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MONTCHOISY

LA RÉSERVE



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Within the Mont Choisy Golf & Beach Estate, a historic private domain between championship fairways and a celebrated beach, Mont Choisy La Réserve, conceived by the award-winning London-based architectural firm WATG, unites outstanding fairway-front villas, refined apartments and crowning penthouses in a serene tropical-modern composition. Quietly prestigious and enduring, it composes a residential and lifestyle experience of uncommon grace permanence.




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MONTCHOISY
GOLF & BEACH ESTATE

Where land, light and community set the tone

Rooted in Grand Baie, Mont Choisy balances nature, architecture and community—an estate shaped by land and light, where daily life feels calmer and connected, with a distinctly North Coast character.



Mont Choisy's Estate, reimagined with care

A historic sugar estate reimagined in Grand Baie: green corridors, a championship golf course, curated amenities and future promenade. Connected to beaches, schools, healthcare and daily needs across the North.

A considered vision for island living

Timeless architecture, generous landscapes and a network of walkable places. At Mont Choisy, prestige is measured in space, serenity and enduring value for residents.





Mont Choisy La Réserve: Prestigious living in a resort-style community

A limited collection in the Estate's green heart. Natural textures, wide openings and privacy define calm residences with easy amenity access—an address shaped by discretion and North Coast character.



A World-Class Architectural Vision

Conceived by WATG's London studio and led on planning by Associate Principal Tony Menezes, La Réserve is shaped by refined tropical modernism—an integrated choreography of master planning, architecture, and landscape that privileges shade, breeze, and effortless indoor-outdoor living. Elegant overhangs and sightlines frame gardens and water, while privacy, amenity, and service are calibrated to international luxury benchmarks. The result is a serene, climate-responsive composition—quietly confident, meticulously detailed, and crafted for enduring value.

WATG



Master Plan

LEGEND

- - - Under construction
- - - Delivered

A calm, connected masterplan for life

A legible masterplan connects homes, landscapes and daily life, with distinct areas within Mont Choisy Golf & Beach Estate that organise movement, encourage walking and cycling, offer natural privacy, and enable care of green spaces and amenities.

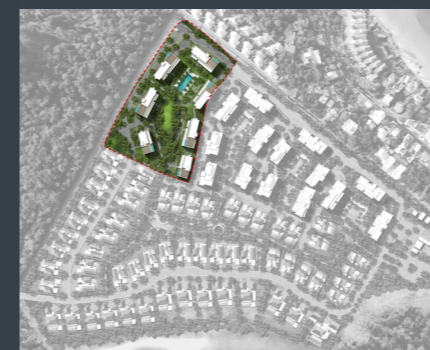


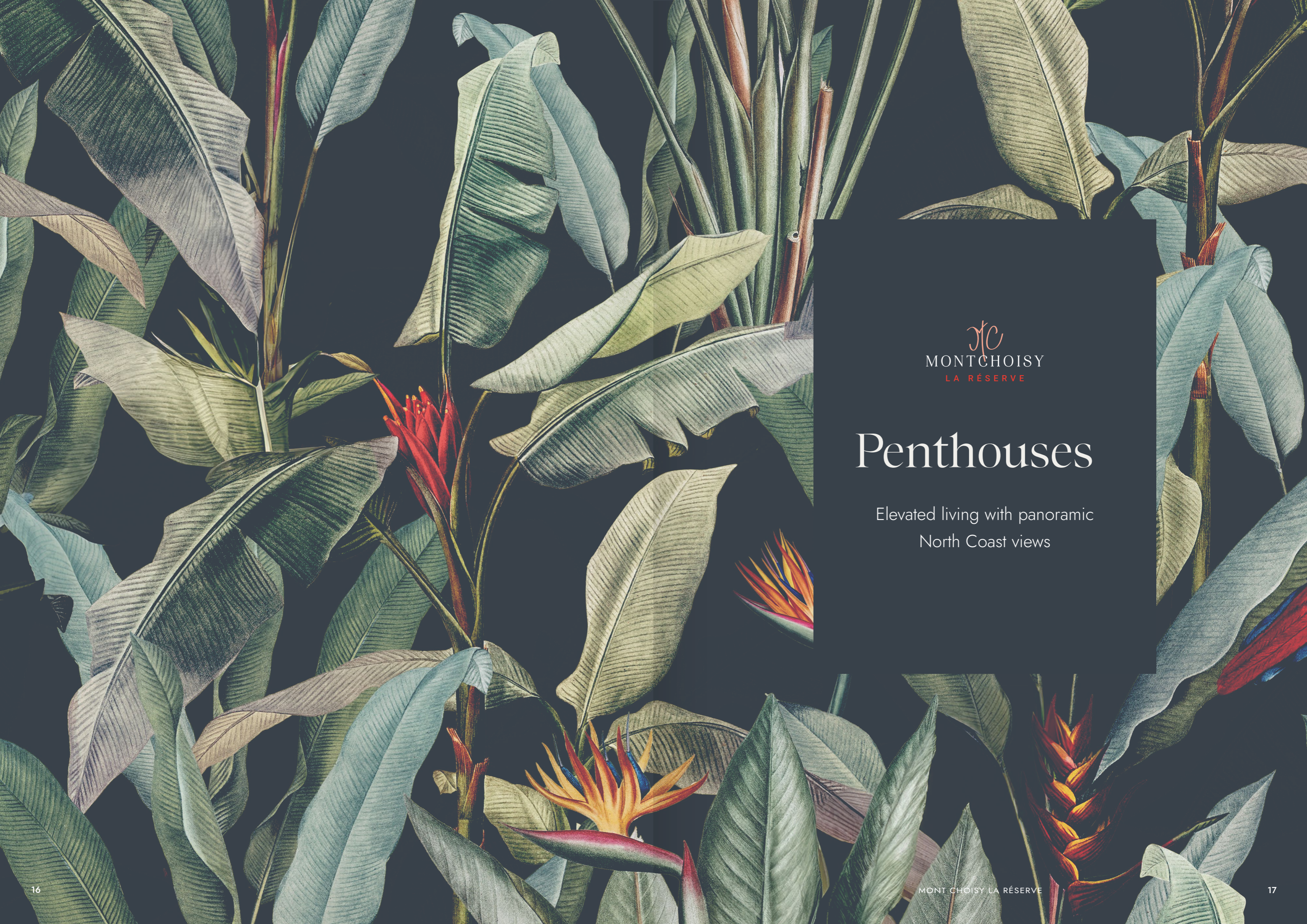
The Last Chapter of La Réserve

LIMITED PENTHOUSES & APARTMENTS AVAILABLE



Phase 6 marks the grand finale of La Réserve at Mont Choisy a landmark residential development masterplanned by the world-renowned architects WATG. With a limited collection of elegantly designed apartments and penthouses, this is the very last opportunity to secure a home in this sought-after address. Offered off-plan, Phase 6 represents the culmination of years of vision and craftsmanship, and opportunities of this caliber will not come again.

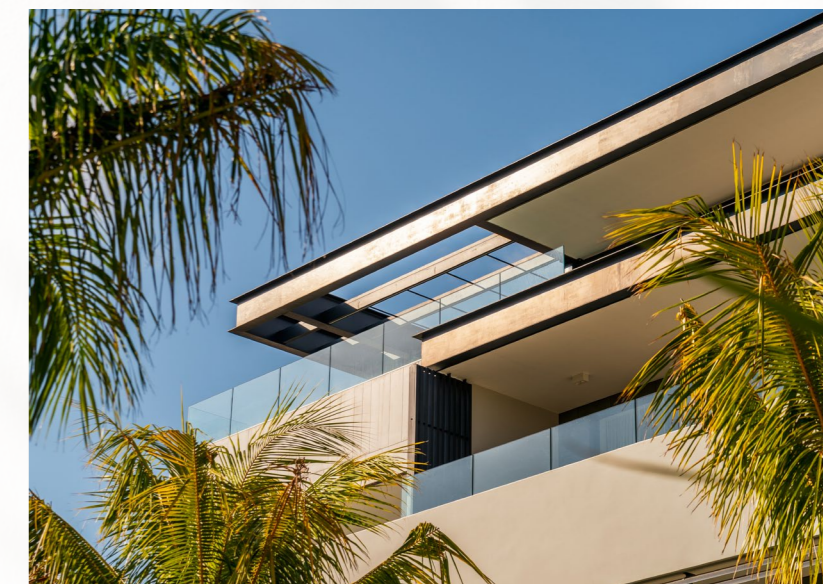




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Penthouses

Elevated living with panoramic
North Coast views



Elegant elevations for everyday island living



Penthouses

Penthouses crown buildings with panoramic views. Generous terraces extend living rooms; materials and wide openings blur boundaries. A discreet, elevated lifestyle that balances privacy, ease and a sense of place.



A terrace framed by sky and sea

Expansive private terrace for dawn coffees and sunset gatherings. Framed views to sea, fairway or mountains. Sheltering canopies, refined textures and generous proportions compose an elegant, distinctly Mauritian outdoor room.



Crafted for conversation,
performance and poise

A sociable kitchen anchored by crafted joinery and understated stone. Proportions favour movement and conversation; natural light softens every surface. Practicality meets poised elegance for everyday meals and memorable occasions.



Open, luminous, and quietly sophisticated living

Living and dining flow as one calm space. Wide openings invite breeze and light; tactile finishes ground the room. An elegant canvas for daily rituals, hosting and quiet, restorative moments.

BLOCK TYPE A

4 Bed Penthouse

THIRD FLOOR

4 | 4 | 2
BED | BATH | PARKING

TOTAL COVERED AREA 368 M²
TOTAL BUILT AREA 508 M²

Area Schedule / Superficie M²

1	Lobby	22.8
2	Dining/ living room	54.7
3	Kitchen	13.9
4	Back kitchen	5.9
5	Guest toilet	2.5
6	Store	3.4
7	Bedroom 1	13.2
8	Bathroom 1	4.9
9	Bedroom 2	17.3
10	Bathroom 2	7.7
11	Bedroom 3	15.7
12	Bathroom 3	9.1
13	Closet 3	6.1
14	Bedroom 4	17.6
15	Bathroom 4	11.4
16	Closet 4	7.2
17	Yard	4.4
18	Yard 2	6.2
19	Covered terrace	115.4
20	Open terrace & pool	126.9
	Walls	40.1



BLOCK TYPE A2

2 Bed Penthouse Type A

THIRD FLOOR

2 | 2 | 2
BED | BATH | PARKING

TOTAL COVERED AREA 218 M²
TOTAL BUILT AREA 295 M²

Area Schedule / Superficie M²

1	Lobby	4.9
2	Living/Dining Room	44.3
3	Kitchen	17.3
4	Guest toilet	2.5
5	Bedroom 2	15.4
6	Bathroom 2	5.3
7	Bedroom 1	15.8
8	Bathroom 1	9.0
9	Closet 1	3.7
10	Covered terraces	85.7
11	Open terrace & Pool	65.1
12	Walls	25.6



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

BLOCK TYPE A2

2 Bed Penthouse Type B

THIRD FLOOR

2 | 2 | 2
 BED | BATH | PARKING

TOTAL COVERED AREA 197 M²
 TOTAL BUILT AREA 220 M²

Area Schedule / Superficie M²

1	Lobby	14.1
2	Living/Dining Room	32.3
3	Kitchen	13.5
4	Guest toilet	3.0
5	Bedroom 2	12.8
6	Bathroom 2	5.9
7	Bedroom 1	18.9
8	Bathroom 1	10.5
9	Closet 1	4.3
10	Covered terraces	64.9
11	Open terrace & Pool Walls	16.9



BLOCK TYPE C

3 Bed Penthouse

SECOND FLOOR

3 | 3 | 2
 BED | BATH | PARKING

TOTAL COVERED AREA 218 M²
 TOTAL BUILT AREA 346 M²

Area Schedule / Superficie M²

1	Lobby	22.4
2	Dining/ living room	43.9
3	Kitchen	9.4
4	Scullery	2.4
5	Guest toilet	2.9
6	Bedroom 1	13.1
7	Bathroom 1	4.8
8	Bedroom 2	20.2
9	Bathroom 2	6.0
10	Bedroom 3	15.5
11	Closet 3	6.6
12	Bath 3	9.1
13	Balcony	5.3
14	Covered terrace	41.8
15	Open terrace & pool Walls	114.7



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



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Apartments

Apartments designed for light, comfort
and ease, everyday

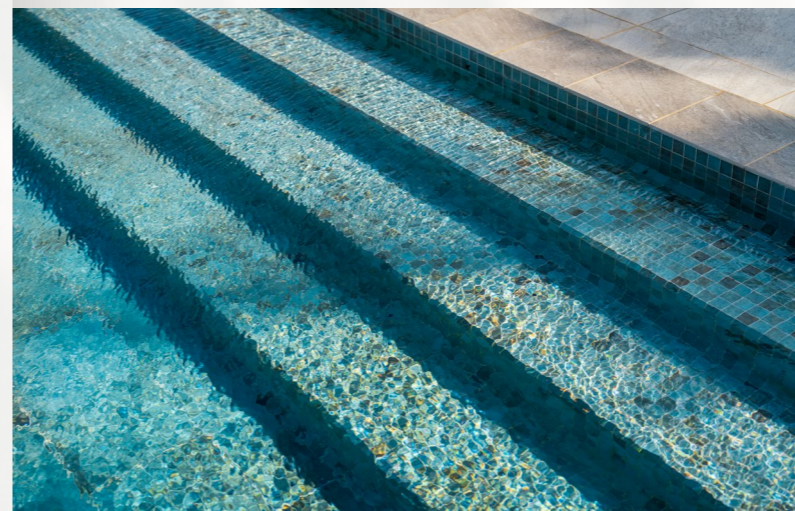


Smart layouts for
calm, effortless living



Apartments

Elegant apartments arranged around gardens and pools. Interiors flow onto terraces, favouring indoor-outdoor living with durable finishes, efficient layouts and storage—ideal for daily life, lock-up convenience and long-term value.







Luminous spaces that
open to the terrace

Living and dining flow onto a generous terrace. Wide openings welcome breeze and light, while refined finishes and thoughtful details create a comfortable setting for daily life and relaxed hosting.

BLOCK TYPE A/A2

2 Bedroom Type A

GROUND, FIRST & SECOND FLOORS

2 | 2 | 1
BED | BATH | PARKING

		GROUND FLOOR	1 ST & 2 ND FLOOR	
1	Lobby	10.9	10.9	TOTAL COVERED AREA
2	Dining/Living room	37.1	37.1	
3	Kitchen	15.0	15.1	TOTAL BUILT AREA
4	Guest toilet	2.9	2.9	
5	Bedroom 2	22.1	22.2	
6	Bathroom 2	9.2	9.2	
7	Closet 2	7.3	7.4	
8	Bedroom 1	13.6	13.7	
9	Bathroom 1	4.8	5.0	
10	Covered terrace	34.6	32.4	
11	Yard	3.7	3.7	
	Walls	14.3	13.5	
12	Garden area	+/- 52	-	



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

BLOCK TYPE A/A2

2 Bedroom Type C

GROUND, FIRST & SECOND FLOORS

2 | 2 | 1
BED | BATH | PARKING

TOTAL COVERED AREA	138 M ²
TOTAL BUILT AREA	138 M ²

Area Schedule / Superficie M²

1	Lobby	5.7
2	Dining/Living room	27.3
3	Kitchen	11.1
4	Pantry	2.9
5	Bedroom 2	15.4
6	Bathroom 2	6.9
7	Bedroom 1	13.7
8	Bathroom 1	6.5
9	Covered terrace	27.1
10	Yard	
	Walls	17.2
	GROUND FLOOR	
11	Garden area	+/- 32



BLOCK TYPE A/A2

3 Bed Type A

GROUND, FIRST & SECOND FLOORS

3 | 3 | 1
BED | BATH | PARKING

TOTAL COVERED AREA 224 M²
TOTAL BUILT AREA 224 M²

Area Schedule / Superficie M²

1	Lobby	18.1
2	Living room	50.4
3	Kitchen	15.8
4	Guest toilet	2.8
5	Bedroom 1	13.2
6	Bathroom 1	4.9
7	Bedroom 2	19.9
8	Bathroom 2	6.0
9	Bedroom 3	19.3
10	Bathroom 3	9.1
11	Closet 3	6.5
12	Covered terrace	34.6
13	Yard	3.0
	Walls	20.7
14	GROUND FLOOR Garden area	+/- 64



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

BLOCK TYPE C

2 Bed Type B

GROUND, FIRST & SECOND FLOORS

2 | 2 | 1
BED | BATH | PARKING

TOTAL COVERED AREA 168 M²
TOTAL BUILT AREA 168 M²

Area Schedule / Superficie M²

1	Lobby	9.4
2	Dining/Living room	37.8
3	Kitchen	13.2
4	Scullery	2.7
5	Bedroom 2	22.6
6	Bathroom 2	8.6
7	Closet 2	8.1
8	Bedroom 1	14.6
9	Bathroom 1	4.8
10	Guest WC	2.8
11	Covered terrace	28.4
	Walls	14.3
12	GROUND FLOOR Garden area	+/- 63



BLOCK TYPE C

3 Bed Type C

GROUND & FIRST FLOORS

3	3	1
BED	BATH	PARKING

TOTAL COVERED AREA 241 M²
 TOTAL BUILT AREA 241 M²

Area Schedule / Superficie M²

1	Dining/ living room	49.6
2	Kitchen	11.5
3	Scullery	3.8
4	Lobby	17.6
5	Guest toilet	2.9
6	Bedroom 1	13.2
7	Bathroom 1	8.6
8	Bedroom 2	20.2
9	Bathroom 2	4.8
10	Bedroom 3	19.2
11	Bathroom 3	9.1
12	Closet 3	6.6
13	Covered terrace Walls	54.7 22.3
14	GROUND FLOOR Garden area	+/-81



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





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Lagoon Villas

A leafy retreat with light, privacy
and space for unwinding and
everyday routines



Lagoon Villas

Lagoon Villas gather around lush, secluded landscapes. Light-filled interiors connect to shaded private terraces for relaxed alfresco dining. Natural textures, crafted details and flexible layouts create an intimate, village-like character.



Type A Villas

Lagoon Villas gather around lush, secluded landscapes. Light-filled interiors connect to shaded private terraces for relaxed alfresco dining. Natural textures, crafted details and flexible layouts create an intimate, village-like character.



North Coast ease:
refined spaces, greenery
and privacy.



Quiet green views surround the home. Sliding doors open wide for breeze and light, while shaded terraces create space for reading, work, children's play and slow weekend lunches near the garden.



Type B Villas

An open great room centres daily life, with the kitchen as the hub. Sliding doors open wide to terrace and pool. Separate rooms flex for quiet work, guests or hobbies.



Open living flows
to terrace and
private pool.



The main suite is a quiet retreat with morning light and direct terrace access. An en suite with walk-in shower and a wardrobe wall completes an elegant, restorative retreat space.

LAGOON VILLA TYPE A

4 Bedroom

4 | 4 | 6
BED | BATH | PARKING

TOTAL COVERED AREA - 345 M2

TOTAL BUILT AREA - 448 M2

Area Schedule / Superficie M²

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	5
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	13
20	2 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 VILLA TYPE B

4 Bedroom

4 | 4 | 2
BED | BATH | PARKING

TOTAL COVERED AREA - 367 M2

TOTAL BUILT AREA - 468 M2

Area Schedule / Superficie M²

1	Entrance hall	24.3
2	Master Bedroom	29.8
3	Ensuite 1	12.7
4	Bedroom 2	17.8
5	Ensuite 2	6.7
6	Bedroom 3	22.5
7	Ensuite 3	6.4
8	Bedroom 4	18.7
9	Ensuite 4	6.3
10	Guest toilet	4.1
11	Study	15.7
12	Living/dining	65.0
13	Kitchen	13.7
14	Store	3.1
15	Back kitchen & scullery	9.1
16	Laundry	4.6
17	Garage	38.0
18	Tech area	5.4

OUTDOOR AREAS

19	Covered patio	43.2
20	Outdoor terrace	10.8
21	Covered porch	4.1
22	Terrace 2	2.6
23	Terrace 3	3.5
24	Terrace 4	3.5
25	External shower	4.7
26	Pool	36.2
27	Pool deck	40.1
28	Yard	12.6



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



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Fairway Villas

Exclusive golf-front living,
crafted for the select few

Exclusive golf-front villas, crafted for serenity.

Expansive living opens to private gardens and pools.
Long fairway views and careful orientation create
privacy and calm, while flexible layouts support
entertaining, family routines and effortless indoor-
outdoor Mauritian living.



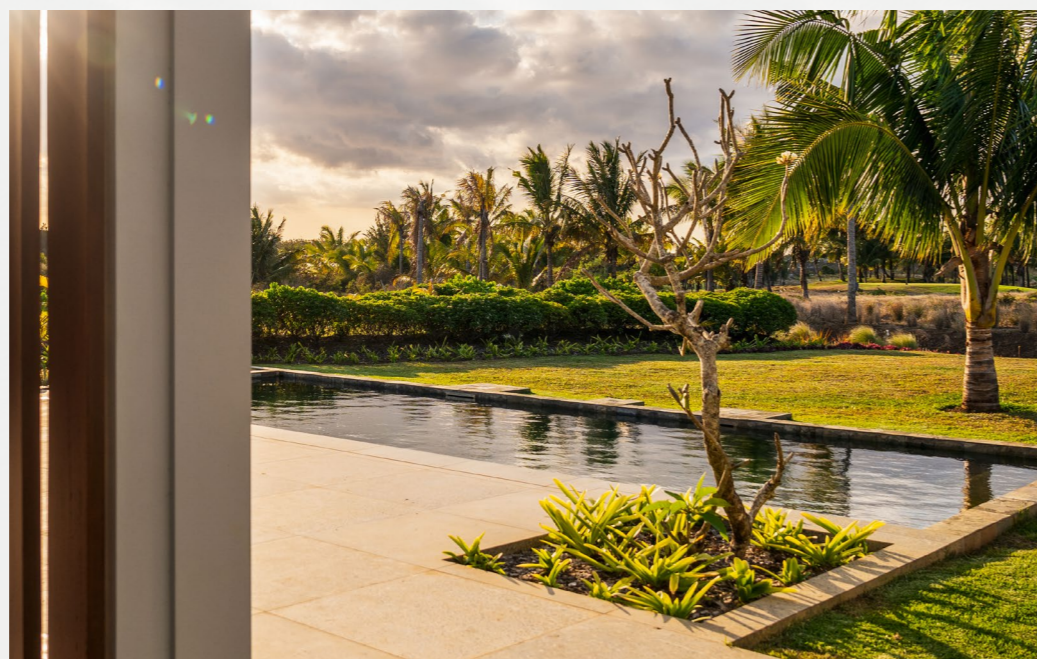


Fairway Villas

Fairway Villas face tranquil greens with long views. Expansive living opens to private gardens and pools. Orientation, storage and service cores support elegant entertaining, daily practicality and a complete retreat.



Villas shaped by
landscape and light.



At La Réserve, exclusive amenities gather around gardens and serene pools. Quiet paths, security and on-site services support wellbeing, relaxed social time and a close connection to nature for residents.

FAIRWAY VILLA

5 Bedroom

5 | 5 | 2
 BED | BATH | PARKING

TOTAL COVERED AREA 599 M²
 TOTAL BUILT AREA 850 M²



Area Schedule / Superficie M²

GROUND FLOOR

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

FIRST FLOOR

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
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.

GROUND FLOOR



FIRST FLOOR



FAIRWAY VILLA

4 Bedroom

4 | 4 | 5
 BED | BATH | PARKING

TOTAL COVERED AREA 540 M²
 TOTAL BUILT AREA 751 M²



Area Schedule / Superficie M²

GROUND FLOOR

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

FIRST FLOOR

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

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

GROUND FLOOR



FIRST FLOOR



SIMPLEX FAIRWAY VILLA

4 Bedroom

TYPE A

4 | 4 | 6
 BED | BATH | PARKING

TOTAL COVERED AREA 461 M²
 TOTAL BUILT AREA 616 M²

Area Schedule / Superficie M²

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

OUTDOOR AREAS

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



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

SIMPLEX FAIRWAY VILLA

4 Bedroom

TYPE B

4 | 4 | 6
 BED | BATH | PARKING

TOTAL COVERED AREA 407 M²
 TOTAL BUILT AREA 578 M²

Area Schedule / Superficie M²

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

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








Golf, Dining And Clubhouse Life, Close By

An 18-hole championship course, welcoming clubhouse and signature dining set the rhythm of the estate. Morning rounds, family lunches and sunset gatherings unfold within minutes of home, easy and convivial.



A woman in a blue sleeveless top is riding a dark brown horse with a white blaze on its face. They are standing on a stone wall in a lush, shaded landscape. The scene is filled with large, mature trees, including a prominent one with a thick trunk in the foreground. The ground is covered in fallen leaves and grass. In the background, there's a dense forest of tall, thin trees. The lighting is warm and golden, suggesting late afternoon or early morning. A thatched-roof structure is visible on the right side of the image.

Ride gentle trails through shaded coastal landscapes

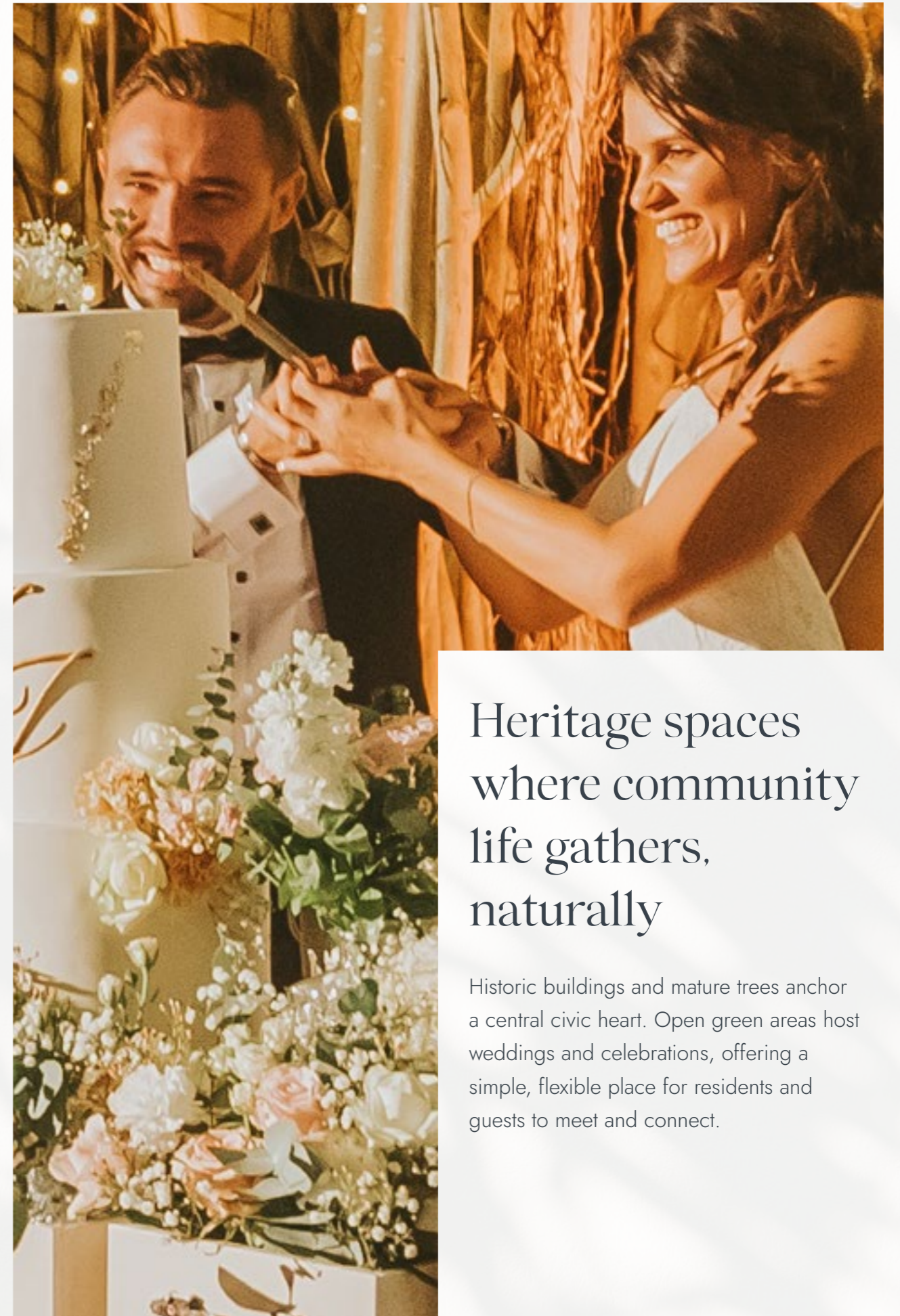
Guided rides suit all levels, from first lessons to relaxed hacks. Quiet paths, paddocks and expert care create a safe way to explore the estate's landscapes and enjoy time outdoors.



Spaces for movement, play and everyday wellbeing

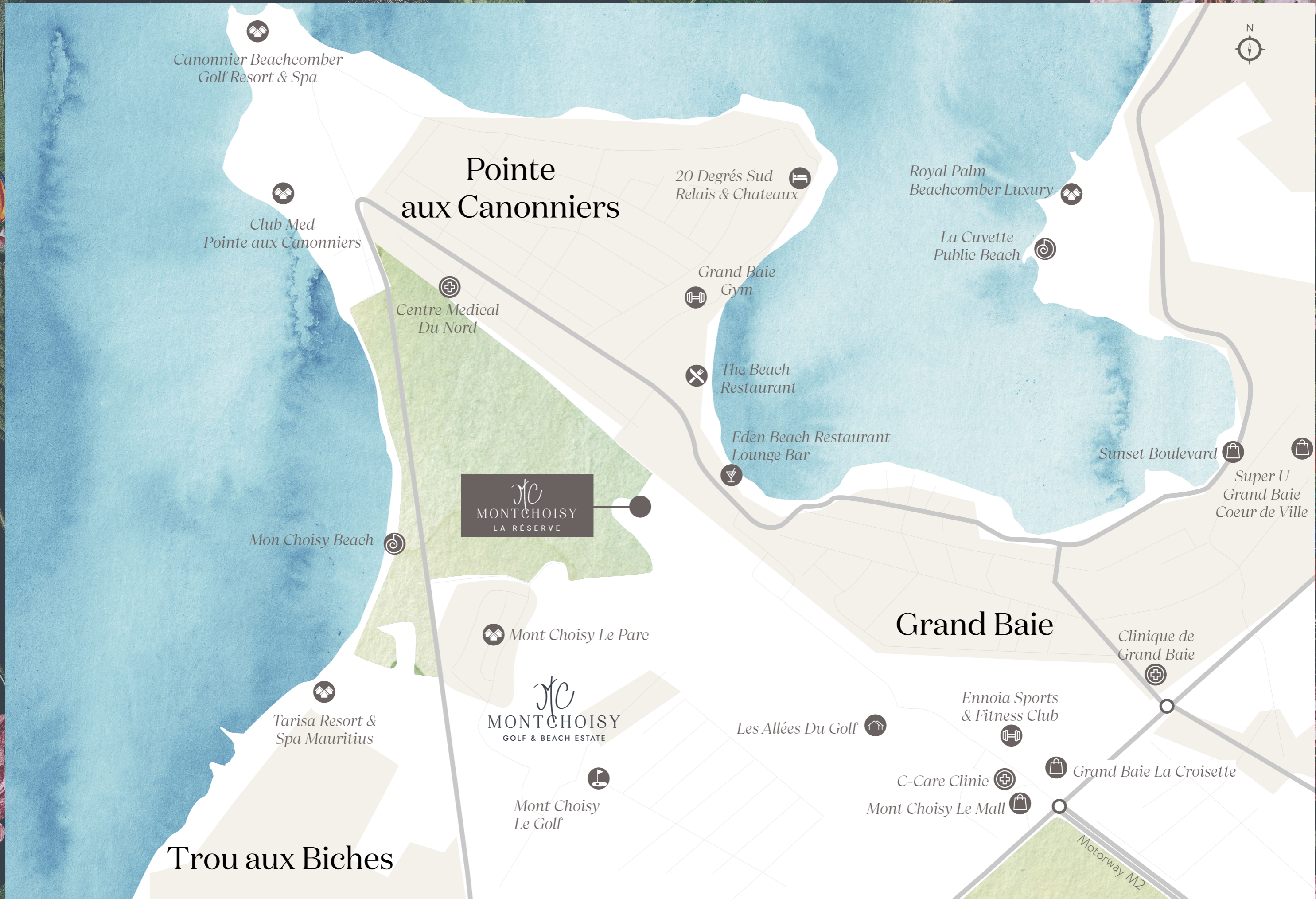


Tennis and padel courts, fitness spaces and a heated pool support active routines. Shaded loops invite runs and rides, while family-friendly areas encourage play, balance and time together at home.



Heritage spaces where community life gathers, naturally

Historic buildings and mature trees anchor a central civic heart. Open green areas host weddings and celebrations, offering a simple, flexible place for residents and guests to meet and connect.



Canonnier Beachcomber
Golf Resort & Spa

Club Med
Pointe aux Canonniers

Pointe aux Canonniers

20 Degrés Sud
Relais & Chateaux

Royal Palm
Beachcomber Luxury

La Cuvette
Public Beach

Centre Medical
Du Nord

Grand Baie
Gym

The Beach
Restaurant

Eden Beach Restaurant
Lounge Bar

Sunset Boulevard

Super U
Grand Baie
Coeur de Ville

Mon Choisy Beach

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Mont Choisy Le Parc

Clinique de
Grand Baie

Tarisa Resort &
Spa Mauritius

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Les Allées Du Golf

Ennoia Sports
& Fitness Club

C-Care Clinie

Grand Baie La Croisette

Trou aux Biches

Mont Choisy
Le Golf

Mont Choisy Le Mall

Motorway M2





Grand Baie, minutes from home

Stroll from La Réserve to Grand Baie for seaside dining, lively bars, boutique shopping and adventures. Sheltered beaches and calm waters invite swimming, sailing and sunlit views of northern islets.

Quality living in a sought-after location


Prime North Coast location and walkable amenities support steady demand. Quality design and reliable services help keep homes desirable and lived in, with residency options available where applicable for buyers.





A trusted steward of the North coast's future

Mont Choisy Group shapes places that balance heritage and progress. With deep local roots and a long-term view, the Group delivers thoughtfully planned, well-managed neighbourhoods that enhance everyday life here.



All computer-generated images, renderings, floor plans and photographs are artist's impressions provided for guidance only; views, aspects and landscaping may vary over time. Specifications, layouts, materials, services and amenity provision are subject to change without prior notice, including as required by statutory approvals, construction methods or market conditions. Fixtures, furniture and decorative items shown are not included unless expressly stated in the sale agreement. Dimensions and areas are approximate and subject to final survey. This document does not constitute an offer or invitation to treat and shall not form part of any contract; any purchase will be governed exclusively by the executed sale agreement and the approved plans.



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