





Own a part of tropical Mauritius

“Mauritius was made first, then heaven.” – Mark Twain.

Two minutes away from the stunning sand rimmed lagoon and arc curved beach of Mon Choisy, La Pointe Luxury Apartments project is a unique investment opportunity. Situated on one of the few remaining beautiful untouched landscape of the North of the island, your last chance to own a part of tropical Mauritius is waiting for you...



*Turn your dreams
into your reality*

La Pointe Luxury Apartments is an extremely attractive, state of the art, residence located in vibrant and bustling Pointe Aux Cannoniers. Ideal for first time buyers or as an investment opportunity, it offers spacious living area, best facilities, latest modern design, magnificent views and amazing lifestyle. It will be your prized investment or your ideal home for years to come.

Masterplan



KEY	
	TYPE A - G+1
	TYPE A - G+2
	TYPE B - G+1
	TYPE B - G+2
	TYPE C - G+2
	TYPE D - G+2
	SWIMMING POOL
	CLUB HOUSE

Exclusive lifestyle

There are no less than 250 prestigious and exclusive elegant apartments, divided in 4 block types and designed with your specific comfort in mind. It is ideally located opposite of the Club Med Resort and within walking distance of the beach, the restaurants, the shopping arcades and entertainment zones. One of its major assets is the privilege of a private café, a clubhouse, swimming pools and a landscaped garden with exotic plants.





Indulge yourself

Indulge yourself into modern living in the North of Mauritius. Designed as a primary or secondary home as well as a property investment, the project offers 2 to 4 bedrooms apartments, all semi-furnished with very high standards finish. Each G+2 block is equipped with a lift and the layout includes a landscaped ground floor beautifully set in a lush green environment and two upper floors offering a spectacular and expansive view of the sea and the surroundings



Entrance View



Alley View



Peace of mind

La Pointe Luxury Apartments provides exclusive living in a clean, safe and well-planned environment which will give you not only peace of mind but also the ability to enjoy a superior lifestyle. Less than a third of the total surface area of the residence has been allocated for the apartment blocks. Well-planned parking lots, green areas, serene gardens, lush vegetation and evocative spaces have been designed to complement your high standard lifestyle.

Apartment

TYPE A



	Area	m ²
1	Lobby	7.6
2	Living room	20.2
3	Balcony	11.4
4	Kitchen / Dining	11.6
5	Dry balcony	2.3
6	Master bedroom	19.5
7	Master bathroom	5.3
8	Balcony	4.3
9	Bedroom 1	14.8
10	Bathroom	4.1
11	Store	2.6

Total net surface area 103.7

Total gross area 115.6





Escape from the madding crowd

Enjoy all the comforts of a private home, while investing at the same time in a lifetime dream. The 2 and 3 bedrooms elegant apartments, set in a green and lush environment, are all semi furnished and equipped with kitchen and bathroom amenities. The unique charm of this private complex, in a much-sought after part of Mauritius meets the expectations of today's lifestyle, where the need for security and the search for reliable investments are met.



Living
TYPE B

Apartment
TYPE B



	Area	m²
1	Lobby	2.9
2	Corridor	7.4
3	Living room	26.1
4	Balcony	12.2
5	Kitchen / Dining	14.8
6	Dry balcony	2.6
7	Master bedroom	17.9
8	Master bathroom	5.8
9	Wardrobe	3.5
10	Balcony	3.9
11	Bedroom 1	15.5
12	Bathroom 1	5.8
13	Bedroom 2	15.6
14	Bathroom	5.2
15	Store	2.2

Total net surface area 141.4

Total gross area 159.3





Club House

Apartment
TYPE C



	Area	m²
1	Lobby	3.5
2	Corridor	14.8
3	Living room	26.8
4	Balcony	12.8
5	Kitchen / Dining	17.6
6	Dry balcony	2.8
7	Master bedroom	24.1
8	Master bathroom	6.2
9	Wardrobe	5.1
10	Balcony	4.8
11	Bedroom 1	17.7
12	Bathroom 1	5.1
13	Bedroom 2	15.7
14	Bathroom 2	3.8
15	Guest toilet	2.6
16	Store	3.0

Total net surface area 166.4

Total gross area 188.0





Kitchen View
TYPE D



Your dream home

There is truly something for everyone there. Give yourself incompletely to a unique and idyllic lifestyle. Provide your family with the space they need. Spread out your wings... Start with your exclusively elegant, spacious, 4 bedroom residence apartment, each equipped with the latest modern convenience. All the apartments come together with pool, expansive sea or garden view and spacious terraces where you can lay back and soak in the pleasures of your private home.



Apartment
TYPE D

Area	m ²
1 Lobby	2.9
2 Corridor	8.2
3 Living room	28.3
4 Balcony	12.6
5 Kitchen / Dining	16.6
6 TV room	16.0
7 Dry balcony	3.8
8 Master bedroom	19.4
9 Master bathroom	6.3
10 Wardrobe	4.3
11 Balcony	5.4
12 Bedroom 1	19.5
13 Bathroom 1	5.8
14 Bedroom 2	16.3
15 Bathroom 2	4.6
16 Guess bathroom	6.5
17 Utility	2.3

Total net surface area 178.8
Total gross area 200.0





Bedroom
TYPE D



Intimate haven

High standard exclusive finishing and the use of the best materials throughout guarantees outstanding results for this spacious living area. The subtle colours in the master bedroom create an environment that is luxurious, yet serene while the balcony, with its breath-taking views, exudes an expansive and relaxing retreat.

Specifications & Finishes

Foundation

- Concrete foundation as per Engineer's specifications and drawings

External walls

- Concrete 200mm blocks
- One coat of 20mm cement plaster rendered
- One coat of binder and three coats of emulsion paint

Internal walls

- Concrete 200/150/100mm blocks
- One coat of 12mm cement plaster rendered smooth
- Ceramic tiles on shower walls
- One coat of binder and three coats of emulsion paint
- Waterproofing of shower cubicle in bathroom

Boundary walls

- Boundary wall shall consist of 150mm thick blockwall with cement plaster render and comprising of 1500mm high blockwall and galvanized metal/timber decorative feature 300mm high.

Waterproofing and roofs

- Waterproofing membrane will be laid on roofs
- All open balconies will be waterproofed before receiving finishes

Ceilings

- Rendering 12mm thick
- One coat of binder and three coats paint emulsion

Floor finishes

- Ceramic tiles to floors internally and externally
- Anti-slippery ceramic tiles to shower area and balconies

Waste water disposal

- Complete sewer system will be provided whereby all waste water generated will be disposed of to the public sewer line of Grand Bay.

Entrance and internal doors

- Solid timber entrance door with visor
- Semi solid timber internal door
- Entrance door to apartment block to be in powder coated aluminum with clear glazing

Ironmongery

- Internal & external doors – lever mortice locksets with brushed stainless steel handles
- Internal/External – 1½ pairs of 100mm stainless steel hinges

Windows

- Powder coated aluminium windows with 8mm thick clear glass

Balconies

- Toughened balustrades

Skirtings

- Timber skirting 90X15mm varnish finish will be fixed to all walls

Bathroom

- Vanity tops and splash backs in granite
- Cupboards in marine plywood/wood
- Grade A porcelain sanitary ware fixtures including toilet and wash hand basins
- Frameless glass shower doors

Kitchen

- Granite work top with stainless steel double bowl sinks
- Built in equipment including ceramic glass top electric hob and extraction hoods, oven, microwave, and washing machine
- Wooden built-in cupboards and drawers

Club House

Residents, as a member of the club, will have full access to the club house which will include a

- multipurpose hall;
- juice bar and food café;
- spa with sauna, hamamm, plunge pool, jacuzzi and treatment room;
- fully equipped gym and
- yoga room.

External works

- 309 numbers grasscrete parking bays
- Driveways and pathways will be a combination of premix asphalt with concrete blocks and paving
- Landscaping shall consist of partial grassed lawns with trees and shrubs and decorative plants
- All lights will be of solar type bollards
- Two entrance/exit points with 24hour manned security post
- All public areas will be monitored by CCTV
- 3 nos swimming pools with eco decking and lawn soft edged garden

Amenities

- Provision will be made for TV connection in living and master bedroom
- Concealed power and lighting installation will be provided throughout the buildings
- An electrical panel together with individual meter will be provided to each apartment
- Light fittings will be provided in all common areas only
- Provision to accommodate AC units in master bedroom and living room
- Telephone points will be provided in living room and master bedroom
- There will be a pressurized water distribution system with a centralized underground water tank
- Each apartment block of G+ 2 configuration will be serviced with lift
- An intercom system will be provided to each apartment
- Individual solar water heaters will be provided for each apartment for hot water supply



Financial & legal

The project will be developed under a regime of co-ownership i.e. a “réglement de copropriété” and the owners will have to abide by the conditions of the règlement de copropriété which will be administered by a syndic under the Mauritius Civil Code. The owners will have rights of occupation of the units bought which includes the residences, the private gardens if any, private parking and use of other common facilities as denoted in the master plan. It should be noted that all common facilities have been designed for and will be also be used by owners of all phases, if any, of the development.

The development will be undertaken by La Pointe Property Developers Ltd. a company incorporated and registered in Mauritius.

Services available to owners of the units which will be provided by the Syndic at a cost to be determined by the Syndic will be as follows: (this is a preliminary list of services and may be subject to change)

- General administration of common areas, maintenance of exterior boundary walls, common areas and common pool and common facilities
- Common area landscaping and maintenance
- 24 hour perimeter and access security and concierge service
- Insurance of common areas and administration

The cost and charges for these general services payable by the owners of the units will be determined by the ‘syndic’ which will group all owners of the apartments and who will in turn appoint a managing committee to administer the property.



Team

PROMOTER	La Pointe Property Developers Ltd
MARKETING TEAM	Pam Golding Properties (Mauritius) Limited & Davyland Properties Ltd
ARCHITECT	Keer Designs & Yunus Peer Architect Limited
INFRASTRUCTURAL ENGINEER	Scene – Ries Consult Ltd
M & E ENGINEER	AXIS Engineers LTD
NOTARIES	Me Edouard Gregory Hart De Keating/ Me Jean-Michel Caboche-Adam
BANK	Barclays Bank Mauritius Limited
GRAPHIC CONCEPTION & 3D ILLUSTRATION	XWORX

Marketing Agents

Pam Golding Properties
An international Associate of Savills



