



Phase 4

PENTHOUSES &
APARTMENTS



Phase 4

PENTHOUSES &
APARTMENTS



MONTCHOISY
LA RÉSERVE

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 Les Allées du Golf
12. Mont Choisy Leisure Centre

FUTURE DEVELOPMENTS

13. Healthcare
14. Lifestyle Hub
15. Centre for Sporting Excellence

16. MON CHOISY BEACH

RESIDENCES OF PHASE 4

Apartments & Penthouses

BLOCK B1
TYPE C

2 Bed - G01/F03
3 Bed - G02/FO4
Penthouse - 3 Bed - P05

BLOCK B2
TYPE B

2 Bed - G01/F03/S05
3 Bed - G02/F04/S06
Penthouse - 3 Bed - P07

BLOCK B3
TYPE A

2 Bed Type A - G01/F04/S07
2 Bed Type B - G02/F05/S08
3 Bed - G03/FO6/S09
Penthouse - 4 Bed- P10

BLOCK B4
TYPE B

2 Bed - G01/F03/S05
3 Bed - GO2/F04/S06
Penthouse - 3 Bed - P07

BLOCK B5
TYPE C

2 Bed - G01/F03
3 Bed - G02/FO4
Penthouse - 3 Bed - P05



Own the most
prestigious address
in Grand Baie





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



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
BLOCK B1 & B5 TYPE C

3 Bedrooms
P05

TOTAL COVERED AREA - 217 M²
TOTAL BUILT AREA - 344 M²

SURFACE TABLE - AREA (M²)

1. Dining / Living room	46	8. Bathroom 2	7
2. Kitchen	14	9. Bedroom 3	18
3. Toilet	3	10. Bathroom 3	11
4. Lobby	26	11. Closet bedroom 3	7
5. Bedroom 1	15	12. Balcony	40
6. Bathroom 1	6	13,14. Open terrace, pool & outdoor store	126
7. Bedroom 2	23		



FULL-FLOOR PENTHOUSE
BLOCK B2 & B4 TYPE B

3 Bedrooms
P07

TOTAL COVERED AREA - 241M²
TOTAL BUILT AREA - 356 M²

SURFACE TABLE - AREA (M²)

1. Dining / Living room	47	8. Bathroom 2	7
2. Kitchen	14	9. Bedroom 3	17
3. Lobby	28	10. Bathroom 3	11
4. Toilet	4	11. Closet bedroom 3	7
5. Bedroom 1	15	12. Veranda	61
6. Bathroom 1	8	13, 14. Open terrace, pool & outdoor store	114
7. Bedroom 2	21		



FULL-FLOOR PENTHOUSE
BLOCK B3 TYPE A

4 Bedrooms
P10

TOTAL COVERED AREA - 329 M²
TOTAL BUILT AREA - 469 M²

SURFACE TABLE - AREA (M²)

1. Dining / Living room	67	10. Bathroom 2	9
2. Kitchen	15	11. Bedroom 3	25
3. Back kitchen	7	12. Bathroom 3	11
4. Toilet	4	13. Bedroom 4	27
5. Store	4	14. Bathroom 4	13
6. Passage	17	15. Yard	5
7. Bedroom 1	15	16, 17. Covered terrace & outdoor store	75
8. Bathroom 1	6	18. Open terrace & pool	134
9. Bedroom 2	20		



THE APARTMENTS

WELCOME TO YOUR
PRIVATE ABODE



WHERE YOUR RESTFUL RETREAT AWAITS

*Gloriously extended space
& light-filled living*



APARTMENT
BLOCK B1 & B5
TYPE C

3 Bedrooms
Ground and first floors

G02/F04

Ground floor - G02

TOTAL COVERED AREA - 242 M²

TOTAL BUILT AREA - 242 M²

First floor - F04

TOTAL COVERED AREA - 225M²

TOTAL BUILT AREA - 225 M²

SURFACE TABLE

		AREA (M ²)	
		G02	F04
1.	Dining/Living room _____	53	53
2.	Kitchen _____	16	16
3.	Lobby _____	20	20
4.	Toilet _____	4	4
5.	Yard _____	3	3
6.	Bedroom 1 _____	15	15
7.	Bathroom 1 _____	6	6
8.	Bedroom 2 _____	23	23
9.	Bathroom 2 _____	7	7
10.	Bedroom 3 _____	22	22
11.	Bathroom 3 _____	11	11
12.	Closet bedroom 3 _____	7	7
13.	Terrace _____	54	38
G02 - Garden area _____		+/-81	



Disclaimer: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

APARTMENT
BLOCK B1 & B5
TYPE C

2 Bedrooms
Ground and first floors

G01/F03

TOTAL COVERED AREA - 169 M²
TOTAL BUILT AREA - 169 M²

SURFACE TABLE

	AREA (M ²)
1. Dining/Living room	41
2. Kitchen	15
3. Lobby	10
4. Toilets	4
5. Yard	3
6. Bedroom 1	17
7. Bathroom 1	6
8. Bedroom 2	26
9. Bathroom 2	10
10. Closet bedroom 2	9
11. Terrace	28
G01 - Garden area	+/-63



APARTMENT
BLOCK B2 & B4
TYPE B

3 Bedrooms
Ground, first and second floors

G02/F04/S06

Ground & first floors - G02 / F04
TOTAL COVERED AREA - 257 M²
TOTAL BUILT AREA - 257 M²

Second floor - S06
TOTAL COVERED AREA - 235 M²
TOTAL BUILT AREA - 235 M²

SURFACE TABLE

		AREA (M ²)	
		G02/F04	S06
1.	Living room	54	54
2.	Kitchen	18	18
3.	Lobby	19	19
4.	Toilet	4	4
5.	Yard	6	6
6.	Bedroom 1	15	15
7.	Bathroom 1	6	6
8.	Bedroom 2	23	23
9.	Bathroom 2	7	7
10.	Bedroom 3	22	22
11.	Bathroom 3	11	11
12.	Closet bedroom 3	7	7
13.	Veranda	65	43

G02 - Garden area____ +/- 67



Disclaimer: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

APARTMENT
BLOCK B2 & B4
TYPE B

2 Bedrooms
Ground, first and second floors

G01/F03/S05

TOTAL COVERED AREA - 176 M²
TOTAL BUILT AREA - 176 M²

SURFACE TABLE

	AREA (M ²)
1. Dining/Living room	40
2. Kitchen	17
3. Lobby	9
4. Toilet	4
5. Yard	3
6. Master bedroom	26
7. Master bathroom	10
8. Master closet	9
9. Bedroom 1	17
10. Bathroom 1	6
11. Veranda	36
G01 - Garden area	+/- 50



APARTMENT BLOCK B3 TYPE A

3 Bedrooms
Ground, first and second floors

G03, F06, S09

Ground floor - G03
TOTAL COVERED AREA - 237 M²
TOTAL BUILT AREA - 237 M²

First & second floors - F06 & S09
TOTAL COVERED AREA - 223 M²
TOTAL BUILT AREA - 223 M²

SURFACE TABLE

		AREA (M ²)	
		G03	F06/S09
1.	Living room	74	74
2.	Kitchen	17	17
3.	Toilet	3	3
4.	Bedroom 1	15	15
5.	Bathroom 1	6	6
6.	Bedroom 2	23	23
7.	Bathroom 2	7	7
8.	Bedroom 3	30	30
9.	Bathroom 3	11	11
10.	Terrace	47	33
11.	Yard	4	4

G03 - Garden area +/- 64



Disclaimer: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

APARTMENT BLOCK B3 TYPE A

2 Bedrooms - Type A
Ground, first and second floors

G01, F04, S07

Ground floor - G01

TOTAL COVERED AREA - 176 M²
TOTAL BUILT AREA - 176 M²

First & second floors - F04 & S07

TOTAL COVERED AREA - 173 M²
TOTAL BUILT AREA - 173 M²

SURFACE TABLE

AREA (M²)
G01 F04/S07

1.	Entrance	12	12
2.	Dining/Living room	40	40
3.	Kitchen	16	16
4.	Toilet	3	3
5.	Master bedroom	33	33
6.	Master bathroom	10	10
7.	Bedroom 1	15	15
8.	Bathroom 1	6	6
9.	Terrace	34	31
10.	Yard	4	4

G01 - Garden area +/-52



Disclaimer: For the purpose of this document, the floorplans surface areas have been rounded to the nearest m².

APARTMENT BLOCK B3 TYPE A

2 Bedrooms - Type B
Ground, first and second floors

G02, F05, S08

Ground floor - G02

TOTAL COVERED AREA - 142 M²
TOTAL BUILT AREA - 142 M²

First & second floors - F05 & S08

TOTAL COVERED AREA - 131 M²
TOTAL BUILT AREA - 131 M²

SURFACE TABLE

		AREA (M ²)	
		G02	F05/S08
1.	Dining/Living room _____	36	36
2.	Kitchen _____	12	12
3.	Pantry _____	3	3
4.	Bedroom 1 _____	18	18
5.	Bathroom 1 _____	7	7
6.	Bedroom 2 _____	15	15
7.	Bathroom 2 _____	8	8
8.	Terrace _____	36	25
9.	Yard _____	5	5

G02 - Garden area _____ +/-32



FINISHES & MATERIALS

A selection of stunning finishes and materials has been devised for the embellishment of the apartments and penthouses. Those consist of lavish Quartz for the kitchen countertops and bathroom vanity tops, high quality modern porcelain tiles for the interior floors, walls, yards and verandahs, as well as beautiful wood decking surrounding the penthouse pools.

Whilst every effort will be made to deliver our product as in the images shown, there may be some changes in colour or tone and materials available on the market at the time. For this reason, the illustrations, drawings and specifications contained in this document are indicative and non-contractual.



QUARTZ & TILES FROM ITALY

The chosen quartz and tiles from Italy are known to be of the finest quality. Their use in the residences reflects elegance and modern sophistication with the perfect neutral colours to suit your lifestyle.

Powder Coated
Woodland Grey
Metal colour finish
aluminium openings

QUARTZ
Statuario Leonadro
20mm thick

CAESAR ALCHEMY
RANGE
Mint porcelain
mosaic tiles
(penthouse pool)

Natural dark wood
colour and finish
porcelain tiles
for bedrooms

Oak wood
fitted furniture,
doors and skirtings

Flooring & Countertops

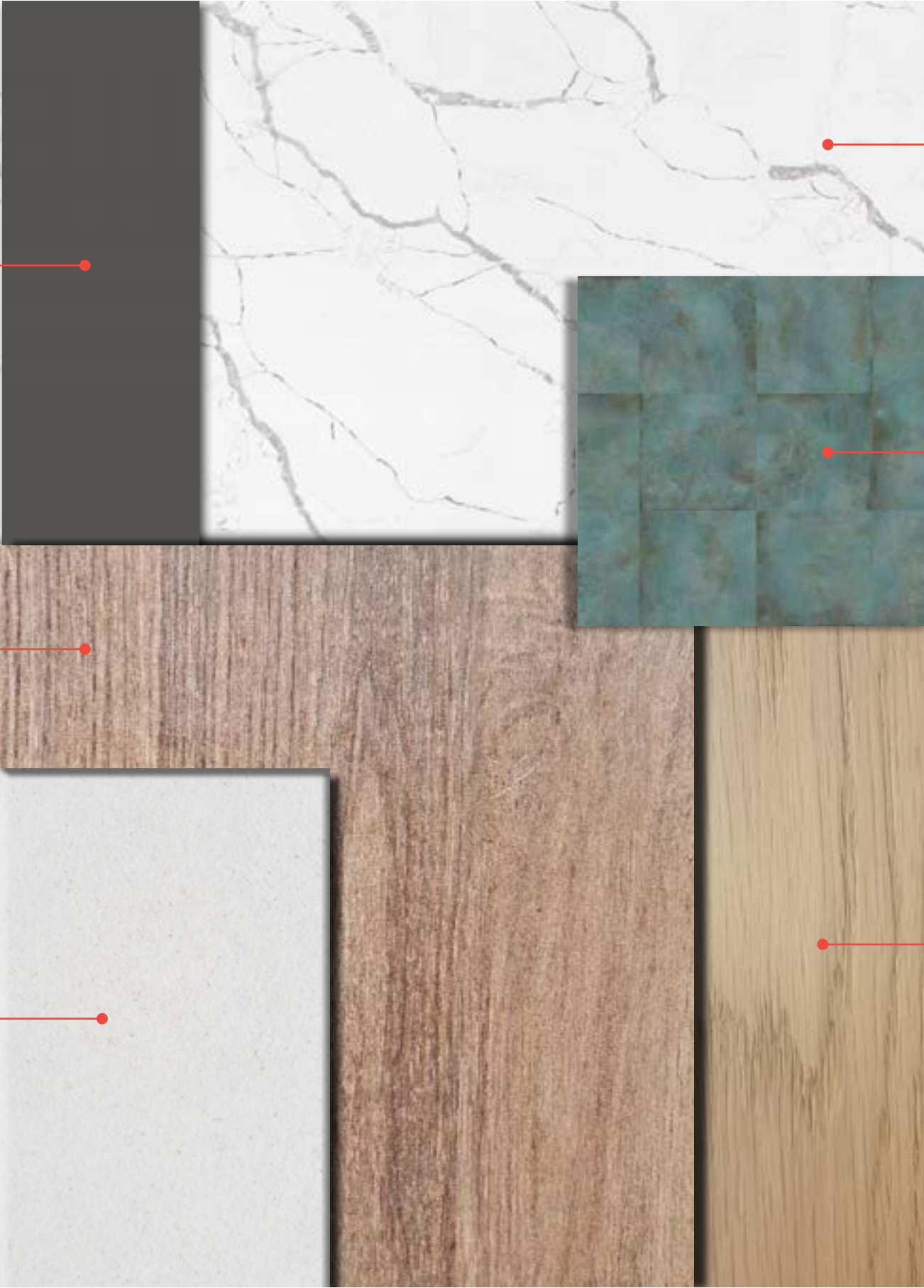
The nature-inspired colours and textures of materials used for the finishing touches of the residences blend pleasantly together to enhance the tropical elegant mood and serene atmosphere.

Walls

The walls shall be covered with long-term durable paint with water-based ecological, anti-fungus and water repellent properties with a matt finish as well as other luxurious textured finishes.



Bianco porcelain tiles
for common areas



BATHROOM FIXTURES

The bathrooms feature some of the best European brands of fixtures for the quality conscious. The modern designs and premium taps, showers, sinks and toilets are chosen not only for their aesthetic appeal but also for their functional benefits.



Handsgrohe tapwares



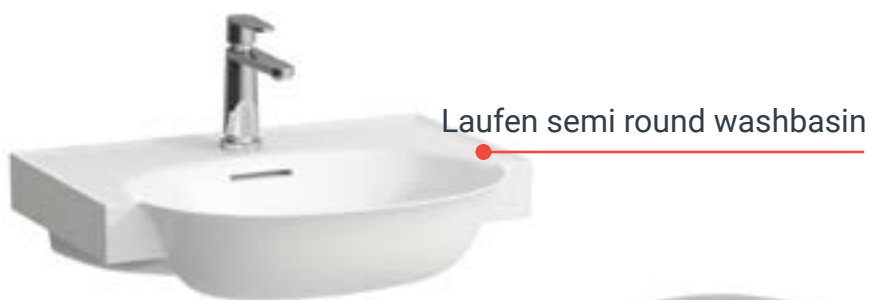
CRW free standing bath & push open waste set



Laufen concealed system wall hung WC



Geberit variform counter top



Laufen semi round washbasin



CRW free standing bath
& push open waste set



Geberit linear floor drain

AXOR
LAUFEN
■ GEBERIT
hansgrohe
BB[™] BATHROOM
BUTLER



Geberit, Hansgrohe & Bathroom Burtler accessories

IMPORTED EUROPEAN KITCHEN

The best European brands were carefully chosen for an elegant and harmonious ensemble and to ensure the best quality and durability of products for your bathrooms. Everything is taken care of for your ultimate comfort and carefree living.

The main appliances have been selected from the luxury European brand SMEG and shall include induction hobs and thermo-ventilated ovens, amongst others, adding a unique sophisticated touche to your kitchen.



Reference of ambiance image



Carysil single & double undermount sink
Champagne colour

smeg
hansgrohe
CARYSIL



Axor
single lever kitchen mixer

QUARTZ
Statuario Leonadro
20mm thick



Smeg appliances reference for kitchens

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.



BECOME PART OF THIS EXTRAORDINARY COMMUNITY

lareservemontchoisy.com
lareserve@montchoisy.com
Tel: +230 5 250 0102

Mont Choisy La Reserve Ltd
Chemin 20 Pieds, Grand Baie 30527
Mauritius

BECOME PART OF THIS
EXTRAORDINARY COMMUNITY

lareservemontchoisy.com
lareserve@montchoisy.com
Tel: +230 5 250 0102

Mont Choisy La Reserve Ltd
Chemin 20 Pieds, Grand Baie 30527
Mauritius