



LA SALETTE  
E S T A T E

A place to belong  
and call home.





# Sanctuary;

a safe place, somewhere  
to take refuge from the rush  
of the outside world.

A place you truly belong, and call home.  
How to find it? Close your eyes, listen carefully  
for the stillness and follow it away from the  
busyness of the Grand Baie coast, and into the  
vast, green pastures of La Salette.





## Treasured for centuries

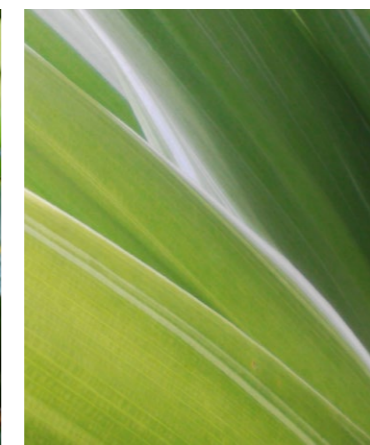
In the year 1846 in La Salette Fallavaux, France; two children claimed to have seen an apparition of Mary, the mother of Jesus, in a field. The holy event inspired the building of a stone basilica in the area and a replica in the northern part of Mauritius - it would be known as the Notre Dame de La Salette. For centuries the church has taken care of this building and surrounding land.

It is on this reverential soil that the foundations of La Salette Estate are set. So much more than just another development, it is designed to replicate the peace and longevity of the area. This extends inward, overflowing into the morcellement and creating a lifestyle that is timeless and content, in harmony with nature and with others.

## Enter into elegance

The magnificent entrance of the estate is a statement of high quality living . It welcomes you home as a beacon of elegant stone and metal. It is a secure, safe community, with one access point. The internal roads are wide and there is an unexpected openness to the yards, it is calm, comfortable and cosy.





## At the heart of La Salette

In the centre, stretching the entire length of the morcellement is a verdant strip of greenery measuring almost 9000 m<sup>2</sup>. This central park is a communal space for neighbours to greet or linger in the sun or under the trees. The park is the pièce de résistance and focal point of La Salette. Completely contrary to the usual surroundings in the north of the island, the park will boast a mini forest of local trees and plants that introduce character to the surroundings.

This quiet oasis has paths and grassy areas to relax, read, have picnics or simply lounge around on sunny afternoons and listen to the birds. As the trees grow and develop, so will the community, building memories under the watchful shade of the trees.

La Salette also offers the opportunity for residents to create secluded private gardens with their favourite plants to care for and enjoy through the seasons.

More than a development, La Salette Estate will be a home sanctuary, a place to create the life you deserve, a quiet oasis with wide open spaces and an abundance of natural surroundings.

## Introducing the open front yard

The pool of greenery in the park splashes out to the surrounding houses, with trees and foliage intentionally planted around each home. The rolling lawns are endless and there are no divides or boundaries in front of the yards. These shared verges continue the connection to nature and one another.



# Around La Salette Estate

Grand Baie, located on the north-west part of the island, is known for its vibrant, lively atmosphere.

It has incredible white sand beaches, a natural harbour surrounded by restaurants and filled to the brim with shopping experiences.

## NEARBY AMENITIES WITHIN 5Km

- La Croisette Shopping Mall
- Super U
- Petrol Stations
- Primary & Secondary Schools
- Clinics
- Notre Dame de La Salette Church
- Gym & Sports Club
- Golf Estate





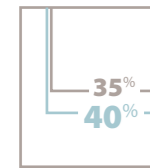
## Embracing green housing

The houses intentionally complement the natural surroundings. Clean, white lines give a sense of lightness and are rounded off with robust volcanic stone cladding and textured, timber screens for warmth. This harmonious interface translates to the inside of the housing with an abundance of natural lighting and open plan layouts. The internal design also incorporates natural materials throughout to maintain a strong connection to the outdoors.

At La Salette, we not only enjoy nature, but also do our best to preserve it. We encourage sustainability through various means, including; energy efficient ventilation, maximum use of natural daylight through skylights and LED lighting where possible.

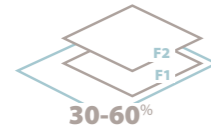
# Design specificities

La Salette Estate design briefs were created to maintain the aesthetic integrity of the project, but still affords landowners great versatility and control over how they want their dream home to look.



## Plot coverage

**Maximum: G: 40% | G+1: 35%**  
No more than 1 dwelling per plot  
No further subdivision allowed



## No. of storeys

**Maximum: Double storey**  
First floor area to be a minimum of 30% and maximum of 60% of ground floor area



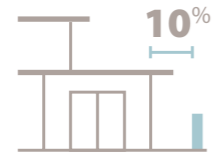
## Height restrictions

**Maximum height of dwelling: 7.0m**  
excluding parapet wall  
If ground floor only, height should not exceed 5m height.



## Roof type

**Flat roof only.**  
No pitched roof allowed



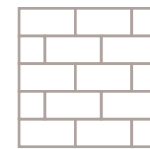
## Terraces

**Minimum surface of terrace:**  
10% of total internal surface area of dwellings



## Frontage boundary wall/fence

**No front boundary wall/fence allowed:**  
Open front yard concept



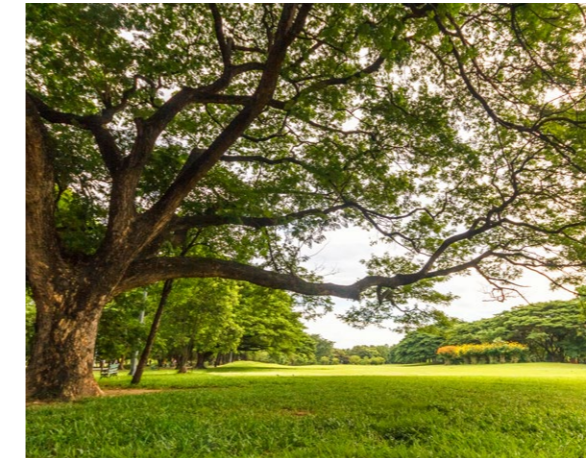
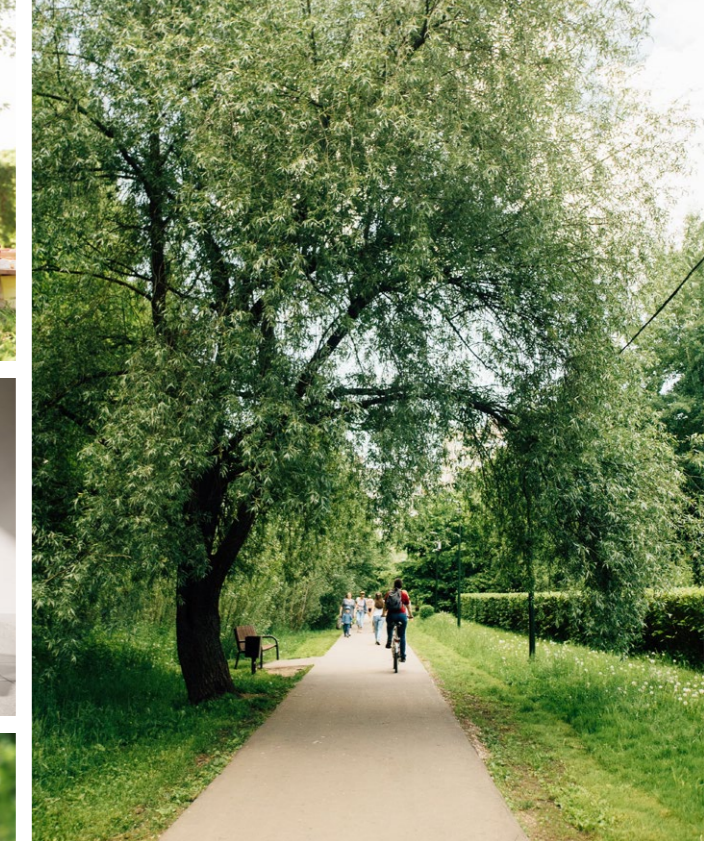
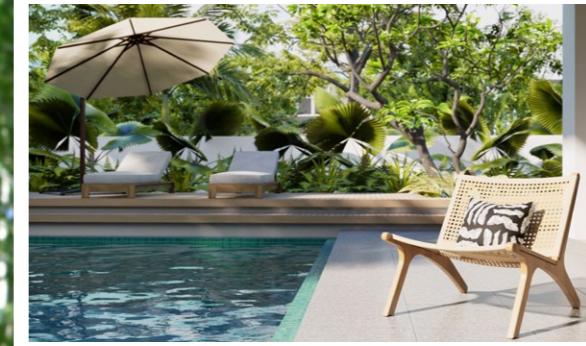
## Side boundary

**Wall/fence: 1.8m high**

**Timber screen: 1.8m high** and within plot boundary

**Hedges: 1.8m high** hedges will be permitted as long as they are located within the site boundaries or as agreed with adjacent owners and well maintained by the owner. In such arrangement, fence is compulsory in between inter-plot boundary.

The illustrations and content of this brochure has a solely indicative character and is non-contractual.  
The promoters reserve the right to amend any information provided herein, without prior notice nor any liability.





# LA SALETTE

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### Architect

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### Landscape Architect

Planning Partners (Pty) Ltd

### Land Surveyor

GeoTerra Ltd

### Project Manager

Keystone Project  
Management Ltd

### Project Engineer

Scene-Ries Consult Ltd

### Notary

Etude Patrice Avrillon

A development led by **MAXCITY**