

**sunlife**  
*La Pirogue Residences*  
MAURITIUS

Penthouse living with a resort-style experience

**2** futures

**Ciel** Properties



AFRICAN  
PROPERTY  
AWARDS  
DEVELOPMENT

**Roca**

**LAUFEN**



BEST APARTMENT  
/ CONDOMINIUM  
DEVELOPMENT  
MAURITIUS

La Pirogue Residences  
by LP Residences Ltd

2024-2025

A new era of seaside luxury  
and sunset glory  
awaits you

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## Find bliss between the mountains and the sea

La Pirogue Residences graces the exclusive Wolmar beach, seamlessly integrated with two renowned hotels. Enjoy award-winning hotels' environment, a white sand beach, a turquoise lagoon, and majestic mountain views.

Nearby, explore the lush Black River Gorges, Chamarel Ranges, and UNESCO World Heritage site Le Morne Brabant. Revel in world-class surfing in Tamarin, kitesurfing at Le Morne, and premier golf at Paradis Beachcomber, Tamarina Championship, and Heritage Le Telfair.



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Coastal elegance and timeless luxury  
transforming every moment  
Into an unforgettable celebration



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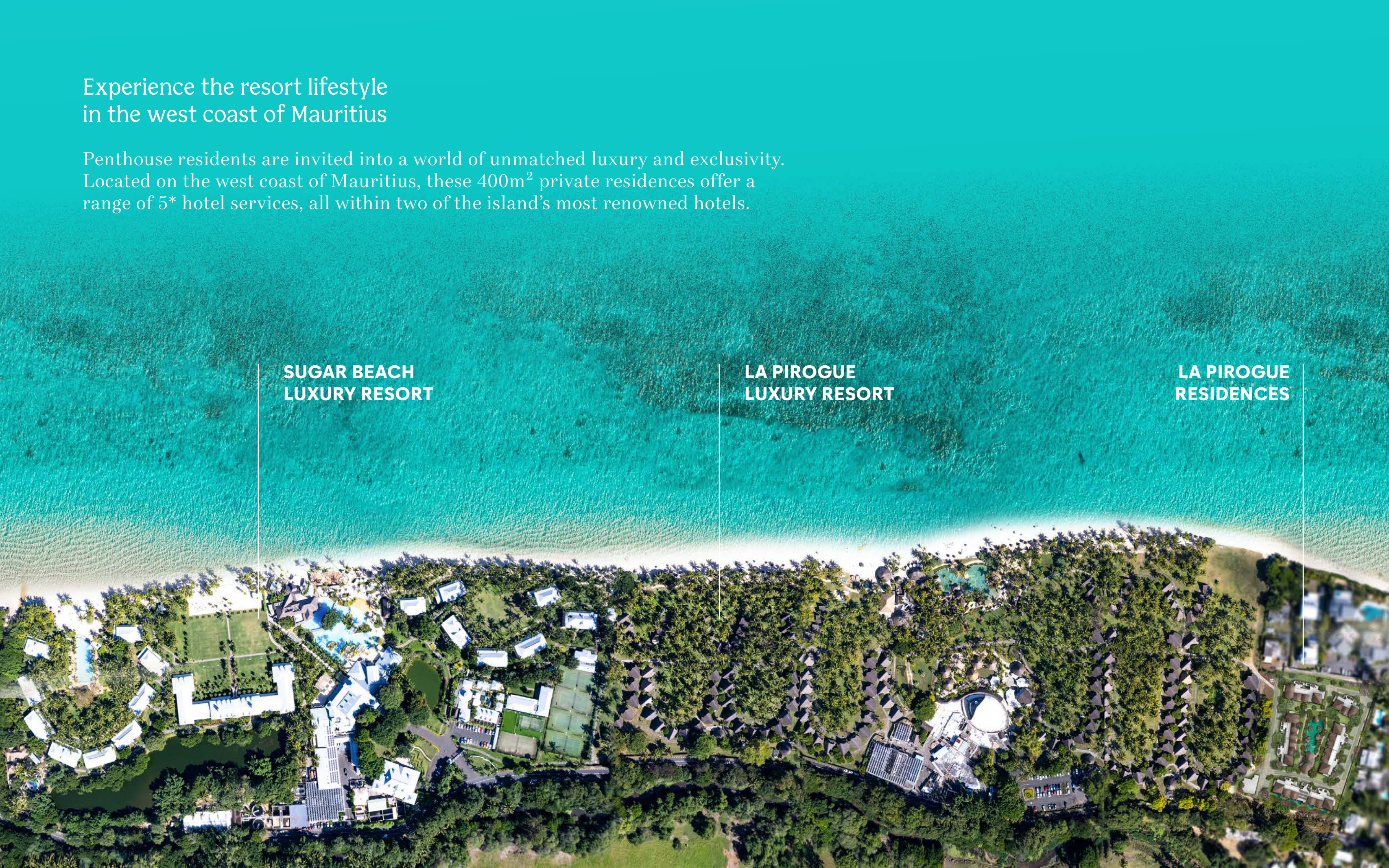
Experience the resort lifestyle  
in the west coast of Mauritius

Penthouse residents are invited into a world of unmatched luxury and exclusivity. Located on the west coast of Mauritius, these 400m<sup>2</sup> private residences offer a range of 5\* hotel services, all within two of the island's most renowned hotels.

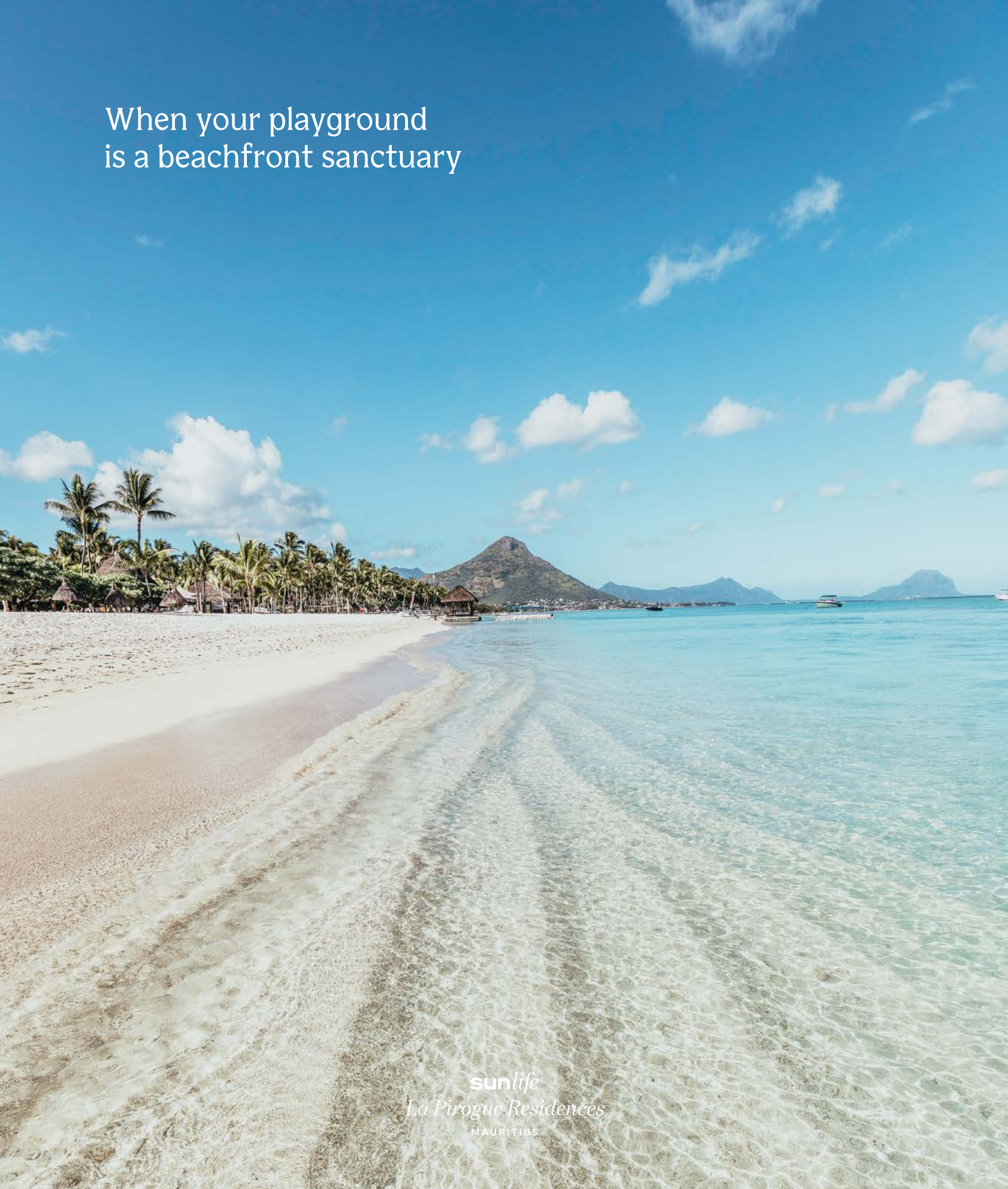
**SUGAR BEACH  
LUXURY RESORT**

**LA PIROGUE  
LUXURY RESORT**

**LA PIROGUE  
RESIDENCES**



When your playground  
is a beachfront sanctuary



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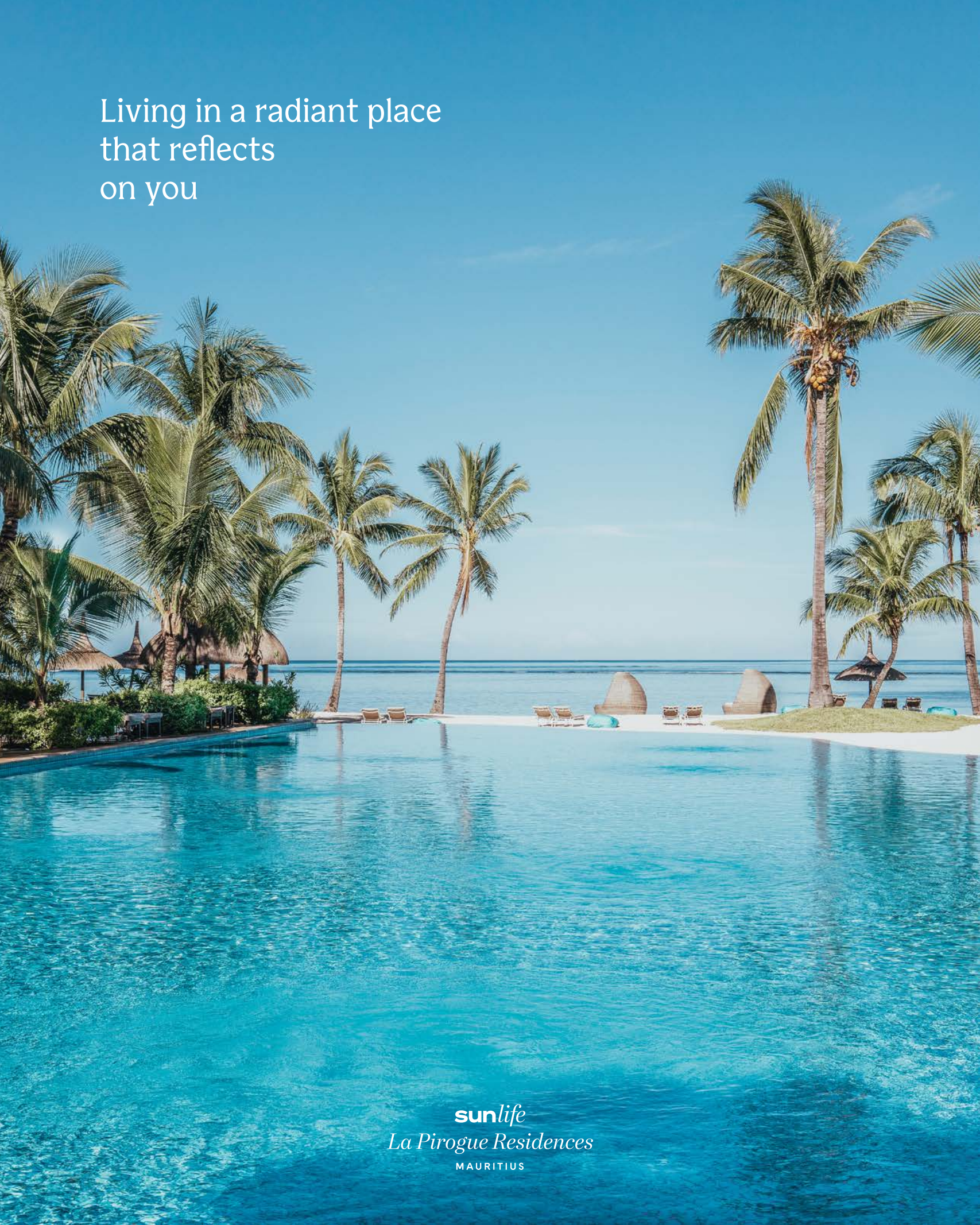


1.5 km of pristine beach  
that is exclusively yours

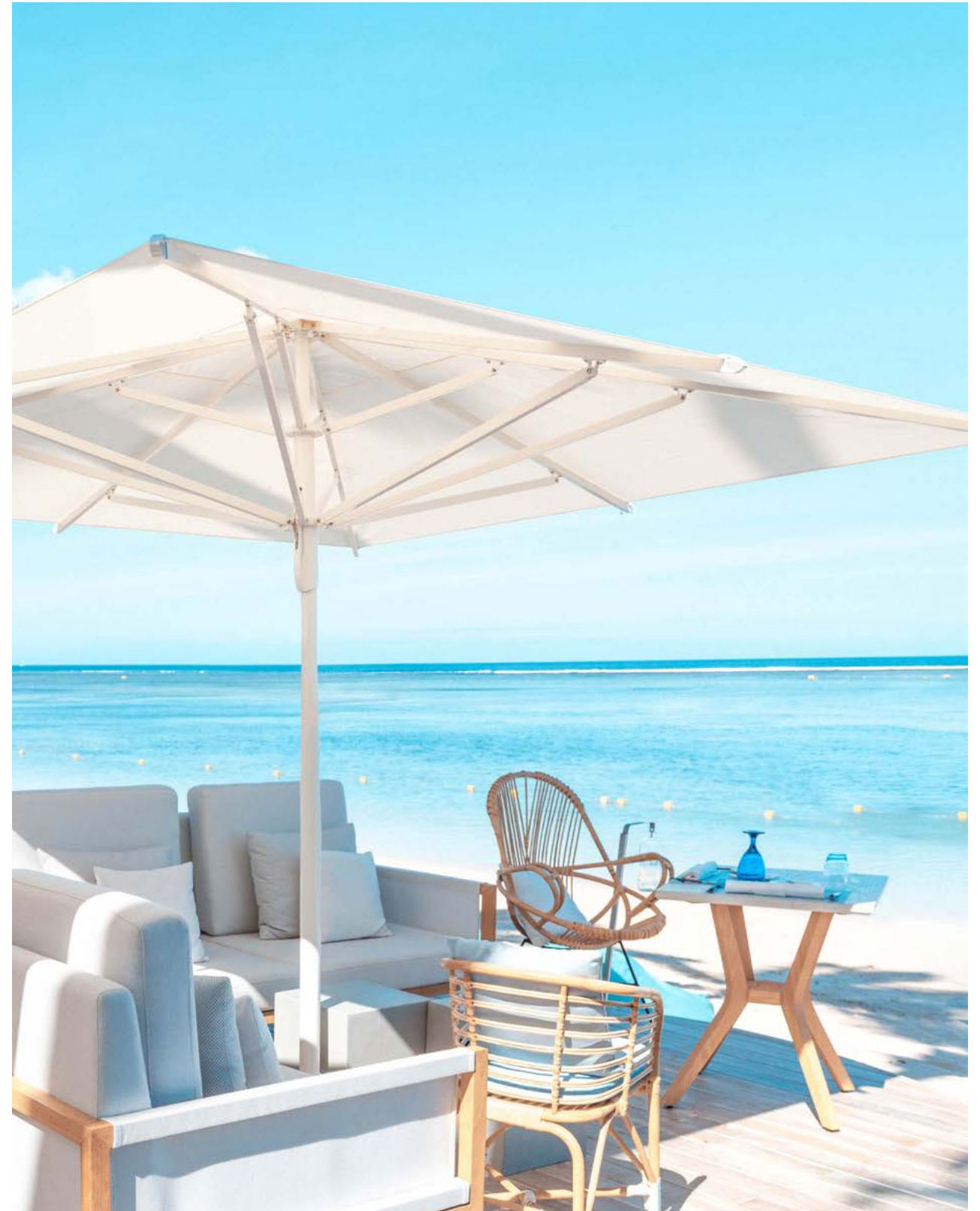


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Living in a radiant place  
that reflects  
on you



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PENTHOUSE EXPERIENCE

B821

B822

D837

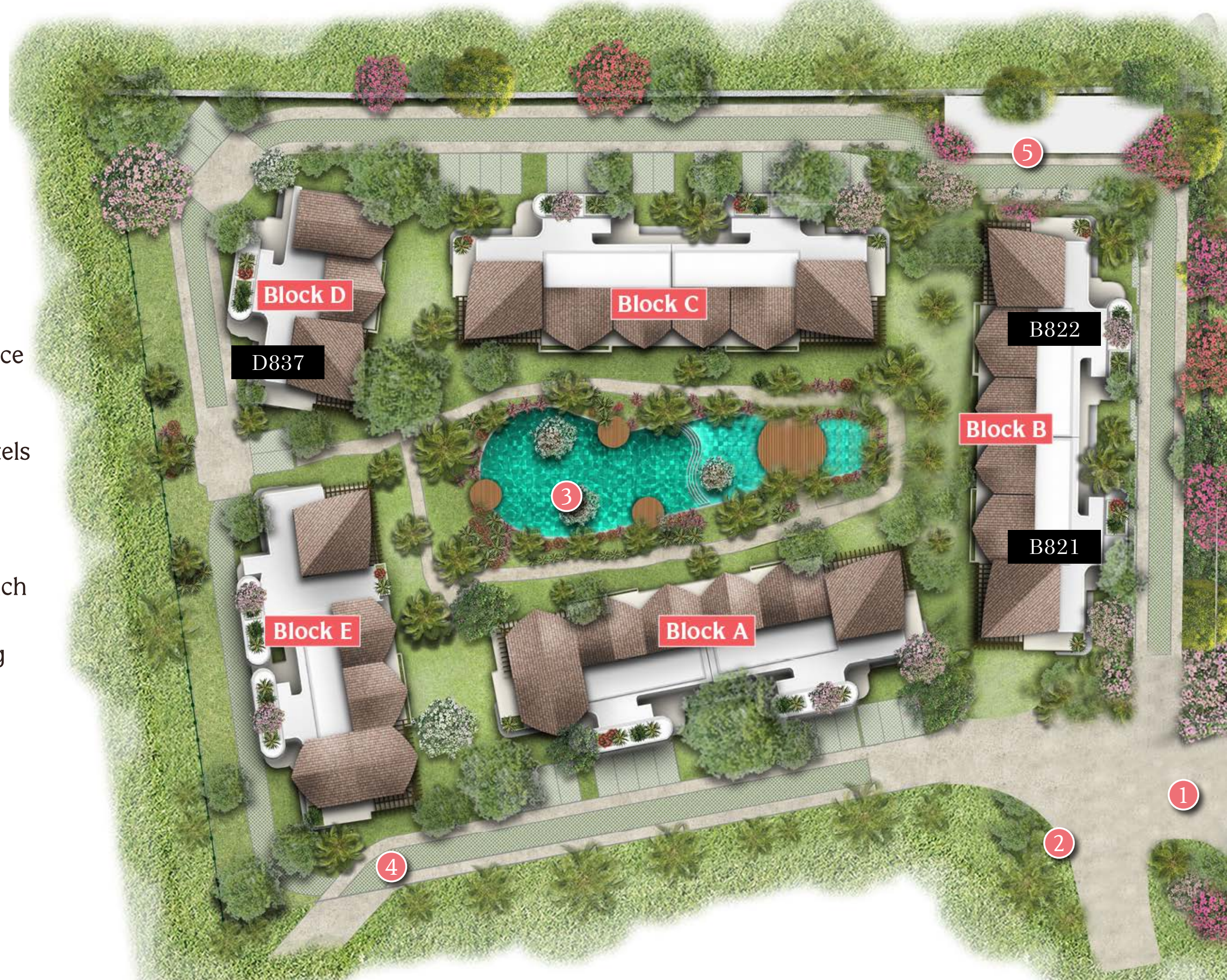
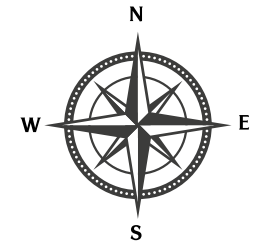


## A harmonious blend of heritage and luxury

Inspired by the Dutch architect Joseph van Melick, La Pirogue Residences proudly showcases a celebrated architectural heritage. Among its offerings, the 8 exclusive penthouses stand out, embodying Van Melick's signature curved lines and refined design. Surrounded by lush gardens, these penthouses blend seamlessly with the landscape through thoughtfully selected materials. The centerpiece infinity pool offers residents a tranquil retreat within this oasis. Inside, the penthouses mirror the graceful curves of La Pirogue hotel's iconic bungalows, creating a harmonious connection with their natural surroundings, where heritage and luxury converge.



- 1. Residents' entrance
- 2. Guests' entrance and access to hotels
- 3. Common pool
- 4. Access to the beach
- 5. Technical building



An oasis of serenity:  
Enjoy the 430 m pool area surrounded  
by lush nature





Lush planters of verdant greenery provide shade and extra privacy in the pool itself



## Elevated living, above it all

The exclusive penthouses offer spacious, airy living areas with high-end finishes and climate-responsive design. Expansive sliding glass doors connect the indoors to the stunning outdoors, while cross-ventilation in most units ensures a naturally cool environment. Each penthouse comes with private elevator access to its floor, offering an unmatched level of exclusivity. The boho-chic interior décor reflects the relaxed elegance of La Pirogue hotel, blending effortless comfort with luxurious living.

The seamless transition between indoor and outdoor spaces enhances the connection with the surrounding environment





The spacious living areas boast high-quality finishes and a climate-responsive design for optimal comfort



A serene coastal palette completes the indoor-outdoor flow, with a stylish open kitchen overlooking tropical gardens



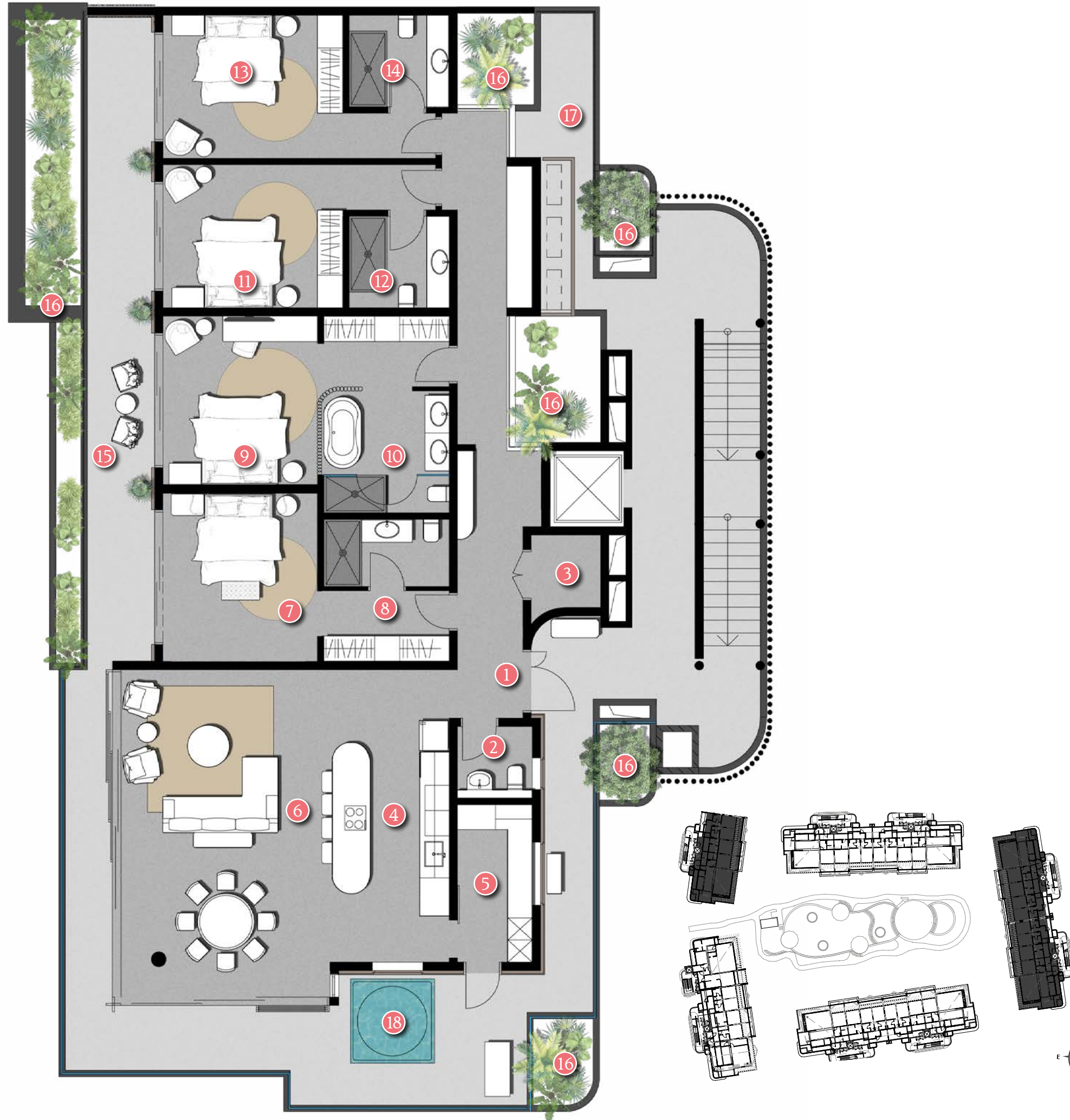
The bedroom opens directly to nature's embrace, offering a serene escape

The residence features wooden slats elegantly separating the master bathroom from the bedroom, creating a seamless flow





Natural stone and wood are the main decor elements here. The modern, contemporary style borders on minimalist.



## Surface areas / Surfaces - (M<sup>2</sup>)

1. Entrance & corridor .....	28.55
<i>Entrée et couloir</i>	
2. Guest WC.....	4.14
<i>Toilettes invités</i>	
3. Storeroom .....	4.17
<i>Réserve</i>	
4. Kitchen .....	18.01
<i>Cuisine</i>	
5. Scullery.....	8.97
<i>Cellier</i>	
6. Living / Dining .....	45.62
<i>Salon / Salle à manger</i>	
7. Bedroom 04 / TV room .....	21.92
<i>Chambre 04 ou salon télé</i>	
8. Bathroom 04 en suite .....	6.74
<i>Salle de bain en suite 04</i>	
9. Master bedroom.....	21.76
<i>Chambre principale</i>	
10. Master bathroom .....	9.69
<i>En suite de la chambre principale</i>	
11. Bedroom 02 .....	19.04
<i>Chambre 02</i>	
12. En suite bathroom 02 .....	6.17
<i>Salle de bain en suite 02</i>	
13. Bedroom 03 .....	19.04
<i>Chambre 03</i>	
14. En suite bathroom 03 .....	6.40
<i>Salle de bain en suite 03</i>	
15. Balcony.....	97.61
<i>Balcon</i>	
16. Planters.....	36.82
<i>Jardinières</i>	
17. Yard.....	33.15
<i>Cours</i>	
18. Jacuzzi.....	4
<i>Jacuzzi</i>	
 TOTAL AREA .....	 391.80
SURFACE TOTALE .....	



Exceptional luxury living with hotel services



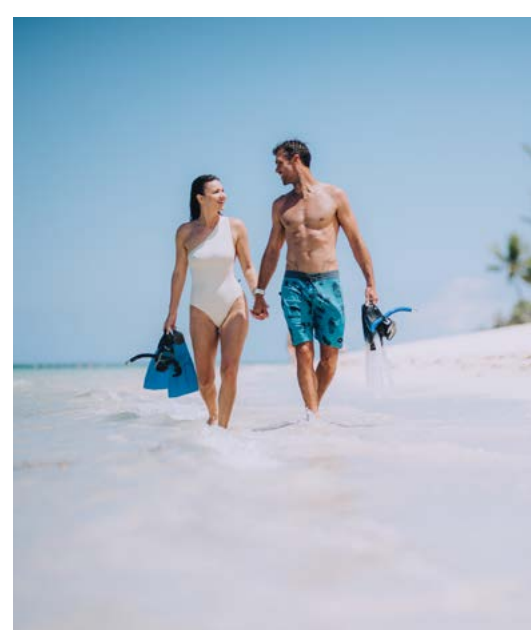
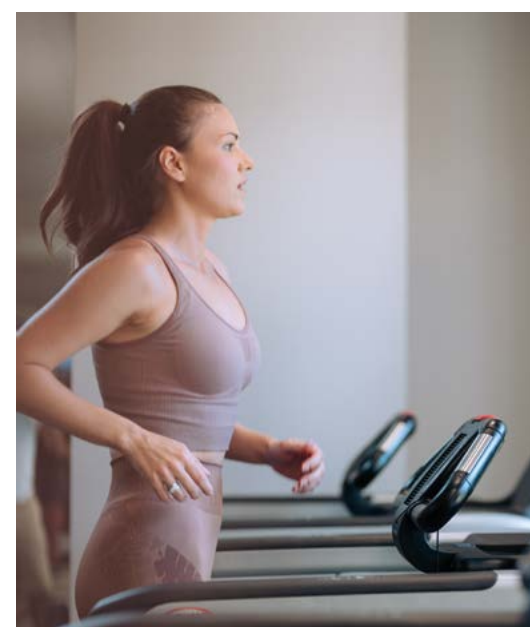


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THE RESORT LIFESTYLE

When your home grants you privileged access to a world of exclusive experiences



Enjoy a lifestyle of privileges managed by Sunlife

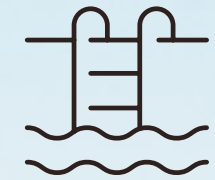
Members and their dependents enjoy exclusive access to the beautiful beaches in front of La Pirogue and Sugar Beach resorts. They can also frequent the resorts' bars and restaurants, swimming pools, water activities, tennis courts, and gym.



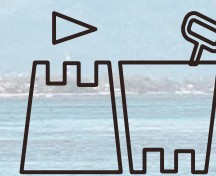
DIRECT ACCESS TO THE BEACH



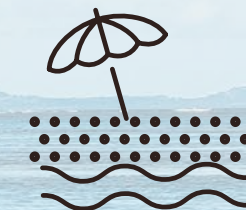
2 RESORTS' ENVIRONMENT



A CHOICE OF 5 POOLS



KIDS' CLUB



BEACH FACILITIES



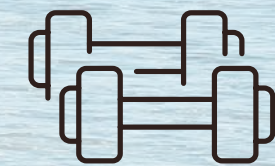
CONCIERGE SERVICE



10 RESTAURANTS



SPA



GYM



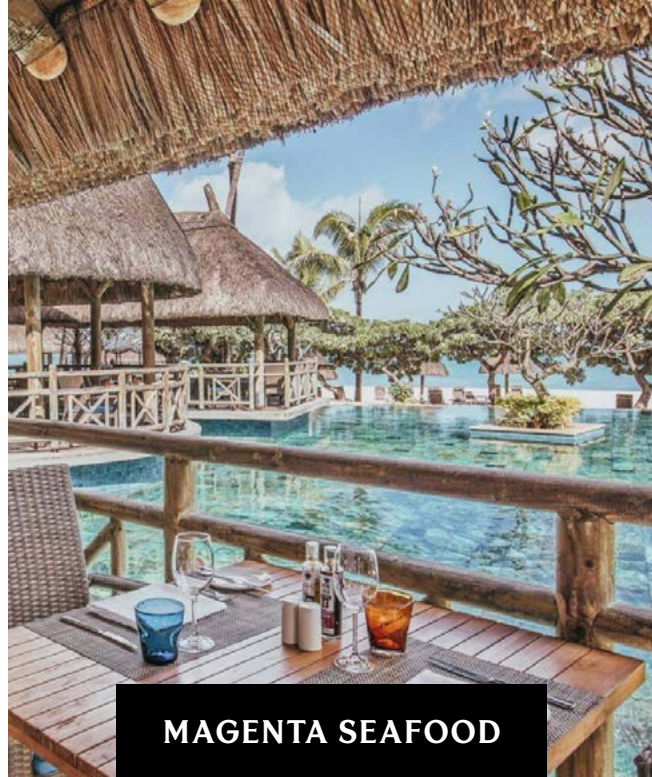
## Exclusive privileges, where hotel living becomes your every day

Residents of La Pirogue Residences enjoy preferential rates at 10 exceptional restaurants across two prestigious hotels. From gourmet beachfront dining to international cuisine, each restaurant offers a unique culinary experience. With world-class flavours just steps away, residents can immerse themselves in the finest dining, perfectly complementing their luxurious resort lifestyle.





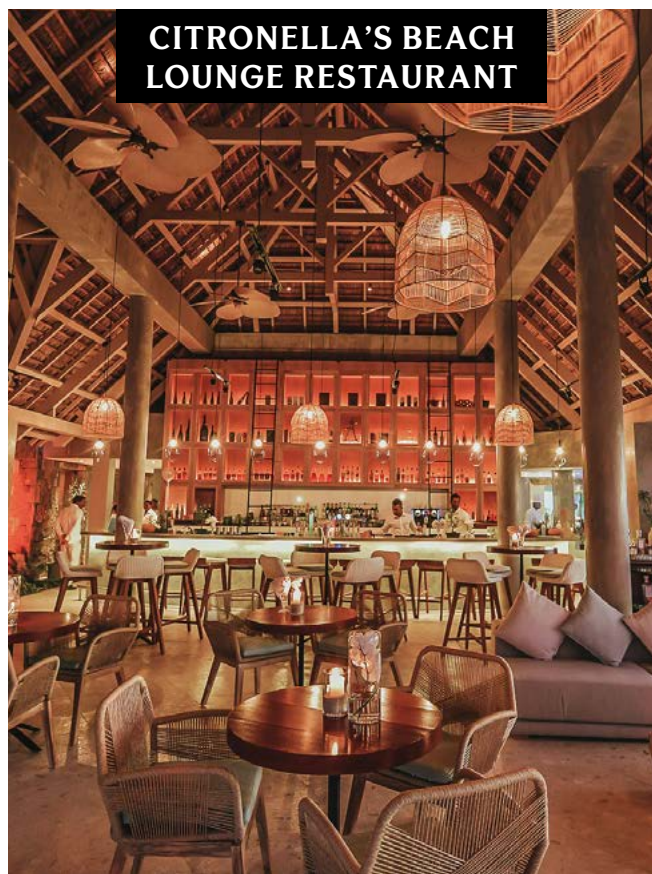
WOLMAR



MAGENTA SEAFOOD



VAN DER STEL



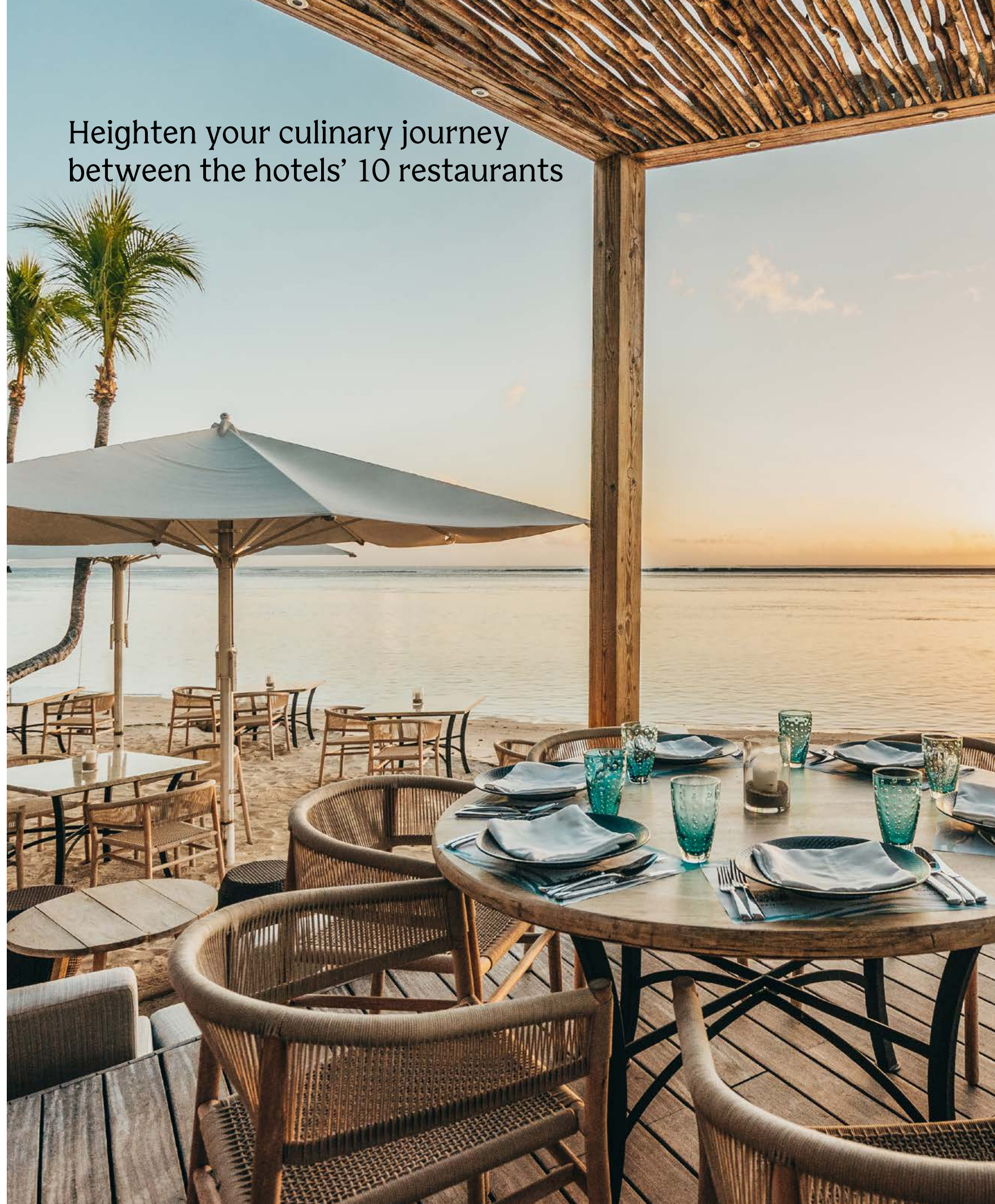
CITRONELLA'S BEACH LOUNGE RESTAURANT



LE PATIO



MEMBERS CLUB LOUNGE



Heighten your culinary journey between the hotels' 10 restaurants



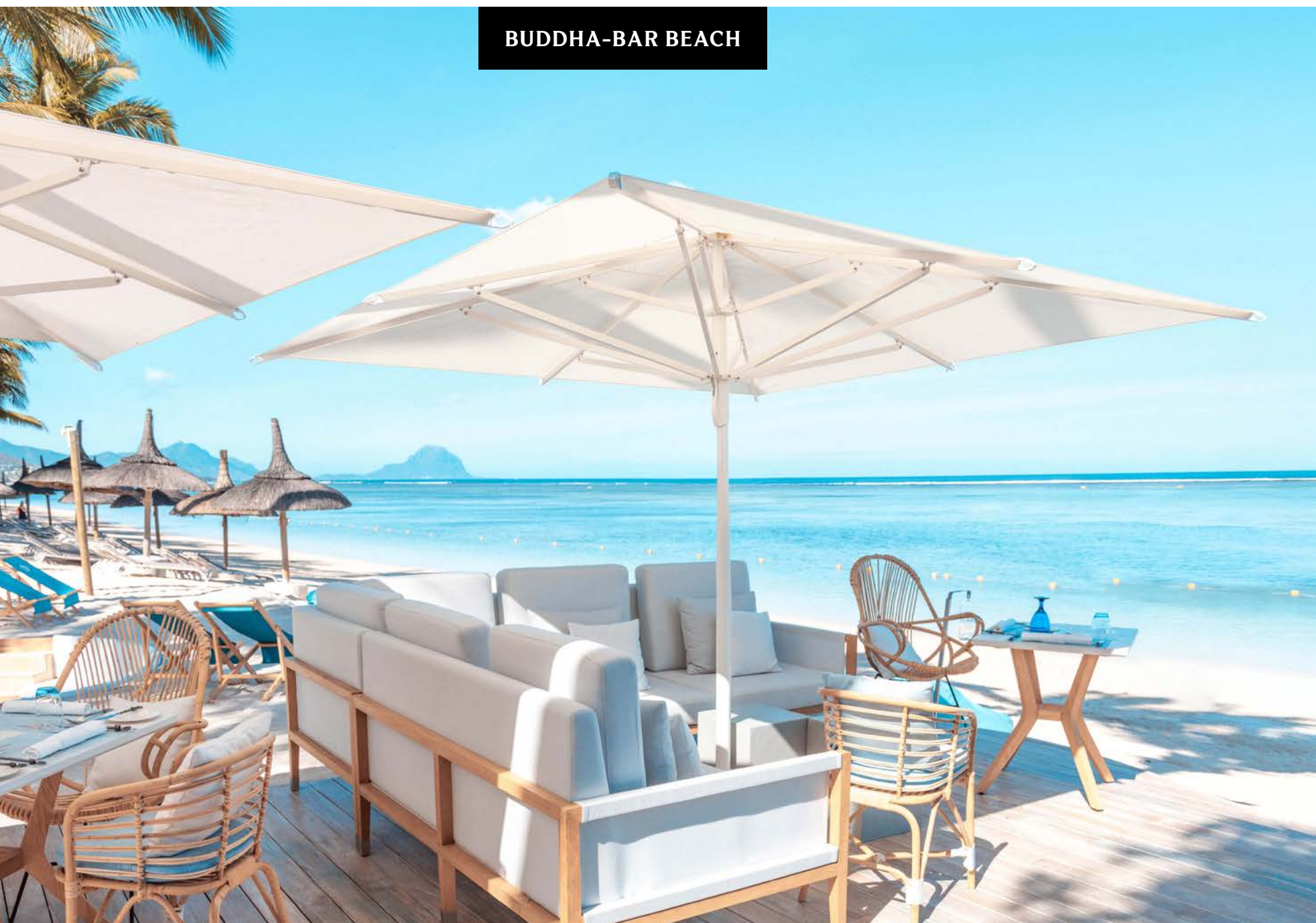
COCONUT CAFE



LE MORNE



THE TEA ROOM



BUDDHA-BAR BEACH



Savour a journey through exceptional wines at the Van Der Stel Wine Bar



Residents can enjoy a bespoke, refined wine-tasting experience at the Van Der Stel Wine Bar at La Pirogue, offering a curated selection of 60 wines by the glass. A dedicated sommelier is available to expertly guide their tasting journey.

## Exclusive serenity awaits at the 5 Mondes Spa

As a resident, enjoy exclusive access to The Imperial Spa, a 1,000 sqm Asian-inspired sanctuary. Indulge in Ayurvedic and aromatherapy massages, along with opulent body treatments using exotic fruits, spices, and flowers. Your personal haven of tranquillity and well-being.





## Premium golf privileges

Residents of La Pirogue Residences enjoy exclusive access and preferential rates at two of Mauritius' most renowned golf courses: Tamarina Golf and Golf de l'Île aux Cerfs. Whether it's the scenic fairways overlooking the ocean or the lush greens nestled in nature, these world-class courses offer an unparalleled golfing experience. With priority access and special rates, residents can elevate their golf game while enjoying the luxury of playing at two of the island's finest courses.

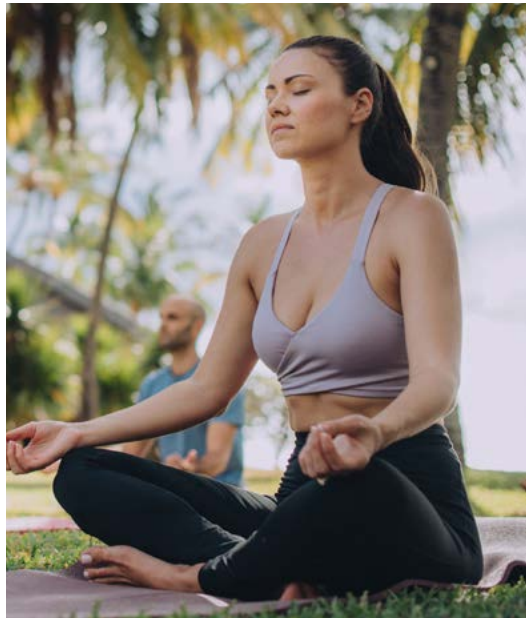
Tailored experiences,  
timeless memories  
for all ages



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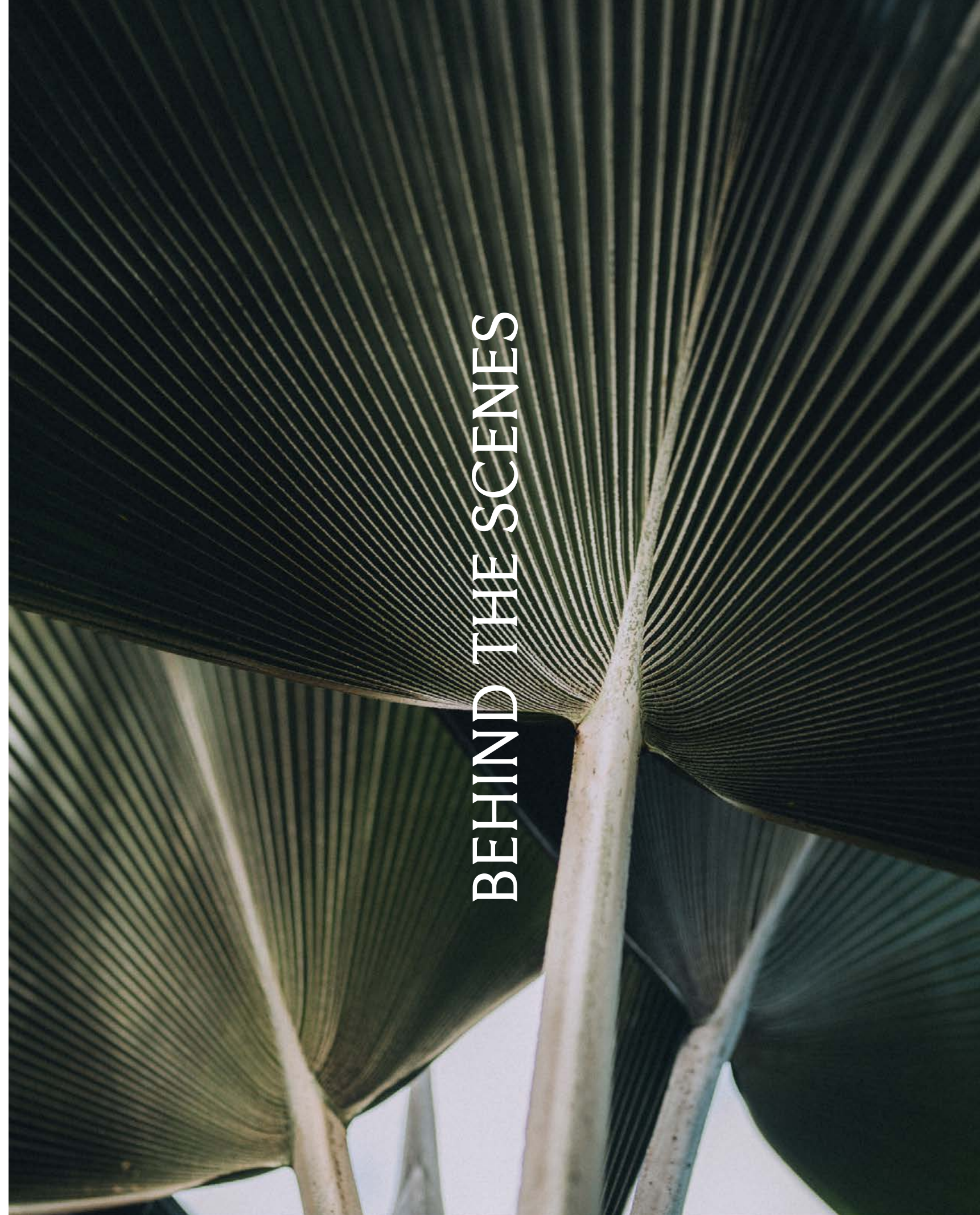
## Dive into a world of experiences with the Sunlife Come Alive Collection

Residents have access to Sunlife’s personalised experiences, from thrilling adventures and peaceful relaxation to cultural immersions and gourmet dining. With activities for everyone, including the kids’ club, croquet, and more, it provides the perfect setting to create lasting memories for all ages.





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BEHIND THE SCENES

## 2Futures, leading Mauritius' luxury property developer

2Futures offers prime investment opportunities since 2007. With a growing portfolio of commercial and residential properties along the north and west coasts, 2Futures is renowned for shaping the island's landscape with designs inspired by the tropical beach lifestyle, attracting local and international investors.



## Experience the uniqueness of Sunlife's four resorts and Ile aux Cerfs golfing paradise

For decades, Sunlife has delivered exceptional experiences at its resorts on some of the world's finest beaches. In Mauritius, Sugar Beach and La Pirogue on the west coast, along with Ambre and Long Beach in the east, each offer unique identities tailored to diverse preferences. Whether seeking a luxury retreat, active adventure, or authentic Mauritian culture, Sunlife offers it all. Additionally, Sunlife will manage the rental program at La Pirogue Residences, ensuring a seamless and effortless experience for owners.





## CIEL Properties Limited: stewarding mauritian land and innovative developments

CIEL Properties, a division of the CIEL Group listed on the Stock Exchange of Mauritius, manages the Group's extensive land and real estate assets. This includes 3,200 hectares of land in Ferney, 100 hectares of nature reserve, and key developments like Ébène Skies. With assets valued at MUR 4.2 billion, the Group has seen strong growth, reporting MUR 13.2 billion in revenue for the half-year ending December 2021—a 45% increase. CIEL Properties continues to expand through sustainable rental income, strategic land sales, and the hospitality sector's rebound.



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[lapirogueresidences.com](http://lapirogueresidences.com)