



GRAND BAY



Les Voiles, nestled in its lavish tropical and verdant park, offers you 24 beautiful apartments in the highly sought-after suburb of the island, Grand Bay.

This outstanding apartments will seduce you by its tropical environment and its comfort of life.”.

Les Voiles itself can be benefit from its unique and convenient location which provides the whole residents an easy access to the seaside .



## PDS (Property Development Scheme) in Mauritius

The Property Development Scheme (PDS) is the new property law regulation incorporated in Mauritius since 2015. Replaced by the previous schemes namely Integrated Resort Scheme (IRS) and Real Estate Scheme (RES) respectively, the PDS allows the development of resident units for sale to non-citizens, citizens and members of the Mauritian Diaspora.

The PDS scheme will be based on the same Acts of law in Mauritius as for IRS and RES schemes: the Investment Promotion Act of 2000, the Investment Promotion Regulation of 2007, the Regulation of Investment Promotion of 2009 and its amendments.

This scheme does not enforce any minimum buying prices on PDS properties, thus allowing a foreign investor to invest or take advantage of Mauritian tax benefits. The foreign investor is eligible for a residence permit upon the purchase of a villa under the PDS scheme when the investment cost is more than USD 500,000 or its equivalent in any freely convertible foreign currency. Also, the PDS does not differentiate between small and big landowners and thus the registration fee has been standardized for all purchasers at 5%

## Mauritian tax residence

To be a Mauritian tax resident, you must first obtain a residence permit by purchasing real estate costing more than 500,000 USD or be in possession of an Occupation Permit. You must also reside in Mauritius at least 183 days per year.

Mauritian tax benefits:

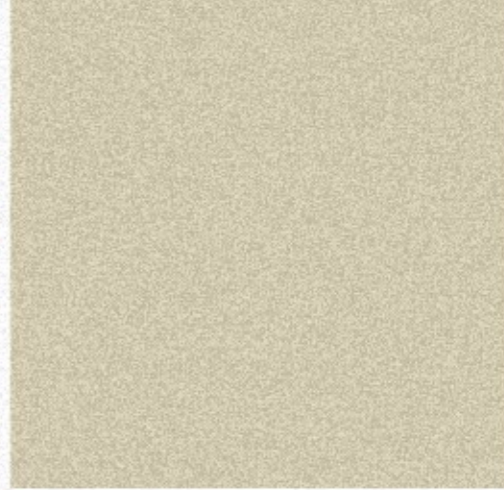
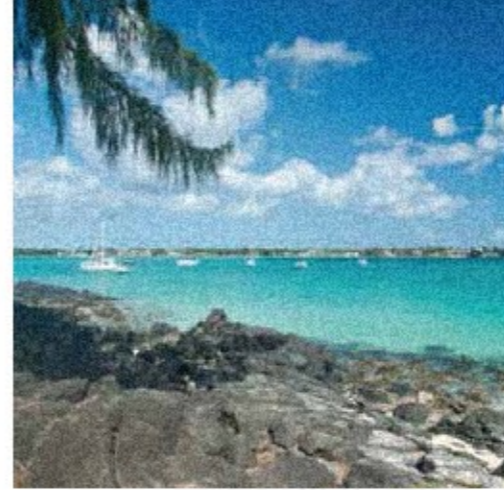
Income tax is of only 15%

There is no tax on wealth

No tax on capital gain when reselling your property

No social security tax, property tax or housing tax

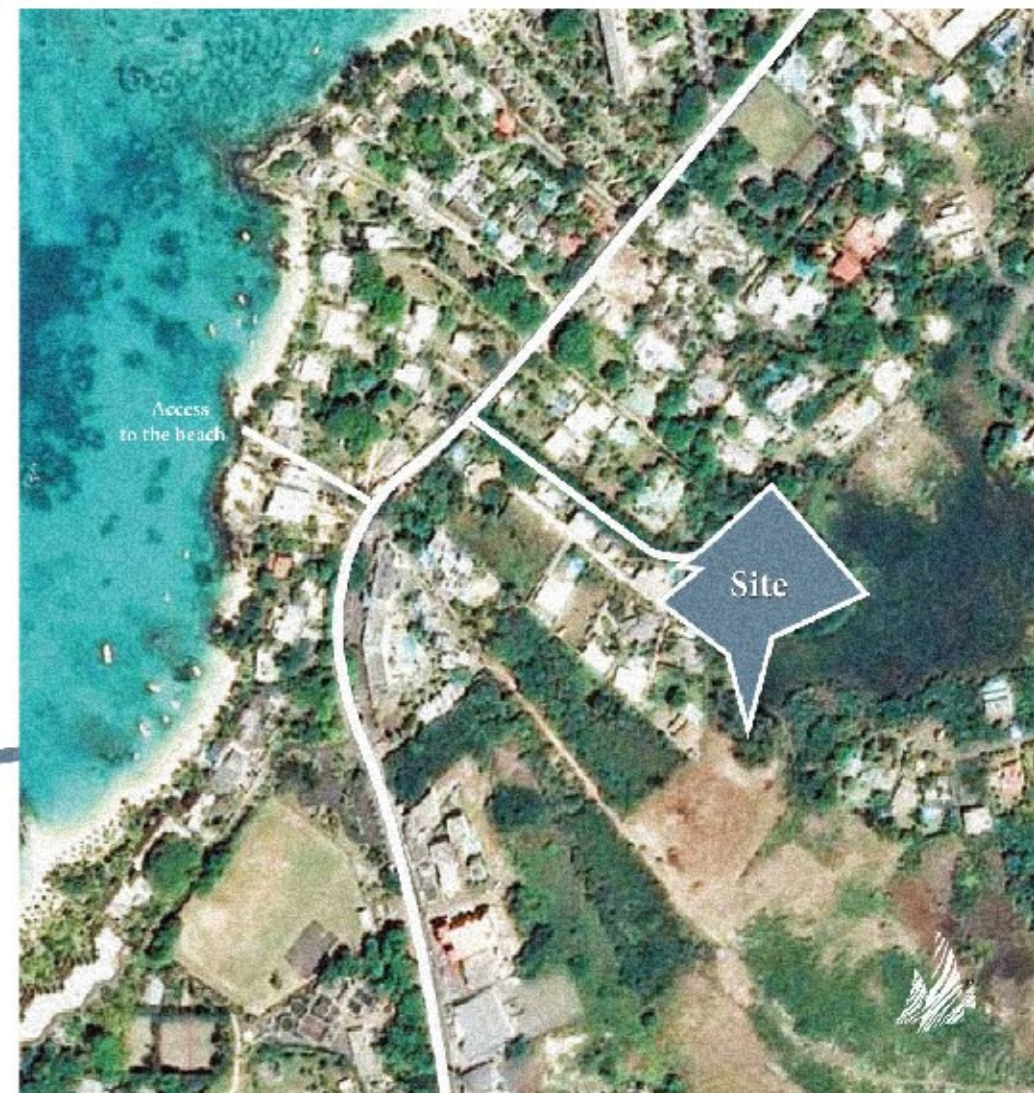




## Grand Bay

The northern part of the island is a lush hemmed of beaches and lagoons with translucent blue. The island benefits from a tropical climate in summer, as well in winter.

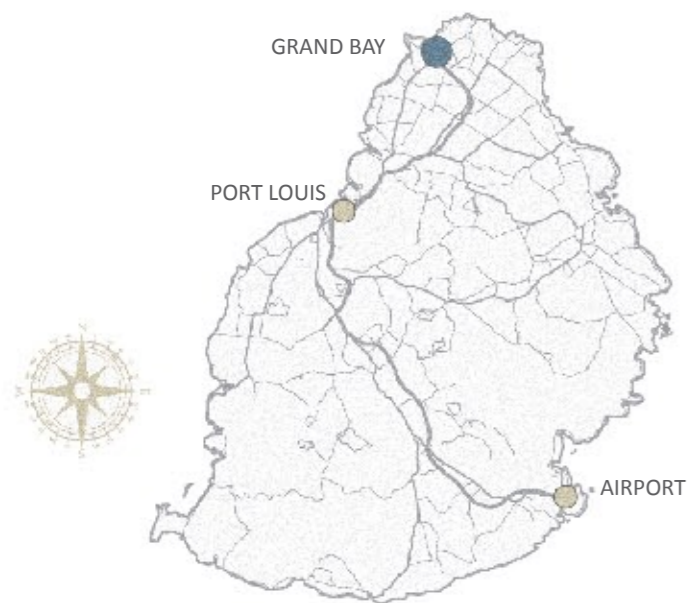
Grand-Bay remains the crown jewel's part of the island with the most famous holidays resorts and its seaside. Cultural life on coastal village and festive events will punctuate the seasons all year-round.



## Mauritius

Most research conducted and published show that Mauritius cultivates sustained growth. The country serves as a gateway to the East and Africa, creating various opportunities for affairs. Its multi-ethnic composition offers a cultural diversity in a peaceful Mauritius where it is good to live.


Its time zone (GMT + 4) allows easy communication to all continents.






# Les Voiles


GRAND BAY

-  - Entrance


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-  - Security


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-  - Bloc A


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-  - Bloc B


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-  - Bloc C


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-  - Bloc D


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-  - Clubhouse


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-  - Pool

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-  - Children Playground

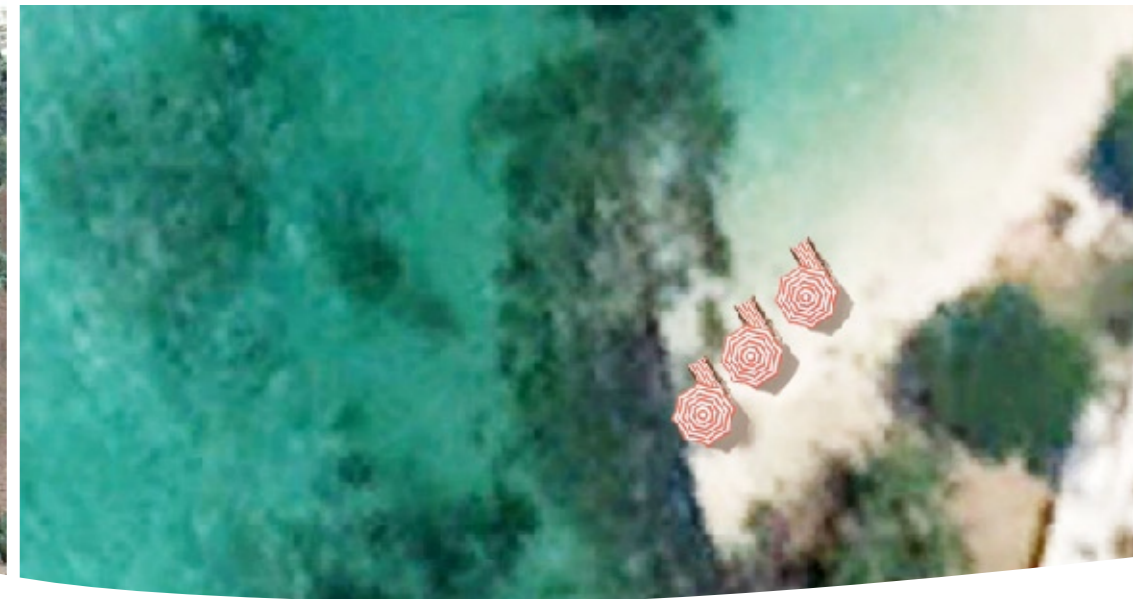
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-  - Parking



To the beach

400 m walking distance to a private beach



A wide-angle photograph of a modern, multi-story apartment complex. The building is white with large windows and balconies. In the foreground, there is a swimming pool with a wooden deck, lounge chairs, and a striped umbrella. To the right, there is a clubhouse with a stone wall and a tiled roof. The garden is lush with palm trees, tropical plants, and a playground in the background.

## A prestigious address

These magnificent 24 apartments are divided into four two-storey buildings located in a tropical garden. Each apartment has a soul of beautiful terrace with a clear view on a generous garden. The Club House bar is a handy and convivial spot for families and guests in a convivial atmosphere. Its idyllic setting with swimming pool, a wooden pool deck for sun bath and a playground to please the children.

## Serene Beauty

The residence represents a contemporary style architecture, redefining classical elements to respond the privilege pleasant environment, all bathed in a tropical garden. Away from the hubbub summer, let yourself be charmed by the serenity of this residence.





## *Serene Beauty*

This exclusive product houses a clubhouse that invites you to idleness where two distinct spaces are dedicated to parents and children. It overlooks a large pool and a wooden pool deck, with proximity and access to green space for the happiness of all.



## *A quiet and Healing environment*

The playground is designed to bring happiness to the youngest ones as well as the elder children. Its spaces of well-being allow the parents and the children to take full advantage of the outdoor space in a friendly and relaxed spirit.





## *A summer outdoor*

The extensive ground boasts a natural rock landscape and man-made features where a barbecue area provide you a gorgeous picnic spot to enjoy aperitifs, buffet dinners and grills with families and guests.





## Sumptuous elegance

The living room flooded with natural light, offers a beautiful view of the garden. This piece of contemporary design with light colors can harmonize with a choice of furniture with sleek contours for the ultimate in style.





## *A touch of conviviality*

Charm and delicacy also characterise the open concept kitchen-living room in big spaces when the kitchen is linked to the dining space.





## *A touch of conviviality*

The bedroom will seduce you by its charm and spacious feel. It has a private balcony overlooking the garden. It lends itself to tasteful decor, calling for calm and rest.





## Beautiful view of the surrounding

The large shaded terrace overlooks the landscaped garden for a clean and healthy environment. This beautiful space can also serve as an outdoor reception area, ideal for convivial moments with friends or family.





Apartment Bloc

▲	Entrance	-
1	Living - Dining room	46,58 m <sup>2</sup>
2	Master Bedroom	17,05 m <sup>2</sup>
3	Dressing	4,27 m <sup>2</sup>
4	Master bathroom	5,64 m <sup>2</sup>
5	Bedroom 1	14,64 m <sup>2</sup>
6	Bathroom / wc common	4,00 m <sup>2</sup>
7	Bedroom 2	13,54 m <sup>2</sup>
8	Attached Bathroom	3,71 m <sup>2</sup>
9	Kitchen & Utility room	17,07 m <sup>2</sup>
10	Circulation area	5,32 m <sup>2</sup>
11	Main Terrace	31,98 m <sup>2</sup>
<b>Total useful floor</b>		<b>163,80 m<sup>2</sup></b>
<b>Total surface area</b>		<b>187,20 m<sup>2</sup></b>



# Specifications

## BUILDING WORKS

- 1. Substructure**
  - Isolated pad and strip footing
- 2. Structure**
  - Reinforced concrete frame structure and block walls filling
- 3. Concrete Work**
  - Conventional reinforced concrete columns, beams, slabs and staircase
- 4. Walls**
  - Generally 200/150 mm thick block wall and 100mm thick block wall for non-structural internal walls. Dividing walls between apartments to be 200mm thick block wall
- 5. Openings**
  - Powder coated aluminium windows and doors with clear glazing
  - Solid timber doors
  - Shower screens
- 6. Roofing**
  - Flat roof slab with water proofing treatments
  - Ceramic tiling to terraces with water proofing treatments
- 7. External wall finishes**
  - Smooth render finish to walls and paint

## INTERNAL FINISHES

- 1. Wall finishes**
  - Generally smooth render and emulsion paint
  - Ceramic tiles 2 m high to walls in showers
  - Wooden skirting to interiors
- 2. Kitchen**
  - Italian kitchen
    - Quartz counter top with splash back included
- 3. Floor finishes**
  - Homogenous tiles generally to internal floors
  - Ceramic tiles on veranda floors with water proofing treatment
- 4. Ceiling finishes**
  - Selected slabs areas to be off shutter concrete finish and emulsion paint
  - False ceiling throughout living and dining room

## SERVICES

- 1. Electrical Installation**
  - Concealed power and lighting installations throughout including standard accessories (Light fittings excluded)
  - Individual metering
  - Full load standby generator (0.7)
- 2. Sanitary Appliances and Accessories**
  - Sanitary wares to Architects selection
  - Tap ware to Architects selection
- 3. Plumbing Installations**
  - Hot and cold water installations to kitchen and bathrooms
  - Hot water supplied by solar water heater
- 4. Air Conditioning and Ventilation Installations**
  - Split type air conditioning units in bedrooms, living and dining areas
- 5. Fire Fighting System**
  - Portable fire extinguisher on each floor level
- 6. Communication System**
  - Telephone points at entry lobby and master bedroom
  - Data and socket outlets in Mater bedroom and Living room
  - TV points in Living room and Master bedroom
- 7. Waste Disposal**
  - Sewage treatment plant (grey water to be used in the irrigation of green areas)

## EXTERNAL WORKS

- 1. Driveway and External parking**
  - Paving stones to be used for entrance and parking areas
  - Individual storeroom
- 2. Landscaping**
  - Gardens will be landscaped
- 3. Swimming Pool**
  - Swimming pool generally to be concrete construction.
  - Decking / tiles to be provided around pool with sunbeds and umbrellas
- 4. Refuse disposal**
  - Enclosed space provided for wheel bins

## ADDITIONAL FACILITIES

- 1. Security**
  - Main entrance located adjacent to security post
  - Single syndic controlled alarm and rapid response service provided for integrated security control
- 2. Parking**
  - 2 covered parking for each apartments and penthouses





Promoter :



GRAND BAY

Architect : **KP Architects**

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Contractor works : **MAB Ltd**

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Kitchen Designer : **Inside Living Ltd**

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Notary : **Etude Bertrand Maigrot**

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3D Illustrations : **Xworx Ltd & Clive-Luxagon Ltd**

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**DISCLAIMER**

1-The contents in this brochure is not contractual.

2-The information are indicative and may be subject to modification by the promoter until final 'Réglement de Copropriété'.