

FAIRWAY & SANCTUARY VILLAS





THE SMART CITY

EXISTING PROJECTS

- 1. Mont Choisy Le Golf
- 2. Mont Choisy La Ferme
- 3. Mont Choisy Le Mall
- Boulevard and Parkway
- 5. Mont Choisy Le Parc Residences
- Mont Choisy Heritage Zone
- Mont Choisy La Réserve
- 8. Mont Choisy Nature Reserve
- 9. Mont Choisy Stables
- 10. Bois Chandelle Development
- 11. Mont Choisy Allées du Golf
- 12. Mont Choisy Leisure Centre

FUTURE DEVELOPMENTS

- 13. Healthcare
- 14. Lifestyle Hub15. Centre for Sporting Excellence
- 16. MON CHOISY BEACH

THE RESIDENCES

APARTMENTS

BLOCK A1

3 Bed - G01/F04/S07

2 Bed Type B - G02/F05/S08

2 Bed Type A - G03/F06/S09

Penthouse P10

BLOCK A2

2 Bed Type A - G01/F04/S07

1 Bed - G02/F05/S08

3 Bed - G03/F06/S09

Penthouse P10

BLOCK A3

2 Bed Type A - G01/F04/S07

2 Bed Type B - G02/F05/S08

3 Bed - G03/F06/S09

Penthouse P10

SANCTUARY VILLAS

1. SA1 - Area 785 m²

2. SA2 - Area 784 m²

3. SA3 - Area 812 m²

4. SA4 - Area 996 m²

5. SA5 - Area 779 m²

6. SA6 - Area 772 m²

7. SA8 - Area 812 m²

8. SA9 - Area 821 m²

9. SA10 - Area 882 m²

10. SA11 - Area 827 m²

11. SA12 - Area 818 m²

FAIRWAY VILLAS

1. No.1 - Area 1,337 m²

2. No.2 - Area 1,314 m²

3. No.3 - Area 1,409 m²

4. No.4 - Area 2,269 m²

5. No.5 - Area 2,626 m²

6. No.6 - Area 1,775 m²







ONE OF A KIND VILLAS

Experience privilege

Breathtaking contemporary Mauritian design

Invaluable security and privacy for the whole family's peaceful retreat

Full-height full-length glass openings inviting the outdoors in

The abundant space and sleek structure intend to captivate every generation and suit every occasion





AWE-INSPIRING LIFESTYLE

Sumptuously oversized

Graceful seamless design pulling the exterior colours and textures into your home

Beautiful light and airy living spaces offering frontrow seat to the marvels of nature

Premium fixtures and finishes throughout the villa

Crafted to adapt to your creative mind and to each individual's lifestyle







5 Bedrooms Ground Floor

SURFACE TABLE - AREA (M²)

GROUND FLOOR

1.	Bedroom 1	4
2.	Bathroom 1	1
3.	Entrance hall	3
4.	Living/dining room	7
5.	Kitchen	2
6.	Scullery	1
7.	Store	1
8.	Guest toilet	9
9.	Staff Toilet	
10.	Bedroom 2	2
11.	Bathroom 2	1

12.	Garage	39
13.	Yard	. 56
14.	Covered terrace 1_	_ 12
15.	Outdoor living	65
16.	Pool & deck	14
17.	Porch	- 3
18	Kinsk	38



5 Bedrooms First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

19.	Lobby	. 13
	Bedroom 3	
21.	Bathroom 3	. 9
22.	Bedroom 4	. 32
23.	Bathroom 4	. 8
24.	Bedroom 5	. 27
25	Rathroom 5	8

OUTDOOR AREAS

26.	Covered terrace 2 _ 39	9
27.	Terrace 10)

TOTAL COVERED AREA - 570 M²
TOTAL BUILT AREA - 854 M²



4 Bedrooms Ground Floor

SURFACE TABLE - AREA (M²)

GROUND FLOOR

	ONO OND I LOOK	
1.	Entrance hall	
2.	Bedroom 1	43
3.	Bathroom 1	14
4.	Living/dining room	82
5.	Kitchen	23
6.	Scullery	11
7.	Store	10
8.	Guest toilet	9
9.	Staff toilet	5
	OLITHOOR AREAS	

IU.	Garaye	40
11.	Yard	50
12.	Outdoor living	62
13.	Covered terrace 1_	17
14.	Pool & deck1	123
15.	Porch	5
16.	Kiosk	39



4 Bedrooms First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1/.	Lobby1
18.	Bedroom 2 2
19.	Bathroom 2 9
20.	Bedroom 3 3
21.	Bathroom 3 9
22.	Bedroom 4 2
23	Rathroom 4

OUTDOOR AREAS

24. Covered terrace 2_30

TOTAL COVERED AREA - 544 M²
TOTAL BUILT AREA - 720 M²







SUMPTUOUS DETAILS

Endless artistic possibilities

Convivial open space meticulously designed to embrace the spirit of the North coast

Planned to offer maximum space, light, comfort and tranquillity

Interiors that inspire you and awaken your creativity



4 Bedrooms Ground Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1.	Bedroom 1	17
2.	Bathroom 1	16
3.	Entrance hall	18
4.	Living/dining room	39
5.	Kitchen	18
6.	Scullery	7
7.	Store	5
8.	Guest toilet	6

9.	Garage	3:
10.	Yard	20
11.	Covered terrace 1 _	. 1
12.	Outdoor living	28
	Pool & deck	
	Porch	
15	Kiosk	1



4 Bedrooms First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

16.	Bedroom 2	. 22
17.	Bathroom 2	. 12
18.	Bridge	. 7
19.	TV/study	. 15
	Bedroom 3	
21.	Bathroom 3	. 8
22.	Bedroom 4	. 25
23.	Bathroom 4	. 8

OUTDOOR AREAS

24.	Covered terrace 2 _ 1	
25.	Covered terrace 3_1	/

26. Terrace 4 _____ 28

TOTAL COVERED AREA - 393 M²
TOTAL BUILT AREA - 503 M²



3 Bedrooms - Type A Ground Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1.	Entrance hall 24
١.	Littlatice Hall 24
2.	Living room 31
3.	Dining room 16
4.	Kitchen 18
5.	Scullery7
6.	Store 5
7.	Guest toilet6

8.	Garage	. 32
9 .	Yard	. 20
10.	Outdoor dining	. 28
11.	Outdoor living	. 11
12.	Pool & deck	- 60
	Porch	. 7
	Kiosk	11



3 Bedrooms - Type A First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

15.	Bridge/study	11
16.	Bedroom 1	22
17.	Bathroom 1	12
18.	Bedroom 2	26
19.	Bathroom 2	8
20.	Bedroom 3	25
21	Rathroom 3	8

OUTDOOR AREAS

22 Covered terrace 1_11
23. Covered terrace 2_6
24. Terrace 3_____28

TOTAL COVERED AREA - 352 M²
TOTAL BUILT AREA - 470 M²



3 Bedrooms - Type B Ground Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

1.	Entrance hall	18
2.	Living room	25
3.	Dining room	10
4.	Kitchen	13
5.	Scullery	4
6.	Store	2
7.	Guest toilet	5
8.	Staff toilet	3

9.	Garage	2
10.	Yard	1
11.	Outdoor living	2
12.	Covered terrace	_
13.	Pool & deck	5
14	Porch	1



3 Bedrooms - Type B First Floor

SURFACE TABLE - AREA (M²)

INDOOR AREAS

15.	Bridge	5
16.	Bedroom 1	18
17.	Bathroom 1	8.
18.	Bedroom 2	18
19.	Bathroom 2	5
20.	Bedroom 3	10
21	Rathroom 3	5

OUTDOOR AREAS

22	Covered terrace 1_	. 5
23.	Covered terrace 2 -	1
21	Torroon 3	

TOTAL COVERED AREA - 289 M² TOTAL BUILT AREA - 357 M²



THE SMART CITY SCHEME

The ultimate work-live-relax lifestyle

The Smart City Scheme is an economic development programme aimed at consolidating the Mauritian International Business and Financial Hub by creating ideal conditions for working, living and spurring investment through the development of smart cities across the island.

As per the Smart City Scheme, Mont Choisy
La Destination is allowed to sell real property
for residential and non-residential purposes to
investors, citizens and non-citizens of Mauritius,
providing them the option of living in sustainable,
convenient and enjoyable urban surroundings.

RESIDENCE PERMIT & FAVOURABLE TAX REGIME

As an approved development under the Smart City Scheme, Mont Choisy La Réserve grants foreign buyers and their immediate families with Mauritian residency on purchase of a property that exceeds USD 500 000 (excluding taxes). The country also provides a conducive investment environment with low levels of taxation such as a corporate tax rate of 15%, no inheritance tax and no capital gains tax.

