





 $\boxplus$  342 m²  $\boxplus$  Domaine de Palmyre, Mauricius  $\boxminus$  1 845 000 EUR / 44 722 800 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská** ASSISTANT info@luxent.cz +420 731 300 400

Order number	MO-AP	Price	1 845 000 EUR / 44 722 800 CZK
Address	Domaine de Palmyre, Mauricius	Туре	Apartments
Disposition	4 + kitchenette	Usable area	342 m²
Floor area	182 m²	Energy performance of the building	G - Extremely uneconomical
Floor	2nd floor	Parking	2
Terrace	165 m²		

## **About real estate**

We are offering for sale a luxury 3 bedroom penthouse in the emerging luxury project Montana Oceano in the southwest of the island of Mauritius. The residence is set amidst lush tropical nature at 123 metres above sea level and offers breathtaking 180 degree views of the mountains, savannah and Indian Ocean. Sunsets, periodic rainbows, starry skies, spectacular panoramas of the sea and mountains can be enjoyed from your private terrace every day.

The layout of the apartment with a living area of 182 m² includes three bedrooms with en-suite bathrooms (33 m², 25 m², 28 m²) and terraces. The spacious living room (48 m²) with kitchen (14 m²) has large bay windows through which you can access the spacious terraces, which are partly covered. The apartment also includes a laundry room (7 m²), a guest toilet (6 m²), a kitchen courtyard (9 m²), a hallway (5 m²) and a pantry (5 m²). This apartment also includes two parking spaces. A private hot tub for 5-7 people can be placed on the terrace if desired.

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 located on a hilltop in Domaine de Palmyre in the sought-after Black River/Le Morne area, opposite Les Salines and just 500 metres from La Balise marina. 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, 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.

The island of Mauritius is one of the safest and most sought-after places in the world to relocate or second home today, and whether you are a digital nomad or planning to spend your retirement or business here. With top-notch amenities and healthcare, a well-developed transport infrastructure, international schools and countless sporting and cultural opportunities, it's rightly called a tropical paradise where it's great to 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 about the development project, please contact the broker.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Land	Price
MO-A1	4 + kitchenette	ground floor	198 m²	135 m²	46 m² / No / No	Yes (108 m²)	28 724 400 CZK
MO-A2	4 + kitchenette	ground floor	206 m²	154 m²	44 m² / No / No	Yes (24 m²)	26 906 400 CZK
MO-A3	4 + kitchenette	1st floor	175 m²	125 m²	41 m² / No / No	No	26 300 400 CZK
MO-A4	4 + kitchenette	1st floor	187 m²	141 m²	40 m² / No / No	No	27 876 000 CZK
MO-AP	4 + kitchenette	2nd floor	342 m²	182 m²	165 m² / No / No	No	44 722 800 CZK
MO-B1	4 + kitchenette	ground floor	199 m²	136 m²	45 m² / No / No	No	RESERVED
MO-B2	4 + kitchenette	ground floor	192 m²	135 m²	45 m² / No / No	No	RESERVED
MO-B3	4 + kitchenette	1st floor	177 m²	125 m²	42 m² / No / No	No	RESERVED
MO-B4	4 + kitchenette	1st floor	180 m²	135 m²	45 m² / No / No	No	RESERVED
MO-BP	4 + kitchenette	2nd floor	322 m²	157 m²	150 m² / No / No	No	RESERVED
MO-C1	4 + kitchenette	ground floor	221 m²	138 m²	69 m² / No / No	No	35 148 000 CZK
MO-C2	4 + kitchenette	1st floor	213 m²	139 m²	54 m² / No / No	No	35 390 400 CZK
MO-CP	3 + kitchenette	2nd floor	178 m²	98 m²	73 m² / No / No	No	32 724 000 CZK
MO-VB	5 and more rooms	ground floor	373 m²	242 m²	124 m² / No / No	1 428 m²	SOLD
MO-CTA	3 rooms		155 m²	117 m²	33 m² / No / No	675 m²	RESERVED
MO-CTB	3 rooms		149 m²	110 m²	26 m² / No / No	658 m²	RESERVED