



# BAYSIDE

WATERFRONT RESIDENCES



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*Your next adventure starts here*

Discover Bayside Waterfront Residences nestled in a legendary location in the north of Mauritius Island where natural beauty is woven into the fabric of luxury living. The property enjoys a prime position, standing right on a golden sandy arc on the beach along the northern coastline, a one-of-a-kind place where ordinary fades away. It overlooks a turquoise lagoon and the iconic Coin de Mire island, setting the scene for a unique living experience.



# GRAND-BAY, ROOTED IN FREEDOM

Experience island living! Bayside Waterfront Residences are accessible via the coastal road and are minutes away from an eclectic mix of cafes and shops. Vibrant yet intimate in scale, Grand-Bay offers a wealth of facilities and is well-connected. With an enchanting weather all year round, water sports clubs and beach clubs that fringe the sandy stretches pride themselves on the wide array of activities, ranging from scuba-diving to explore the stunning underwater vistas to catamaran trips to the northern islands.

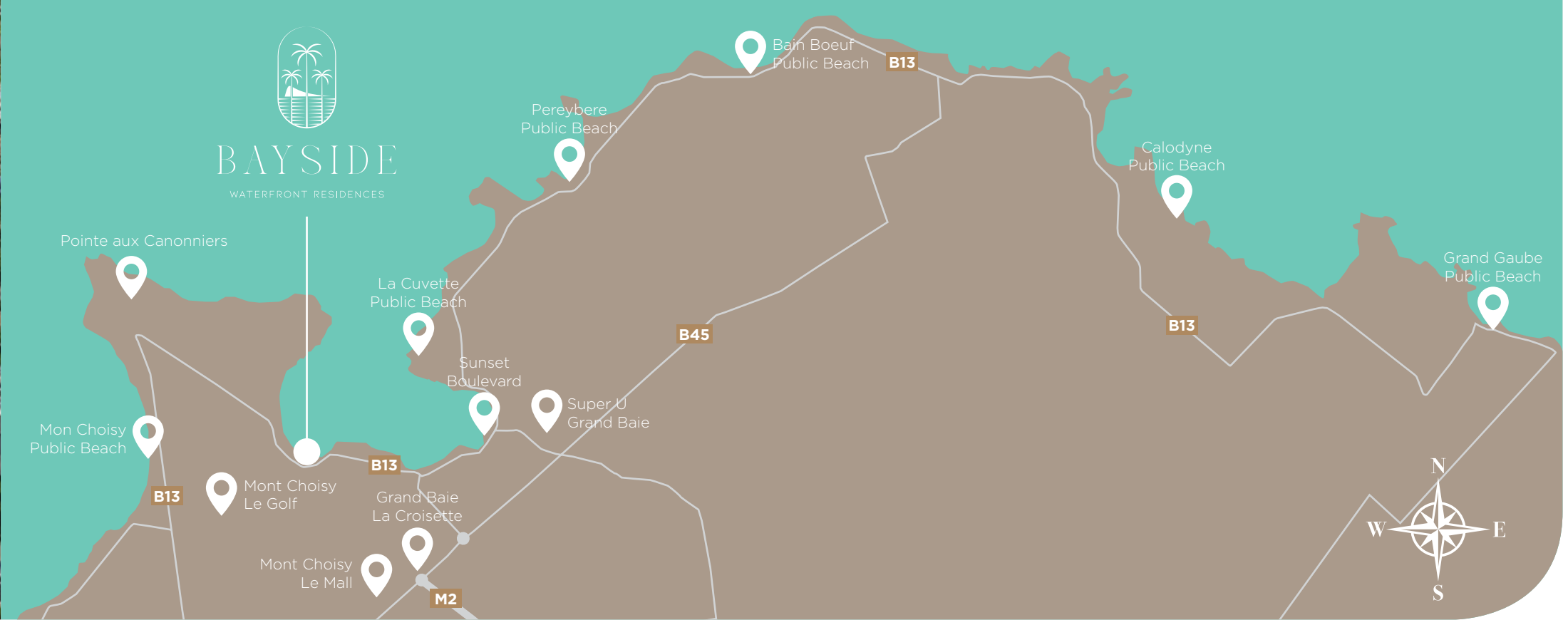




## THE SPLENDOURS OF THE NORTH

Soak up in the authentic island charm and the unique lifestyle that this region has to offer.

The north of the island owes its family-friendly reputation to its laid-back atmosphere. It abounds with an impressive range of facilities including medical centres, shopping malls, golf courses, sports clubs and schools.





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*Unveiling the most desirable address in the north*

At Bayside Waterfront Residences, residents wake up to the ocean views and end their sun-filled days watching splendid sunsets from their terrace. Spread across three beautifully designed buildings set in lush nature, 9 bright apartments, 2 penthouses and a one of a kind triplex unit with a private rooftop swimming pool, overlook the blue hues of the ocean and the epic Coin de Mire island.

An expansive sun-kissed swimming pool like a jewel in a crown sits amidst a manicured garden. With direct access to the beach and to a private marina, this exclusive resort-like address is a place you would like to call home.



- 1 Entrance
- 2 Gate Post
- 3 Parking
- A Block A
- B Block B
- C Block C
- 4 Swimming Pool
- 5 Boat House
- 6 Boat House Parking
- 7 Marina



## A NEW LANDMARK ADDRESS

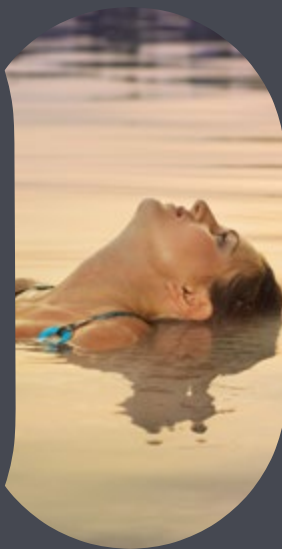
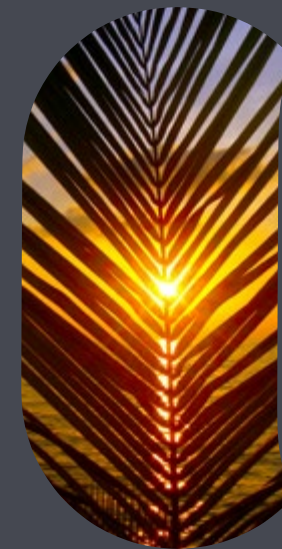
Bayside Waterfront Residences is a haven. It boasts a comprehensive security system along with a gated entrance for the residents' peace of mind. Clad in stones and natural materials, the entrance sets the tone as residents and visitors alike step in. The overall architecture reflects the natural scenery.





VIEW FROM THE PARKING

WHERE LUXURY MEETS  
CONVENIENCE





## AN EFFORTLESS SLEEK DESIGN

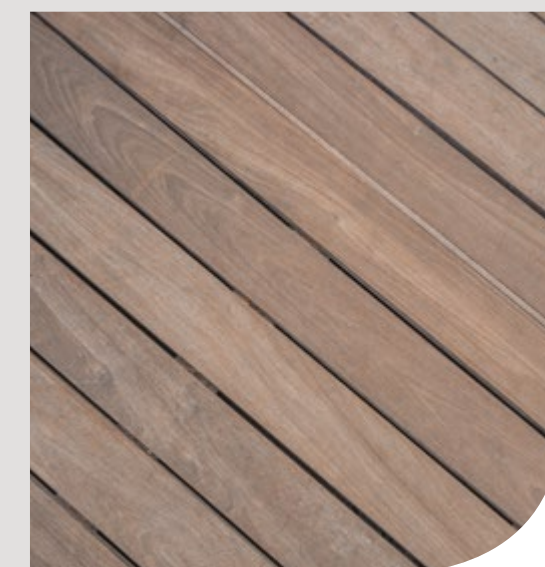
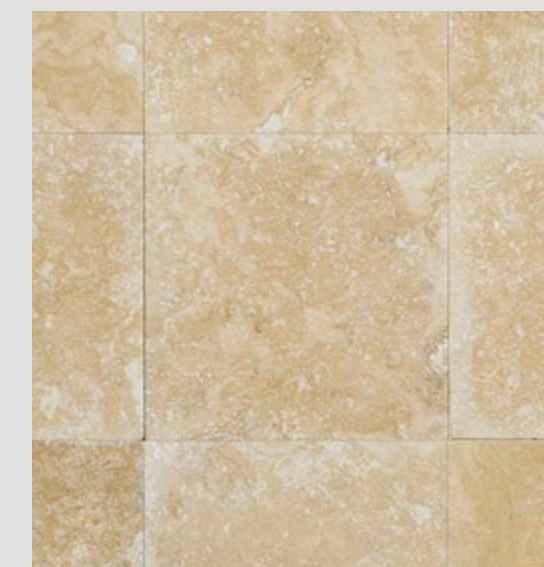
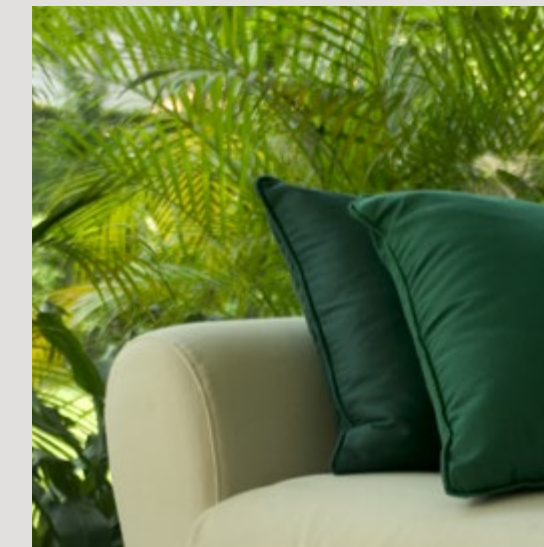
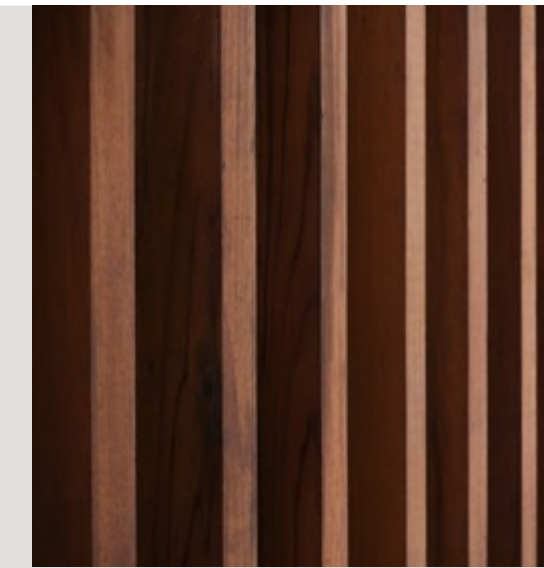


The thoughtfully designed facade bearing ingenious features allows for light-drenched interiors and ample opportunities to enjoy the sublime views. The remarkable architecture not only fuses craft, heritage and sustainability but also blends large glazed openings with natural materials that mimic its environment.



BLOCK A  
**APARTMENT**  
 GROUND FLOOR

1	Entrance Corridor	6.51 m <sup>2</sup>
2	Kitchen & Dining	47.68 m <sup>2</sup>
3	Living	49.95 m <sup>2</sup>
4	Master Bedroom	17.75 m <sup>2</sup>
5	Ensuite	9.56 m <sup>2</sup>
6	Dressing	3.23 m <sup>2</sup>
7	Bedroom 1	17.60 m <sup>2</sup>
8	Ensuite 1	6.52 m <sup>2</sup>
9	Bedroom 2	15.58 m <sup>2</sup>
10	Ensuite 2	3.15 m <sup>2</sup>
11	Bedroom 3	13.73 m <sup>2</sup>
12	Ensuite 3	5.55 m <sup>2</sup>
13	Circulation	5.60 m <sup>2</sup>
14	Store	5.07 m <sup>2</sup>
15	Common WC	3.22 m <sup>2</sup>
16	Laundry	6.77 m <sup>2</sup>
17	Covered Terrace with Kitchen Area	43.80 m <sup>2</sup>
18	Covered Terrace	7.20 m <sup>2</sup>
<b>Total Net Area</b>		<b>268.47 m<sup>2</sup></b>
<b>Total Gross Area</b>		<b>328.70 m<sup>2</sup></b>





BLOCK A  
TRIPLEX  
LEVEL 1

1	Entrance Lobby	43.51 m <sup>2</sup>
2	Master Bedroom	42.62 m <sup>2</sup>
3	Dressing	8.38 m <sup>2</sup>
4	Ensuite	18.68 m <sup>2</sup>
5	Bedroom 1	24.92 m <sup>2</sup>
6	Ensuite 1	10.43 m <sup>2</sup>
7	Bedroom 2	21.77 m <sup>2</sup>
8	Dressing 2	4.00 m <sup>2</sup>
9	Ensuite 2	9.20 m <sup>2</sup>
10	Bedroom 3	45.07 m <sup>2</sup>
11	Ensuite 3	13.48 m <sup>2</sup>
12	Laundry	12.10 m <sup>2</sup>
13	Covered Terrace	14.40 m <sup>2</sup>
<b>Total Net Area</b>		<b>297.30 m<sup>2</sup></b>
<b>Total Gross Area</b>		<b>326.15 m<sup>2</sup></b>

BLOCK A  
TRIPLEX  
LEVEL 2

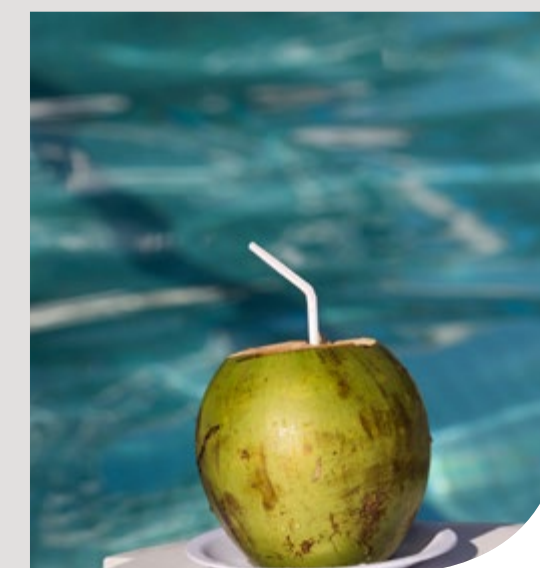
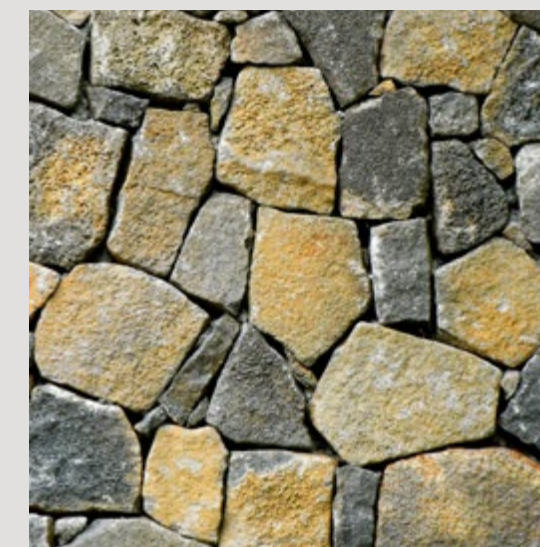
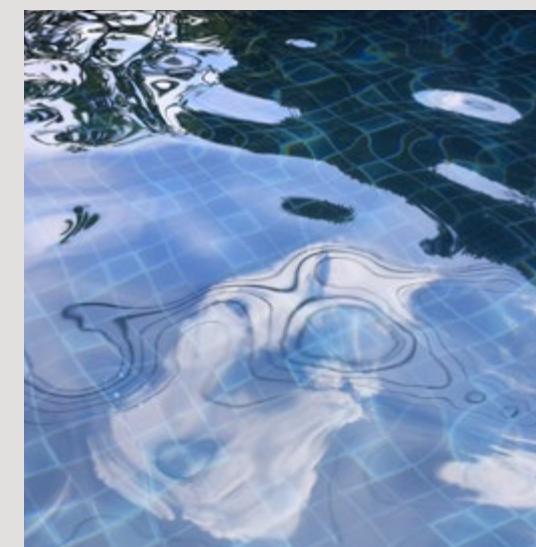
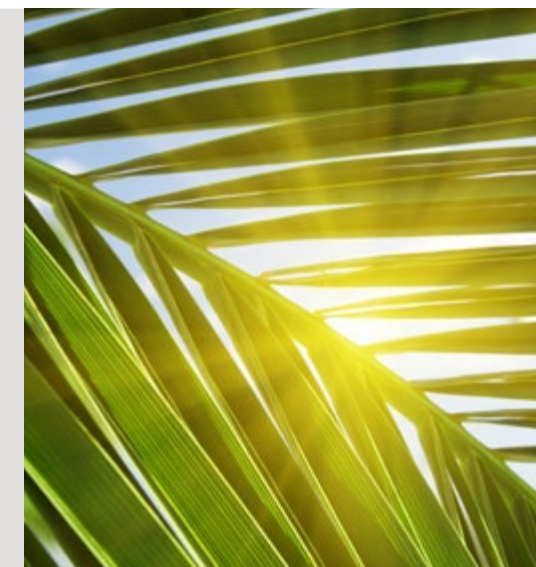
14	Lobby	19.45 m <sup>2</sup>
15	Kitchen	30.19 m <sup>2</sup>
16	Kitchen 2	10.25 m <sup>2</sup>
17	Pantry	3.87 m <sup>2</sup>
18	Living & Dining	67.16 m <sup>2</sup>
19	Entertainment Area	38.88 m <sup>2</sup>
20	Bathroom	6.85 m <sup>2</sup>
21	Balcony	3.15 m <sup>2</sup>
22	Open Terrace	29.82 m <sup>2</sup>
23	Covered Terrace 1	55.64 m <sup>2</sup>
24	Covered Terrace 2	12.90 m <sup>2</sup>
<b>Total Net Area</b>		<b>298.62 m<sup>2</sup></b>
<b>Total Gross Area</b>		<b>326.68 m<sup>2</sup></b>





BLOCK A  
TRIPLEX  
LEVEL 3

25	Covered Terrace	55.75 m <sup>2</sup>
26	Open Terrace 1	50.62 m <sup>2</sup>
27	Pool	14.15 m <sup>2</sup>
28	Open Terrace 2	66.38 m <sup>2</sup>
29	Pump Room	4.20 m <sup>2</sup>
<b>Total Net Area</b>		<b>192.60 m<sup>2</sup></b>
<b>Total Gross Area</b>		<b>208.00 m<sup>2</sup></b>

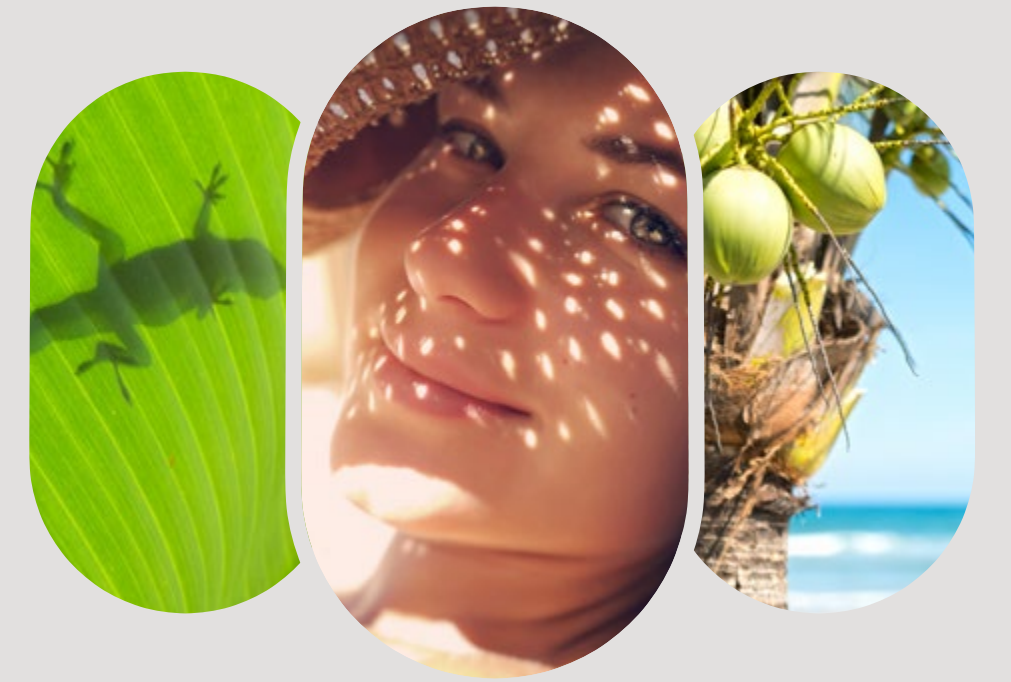


THE EPITOME OF LUXURY  
BEACHFRONT LIVING





FACADE BLOCK B/C



## AN EMBLEM OF WATERFRONT LUXURY

Designed to embody the essence of the location, Bayside Waterfront Residences exude refinement and prestige. The apartments and penthouses face the swimming pool sitting in the verdant garden and the bay. The organic layout erases the boundaries and allows for an immersion in the natural beauty of the site.

WELL THOUGHT  
LIVING SPACES





## EXQUISITELY CRAFTED

Sleek and sophisticated, the apartment's open floor layout offers a combination of generously-proportioned interiors and spectacular garden and ocean views. The living and dining space is creatively conceived and extends to the terrace to enhance the inspiring ambience for relaxation.



AN OASIS OF PEACE





## A DISTINCTIVE BATHROOM

This bathroom is the ideal place to reset and reboot. Its serene atmosphere is enhanced by its remarkable finishes, modern features and a soothing tone-on-tone colour palette. It is fitted with high-quality equipment and a walk-in shower.

DESIGNED TO BLEND IN  
WITH NATURE



## AN ENVIABLE SANCTUARY

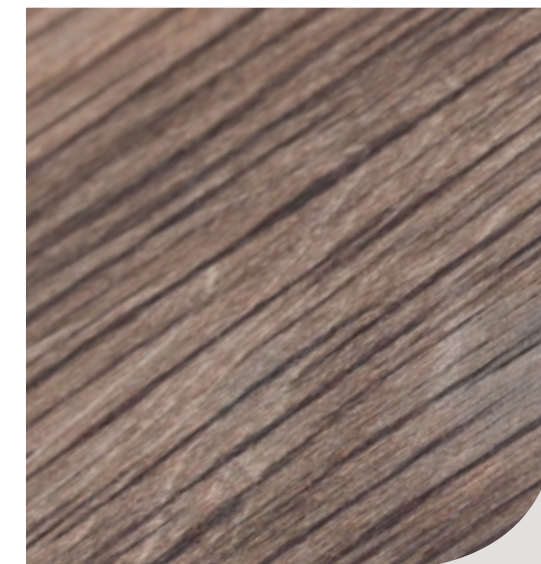
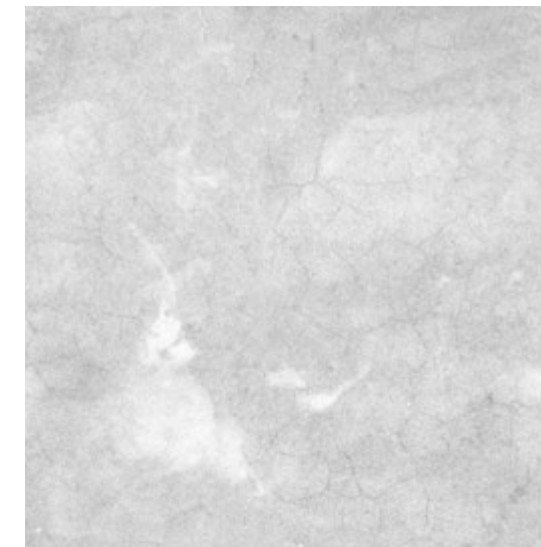
Masterfully designed, this bright bedroom feels elegant, unpretentious and distinctive. It overlooks the breath-stealing views beyond the garden where the sky and the ocean merge seamlessly. For ultimate indulgence, it is equipped with an en-suite bathroom oozing with island style glamour.





## A SPA-INSPIRED BATHROOM

This bathroom has been crafted to blur the lines between comfort and design. The pursuit of wellness dictated the choice for high quality materials to ensure that every moment is a sensory delight in a serene atmosphere.



## REDEFINING OUTDOOR SPACES

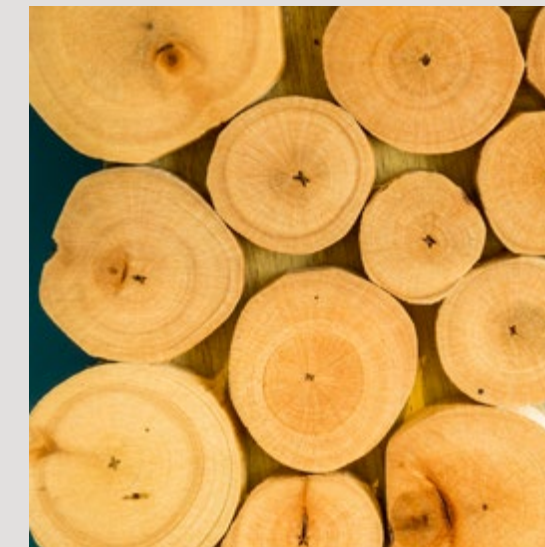
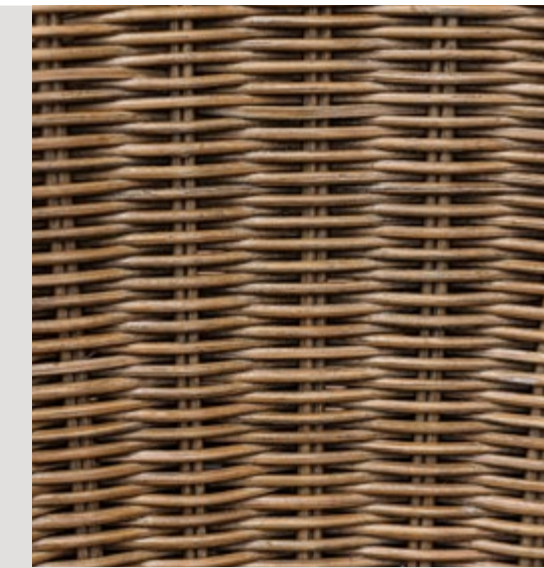
Perched above the bay like a hidden gem, the penthouses boast an unparalleled panoramic view of the ocean and Coin de Mire island. The rooftop design and amenities optimise the outdoor space for a truly magical living experience. It boasts a refreshing swimming pool and a seating area where family and friends can hang out and enjoy the sunset in an idyllic setting.





BLOCK B/C  
**APARTMENT**  
 GROUND & FIRST FLOOR

1	Entrance	
2	Kitchen	9.13 m <sup>2</sup>
3	Living & Dining	41.83 m <sup>2</sup>
4	Master Bedroom	16.75 m <sup>2</sup>
5	Dressing	3.49 m <sup>2</sup>
6	Ensuite	5.12 m <sup>2</sup>
7	Bedroom 1	10.88 m <sup>2</sup>
8	Bedroom 2	10.88 m <sup>2</sup>
9	Common Bathroom	4.50 m <sup>2</sup>
10	Corridor	2.00 m <sup>2</sup>
11	Laundry	3.60 m <sup>2</sup>
12	Covered Terrace	25.40 m <sup>2</sup>
<b>Total Net Area B1</b>		<b>133.58 m<sup>2</sup></b>
<b>Total Net Area B2</b>		<b>133.58 m<sup>2</sup></b>
<b>Total Gross Area</b>		<b>323.00 m<sup>2</sup></b>





BLOCK B/C  
**PENTHOUSE**  
 SECOND FLOOR

1	Entrance	17.27 m <sup>2</sup>
2	Kitchen	13.95 m <sup>2</sup>
3	Living, Dining & Reading Area	53.60 m <sup>2</sup>
4	Master Bedroom	23.45 m <sup>2</sup>
5	Ensuite	11.36 m <sup>2</sup>
6	Bedroom 1	10.20 m <sup>2</sup>
7	Ensuite 1	3.15 m <sup>2</sup>
8	Bedroom 2	17.17 m <sup>2</sup>
9	Ensuite 2	3.15 m <sup>2</sup>
10	Common WC	2.25 m <sup>2</sup>
11	Corridor	2.50 m <sup>2</sup>
12	Laundry	5.67 m <sup>2</sup>
13	Covered Terrace	106.93 m <sup>2</sup>
<b>Total Net Area</b>		<b>270.65 m<sup>2</sup></b>
<b>Total Gross Area</b>		<b>315.00 m<sup>2</sup></b>

BLOCK B/C  
**PENTHOUSE**  
 ROOF TOP

14	Covered Terrace	23.17 m <sup>2</sup>
15	Open Terrace	46.53 m <sup>2</sup>
16	Pool	14.84 m <sup>2</sup>
17	Pump Room	9.80 m <sup>2</sup>
<b>Total Net Area</b>		<b>94.34 m<sup>2</sup></b>
<b>Total Gross Area</b>		<b>106.65 m<sup>2</sup></b>





THE MARINA

## OPULENT WATERFRONT LIVING

The marina offers an opportunity to enjoy a hassle-free experience to boat owners with a host of exclusive benefits. Run by a professional yacht company to meet your needs, discover opulent waterfront living at Bayside Waterfront Residences.





# SPECIFICATIONS

## GENERAL

### FOUNDATIONS

- Reinforced concrete foundations from sound excavation, damp proofed and termite proofed as per engineer's specifications.
- Substructure to be protected with cement sand render and 3 coats waterproof acrylic paint as per architect's specifications.

### SUPERSTRUCTURE

- Reinforced concrete frame and floors, 200mm block work external walls as per engineer's specifications.
- Palette of smooth and textured external cement sand rendering applied in 2 coats and sealed with base coat and 3 coats of high quality colour- fast anti-fungus emulsion paint, as per architect's specifications.
- External facades feature thermowood treated timber slatted screens on g.m.s. framing for privacy and shading.
- Feature walls will be clad in selected field stone with closed jointing, and painted with antifungal emulsion paint.

### ROOFS

- Flat slabs will be insulated, inclined at 2% for water shedding, and waterproofed with liquid applied polyurethane membrane.
- BS standard rainwater goods, gms fittings and pvc downpipes, integrated within building envelope.

## APARTMENTS

### FLOORS

- Internal floors to large format rectified full bodied porcelain tile, laid with expansion joints and tight joints and grouting to architect's specifications.
- Veranda floors to be suspended hardwood decking, Cumaru or equivalent, treated with non- penetrating oil finish.

### SKIRTING

- Generally internal skirting will be 90mm pre-painted treated timber.
- Bathrooms to have porcelain tile skirting 50mm.

### WALLS

- Internal walls are 200,150 and 100mm blockwork, smooth rendered with gypsum skim coat and finished with washable water based non-toxic emulsion.

### CEILING

- Flush plastered ceilings, taped joints and smooth matt skim finish, base coat and 2 coats matt emulsion.
- Bathrooms ceilings in water resistant board with humidity proof acrylic paint.
- Selected accent ceilings will be smooth rendered and off-shutter concrete.

### KITCHENS

- Fully fitted and equipped custom designed kitchens with quartzite worktops and splashbacks.
- All material and equipment to be certified moisture resistant and termite proof. Build and design from Italy.

### BATHROOMS

- Sanitary ware to BS standards with attendant guarantees.
- Tapware to BS standards with attendant guarantees.

### INTERNAL DOORS

- Solid hardwood main entrance door.
- Semi-solid internal doors, BS standard architectural ironmongery, timber veneer finish.

### STORAGE

- Proprietary built-in cupboards, sliding doors with veneer or vinyl finish build in design from Italy.

### EXTERNAL OPENINGS

- Powder coated aluminium profiles and laminated glass, certified for cyclonic loading and double glazing soundproof glass on selected openings.

### BALUSTRADES AND SCREENS

- Tempered glass frameless proprietary systems.
- Treated hardwood framing and slats with stainless steel cables and ironmongery.

### LIGHTING AND POWER

- Lighting and power installations integrated as per architect's and ID's specifications.

### COMMON AREAS

- Non-slip large format full bodied porcelain tiles and skirting.
- Ditto for staircase with non-slip proprietary tread nosing's.
- Treated hardwood handrail on g.m.s. brackets.
- Passenger lift to 6 persons capacity with architect selected finishes.
- Architect selected wall and ceiling lighting.

## EXTERNAL WORKS

### BOUNDARY AND SECURITY

- Enclosed and secured site with field stone walls 3 meters and vegetated fencing.
- Manned security post at main entrance, digicode/ intercom for secondary pedestrian entrances and CCTV points.

### PARKING

- Permeable paving to parking areas covered with structural steel framed cover
- Minimum 1 parking per unit and 20% ratio of visitors parking.

### FOOTPATHS, DECKS AND PONTOONS

- Secured 6m2 owners lock ups basement.
- Lockable racking system close to water's edge for SUP, surf ski and kayak storage.

### SWIMMING POOL

- 16x5m horizon overflow slate lined concrete pool, 1.1 - 1.4m deep.
- Magnesium or oxygen treated pool water.
- Concrete base with waterproofing applied to receive the specified finish.
- Selected quartzite tile finish.

### LANDSCAPING

- Contemporary tropical planting, lawns and edging by professional consultant and team.
- Existing land features to be accentuated as rain gardens and humid zones for strategic storm water management and screening and shading of large facades.

## SERVICES

### POTABLE WATER

- On site potable water storage to BS standards with 3 days reserve.
- Firefighting reserve integrated into water storage.

### HOT WATER

- Hot water generation via air boiler heater.

### POWER

- Three phase power supply with step down transformer, and generator back up for essential loading.

### HVAC

- Split system ac provision to all bedrooms with outdoor unit integrated into building envelope.
- Ceiling fans to all main spaces, with attention to openings to ensure maximum cross ventilation.

### IT AND DATA

- Structured IT and data cabling integrated into building envelope.
- Central parabola distribution for satellite tv.

### WASTE STRATEGY

- Direct connection to sewer line system.

### STORM WATER

- All rainwater collected and channelled to on-site disposal either in underground absorption or in open landscaped rainwater gullies doubling as landscape features.

### REFUSE

- Refuse area for municipal collection, inclusive of recycling provision.





## TECHNICAL TEAM

PROMOTER :



ARCHITECT : KP Architect

CONTRACTOR : Total Building Construction Co Ltd

NOTARY : Etude Jean Pierre Montocchio

BANK : Maubank Ltd

QUANTITY SURVEYOR : Ocal Ltd

ENGINEER : KR Consult Ltd

GRAPHIC DESIGN & 3D ILLUSTRATIONS : Xworx Ltd

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