



🏠 155 m<sup>2</sup> 📖 Domaine de Palmyre, Mauricius 🗳️ Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                      |              |                          |
|------------------------------------|--------------------------------------|--------------|--------------------------|
| Order number                       | <b>MO-CTA</b>                        | Price        | <b>Reserved</b>          |
| Address                            | <b>Domaine de Palmyre, Mauricius</b> | Type         | <b>Houses</b>            |
| Category                           | <b>Villa</b>                         | Usable area  | <b>155 m<sup>2</sup></b> |
| Number of rooms                    | <b>3 rooms</b>                       | Offer status | <b>Reserved</b>          |
| Land area                          | <b>675 m<sup>2</sup></b>             | Floor area   | <b>117 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>    | Terrace      | <b>33 m<sup>2</sup></b>  |
| Swimming pool                      | <b>Yes</b>                           |              |                          |

## About real estate

We offer for sale an intimate 3 bedroom villa with private pool (15 sqm) on a private plot (675 sqm) in the emerging luxury project Montana Oceano in the southwest of Mauritius. The house is set amidst lush tropical nature at 142 metres above sea level and offers breathtaking views of the surrounding area.

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

The layout of the villa with a living area of 117 m<sup>2</sup> includes two bedrooms (19 m<sup>2</sup>, 10 m<sup>2</sup>) and a bathroom (4 m<sup>2</sup>). Through the living room (20 m<sup>2</sup>) and kitchen (8 m<sup>2</sup>) you can reach the spacious terrace (33 m<sup>2</sup>) with dining room (13 m<sup>2</sup>) with direct access to the pool. This intimate villa includes three parking spaces.

The development project consists of 13 apartments and 4 private villas and stands on two plots close to each other.

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

The three-block Montana Oceano Apartments comprises a total of 3 luxury penthouses and 10 contemporary apartments, all with expansive terraces with panoramic views of the surrounding area, thoughtful ventilation and ample sunlight.

The Montana Oceano chamber project is located on a hilltop 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 set to begin in 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> ) | 28 801 425 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> )  | 26 978 550 CZK |
| MO-A3     | 4 + kitchenette  | 175 m <sup>2</sup> | 125 m <sup>2</sup> | 41 m <sup>2</sup> / No / No  | No                        | 26 370 925 CZK |
| MO-A4     | 4 + kitchenette  | 187 m <sup>2</sup> | 141 m <sup>2</sup> | 40 m <sup>2</sup> / No / No  | No                        | 27 950 750 CZK |
| MO-AP     | 4 + kitchenette  | 342 m <sup>2</sup> | 182 m <sup>2</sup> | 165 m <sup>2</sup> / No / No | No                        | 44 842 725 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                        | 35 242 250 CZK |
| MO-C2     | 4 + kitchenette  | 213 m <sup>2</sup> | 139 m <sup>2</sup> | 54 m <sup>2</sup> / No / No  | No                        | 35 485 300 CZK |
| MO-CP     | 3 + kitchenette  | 178 m <sup>2</sup> | 98 m <sup>2</sup>  | 73 m <sup>2</sup> / No / No  | No                        | 32 811 750 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       |