.	Closet 3	7
12.	Balcony	33
13.	Yard	4



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE APARTMENTS

BLOCK TYPE A

2 BEDROOMS - TYPE A

Ground floor

TOTAL COVERED AREA - 176M²

TOTAL BUILT AREA - 176 M²

SURFACE TABLE - AREA (M²)

1. Lobby	12
2. Dining/Living room	40
3. Kitchen	16
4. Guest toilet	3
5. Bedroom 2	25
6. Bathroom 2	10
7. Closet 2	8
8. Bedroom 1	15
9. Bathroom 1	6
10. Veranda	34
11. Yard	4

Ground floor _____
Garden area +/-52

First & second floors

TOTAL COVERED AREA - 173 M²

TOTAL BUILT AREA - 173 M²

SURFACE TABLE - AREA (M²)

1. Lobby	12
2. Dining/Living room	40
3. Kitchen	16
4. Guest toilet	3
5. Bedroom 2	25
6. Bathroom 2	10
7. Closet 2	8
8. Bedroom 1	15
9. Bathroom 1	6
10. Balcony	31
11. Yard	4



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE APARTMENTS

BLOCK TYPE A

2 BEDROOMS - TYPE C

Ground floor

TOTAL COVERED AREA - 142 M²

TOTAL BUILT AREA - 142 M²

SURFACE TABLE - AREA (M²)

1.	Lobby	6
2.	Dining/Living room	30
3.	Kitchen	12
4.	Pantry	3
5.	Bedroom 1	15
6.	Bathroom 1	8
7.	Bedroom 2	18
8.	Bathroom 2	7
9.	Veranda	36
10.	Yard	5

Ground floor _____

Garden area +/-32

First & second floors

TOTAL COVERED AREA - 131 M²

TOTAL BUILT AREA - 131 M²

SURFACE TABLE - AREA (M²)

1.	Lobby	6
2.	Dining/Living room	30
3.	Kitchen	12
4.	Pantry	3
5.	Bedroom 1	15
6.	Bathroom 1	8
7.	Bedroom 2	18
8.	Bathroom 2	7
9.	Balcony	25
10.	Yard	5



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE APARTMENTS

BLOCK TYPE B

3 BEDROOMS TYPE B

Ground & first floors

TOTAL COVERED AREA - 257 M²

TOTAL BUILT AREA - 257 M²

SURFACE TABLE - AREA (M²)

1.	Living/ dining room	___	54
2.	Kitchen	_____	14
3.	Lobby	_____	20
4.	Guest toilet	_____	4
5.	Yard	_____	6
6.	Bedroom 1	_____	15
7.	Bathroom 1	_____	6
8.	Bedroom 2	_____	23
9.	Bathroom 2	_____	7
10.	Bedroom 3	_____	23
11.	Bathroom 3	_____	11
12.	Closet bedroom 3	_____	7
13.	Veranda	_____	65
14.	Scullery	_____	4

Ground floor

Garden area _____ +/- 67

Second floor

TOTAL COVERED AREA - 257 M²

TOTAL BUILT AREA - 257 M²

SURFACE TABLE - AREA (M²)

1.	Living/ dining room	___	54
2.	Kitchen	_____	14
3.	Lobby	_____	20
4.	Guest toilet	_____	4
5.	Yard	_____	6
6.	Bedroom 1	_____	15
7.	Bathroom 1	_____	6
8.	Bedroom 2	_____	23
9.	Bathroom 2	_____	7
10.	Bedroom 3	_____	23
11.	Bathroom 3	_____	11
12.	Closet bedroom 3	_____	7
13.	Balcony	_____	65
14.	Scullery	_____	4



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE APARTMENTS

BLOCK TYPE B

2 BEDROOMS TYPE B

Ground, first & second floors

TOTAL COVERED AREA - 176 M²

TOTAL BUILT AREA - 176 M²

SURFACE TABLE - AREA (M²)

1.	Dining/ living room	40
2.	Kitchen	17
3.	Lobby	9
4.	Guest toilet	4
5.	Scullery	3
6.	Bedroom 2	26
7.	Bathroom 2	10
8.	Closet 2	9
9.	Bedroom 1	17
10.	Bathroom 1	6
11.	Veranda	36

Ground floor
Garden area +/- 50



THE APARTMENTS

BLOCK TYPE C

3 BEDROOMS TYPE C

Ground floor

TOTAL COVERED AREA - 241 M²

TOTAL BUILT AREA - 241 M²

SURFACE TABLE - AREA (M²)

1.	Dining/ living room	53
2.	Kitchen	14
3.	Scullery	5
4.	Lobby	20
5.	Guest toilet	4
6.	Bedroom 1	15
7.	Bathroom 1	6
8.	Bedroom 2	23
9.	Bathroom 2	7
10.	Bedroom 3	22
11.	Bathroom 3	11
12.	Closet 3	7
13.	Veranda	55

Ground floor

Garden area +/-81

First floor

TOTAL COVERED AREA - 226 M²

TOTAL BUILT AREA - 226 M²

SURFACE TABLE - AREA (M²)

1.	Dining/ living room	53
2.	Kitchen	14
3.	Scullery	5
4.	Lobby	20
5.	Guest toilet	4
6.	Bedroom 1	15
7.	Bathroom 1	6
8.	Bedroom 2	23
9.	Bathroom 2	7
10.	Bedroom 3	22
11.	Bathroom 3	11
12.	Closet 3	7
13.	Balcony	40



Note: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

THE APARTMENTS

BLOCK TYPE C

2 BEDROOMS TYPE B

Ground & first floors

TOTAL COVERED AREA - 168 M²

TOTAL BUILT AREA - 168 M²

SURFACE TABLE - AREA (M²)

1.	Dining/ living room	41
2.	Kitchen	14
3.	Lobby	10
4.	Guest toilet	4
5.	Scullery	4
6.	Bedroom 1	17
7.	Bathroom 1	6
8.	Bedroom 2	26
9.	Bathroom 2	10
10.	Closet 2	9
11.	Veranda	28

Ground floor _____ +/-63
Garden area _____ +/-63





Legal disclaimer: The project Mont Choisy Smart City Ltd has been approved by the Government of Mauritius through the Economic Board of Development, under the Investment Promotion (Smart City Scheme) Regulations 2015 and has been issued with a Smart City Certificate on 26 April 2019. Commercial documents used by the promoter and its representatives for the marketing of real estate products of Mont Choisy La Réserve are artistic illustrations and do not constitute an obligation on the part of the developer and its representatives to deliver the product according to the exact details represented. There is no guarantee that the final product will be built or supplied as described in this document. No commitments by the sponsor or its representatives, other than those that are written and signed, are a binding obligation by the promoter or its representatives. The promoter reserves the right to change materials at its sole discretion. All the information in this document are indicative and subject to change at any time. These documents have no contractual value. Prices quoted are indicative, subject to the rate of Exchange.

