

AMALIA



RESIDENCE

GRAND BAY

Mauritius

Grand Bay



Located just few minutes drive from Péreybère and Mont Choisy where the most beautiful beaches in Mauritius awaits you, with its captivating blue lagoon and its many aquatic activities and its surrounding areas benefit from various facilities (shops, transport, restaurants, cinemas, night clubs ...)

Shopping at Grand Bay

La Croisette - Located in Grand Bay and is the biggest shopping mall in the North of Mauritius which offers an unparalleled retail mix combined with world-class fashion, dining, entertainment and leisure attractions.

Super U and **Mont Choisy** mall - offering wide range of retail stores that allow consumers to personalise their shopping experience while discovering the island's finest local products.

This unique lifestyle centre enjoys a prime location at the heart of the northern region.

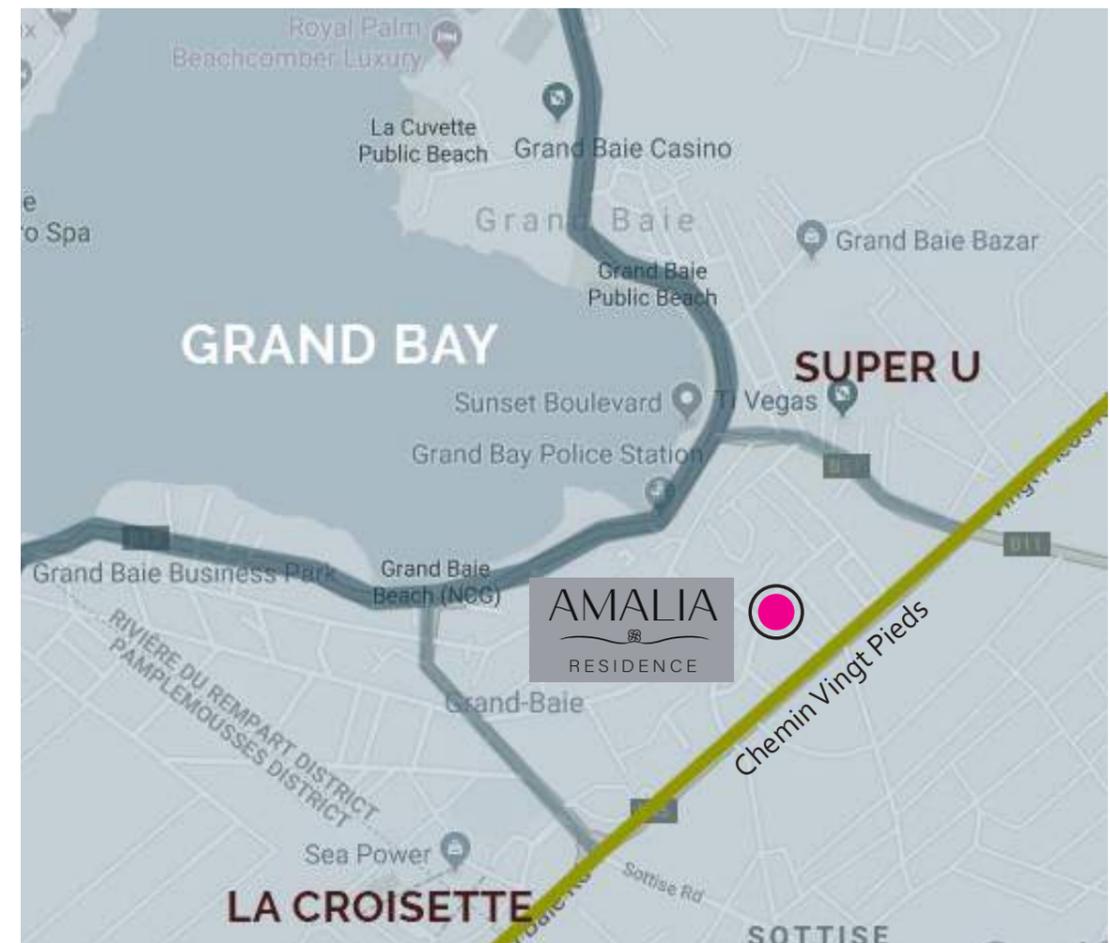
LOCATION OF AMALIA RESIDENCE

Beach : 8 mins walking distance leading to Grand Bay public beach.

Nearest village: Pereybere and Grand Bay,

Super U : 3 mins by car

La Croisette : 2 mins by car



Introducing **AMALIA Residence:**

Grand Bay's newest address of distinction.

Experience the perfect blend of luxury and location,
where coastal living meets modern convenience.

Your exceptional lifestyle begins now.



AMALIA
RESIDENCE



Nestled in the heart of Grand Bay's **Amalia** presents an exclusive collection of three elegant apartments and one stunning penthouse. This property embodies luxurious coastal living with its state-of-the-art amenities

and generous parking space. Featuring elevators for seamless access, **Amalia** is designed to deliver unparalleled comfort. The apartments range from 189 to 200 square meters, offering spacious living.

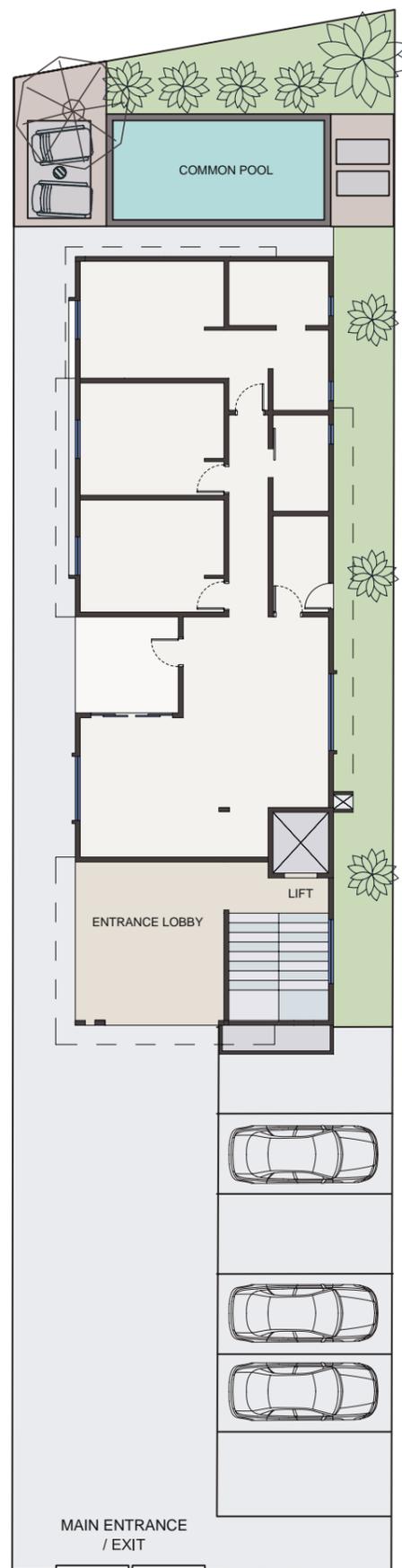


Escape to tranquility at AMALIA Residence, where a shimmering swimming pool awaits, nestled behind the elegant apartments. Sun-drenched chaise lounges and stylish umbrellas invite you to unwind, creating your private oasis for relaxation and rejuvenation.



With its prime location and luxurious offerings, this property presents an excellent investment opportunity. Whether you're looking for a permanent residence, a vacation home, or an asset to diversify your real estate portfolio, these apartments promise strong potential for appreciation.

Additionally, with the flexibility for rental income generation, it offers a steady cash flow potential, making it an attractive option for both short-term and long-term investors.



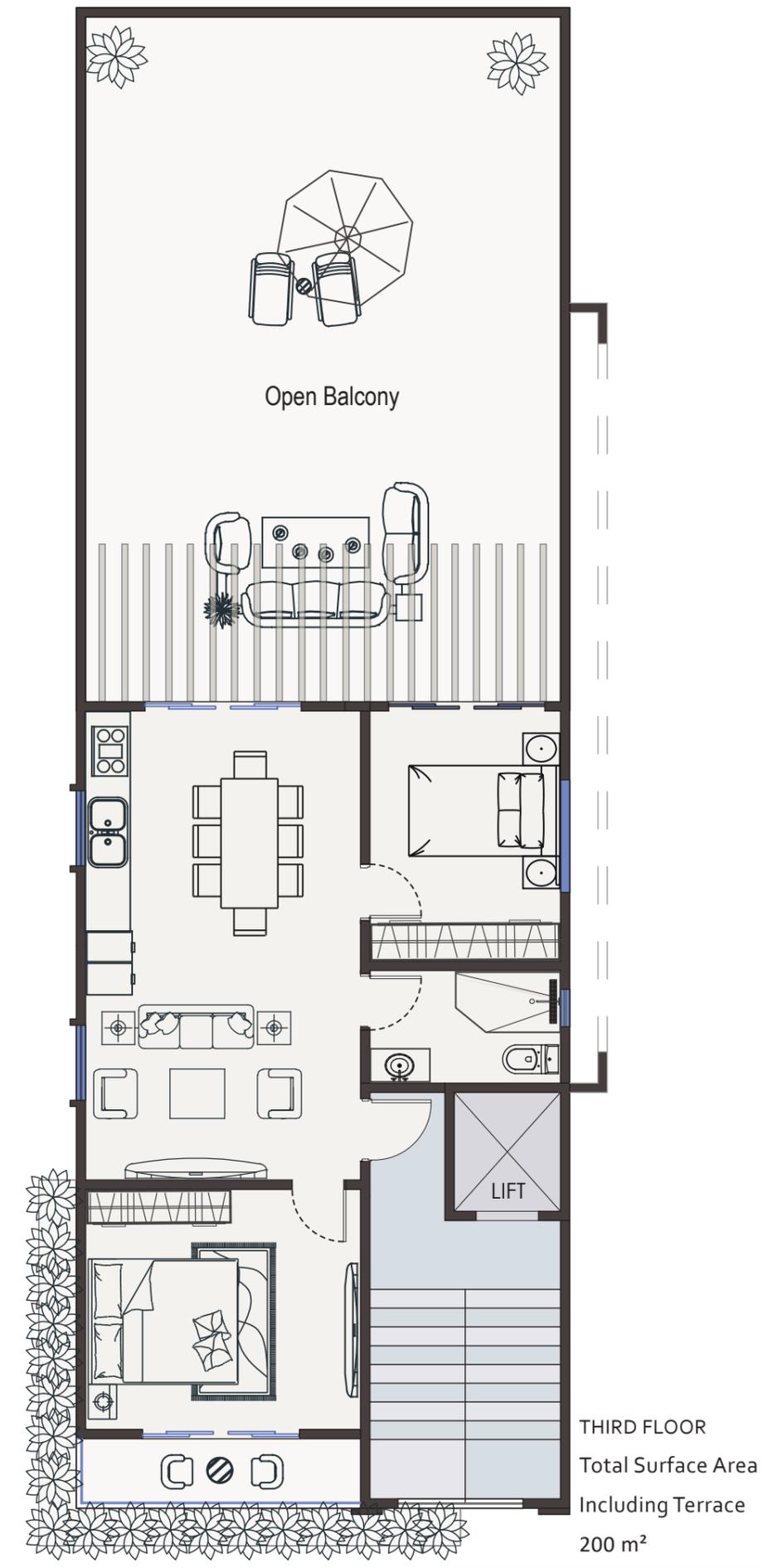
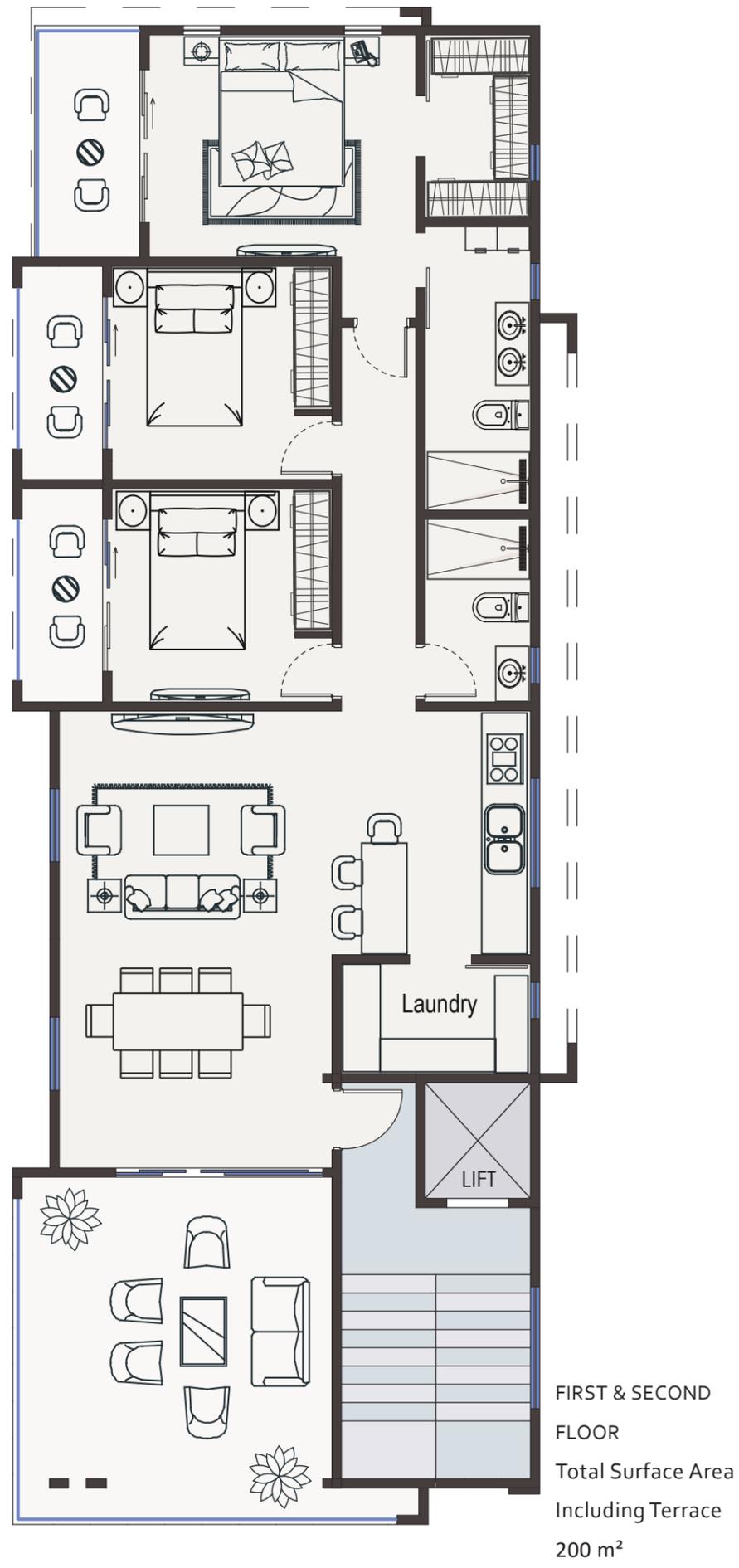
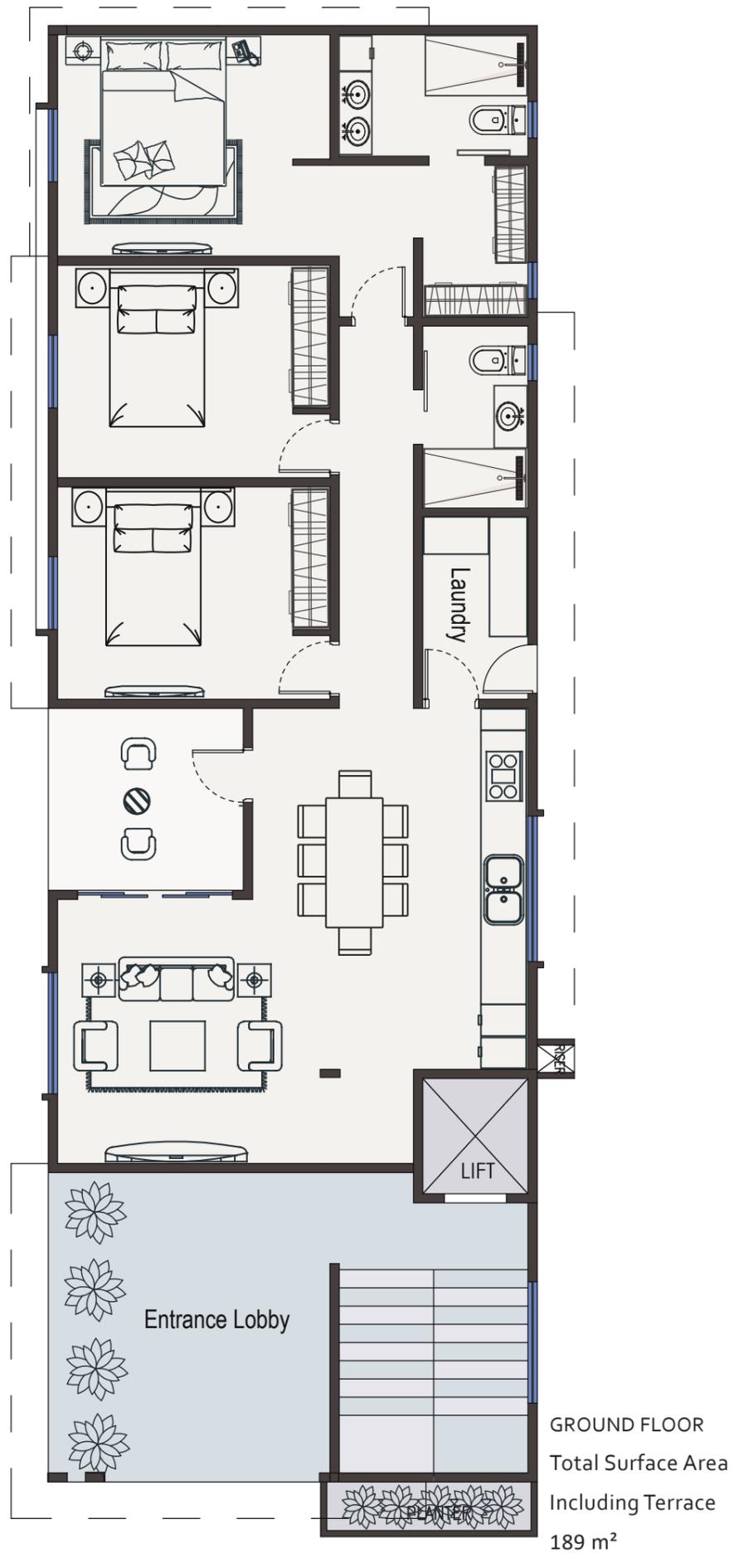
SITE PLAN

MAIN ENTRANCE / EXIT

common road



The contemporary design of the complex, with its clean architectural lines, the warm tone of its exterior colors and the combination of stone, wood and metal in its construction, blend beautifully with the laidback lifestyle and resort atmosphere of the area.





Living Space

Experience the epitome of modern living in the spacious living area of your AMALIA Residence. Designed with refined aesthetics, the living area boasts abundant natural light through grand windows, fostering an

inviting ambiance. This adaptable space offers the freedom to personalize, crafting a sanctuary for both serene relaxation and sophisticated entertaining.



Living Space

Modern design meets culinary excellence in this thoughtfully planned kitchen and dining space. Sleek cabinetry and elegant countertops provide a contemporary backdrop, while the open layout seamlessly

integrates with the dining area, offering a versatile setting for formal dinners or casual breakfasts. This space is ideal for hosting or enjoying quiet family meals, enhancing your lifestyle.



BUILDING WORKS

1. Substructure

Pad and strip footings

2. Structure

Reinforced concrete frame with block walls

3. Concrete Work

Conventional reinforced concrete for columns, beams, slabs, and staircases

4. Walls

Block walls, generally 200/150 mm thick.

5. Openings

Powder-coated aluminum windows and doors with clear glazing and timber flush doors.

6. Roofing

Flat roof slab with waterproofing treatments and ceramic tiling on terraces with waterproofing.

7. External Wall Finishes

Smooth render finish with paint.

INTERNAL FINISHES

1. Wall Finishes

Smooth render with emulsion paint.

Ceramic tiles in showers
Wooden skirting boards.

2. Floor Finishes

Homogeneous tiles for internal floors
Ceramic tiles on veranda floors with waterproofing treatments

3. Ceiling Finishes

Render and emulsion paint.
Selected areas with drop down plaster ceiling finish and emulsion paint

4. Bathroom

One wash basin with mixer
One shower with mixer
One toilet set
Hot and cold water

5. Kitchen

Kitchen furniture equipped with built-in electric hob and oven.
Water and electrical points provided at specific places
Sink and mixer
Hot and cold water

SERVICES

1. Electrical Installation

Comprehensive power and lighting installations, standard accessories and individual metering.

2. Sanitary Appliances and Accessories

Sanitary wares and tap ware as per architect's selection

3. Plumbing Installations

Solar hot water.

4. Fire Fighting System

Portable fire extinguisher on each floor level.

5. Air conditioning

Air conditioning provided in living room and bedrooms.

6. Waste Disposal

Direct connection to the sewage system

EXTERNAL WORKS

1. Landscaping

Landscaped gardens

2. Refuse Disposal

Space for wheel bins

ADDITIONAL FEATURES

1. Gate

Remote automatic gate

2. Lift

Elevator access: from car park to each apartment level

3. Parking

Parking for each apartment, 2 visitors parking



Terrace

Find your escape on the large private terrace, a haven of tranquility amidst the vibrant tropical setting. Here, time slows as you enjoy morning coffee, evening cocktails, or alfresco meals, with the upscale

neighborhood providing a picturesque backdrop. Embrace the luxurious feeling of seamless indoor-outdoor living. The considerable size enhances the sense of freedom and relaxation."



Promoter: SOOPRA RAMASAWMY

Notary: ETUDES VANESSA RAMDONEE

Architect: P. SEEBURUN

Engineer: RAMJUTTAN

Contractor: M. RAMASAWMY

2d-3d Design: CLIVE WONG

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'.