



Breathtaking | Harmonious | Symbiotic

# MONTANA OCEANO VISTAS LTD

Residence Beneficial Compound (M2)

## Price List

NAME & SUMMARY OF COMPONENTS				Land Area (Sqmt)	Net Internal Area (Sqmt)	Gross External Area (Sqmt)*	Eagle Eye Elevation (mt)	Property Price
<b>Villas &amp; Cottages</b>								
								Euro / €
Villa 1	Ground Level	Le Morne	4 BR / 4 ES / 1 WC + 3 PB + PP	1,131.5	392.6	471.1	142	1,950,000
Villa 2	Ground Level	La Balise	4 BR / 4 ES / 1 WC + 3 PB + PP	1,428.3	372.7	415.0	142	1,950,000
Cottage 1	Ground Level	Rainbow A	2 BR / 1 ES / 1 SB + 3 PB + PP	674.8	116.9	155.2	142	650,000
Cottage 2	Ground Level	Rainbow B	2 BR / 1 ES / 1 SB + 3 PB + PP	658.4	110.0	147.8	142	650,000
<b>Penthouses &amp; Apartments</b>								
<b>Block A</b>								
Apartment	Ground Floor	A 1	3 BR & ES / 1 GT + 2 PB + PJT* + PG + CSP	n/a	190.2	215.2	117	840,000
Apartment	Ground Floor	A 2	3 BR & ES / 1 GT + 2 PB + PJT* + PG + CSP	n/a	191.8	218.1	117	800,000
Apartment	First Floor	A 3	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	174.5	202.4	120	775,000
Apartment	First Floor	A 4	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	190.5	219.3	120	840,000
Penthouse A	Penthouse	A P	3 BR & ES / 1 GT + 2 PB + O + PJT* + CSP	n/a	331.2	379.5	123	1,650,000
<b>Block B</b>								
Apartment	Ground Floor	B 1	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	191.1	215.8	112	790,000
Apartment	Ground Floor	B 2	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	191.1	215.8	112	790,000
Apartment	First Floor	B 3	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	175.6	203.2	115	800,000
Apartment	First Floor	B 4	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	175.6	203.2	115	800,000
Penthouse B	Penthouse	B P	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	322.2	376.6	118	1,650,000
<b>Block C</b>								
Apartment	Ground Floor	C 1	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	216.8	252.4	107	925,000
Apartment	First Floor	C 2	3 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	202.4	234.3	110	870,000
Penthouse C	Penthouse	C P	2 BR & ES / 1 GT + 2 PB + PJT* + CSP	n/a	179.2	207.3	113	900,000

BR - bedroom (chambre-a-coucher)

SB - Bathroom (Salle-de-bain)

GT - Guest Toilet

PJT\* - Private Jacuzzi Tub 5 to 7 persons (Optional).

PP - Private Pool

ES - Ensuite Bathroom (Salle-de-bain ensuite)

PB - Parking Bays

PG - Private Garden

O - Office

CSP - Common Swimming Pool

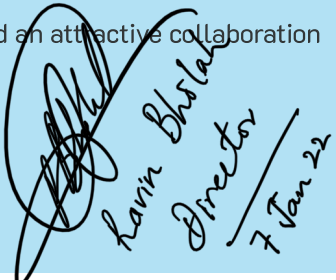
### Kindly Note:

A Property Price – Prices affixed in this price list are the launching prices valid up to 30 June 2022; thereafter the prices may be subject to change. Sales Agreements will be executed at the Notary Public designated in Euro or MUR currency.

### B Exclusions:

- Furniture & Decoration (Montana considers this aspect to be very personal and has established an attractive collaboration with Roche Bobois (Mauritius))
- PJT\* - Private Jacuzzi Tub
- 5% Government Registration Duty
- Notary fees around 1.15% to 1.65%

\*The sizes exclude Swimming Pool & Parking Areas

  
Ramin Bholani  
Director  
7 Jan 22