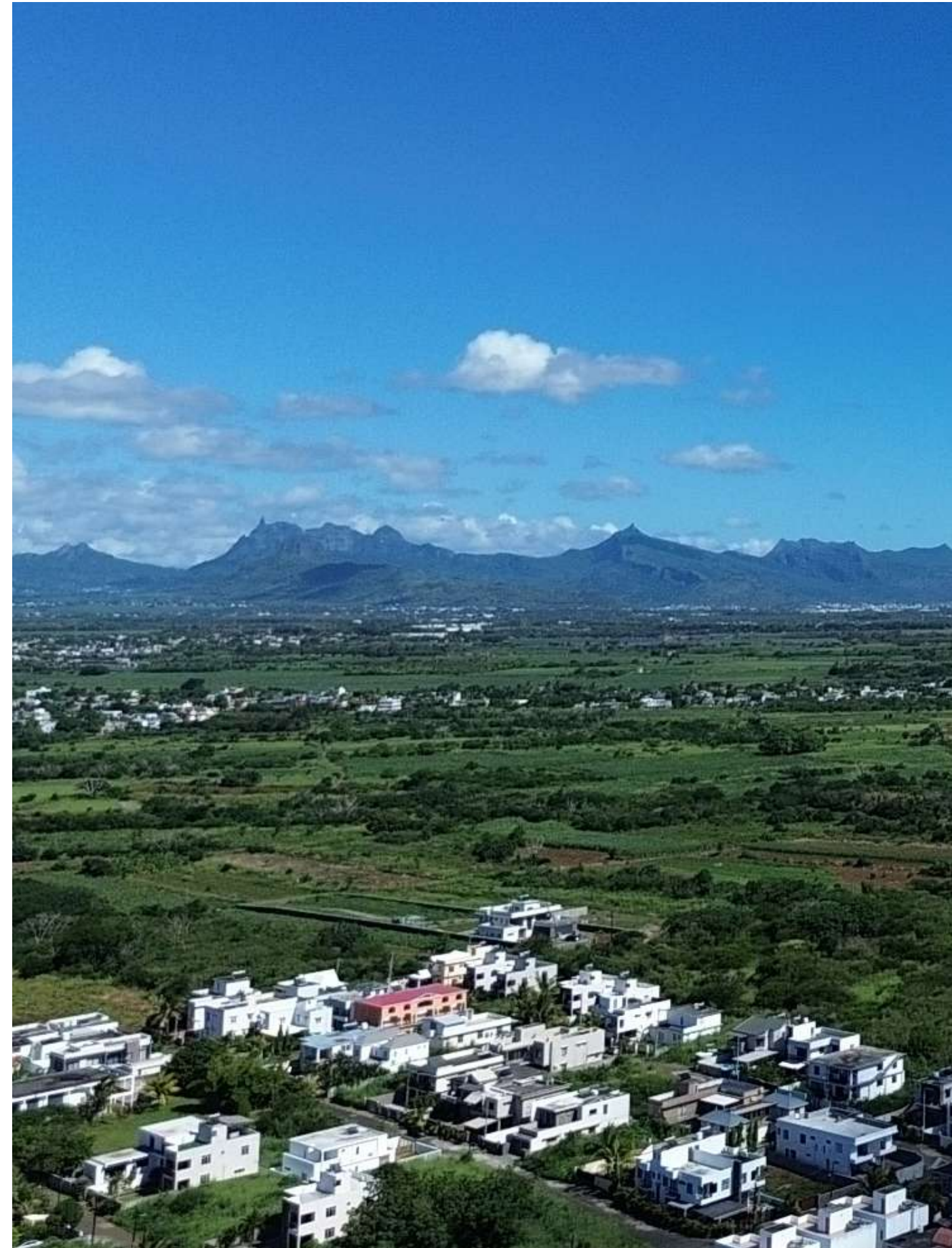


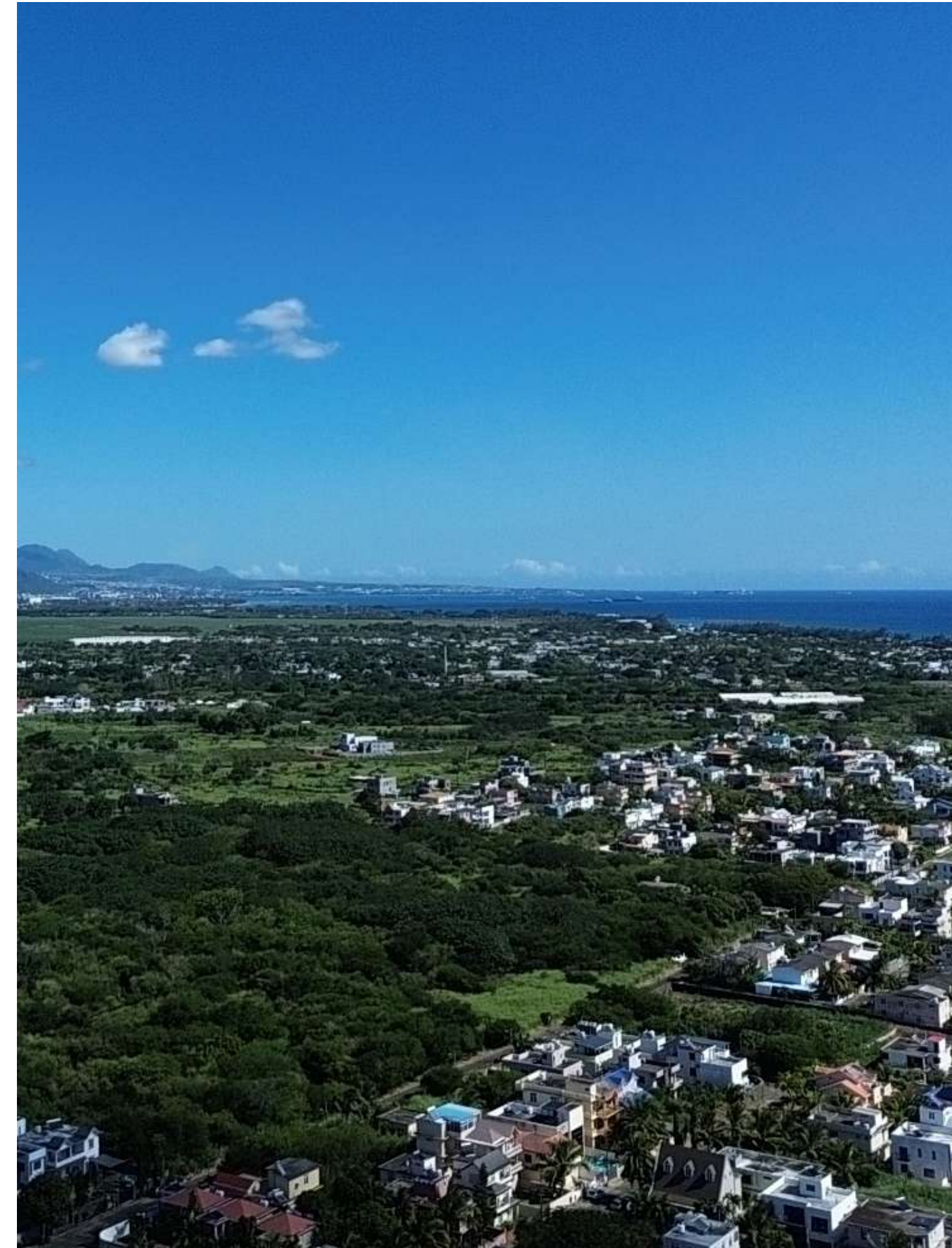
THE SAND

TROU AUX BICHES

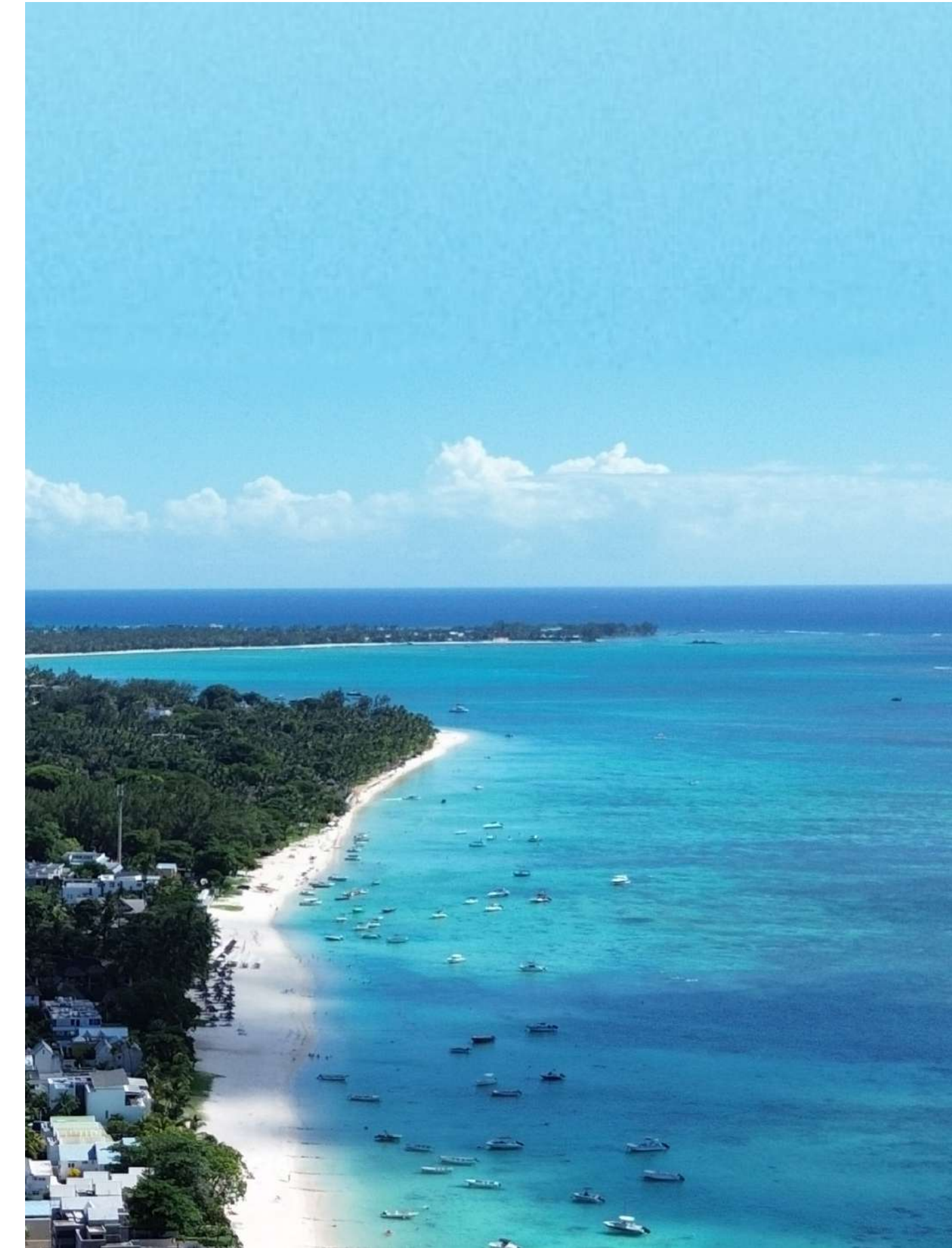
THE VIEW



THE SURROUNDING



THE BEACHES



WELCOME TO THE SAND PRIVATE RESIDENCES

A New Way Of Living

Step into The Sand, a beautifully designed residential development that redefines modern living in the heart of Trou Aux Biches. With its blend of contemporary architecture and timeless charm, this exclusive retreat offers the perfect balance of style, sophistication, and everyday comfort. Whether you're searching for your dream home or a smart investment, The Sand provides a serene yet vibrant environment, surrounded by lush landscapes and thoughtfully designed spaces. Here, every detail is crafted to enhance your quality of life



01.

Main Entrance View

I N T R O D U C T I O N



Trou Aux Biches, North Of Mauritius.

THE SAND
TROU AUX BICHES



Location

Trou Aux Biches



Trou Aux Biches, North Of Mauritius.

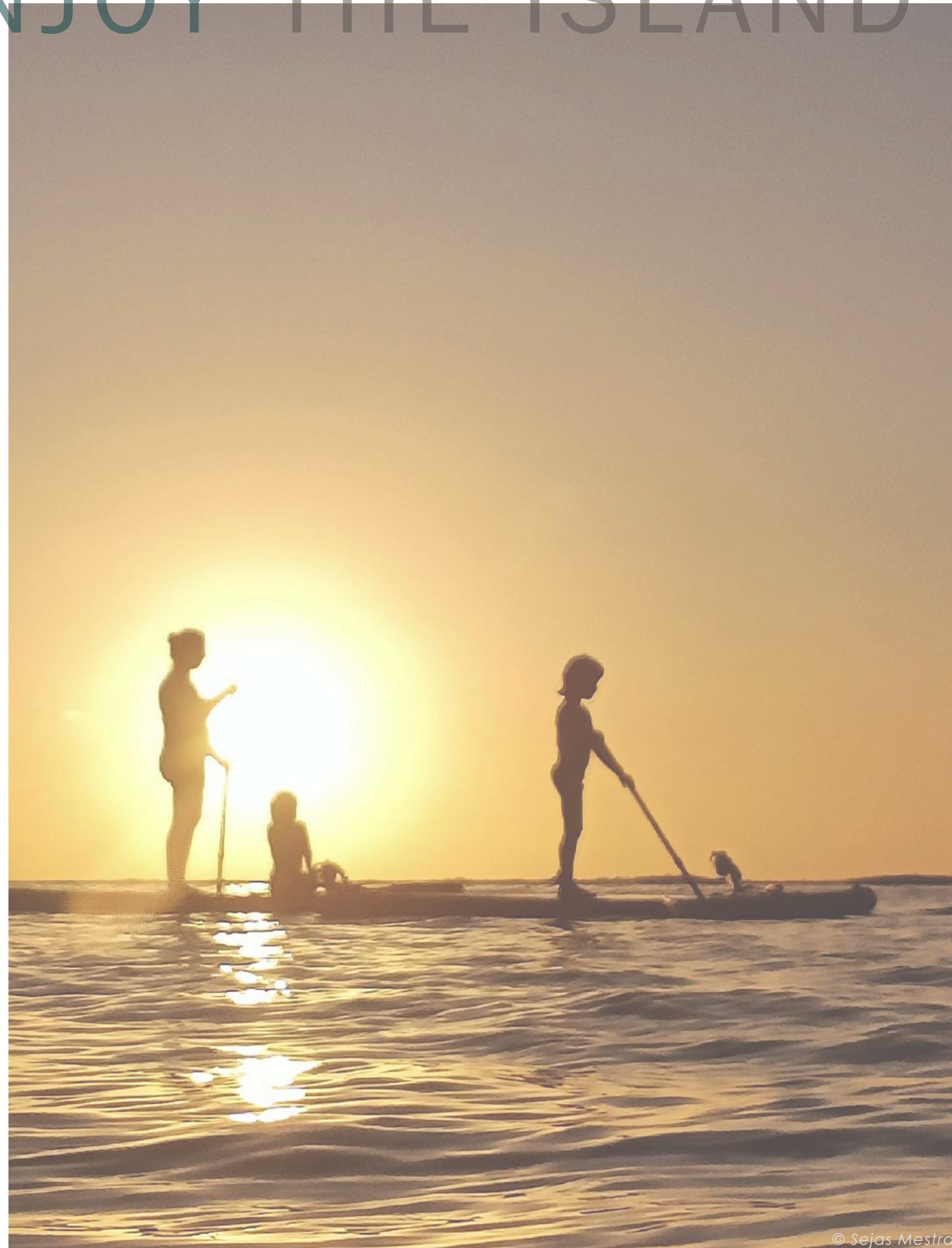




Embrace a Lifestyle of Vibrant Living

The Sand is perfectly located, just a short stroll from the vibrant coastal village and Pointe Aux Biches beach. Enjoy easy access to restaurants, shopping malls, bars, international schools, sports centers, and entertainment venues. The nearby public beach, bathhouses, and clubhouses enhance the coastal charm, while nearby hotels offer relaxation and adventure. At The Sand, experience the perfect blend of convenience and leisure in a welcoming community.

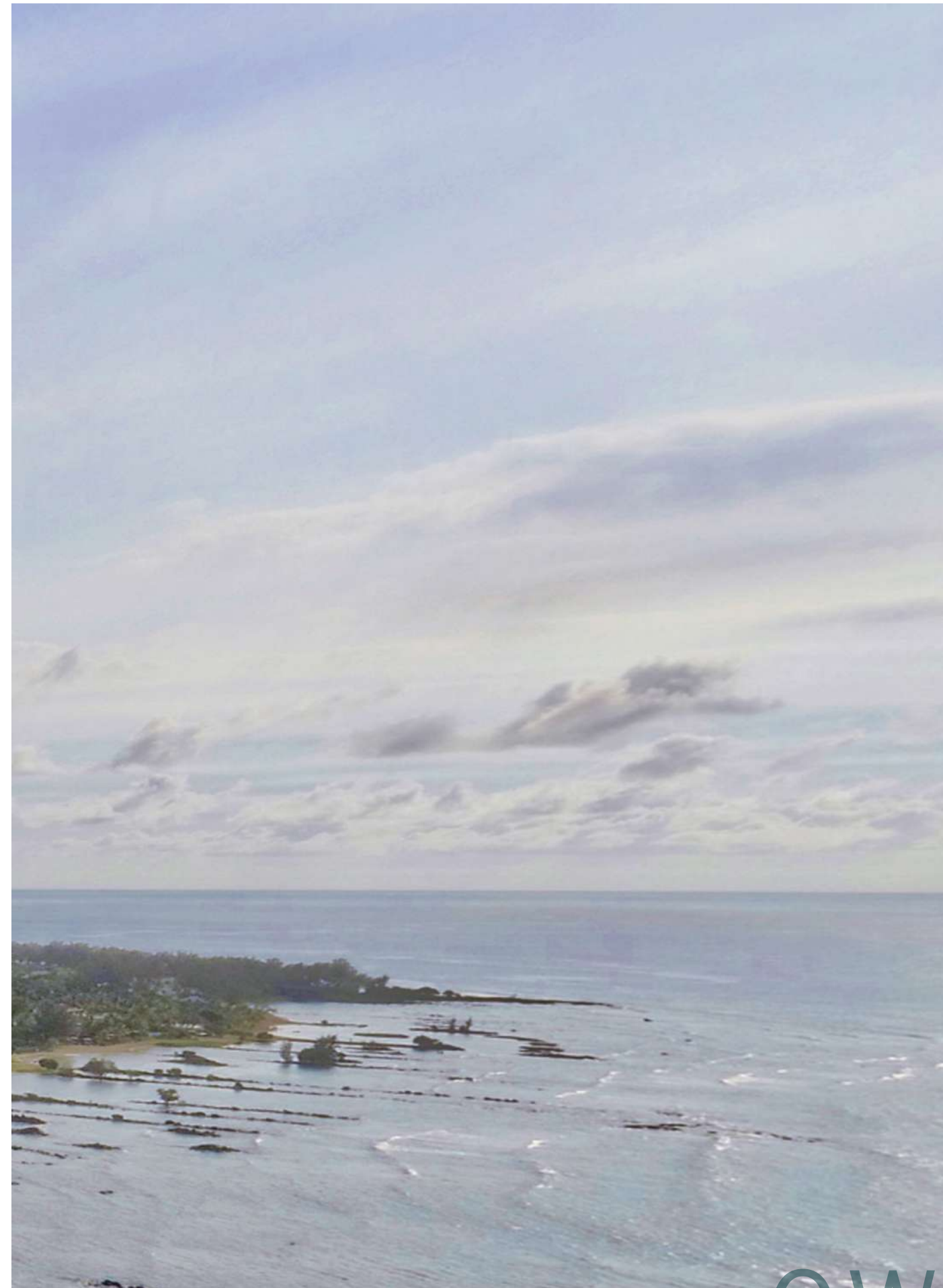
ENJOY THE ISLAND LIFE



01_Row, Relax, Repeat



02_Shared Waves, Shared Moments



03_Sun, Sand & Serenity

04_ Seafood, Straight from the Sea



OWN THE ISLAND LIFE



Elegance in Every Detail

From its sleek lines to its exquisite finishes, every element reflects a commitment to elegance and style. A true statement of grace, where beauty meets functionality.

02

Main Entrance View

THE SAND

Phase 1

BLOCK: A,B,C

3 BLOCKS

THE SAND

Phase 2

BLOCK: D,E,F,

3 BLOCKS

THE SAND PRIVATE RESIDENCES

Phase 3

BLOCK: G,H,I

3 BLOCKS

(24 UNITS)

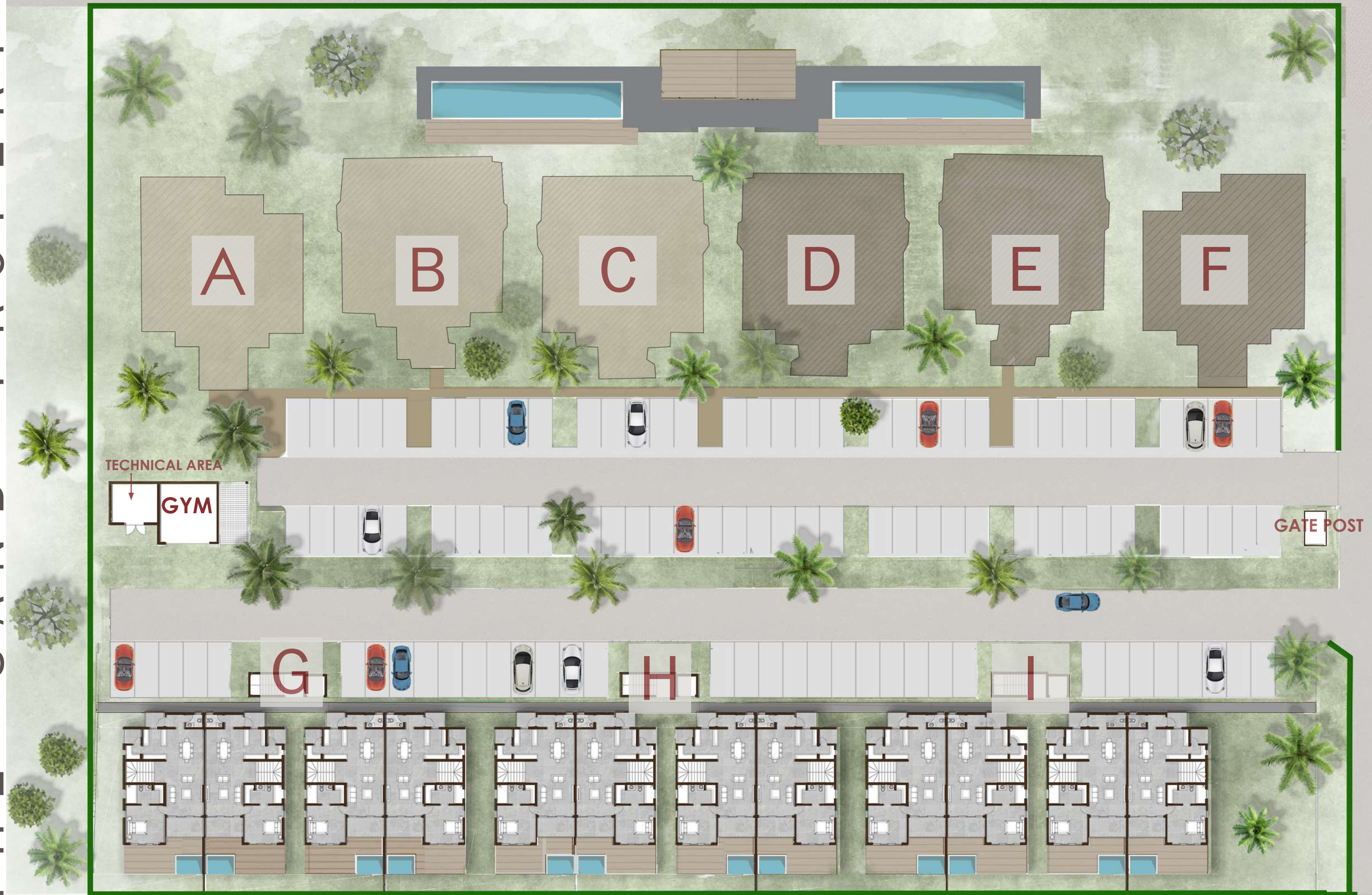
8 UNITS PER BLOCK

(4 DUPLEX AND 4 PENTHOUSE)

PARKING PER DUPLEX: 2

PARKING PER PENTHOUSE: 1

THE SAND PROPERTY





THE SAND PRIVATE RESIDENCES

BLOCK G

DUPLEX: GROUND FLOOR AND FIRST FLOOR

N° of DUPLEX: 4 (G1,G2,G3,G4)

GROUND FLOOR: G1,G2,G3,G4
FIRST FLOOR: G1',G2',G3',G4'

PENTHOUSE: SECOND FLOOR AND PRIVATE ROOF TOP

N° of PENTHOUSE: 4 (G5,G6,G7,G8)

SECOND FLOOR: G5,G6,G7,G8
ROOF TOP: G5',G6',G7',G8'

BLOCK H

DUPLEX: GROUND FLOOR AND FIRST FLOOR

N° of DUPLEX: 4 (H1,H2,H3,H4)

GROUND FLOOR: H1,H2,H3,H4
FIRST FLOOR: H1',H2',H3',H4'

PENTHOUSE: SECOND FLOOR AND PRIVATE ROOF TOP

N° of PENTHOUSE: 4 (H5,H6,H7,H8)

SECOND FLOOR: H5,H6,H7,H8
ROOF TOP: H5',H6',H7',H8'

BLOCK I

DUPLEX: GROUND FLOOR AND FIRST FLOOR

N° of DUPLEX: 4 (I1,I2,I3,I4)

GROUND FLOOR: I1,I2,I3,I4
FIRST FLOOR: I1',I2',I3',I4'

PENTHOUSE: SECOND FLOOR AND PRIVATE ROOF TOP

N° of PENTHOUSE: 4 (I5,I6,I7,I8)

SECOND FLOOR: I5,I6,I7,I8
ROOF TOP: I5',I6',I7',I8'





2

D U P L E X

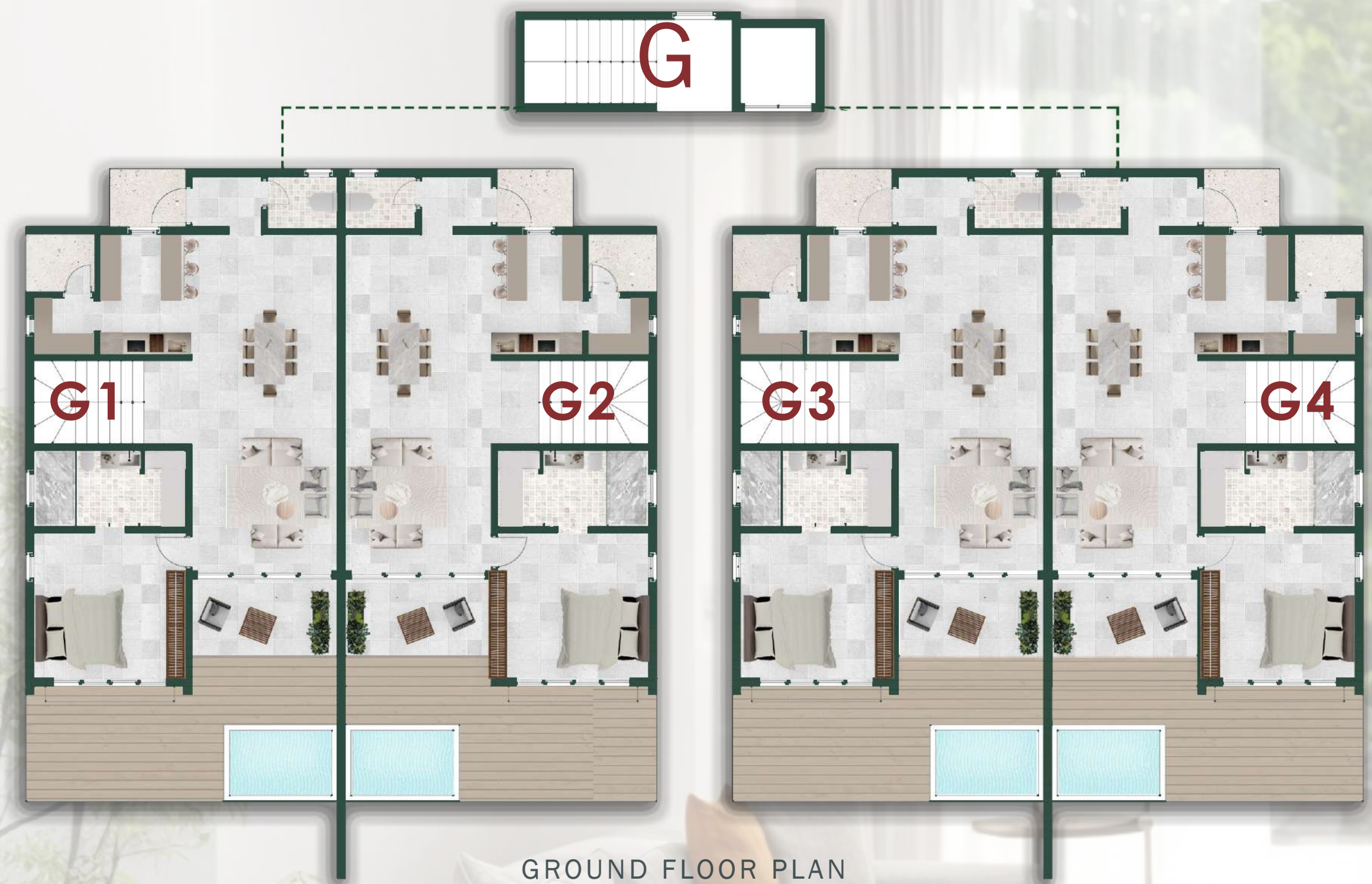
03.

Back Garden View

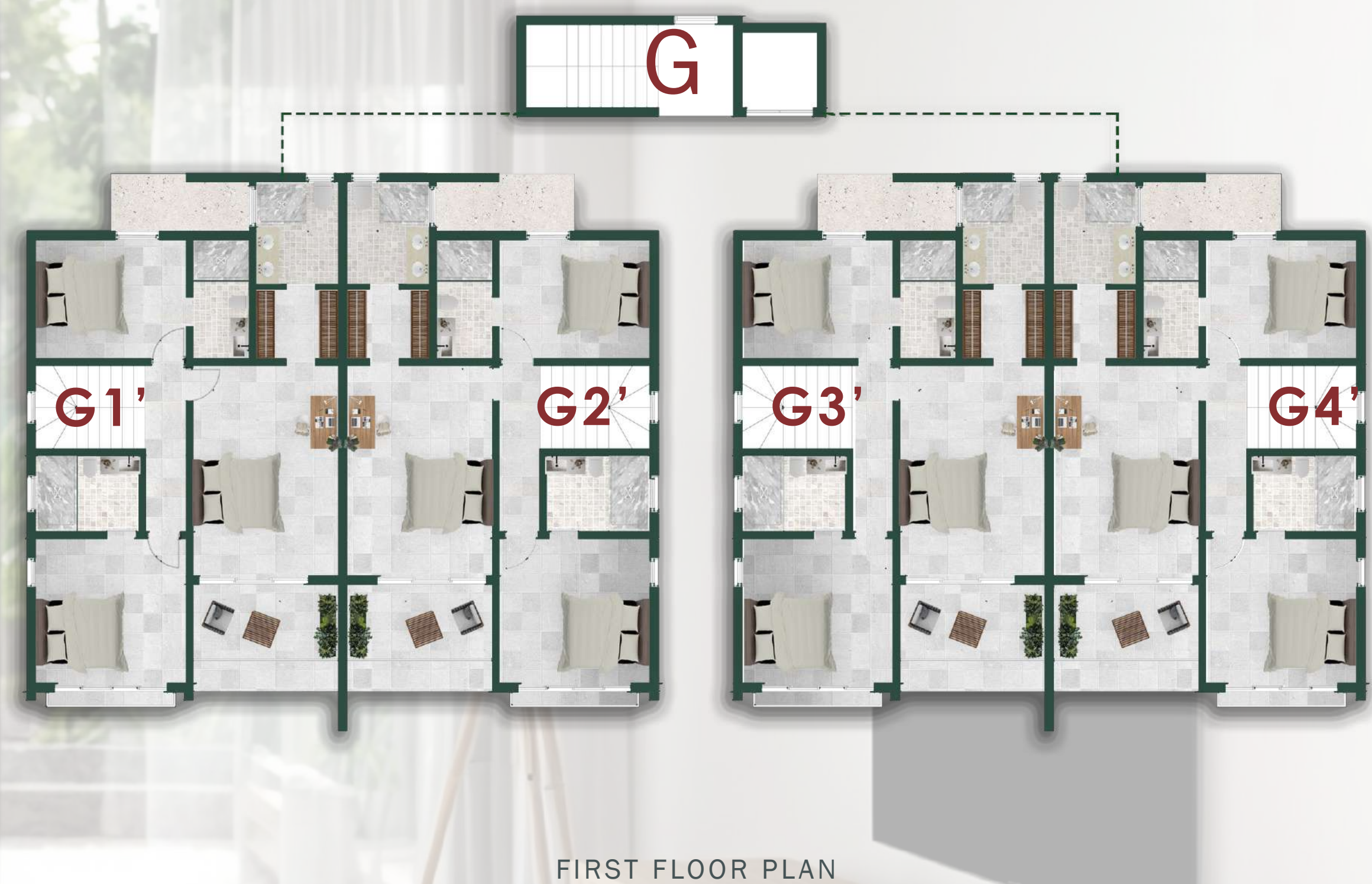
Typical Block G

GROUND FLOOR AND FIRST FLOOR

4 DUPLEX: G1,G2,G3,G4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR

4 UNITS G1,G2,G3,G4 PER BLOCK

GF USABLE AREA PER DUPLEX: 96.8 M²

GF TOTAL BUILT AREA PER DUPLEX :108.1 M²

OPEN TERRACE: 24.5 M²

TOTAL AREA (WITH OPEN TERRACE): 133.4 M²

TOTAL BUILT AREA PER DUPLEX : 238.2 M²

PARKING PER DUPLEX: 2



1.	FOYER WITH EXT SLAB	5.7 M ²
2.	WC	2.6 M ²
3.	KITCHEN	9.9 M ²
4.	DRYING	2.8 M ²
5.	DINING ROOM	16.3 M ²
6.	LIVING ROOM	17.4 M ²
7.	STAIRCASE & CORRIDOR	8 M ²
8.	GUEST ROOM	15.3 M ²
9.	EN-SUITE BATHROOM	8.1 M ²
10.	TERRACE	10.7 M ²

FIRST FLOOR

G1',G2',G3',G4' FF OF UNITS G1,G2,G3,G4

FF USABLE AREA PER DUPLEX: 92.4 M²

FF TOTAL BUILT AREA PER DUPLEX : 104.8 M²

TOTAL BUILT AREA PER DUPLEX : 238.2 M²

PARKING PER DUPLEX: 2



1.	BEDROOM 1	12.7 M ²
2.	BATHROOM EN-SUITE 1	4.6 M ²
3.	BEDROOM 2	15.4 M ²
4.	BATHROOM EN-SUITE 2	5.5 M ²
5.	TERRACE	10.7 M ²
6.	MASTER BEDROOM	21.3 M ²
7.	WALKING WARDROBE	4.1 M ²
8.	EN-SUITE MASTER BATHROOM	6 M ²
9.	STAIRCASE & CORRIDOR	11 M ²
10.	BALCONY	1.1 M ²



04.
Luminous Living Room



05.
Spacious Kitchen



3
PENTHOUSE



06.
Practical Kitchen



07.
Luminous Dining Room

Typical Block G

SECOND FLOOR AND ROOF PLAN

4 APARTMENTS: G5,G6,G7,G8



SECOND FLOOR PLAN



ROOF PLAN



08.
Luminous Room



09.
Spacious Bathroom

SECOND FLOOR

4 UNIT G5,G6,G7,G8 PER BLOCK

2ND FLOOR USABLE AREA PER UNIT : 98.4 M²

2ND FLOOR TOTAL BUILT AREA PER UNIT : 108.7 M²

PARKING PER PENTHOUSE: 1



ROOF PLAN

G5',G6',G7',G8' ROOF PLAN OF UNIT G5,G6,G7,G8

ROOF TOTAL BUILT AREA PER UNIT : 110.2 M²

PARKING PER PENTHOUSE: 1





Timeless Architecture, Modern Elegance

The Sand showcases a harmonious blend of sleek contemporary lines and natural coastal elements. Designed for both style and comfort, its architecture embraces open spaces, abundant natural light, and seamless indoor-outdoor living. With elegant finishes and thoughtfully crafted details, The Sand offers a sophisticated yet relaxed atmosphere, perfectly complementing its stunning seaside surroundings and mountain views.



The Sand – A Vision of Coastal Sophistication

The Sand's architecture strikes a perfect balance between modern elegance and tropical serenity. Clean lines, natural textures, and expansive openings create a seamless flow between indoor and outdoor spaces. Every detail is thoughtfully designed to enhance both comfort and aesthetics, offering a refined yet relaxed living experience that embraces the beauty of the coast, complemented by private plunge pools.

SPECIFICATIONS

3 Bedrooms Duplex



BUILDING WORKS

1. Structure - Reinforced concrete frame structure and block walls fitting
2. Concrete work - Conventional reinforced concrete columns, beams, slabs, and staircase
3. Walls - Generally, 200/150 mm thick block wall and 100 mm thick block wall for non-structural internal walls.
4. Openings - Powder coated aluminium windows and doors with clear glazing - Solid wooden entrance door - Semi-solid internal timber flush doors - Frame-less glass shower screens to the Master-Bathroom
5. Roofing - Flat roof slab with waterproofing treatments - Ceramic tiling to terraces with water proofing treatments
6. External wall finishes - Smooth renders finish to walls and paint - Feature walls to be implemented (where applicable) - Composite-wood cladding / risers to be installed (where applicable)

INTERNAL FINISHES

1. Wall finishes - Generally Smooth renders and emulsion paint - Ceramic tiles 2m high to walls in showers - Ceramic skirting to interiors
2. Kitchen - European standard kitchen furniture equipped with sink & tap ware, electric plates, oven and extractor.
3. Floor finishes - Homogeneous tiles to internal floors (1200 x 600mm - Mat Grey or Mat Beige) - Ceramic tiles on terrace floors with water proofing treatments (1200 x 600mm - Mat Grey or Beige) - Tiles skirting
4. Ceiling finishes - Generally, render and emulsion paint to soffit of slabs skimmed with approx. 13-18mm cement layer, and emulsion paint finish (1 binding & 2 additional coats) - False ceiling finish throughout the unit including light fittings
5. Lighting - Recessed and non-recess LED spot-lights where applicable
6. Air Conditioning (A/C's included) : - 1 A/C in each bedroom - 1 A/C in the living area
7. Balustrades : - 15mm frame-less glass balustrades to terraces
8. Showers - Concealed showers in Bathrooms

SERVICES

1. Electrical installation - Concrete power and lighting installations throughout including standard accessories - Individual metering - Connected to the back-up generator (Internal lightings & sockets only)
2. Sanitary appliances and accessories - Sanitary appliances to architects selection - Tap ware to architects selection
3. Plumbing installations - Hot and cold water installations to kitchen and bathrooms - Electric Boiler located in the laundry (back-kitchen)
4. Fire fighting system - Portable fire extinguishers on each floor level
5. Communication system - Telephone points at entry lobby and/or master bedroom - Provisions for Fiber optics (MT)
6. Waste disposal - Connect to STP system with an integrated irrigation system for landscaping purposes

EXTERNAL WORKS

1. Terrace - Eco-deck terrace in front of duplex - 1 Plunge pool on terrace (2 x 3m)
2. Landscaping - Common gardens will be landscaped - Landscaped natural barriers around terraces for privacy
3. Refuse disposal - Common enclosed space provided for wheelie bin at entrance near gate post

ADDITIONAL FACILITIES

1. Security - Main entrance located adjacent to security post
2. Parking - 2 parking included (approx. 12.5 sqm) - Evergreen blocks to parking areas for better water drainage management - Tarred road to access the parking areas

SPECIFICATIONS

2 Bedrooms Penthouse



BUILDING WORKS

1. Structure - Reinforced concrete frame structure and block walls fitting
2. Concrete work - Conventional reinforced concrete columns, beams, slabs, and staircase
3. Walls - Generally, 200/150 mm thick block wall and 100 mm thick block wall for non-structural internal walls.
4. Openings - Powder coated aluminium windows and doors with clear glazing - Solid wooden entrance door - Semi-solid internal timber flush doors - Frame-less glass shower screens to the Master-Bathroom
5. Roofing - Flat roof slab with waterproofing treatments - Ceramic tiling to terraces with water proofing treatments
6. External wall finishes - Smooth renders finish to walls and paint - Feature walls to be implemented (where applicable) - Composite-wood cladding / risers to be installed (where applicable)

INTERNAL FINISHES

1. Wall finishes - Generally Smooth renders and emulsion paint - Ceramic tiles 2m high to walls in showers - Ceramic skirting to interiors
2. Kitchen - European standard kitchen furniture equipped with sink & tap ware, electric plates, oven and extractor
3. Floor finishes - Homogeneous tiles to internal floors (1200 x 600mm - Mat Grey or Mat Beige) - Ceramic tiles on terrace floors with water proofing treatments (1200 x 600mm - Mat Grey or Beige) - Tiles skirting
4. Ceiling finishes - Generally, render and emulsion paint to soffit of slabs skimmed with approx. 13-18mm cement layer, and emulsion paint finish (1 binding & 2 additional coats) - False ceiling finish throughout the unit including light fittings
5. Lighting - Recessed and non recessed LED spot-lights where applicable
6. Air Conditioning (A/C's included) : - 1 A/C in each bedroom - 1 A/C in the living area
7. Balustrades : - 15mm frame-less glass balustrades to terraces
8. Showers - Concealed showers in Bathrooms

SERVICES

1. Electrical installation - Concrete power and lighting installations throughout including standard accessories - Individual metering - Connected to the back-up generator (Internal lightings & sockets only)
2. Sanitary appliances and accessories - Sanitary appliances to architects selection - Tap ware to architects selection
3. Plumbing installations - Hot and cold water installations to kitchen and bathrooms - Electric Boiler located in the laundry (back-kitchen)
4. Fire fighting system - Portable fire extinguishers on each floor level
5. Communication system - Telephone points at entry lobby and/or master bedroom - Provisions for Fiber optics (MT)
6. Waste disposal - Connect to STP system with an integrated irrigation system for landscaping purposes

EXTERNAL WORKS

1. Landscaping - Common gardens will be landscaped
2. Refuse disposal - Common enclosed space provided for wheelie bin at entrance near gate post

ADDITIONAL FACILITIES

1. Security - Main entrance located adjacent to security post
2. Parking - 1 parking included (approx. 12.5 sqm) - Evergreen blocks to parking areas for better water drainage management - Tarred road to access the parking areas
3. Private Rooftop - Exclusive use of the rooftop area (approx. 100 sqm)

TEAM

Architect

KP Architect

Promoter

Sand Trio Ltd

Notary

Etude Bertrand Maigrot

Bank

Bank One

Architectural Visualization by

Novus



For more information please

CONTACT

Matthieu Chutel : (+230) 5772-7367

Zubeir Mamode Ally : (+230) 5745-8553

Ibrahim Mamode Ally: (+230) 5904-7777

sales@thevergeproperty.mu

Disclaimer:

The contents of this brochure are for indicative purposes only and are non-contractual. Reproduction or distribution of this material is strictly prohibited without prior authorization from The Sand Development and Novus. **Please note that loose furniture is not included. The images are for illustrative purposes only, intended to help you envision the space.**