

Grand Baie's latest jewel



Dear [Name]

Exclusive Views is perfectly situated along Pointe aux Canonnières in North Mauritius. Just minutes away from Most Choisy Beach and the seaside hub of Grand Baie, the development boasts the most exceptional views of the coast and ocean out to the island of coin de mire, making it a magnificent residence option and a truly unique investment.

VIRTUAL TOUR

GRAND BAIE VIDEO

A central but very quiet location

Grand Baie is well known for its cosmopolitan feel and atmosphere. Nothing is lacking here. A bustling restaurant scene and great variety of retail options will keep you entertained; while top-class medical, banking and education facilities are available for couples and families wishing to make Mauritius their home.

Pointe aux Canonnières is particularly enchanting. Situated along a spur of beautiful Indian Ocean coastline, it's known for its elegant resorts, including Pointe aux Canonnières Hotel, Le Club Med Pointe aux Canonnières, laid-back guest houses, and variety of eateries, offering anything from French cuisine to relaxed al fresco dining. And for anyone loving the outdoors, the shady palmed Mont Choisy Beach is perfect for a day in the sun, kayaking, snorkelling or windsurfing.



Owner privileges

A unique opportunity to design and customize your apartment. Exclusive Views is more than what its name suggests. While, the nine units have been purpose-built to maximise the views of the Indian Ocean and rocky outcrops on the horizon, there's much more...

- The entire complex is glass-fronted with neat, elegant exterior wood-panel finishes.
- First-floor apartments boast double-volume living areas with clean, minimalist furnishing and plenty of light and space.
- Each residence has an ample terrace with glass balustrades for taking in the ocean vista.
- Rooftop penthouses feature private swimming pools, large terraces and earthy stone walls.
- Residents have access to manicured tropical gardens and communal swimming pools.



Euro pricelist

| UNIT | FLOOR | DESCRIPTION | | | | | PRICES (\$) | | |
|------|--------|-------------|---|--------------|--------------|--------------|----------------|-----------|--|
| | | Area sqm | Layout | Private Pool | Garden (sqm) | Sales prices | Fit Out Prices | Total | |
| A1 | GROUND | 170 | Ground floor Apartment, 3 bedrooms/3 bathrooms, pool and garden | YES | 80 | 490 000 | 110 000 | 600 000 | |
| B1 | | 167 | Ground floor Apartment, 3 bedrooms/3 bathrooms, pool and garden | YES | 43 | 470 000 | 110 000 | 580 000 | |
| C1 | | 170 | Ground floor Apartment, 3 bedrooms/3 bathrooms, pool and garden | YES | 94 | 490 000 | 110 000 | 600 000 | |
| A2 | FIRST | 252 | 1st floor seaview loft (duplex), 5 bedrooms/4 bathrooms | | | 680 000 | 170 000 | 850 000 | |
| B2 | | 249 | 1st floor seaview loft (duplex), 5 bedrooms/4 bathrooms | | | 650 000 | 160 000 | 810 000 | |
| C2 | | 245 | 1st floor seaview loft (duplex), 5 bedrooms/4 bathrooms | | | 660 000 | 160 000 | 820 000 | |
| A3 | SECOND | 233 | 2nd floor Seaview Penthouse, 4 bedrooms/4 bathrooms, private pool | YES | | 960 000 | 170 000 | 1 130 000 | |
| B3 | | 221 | 2nd floor Seaview Penthouse, 4 bedrooms/4 bathrooms, private pool | YES | | 900 000 | 150 000 | 1 050 000 | |
| C3 | | 224 | 2nd floor Seaview Penthouse, 4 bedrooms/4 bathrooms, private pool | YES | | 940 000 | 160 000 | 1 100 000 | |

All apartments come with one parking and one store room in the basement

Developments par excellence

The developer of Exclusive Views is well known in North Mauritius for the charming Hôtel 20 Degrés Sud in Point aux Canonnières as well as a number of smaller-scale apartments. One of these, Marine Penthouses and Apartments, is under construction and will consist of 12 apartments and three penthouses, divided into two blocks.

Quietness and intimacy are guaranteed and buyers have the options of personalising the plans and choosing the finishing materials with the interior architects. Only a few units remain for sale in this development, also located in Pointe aux Canonnières, near Grand Baie, on the northern shores of Mauritius.