



## Exclusive apartments and villa in the Montana Oceano residential project, Domaine de Palmyre, Mauritius



 Domaine de Palmyre, Mauricius



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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### About real estate

The new luxury residential project Montana Oceano in the south-west of the tropical island of Mauritius is designed for the most demanding clients. Choose from stylish apartments 4+kk or exclusive penthouses 3 - 4+kk, which, thanks to their elevated position and stepped terrain on a slope from 107 to 123 m above sea level, offer fantastic living in lush tropical nature and unobstructed 180-degree panoramic views of the savannah valley and the vast Indian Ocean.

Also on offer is the last available Villa La Balise - a majestic 4 bedroom villa standing on a large private plot with private pool at 142m above sea level with fantastic views of La Tourelle mountain and the harbour.

Sunsets, regular rainbows, starry skies, breathtaking panoramas of the sea and mountains can be enjoyed every day from your own terrace.

The development project consists of 13 apartments and 4 private villas and is situated on two plots close to each other: The three-block Montana Oceano Apartments comprises a total of 3 luxury penthouses and 10 modern apartments, all with expansive terraces with panoramic views of the surrounding area, thoughtful ventilation and ample sunlight. The project's undisputed strength is its thoughtful outdoor space - the secure private residence includes a swimming pool, garden, fitness area and children's playground. All properties have secure parking for two vehicles.

Montana Oceano Villas are four separate spacious homes with private pools on private grounds.

Montana Oceano is a chamber development located on the top of a hill in Domaine de Palmyre in the sought after Black River/Le Morne area. It is located opposite Les Salines and just 500 metres from the port of La Balise. This area has great potential thanks to its perfect combination of sea, best beaches and nature, making it an ideal choice for a myriad of activities including snorkelling, diving, windsurfing, kitesurfing, kayaking, paddleboarding, sailing or hiking. For golf lovers there are four top golf courses (15-30 min drive).

The international airport is 52 km away and takes around 70 minutes to get there, the capital Port Luis is 35 km away and can be reached by car in around an hour.

Mauritius today is one of the safest and most sought-after places in the world to relocate or second home, and whether you're a digital nomad or planning to retire or do business here, the island's top-notch amenities and healthcare, well-developed transport infrastructure, international schools and myriad sporting and cultural opportunities make it a tropical paradise where you can live, work and play.

Construction of the project is scheduled for 2Q 2024, with the project to be completed by the end of 2025.

For more information please contact us, we will also arrange a tour on site.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
MO-A1	4 + kitchenette	ground floor	191 m <sup>2</sup>	130 m <sup>2</sup>	47 m <sup>2</sup> / No / No	Yes (108 m <sup>2</sup> )	22 856 750 CZK
MO-A2	4 + kitchenette	ground floor	192 m <sup>2</sup>	133 m <sup>2</sup>	50 m <sup>2</sup> / No / No	Yes (24 m <sup>2</sup> )	21 003 500 CZK
MO-A3	4 + kitchenette	1st floor	175 m <sup>2</sup>	125 m <sup>2</sup>	41 m <sup>2</sup> / No / No	No	RESERVED
MO-A4	4 + kitchenette	1st floor	191 m <sup>2</sup>	129 m <sup>2</sup>	50 m <sup>2</sup> / No / No	No	21 991 900 CZK
MO-AP	4 + kitchenette	2nd floor	334 m <sup>2</sup>	156 m <sup>2</sup>	165 m <sup>2</sup> / No / No	No	43 860 250 CZK
MO-B1	4 + kitchenette	ground floor	192 m <sup>2</sup>	130 m <sup>2</sup>	46 m <sup>2</sup> / No / No	No	20 756 400 CZK
MO-B2	4 + kitchenette	ground floor	192 m <sup>2</sup>	130 m <sup>2</sup>	46 m <sup>2</sup> / No / No	No	20 756 400 CZK
MO-B3	4 + kitchenette	1st floor	177 m <sup>2</sup>	125 m <sup>2</sup>	42 m <sup>2</sup> / No / No	No	RESERVED
MO-B4	4 + kitchenette	1st floor	177 m <sup>2</sup>	125 m <sup>2</sup>	42 m <sup>2</sup> / No / No	No	21 003 500 CZK
MO-BP	4 + kitchenette	2nd floor	322 m <sup>2</sup>	157 m <sup>2</sup>	150 m <sup>2</sup> / No / No	No	RESERVED
MO-C1	4 + kitchenette	ground floor	217 m <sup>2</sup>	136 m <sup>2</sup>	67 m <sup>2</sup> / No / No	No	26 192 600 CZK
MO-C2	4 + kitchenette	1st floor	203 m <sup>2</sup>	142 m <sup>2</sup>	52 m <sup>2</sup> / No / No	No	27 922 300 CZK
MO-CP	3 + kitchenette	2nd floor	178 m <sup>2</sup>	98 m <sup>2</sup>	73 m <sup>2</sup> / No / No	No	24 215 800 CZK
MO-VB	5 and more rooms	ground floor	373 m <sup>2</sup>	242 m <sup>2</sup>	124 m <sup>2</sup> / No / No	1 428 m <sup>2</sup>	RESERVED