



373 m<sup>2</sup>

Domaine de Palmyre, Mauricius

Sold



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                               |               |                    |
|------------------------------------|-------------------------------|---------------|--------------------|
| Order number                       | MO-VB                         | Price         | Sold               |
| Address                            | Domaine de Palmyre, Mauricius | Type          | Houses             |
| Category                           | Villa                         | Usable area   | 373 m <sup>2</sup> |
| Number of rooms                    | 5 and more rooms              | Offer status  | Sold               |
| Land area                          | 1 428 m <sup>2</sup>          | Floor area    | 242 m <sup>2</sup> |
| Energy performance of the building | G - Extremely uneconomical    | Parking       | 3                  |
| Terrace                            | 124 m <sup>2</sup>            | Swimming pool | Yes                |

## About real estate

We offer for sale a majestic 4 bedroom villa with private pool (30 sqm) and extensive private plot (1,428 sqm) in the emerging luxury project Montana Oceano in the southwest of Mauritius. The last available villa is set amidst lush tropical nature at 142 metres above sea level and offers breathtaking views of La Tourelle Mountain, the harbour and the Indian Ocean.

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

The layout of the villa, with a living area of 242 m<sup>2</sup>, includes four bedrooms with en-suite bathrooms (45 m<sup>2</sup>, 31 m<sup>2</sup>, 23 m<sup>2</sup> and 21 m<sup>2</sup>), each bedroom also has access to its own terrace. Through the living-dining room and kitchen (43 m<sup>2</sup>) you can access the spacious terraces with direct access to the pool. The villa has a total of 6 terraces (some of them covered) with a total surface of 124 m<sup>2</sup>. The residence also includes a pantry (10 m<sup>2</sup>), a laundry room (5 m<sup>2</sup>), a guest toilet (4 m<sup>2</sup>) and a hallway (14 m<sup>2</sup>). This luxury villa also has three parking spaces.

The development project consists of 13 apartments and 4 private villas and is situated on two plots close to each other: Montana Oceano Villas are four separate spacious homes with private pools on private lots. Only Villa La Balise is available.

The three-block Montana Oceano Apartments comprise a total of 3 luxury penthouses and 10 modern apartments, all with expansive terraces with panoramic views of the surrounding area, thoughtful ventilation and plenty of sun. 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 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 Louis is 35 km away and can be reached by car in about an hour.

Mauritius today is one of the safest and most sought after places in the world to relocate or second home, whether you are a digital nomad or planning to spend your retirement or business here. With great amenities and healthcare, a well-developed transport infrastructure, international schools and countless sporting and cultural opportunities, the island is rightly known as a tropical paradise where it's great to live, work and play.

Construction of the villa is scheduled for 4Q 2023, with the project to be completed in 2Q 2025.

For more information about the development project, please contact the broker.

| The order | Layout           | Usable area        | Living area        | Terrace / Balcony / Loggia   | Land                      | Price          |
|-----------|------------------|--------------------|--------------------|------------------------------|---------------------------|----------------|
| MO-A1     | 4 + kitchenette  | 198 m <sup>2</sup> | 135 m <sup>2</sup> | 46 m <sup>2</sup> / No / No  | Yes (108 m <sup>2</sup> ) | 28 967 325 CZK |
| MO-A2     | 4 + kitchenette  | 206 m <sup>2</sup> | 154 m <sup>2</sup> | 44 m <sup>2</sup> / No / No  | Yes (24 m <sup>2</sup> )  | 27 133 950 CZK |
| MO-A3     | 4 + kitchenette  | 175 m <sup>2</sup> | 125 m <sup>2</sup> | 41 m <sup>2</sup> / No / No  | No                        | 26 522 825 CZK |
| MO-A4     | 4 + kitchenette  | 187 m <sup>2</sup> | 141 m <sup>2</sup> | 40 m <sup>2</sup> / No / No  | No                        | 28 111 750 CZK |
| MO-AP     | 4 + kitchenette  | 342 m <sup>2</sup> | 182 m <sup>2</sup> | 165 m <sup>2</sup> / No / No | No                        | 45 101 025 CZK |
| MO-B1     | 4 + kitchenette  | 199 m <sup>2</sup> | 136 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B2     | 4 + kitchenette  | 192 m <sup>2</sup> | 135 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B3     | 4 + kitchenette  | 177 m <sup>2</sup> | 125 m <sup>2</sup> | 42 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B4     | 4 + kitchenette  | 180 m <sup>2</sup> | 135 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-BP     | 4 + kitchenette  | 322 m <sup>2</sup> | 157 m <sup>2</sup> | 150 m <sup>2</sup> / No / No | No                        | RESERVED       |
| MO-C1     | 4 + kitchenette  | 221 m <sup>2</sup> | 138 m <sup>2</sup> | 69 m <sup>2</sup> / No / No  | No                        | 35 445 250 CZK |
| MO-C2     | 4 + kitchenette  | 213 m <sup>2</sup> | 139 m <sup>2</sup> | 54 m <sup>2</sup> / No / No  | No                        | 35 689 700 CZK |
| MO-CP     | 3 + kitchenette  | 178 m <sup>2</sup> | 98 m <sup>2</sup>  | 73 m <sup>2</sup> / No / No  | No                        | 33 000 750 CZK |
| MO-VB     | 5 and more rooms | 373 m <sup>2</sup> | 242 m <sup>2</sup> | 124 m <sup>2</sup> / No / No | 1 428 m <sup>2</sup>      | SOLD           |
| MO-CTA    | 3 rooms          | 155 m <sup>2</sup> | 117 m <sup>2</sup> | 33 m <sup>2</sup> / No / No  | 675 m <sup>2</sup>        | RESERVED       |
| MO-CTB    | 3 rooms          | 149 m <sup>2</sup> | 110 m <sup>2</sup> | 26 m <sup>2</sup> / No / No  | 658 m <sup>2</sup>        | RESERVED       |