







#### THE SMART CITY

#### **EXISTING PROJECTS**

- 1. Mont Choisy Le Golf
- 2. Mont Choisy La Ferme
- 3. Mont Choisy Le Mall
- 4. Boulevard and Parkway
- 5. Mont Choisy Le Parc Residences
- 6. Mont Choisy Heritage Zone
- 7. 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 Hub
  15. Centre for Sporting Excellence
- 16. MON CHOISY BEACH

## THE RESIDENCES

APARTMENTS

BLOCK A1 3 Bed - GO1/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

SA1 - Area 785 m<sup>2</sup>
 SA2 - Area 784 m<sup>2</sup>
 SA3 - Area 812 m<sup>2</sup>
 SA4 - Area 996 m<sup>2</sup>
 SA5 - Area 779 m<sup>2</sup>
 SA6 - Area 772 m<sup>2</sup>
 SA8 - Area 812 m<sup>2</sup>
 SA9 - Area 821 m<sup>2</sup>
 SA10 - Area 882 m<sup>2</sup>
 SA11 - Area 827 m<sup>2</sup>
 SA12 - Area 818 m<sup>2</sup>

#### FAIRWAY VILLAS

1. No.1 - Area 1,337 m<sup>2</sup> 2. No.2 - Area 1,314 m<sup>2</sup> 3. No.3 - Area 1,409 m<sup>2</sup> 4. No.4 - Area 2,269 m<sup>2</sup> 5. No.5 - Area 2,626 m<sup>2</sup> 6. No.6 - Area 1,775 m<sup>2</sup>





## TROPICAL LIVING AT ITS BEST

Architecturally striking

Contemporary Mauritian-style architecture Surrounded by colourful tropical landscaping Overlooking the generous common pool area Stunning views of the neighbouring sea and golf

# THE PENTHOUSES wallow in tropical bliss

Spacious ensuite bedrooms and elegant open spaces for the perfect modern 'villa in the sky'.





#### WHERE HOME AND HEAVEN EMBRACE

Stunningly dramatic

- Fourth-level full-floor penthouses
- Extensive terraces with a superb private pool
- Gorgeous open floor concept for a contemporary tropical indoor-outdoor living
- Landscaped gardens, rich tropical materials and textures adding to the coastal feel
- Views on the sea and islets of the North or over the golf course to the mountains beyond





## SUPREME PRIVACY AND TRANQUILITY

Indulge in outstanding comfort

10.1



## OPEN-AIR SPACE FOR HIGH-END ISLAND LIVING

A generous sense of conviviality and immerses well-being



#### THE SEAMLESS FLOW OF PURE LUXURY

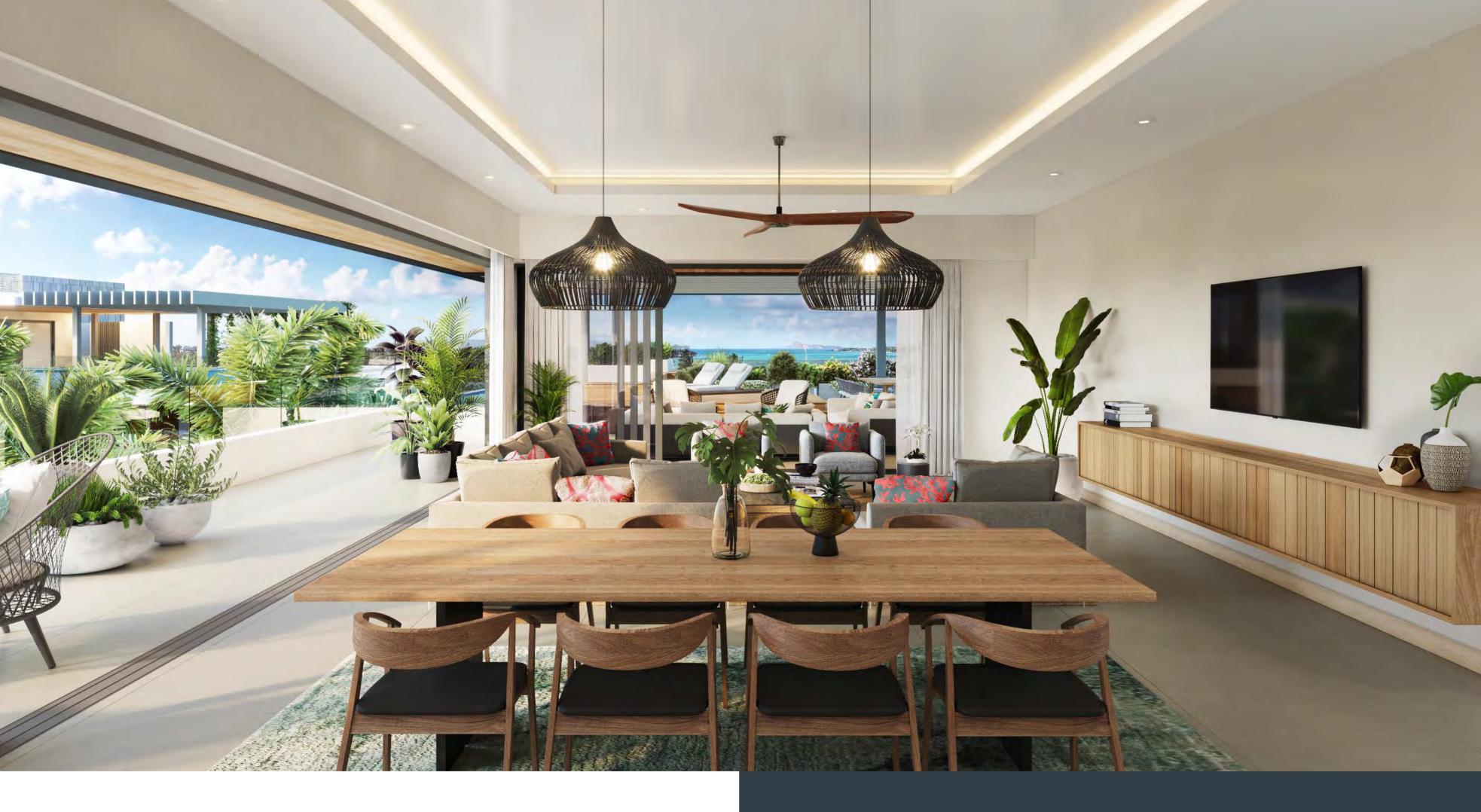
Impeccably crafted

Wide floor-to-ceiling openings inviting natural sunlight and coastal breeze

Lush wooden cabinetry, luxurious marble kitchen countertops and sleek light tiled flooring

Carefully chosen kitchen appliances and flush modern fittings





#### BLURRING THE BOUNDARIES

Feel instantaneously drawn to the outside

Refined finishes, fixtures and neutral colour scheme Few barriers and separations for a calm relaxed environment Delivered as the ideal canvas to reflect your unique style

#### FULL-FLOOR PENTHOUSE

4 Bedrooms Block A1 - P10 Block A2 - P10 Block A3 - P10

TOTAL COVERED AREA - 329 M<sup>2</sup> TOTAL BUILT AREA - 469 M<sup>2</sup>



- 1. Dining ,
- 2. Kitcher
- 3. Back kit
- 4. Toilet \_
- 5. Store \_
- 6. Passag
- 7. Bedrooi
- 8. Bathroc
- 9. Bedroo

#### SURFACE TABLE - AREA (M<sup>2</sup>)

/ Living room	67
n	15
itchen	7
	4
	4
ge	17
om 1	
om 1	6
om 2	20

- 10. Bathroom 2 \_\_\_\_\_ 9
- 11. Bedroom 3 \_\_\_\_\_ 25
- 12. Bathroom 3 \_\_\_\_\_ 11
- 13. Bedroom 4 \_\_\_\_\_ 27
- 14. Bathroom 4 \_\_\_\_\_ 13 15. Yard \_\_\_\_\_\_ 5
- 16. Covered terrace \_\_\_\_\_ 75
- 17. Open terrace & pool \_\_\_\_\_ 134

# THE APARTMENTS WELCOME TO YOUR PRIVATE ABODE





## WHERE YOUR RESTFUL RETREAT AWAITS

Gloriously extended space & light-filled living

UNALLO





3 Bedrooms Ground, first and second floors

Block A1 - G01, F04, S07 Block A2 - G03, F06, S09 Block A3 - G03, F06, S09

#### TOTAL COVERED AREA - 237 M<sup>2</sup> TOTAL BUILT AREA - 237 M<sup>2</sup>

#### SURFACE TABLE

AREA (M<sup>2</sup>)

1.	Living room	 74
2.	Kitchen	 17
3.	Toilet	3
4.	Bedroom 1	 30
5.	Bathroom 1	 6
б.	Bedroom 2	 23
7.	Bathroom 2	 7
8.	Bedroom 3	 30
9.	Bathroom 3	 11
10.	Terrace	 47
11.	Yard	 4
12.	Garden area	 +/- 64



2 Bedrooms - Type A Ground, first and second floors

Block A1 - G03, F06, S09 Block A2 - G01, F04, S07 Block A3 - G01, F04, S07

#### TOTAL COVERED AREA - 173 M<sup>2</sup> TOTAL BUILT AREA - 173 M<sup>2</sup>

#### SURFACE TABLE

AREA ( $M^2$ )

1.	Entrance	12
2.	Dining/Living room	
З.	Kitchen	16
4.	Toilet	3
5.	Master bedroom	
б.	Master bathroom	
7.	Bedroom 1	15
8.	Bathroom 1	6
9.	Terrace	31
10.	Yard	4
11.	Garden area	



2 Bedrooms - Type B Ground, first and second floors

> Block A1 - G02, F05, S08 Block A3 - G02, F05, S08

TOTAL COVERED AREA - 131 M<sup>2</sup> TOTAL BUILT AREA - 131 M<sup>2</sup>

#### SURFACE TABLE

AREA (M<sup>2</sup>)

1.	Dining/Living room	36
2.	Kitchen	12
3.	Pantry	3
4.	Bedroom 1	18
5.	Bathroom 1	7
6.	Bedroom 2	15
7.	Bathroom 2	8
8.	Terrace	36
9.	Yard	5
10.	Garden area	+/-32



1 Bedroom Ground, first and second floors

Block A2 - G02, F05, S08

#### TOTAL COVERED AREA - 131 M<sup>2</sup> TOTAL BUILT AREA - 131 M<sup>2</sup>

#### SURFACE TABLE

AREA ( $M^2$ )

1.	Dining/Living room	35
2.		8
З.	Toilet	3
4.	Bedroom 1	23
5.	Bathroom 1	15
б.	Terrace	36
7.	Store	3
8.	Yard	б
9.	Garden area	+/-35



#### 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.

