

Naia

RESIDENCES

Naia Residences
Luxury you can afford





Table of Contents

01	Cover	09-17	Master Plan
02-04	Mauritius	18-20	Mood Board
05-06	Real Estate in the north	21-24	Villa A Fact Sheet
07	Why Us?	25-26	Pictures
08	Our Vision & Concept	27	Contact Us

Mauritius.

Mauritius, is strategically located in the Indian Ocean, being known worldwide as a key tourism destination.

Praised for its pristine beaches and turquoise lagoons, stunning scenery, year-round great weather and climate, Mauritius is also known for its multi-cultural diversity which is one of the highlights and charm of the destination.

Mauritians are bilingual, in English and French.



*Be an
islander*



Mauritius has evolved from a mono agricultural economy to becoming over the last years, a successfully diversified economy.

In addition to its ecosystem and landscapes, the destination also provides the right environment prone to investment, international schooling, high standards of health care as well as a secure platform in terms of political and economic stability.

Mauritius, endowed with the above and coupled with the right legal, fiscal and financial infrastructures, is indeed one of the leading destinations for foreign investments, being today a hub for global financial services.

In a world impacted by COVID 19, we are proud that our island has been praised and recognized by the World Health Organisation for its preventive actions and measures implemented in the COVID – 19 containment. By September 2021, it is expected that approximately 70% of the population will be vaccinated.

Compliant to international set standards, having acquired expertise and experiences, providing for an ease of doing business, Mauritius should, without doubt, be among your top choices for investment.





At a glimpse

Real Estate in the North

Real Estate investment has gone through a significant economic boom over the last decade. The North of the island is one of the most sought after locations for the following reasons:

- The beautiful shoreline of Grand Baie
- Once a fishermen's village, Grand Baie is now a thriving town with a vibrant lifestyle
- The North with its bars- restaurants- hotels is known as the island's 'French Riviera'
- Turquoise lagoons in the north of the island
- Beautiful climatic conditions year round
- Protected from the winds during winter



Real Estate in the North

- Ideal coast for watersports with protected reef lagoons
- Short distance away from leisure centre like restaurants, supermarkets , shopping centres, hotels, sport centre, gym and medical facilities
- Short distance away from exceptional private schools
(Private French and English schools)
- A large community of foreigners (French, English ...)
- Buzzling nightlife (bars , restaurants, nightclubs)
- Golf Club nearby and spas





WHY US?

Located on the North coast of the island, few kilometers from many white sandy beaches and the unique bay of Grand Baie, Naia Residences is composed of 17 villas (phase 1) and 6 villas (phase 2), with the promise of a seaside lifestyle on one of the most prestigious areas of the island.

Set up around a quiet and peaceful area, Naia Residences offers an intimate and quiet atmosphere, an exceptional location ideally situated far from the crowds and close enough to the buzzing center of Grand Baie.

Naia Residences is significantly 'home away from home', with a 'villa only' concept, offering a homely, spacious and comfortable living experience....

Luxury you can afford!

Our Concept.

Naia Residences was designed to tell a tale and to promote a harmonious environment.

The villa's design with a modern architectural style opens on a calming garden and offers a tropical feel.

The architectural concept offers relaxing colors, coupled with a tropical touch offering an indoor and outdoor living experience. The villas allow sunlight and a unique outdoor experience with its openings.

Each villa has its own garden which will enchant for relaxation, intimate dinners, gatherings, and memorable barbecues around a private swimming pool.

Our Vision.

Designed to accommodate your needs...

An art of living nestled in a locally inspired surrounding to make Naia Residences your premier choice of residence.

*Local &
contemporary*



Villas designed
to live in and to
entertain

Expertly crafted, the villas are delivered with built-in kitchen furniture.

In view of offering a unique and personalized villa, should you wish, a stylish deco pack, as well as a list of selected designers will be available.

Master Plan.

Location:

At the junction of Chemin Vingt Pieds and the access road leading to Domaines des Alizees at Grand Bay.

Status of the residential development:

Registered under the Property Development Scheme (PDS)

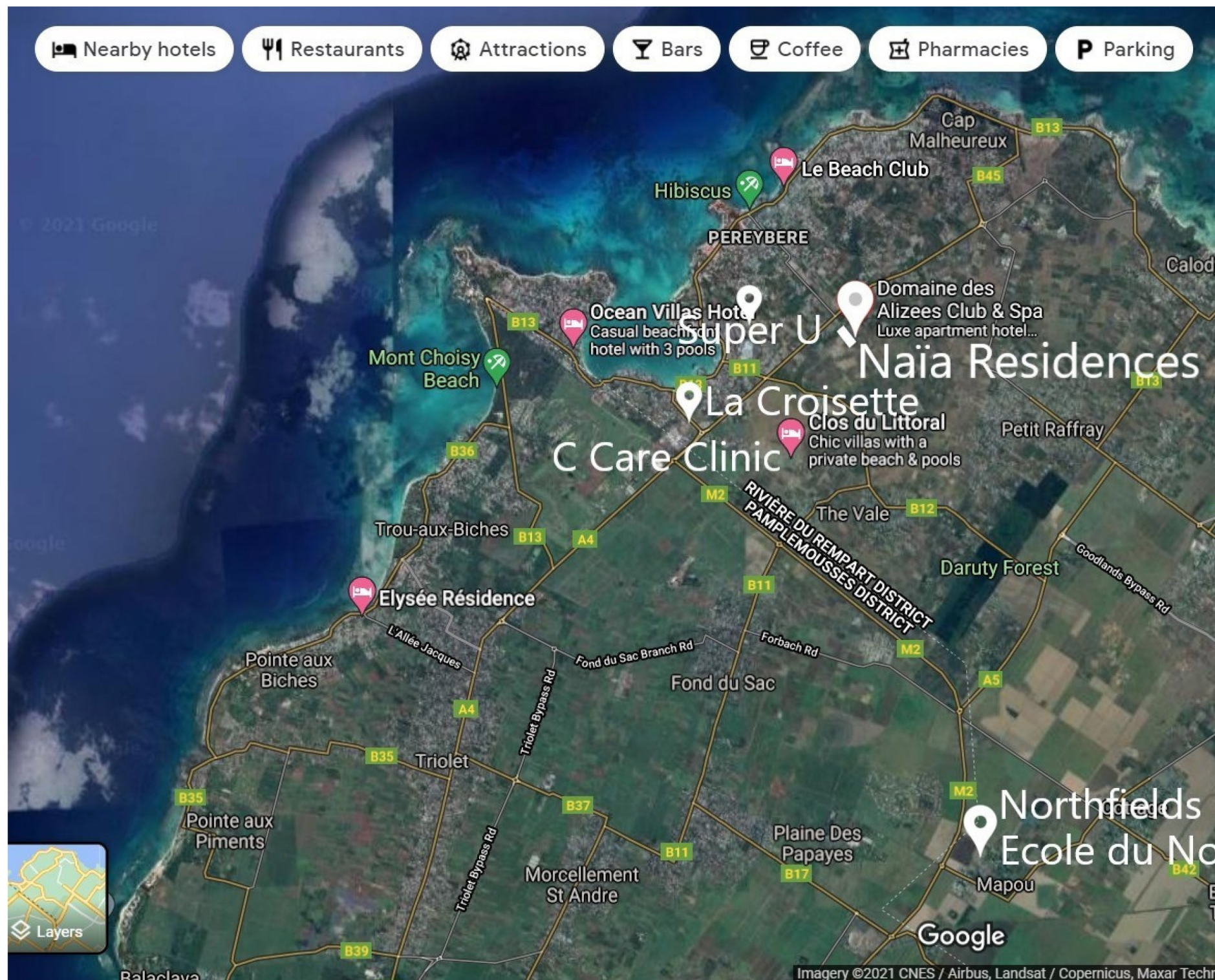
Area:

A plot of land of 16,685.4m² with 23 villas

Eligibility :

Mauritian and non – Mauritian citizens.





Naia Residences

.....

The project is divided into two phases,

The first phase consisting of 17 villas (Villa Type A) having Ground floor only

The second phase having 6 villas, with Ground and First floors (Villa Type B)

The access for both phases is located along the 3.9m wide Access Road to Domaine des Alizees.

The first phase of the project of 17 lots, will have two individual access entrances, from the Domaine des Alizees road, and will serve 8 and 9 residential lots respectively.

Each main entrance will have a security booth and a technical zone.

The first wing of phase 1, has been allocated to 8 Villas, from Lot no 1 to 8 and Lot no 9, being the security booth area.

The second wing of phase 1, has been allocated to 9 Villas, from Lot no 10 to 18, and Lot no 19 being the security booth area.





PHASE 2

PHASE 1

MASTERPLAN



FLOOR PLAN







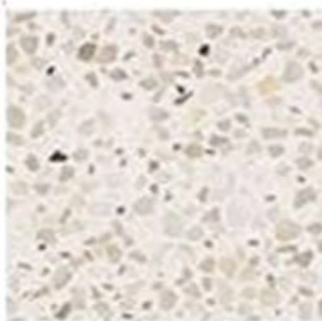
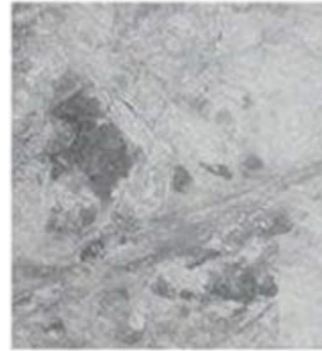
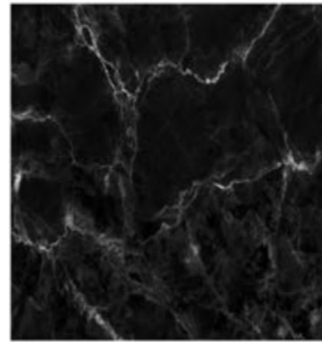
Mood



Board

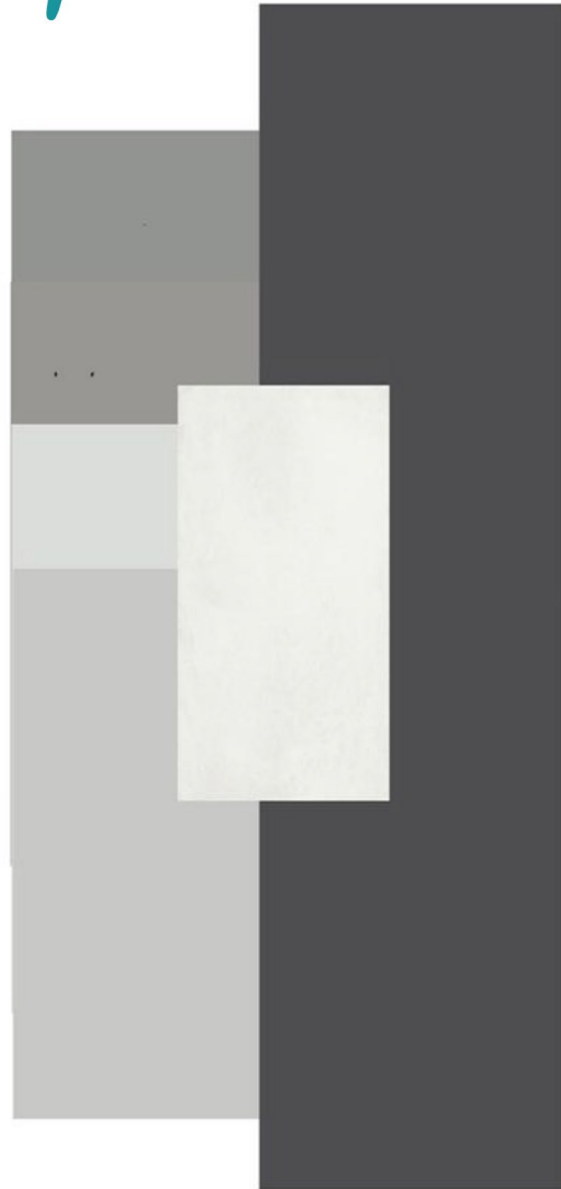
(non-contractual and subject to availability)

Mood



Board

Mood



(non-contractual and subject to availability)



Board

Villa A Fact Sheet

The Villa Type A, having a total surface area of 166.75m², will have the following units:

Main features

- Kitchen: 27.3m²
- Living and Dining Room: 34.75m²
- Master bedroom: 15m²
- Master bathroom and dressing: 11.68m²
- Bedroom 2: 13.3m²
- Bedroom 3: 13.3m²
- Common bathroom: 6.6m²
- Laundry: 3.5m²
- Guest toilet: 2.34m²
- Semi covered terrace: 15.74m²
- Parking space: 24.50m²
- Pool area: 25.16m²
- Pool Deck: 25.54m²

Furnishing

- Kitchen Oven
- Cooking hob
- Extractor hood
- Microwave
- Fridge –p(Minimum 500 L) or equivalent
- Inox wash basin
- Concrete kitchen worktop with 20mm Quartz finish on top Kitchen furniture under sink, low and upper/high cabinet as per Architect's plans.
- Closets Melamine plywood, low and high cabinets
- Sanitary Equipment, appliances and accessories services.
- Sanitary and tapware appliances and various accessories
- Mirrors in front of washbasins
- Washbasin Cabinet, granite worktop

Technical specifications

1. Substructure

- Foundation, blinding concrete of 50mm thick as per specifications of the structural engineer. Columns foundations and strip footing.
- Anti-termite treatment prior to casting of ground floor slab
- Foundation wall in blocks of 160mm up to 150 mm above ground level with a concrete foundation belt of 150mm above foundation wall.
- Ground floor slab in concrete as per specifications of the structural engineer.

2. Superstructure

- External walls
- All block walls of 160mm thickness
- Smooth concrete rendering between 15mm to 18mm
- External paint done in anti-fungus paints (3 layers)
- Internal walls
- All block walls in 160mm thickness
- Smooth concrete rendering between 15mm to 18mm
- Internal paint done in Matt emulsion (3 layer)
- Wall tiles in bathroom only as per architect's drawings
- Ceiling
- Smooth concrete rendering on ceiling of 12mm (approx.)
- Paint done in Matt emulsion (3 layers)
- Flooring
- Floor tiles of 60cm x 60cm as per architect's drawings

Carpentry Works & External Openings

- Doors
- Internal doors in semi-solid flush doors as per architect's drawings
- Wooden skirting of 90mm (approx.) and ceramic skirting of 90mm (approx.) as per architect's drawings
- Build in wardrobes in MDF boards as per architect's drawings
- Kitchen furniture and cabinets in plywood 18mm (melamine) as per architect's drawings
- Main entrance door in Solid Wood as per architect's drawings
- All windows opening in powder coated aluminum (color: desert grey), as per architect's drawings
- Sliding doors in powder coated aluminum (color: desert grey), as per architect's drawings
- All glazes are clear and transparent.

Thickness are between 6mm to 8mm as per structural design

External Works

- Boundary walls are in 160mm thick and to 180cm height
- Roof waterproofing in Rubber liquid waterproofing / waterproofing membrane
- Water drainage and sewer, as per architect's and engineers' specifications.
- Road way / entrance
 - A. Roadway in asphalt as per architect's and engineers' specifications with boundary concrete curbs
 - B. Design slabs for all entrance of individual villas
- Fiber glass swimming pool of 3.5m x 7.8m (approx.) with depth of 60cm to 130cm surrounded by pool deck in eco-deck as per architect's design.
- Private yards' conception by the architect and landscaper of the project. Yard covered with grass, young adult plants i.e coconut trees, palmists and various flower plants.
- Main entrance, 2 entry gates with security and cameras one of which will have a gatepost.
- Parking, 2 private parking and 1 visitor parking per villa

Facilities

- The residence is pet-friendly (small to medium size cats and dogs only) with a maximum of 2 per villa
- Satellite TV. Internal cabling for satellite TV will be available for the master bedroom and the living and dining.
- Ceiling fan in the living room for each villa
- Air conditioning in 3 bedrooms for each villa
- High pressure Solar water heater of capacity 250L for each villa
- High pressure pipes for hot and cold water
- Individual water pumps for each villa
- 1 underground water tank of capacity 2500L for each villa
- The residence has 2 main water tanks of capacity 9000L with 2 pumps each

....

- Sanitary and bathroom accessories are included as per the architect's specifications
- Security cameras in place for common areas
- Technical room and 1 security post for the residence
- All electrical boards and supply water meters will be fixed in the technical rooms



