



206 m<sup>2</sup>

Domaine de Palmyre, Mauricius

1 110 000 EUR / 26 928 600 CZK



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**  
ASSISTANT

info@luxent.cz  
+420 731 300 400

Order number	MO-A2	Price	1 110 000 EUR / 26 928 600 CZK
Address	Domaine de Palmyre, Mauricius	Type	Apartments
Disposition	4 + kitchenette	Usable area	206 m <sup>2</sup>
Floor area	154 m <sup>2</sup>	Garden area	24 m <sup>2</sup>
Energy performance of the building	G - Extremely uneconomical	Floor	ground floor
Parking	2	Terrace	44 m <sup>2</sup>

## About real estate

We are offering for sale a modern 3 bedroom apartment in the emerging luxury project Montana Oceano in the southwest of the island of Mauritius. The residence is set amidst lush tropical nature at 117 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 154 m<sup>2</sup> includes three bedrooms with en-suite bathrooms (35 m<sup>2</sup>, 21 m<sup>2</sup>, 20 m<sup>2</sup>), a living room (47 m<sup>2</sup>) with a kitchen (14 m<sup>2</sup>) with large bay windows through which you can access the spacious terrace (44 m<sup>2</sup>), which is partly covered. The apartment also includes a laundry room (4 m<sup>2</sup>), a guest toilet (2 m<sup>2</sup>), a kitchen courtyard (5 m<sup>2</sup>), a hallway (7 m<sup>2</sup>) and an entrance hall (3 m<sup>2</sup>). This apartment also has its own garden (24 m<sup>2</sup>) and two parking spaces. The terrace can also accommodate a private hot tub for 5-7 people 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, 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.

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 m <sup>2</sup>	135 m <sup>2</sup>	46 m <sup>2</sup> / No / No	Yes (108 m <sup>2</sup> )	28 748 100 CZK
MO-A2	4 + kitchenette	ground floor	206 m <sup>2</sup>	154 m <sup>2</sup>	44 m <sup>2</sup> / No / No	Yes (24 m <sup>2</sup> )	26 928 600 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	26 322 100 CZK
MO-A4	4 + kitchenette	1st floor	187 m <sup>2</sup>	141 m <sup>2</sup>	40 m <sup>2</sup> / No / No	No	27 899 000 CZK
MO-AP	4 + kitchenette	2nd floor	342 m <sup>2</sup>	182 m <sup>2</sup>	165 m <sup>2</sup> / No / No	No	44 759 700 CZK
MO-B1	4 + kitchenette	ground floor	199 m <sup>2</sup>	136 m <sup>2</sup>	45 m <sup>2</sup> / No / No	No	RESERVED
MO-B2	4 + kitchenette	ground floor	192 m <sup>2</sup>	135 m <sup>2</sup>	45 m <sup>2</sup> / No / No	No	RESERVED
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	180 m <sup>2</sup>	135 m <sup>2</sup>	45 m <sup>2</sup> / No / No	No	RESERVED
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	221 m <sup>2</sup>	138 m <sup>2</sup>	69 m <sup>2</sup> / No / No	No	35 177 000 CZK
MO-C2	4 + kitchenette	1st floor	213 m <sup>2</sup>	139 m <sup>2</sup>	54 m <sup>2</sup> / No / No	No	35 419 600 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	32 751 000 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>	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