



SUNNY BLUES  
APARTMENTS

Flic-en-Flac, Mauritius



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APARTMENTS



# MAURITIUS

“... as the go-to destination for your second home or investment property.”

A bridgehead between Africa, Asia and Europe, Mauritius is a prime destination for property investment in the heart of the Indian Ocean. This hospitable, multicultural country is well-endowed with very fine beaches and abundant natural beauty.

The standard of living is high with political, social and economic stability as well as a vibrant and booming economy across various industries including sugar, textiles, tourism, finance, BPO and property.

The quality of infrastructure and essential services like healthcare, education and banking is commendable, with an attractive tax system for investors. The country also has a sound legal system and framework as well as a relatively high availability of skilled employees.

These are just a few of the good reasons to choose Mauritius as the go-to destination for your second home or investment property.



Grand Baie

Port Louis

Flic-en-Flac

Airport

Anelia Resort & Spa Mauritius

Jumbo Express Pasadena

Flic-en-Flac Public Beach

Pearle Beach Resort & Spa

Sugar Beach Resort

Wolmar Public Beach

Hilton Mauritius Resort & Spa

Sofitel Mauritius L'Impérial Resort & Spa

Maradiva Villas Resort & Spa

Sands Suites Resort & Spa

Domaine Anna

St Patrick's Clinic

Polyclinique De L' Quest

Pharmacie Flic en Flac

Medine Distillery Company

Medine Pépinière (Point of Sale)

Uniciti Office Park

SPARC

Cascavelle Shopping Mall

Sports complex

Westcoast International Secondary School & L'île Aux Enfants Kindergarten

Middlesex University Mauritius

Tamarina Golf Club

Tamarina Golf & Spa Boutique Hotel



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Flic-en-Flac  
Public Beach

Jumbo Express  
Pasadena

Domaine Anna  
Restaurant

Medine Pépinière  
Garden center

Uniciti  
Office Park

SPARC  
Sports Complex

Middlesex University  
Mauritius

Cascavelle Shopping Mall

Casela Nature Parks





# SUNNY BLUES

“Where the scenic beauty of the  
western coastline meets the finest in  
apartment living.”





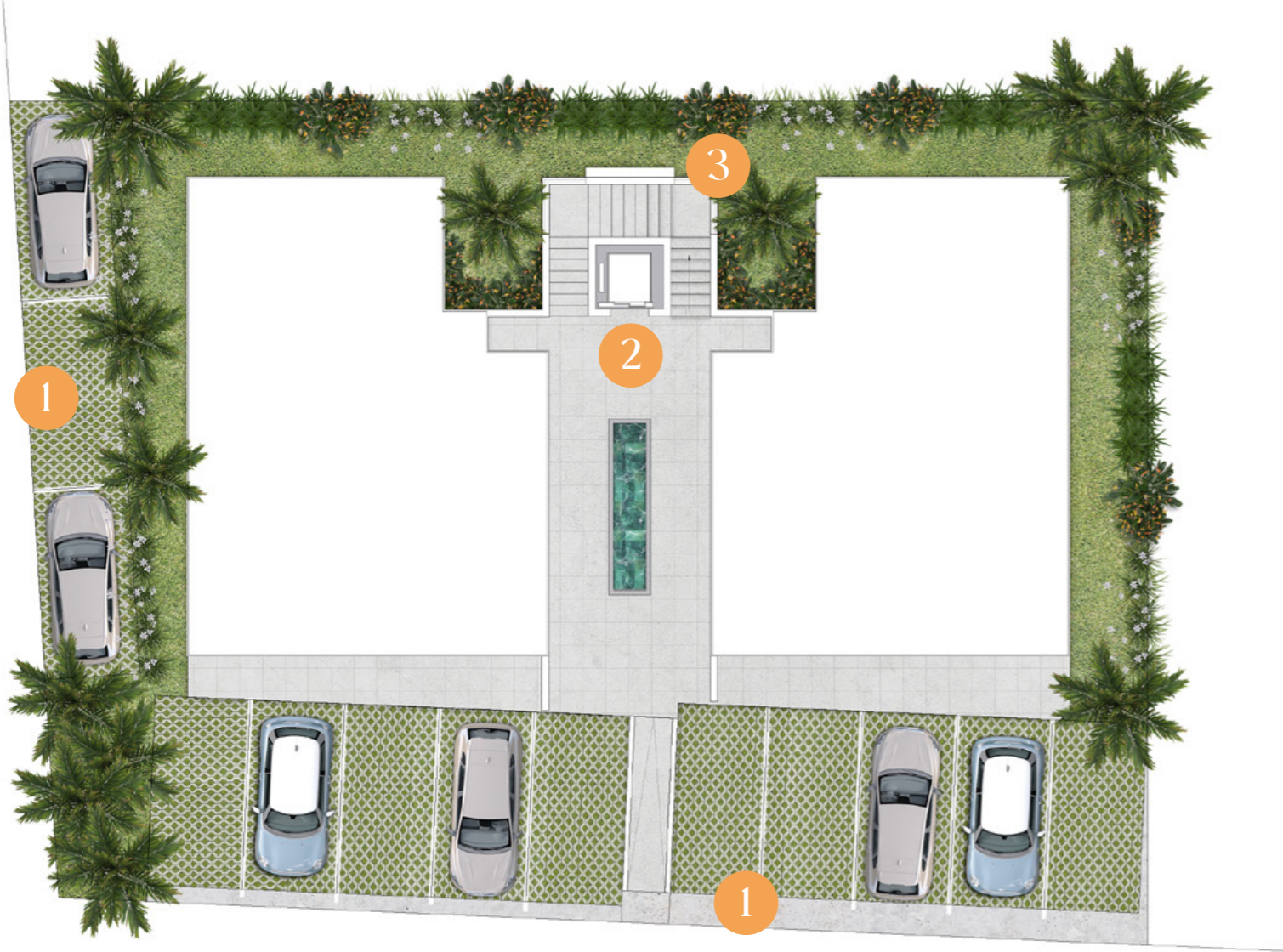










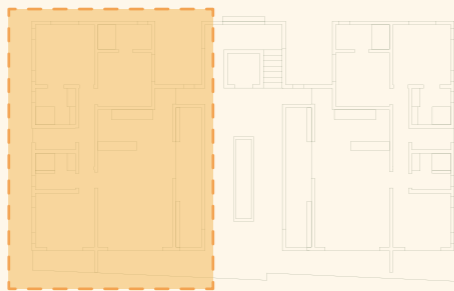


# SUNNY BLUES

APARTMENTS

## SITE PLAN LEGEND:

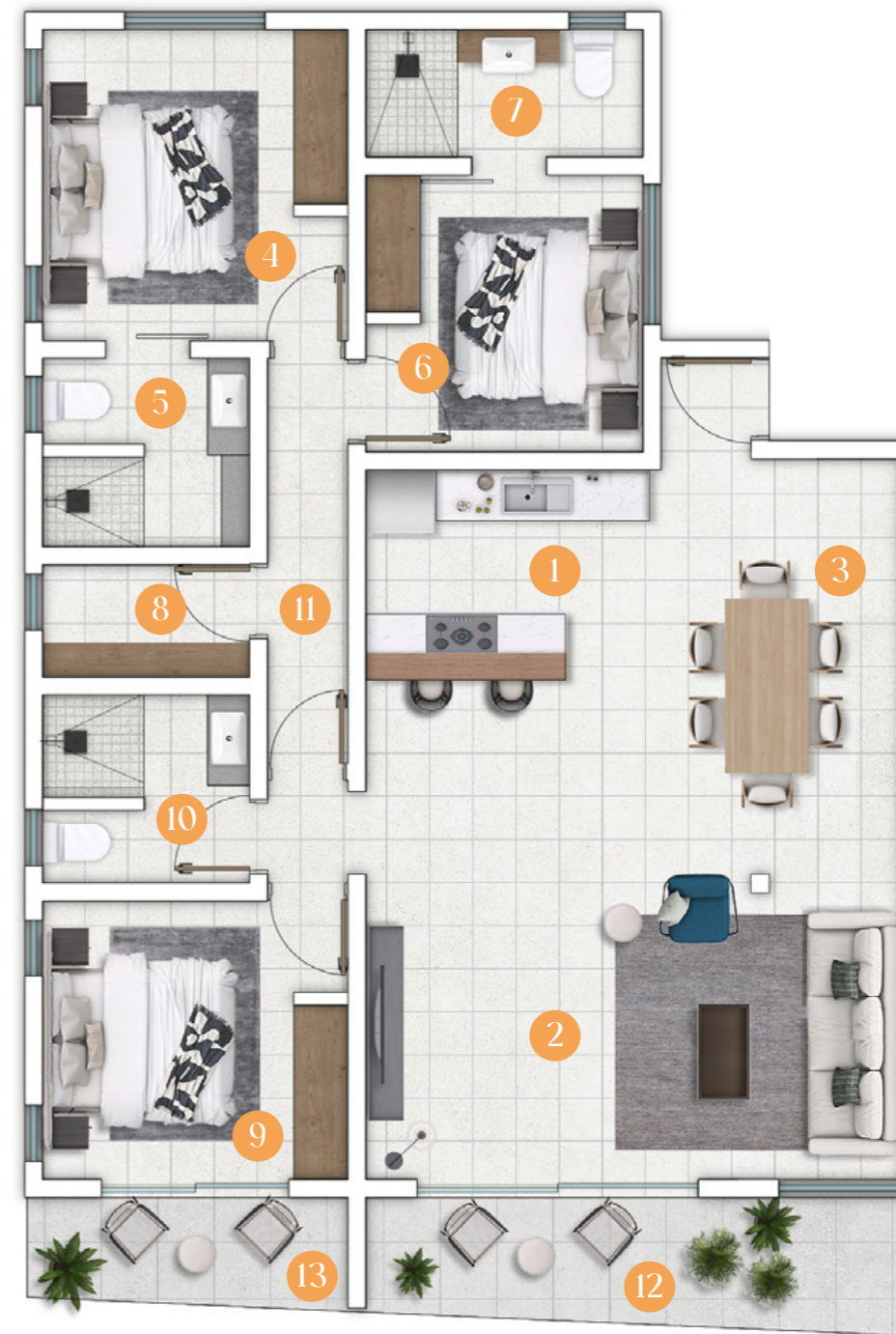
- 1. 10 PARKING LOTS
- 2. LIFT LOBBY
- 3. MAIN STAIRCASE

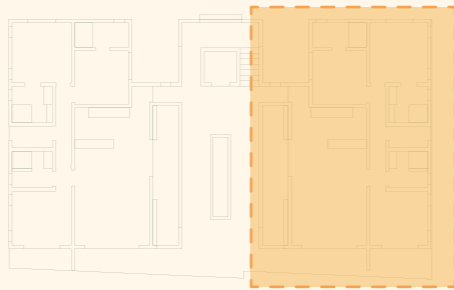


**APARTMENT TYPE A1**  
GROUND FLOOR

*SURFACE AREA (M<sup>2</sup>)*

1	Kitchen	14.0
2	Living	18.0
3	Dining	14.0
4	Bedroom 1	11.0
5	Bath 1	5.0
6	Bedroom 2	9.0
7	Bath 2	4.0
8	Laundry	3.0
9	Master Bedroom	10.0
10	Master Bathroom	5.0
11	Walk In	4.0
<i>Total Net Covered Area</i>		<i>97.0</i>
12	Terrace 1	8.0
13	Terrace 2	4.0
<i>Total Area</i>		<i>110.0</i>

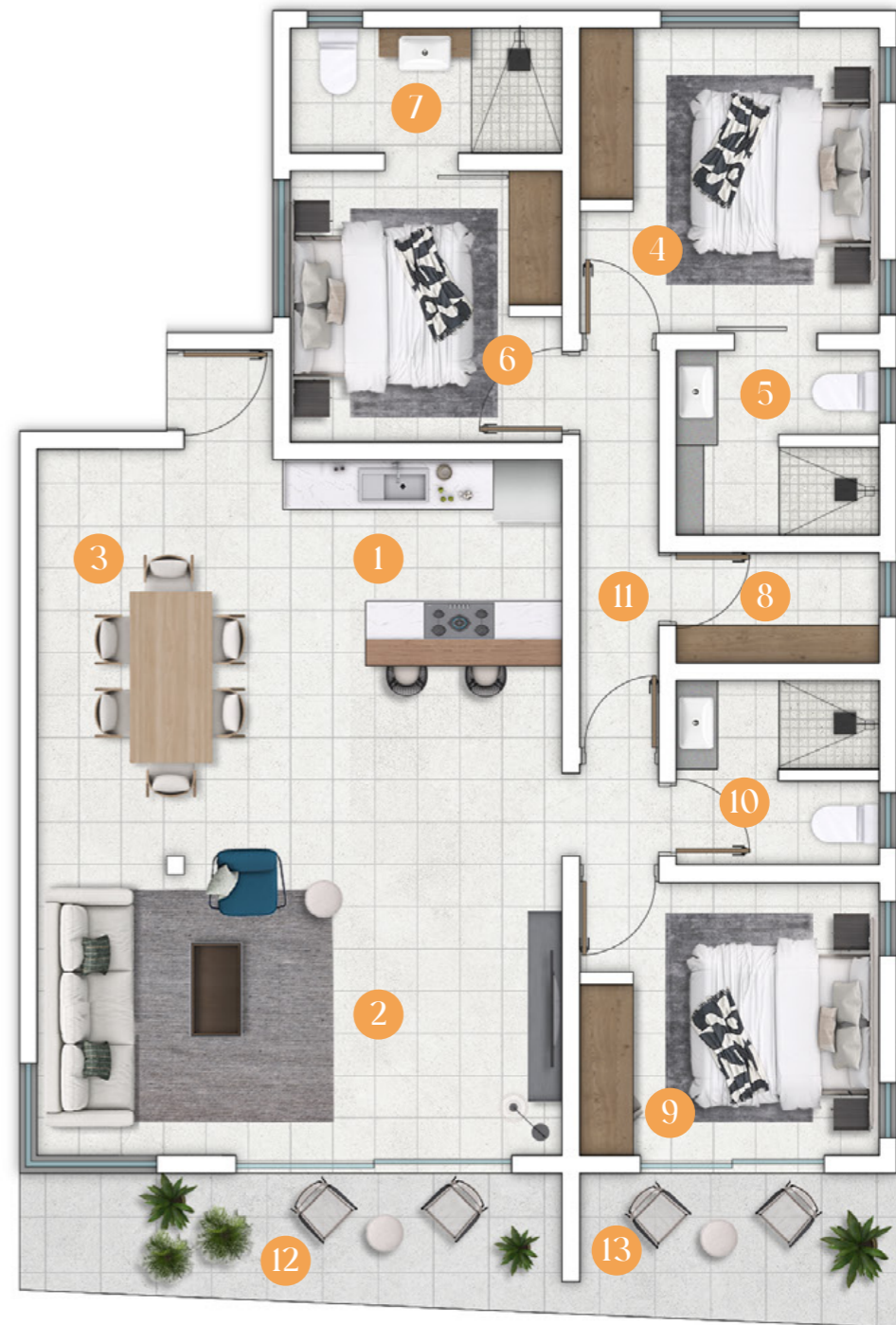


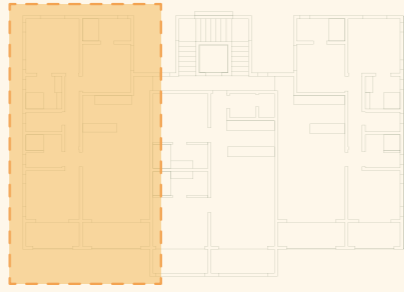


**APARTMENT TYPE A2**  
GROUND FLOOR

*SURFACE AREA* (M<sup>2</sup>)

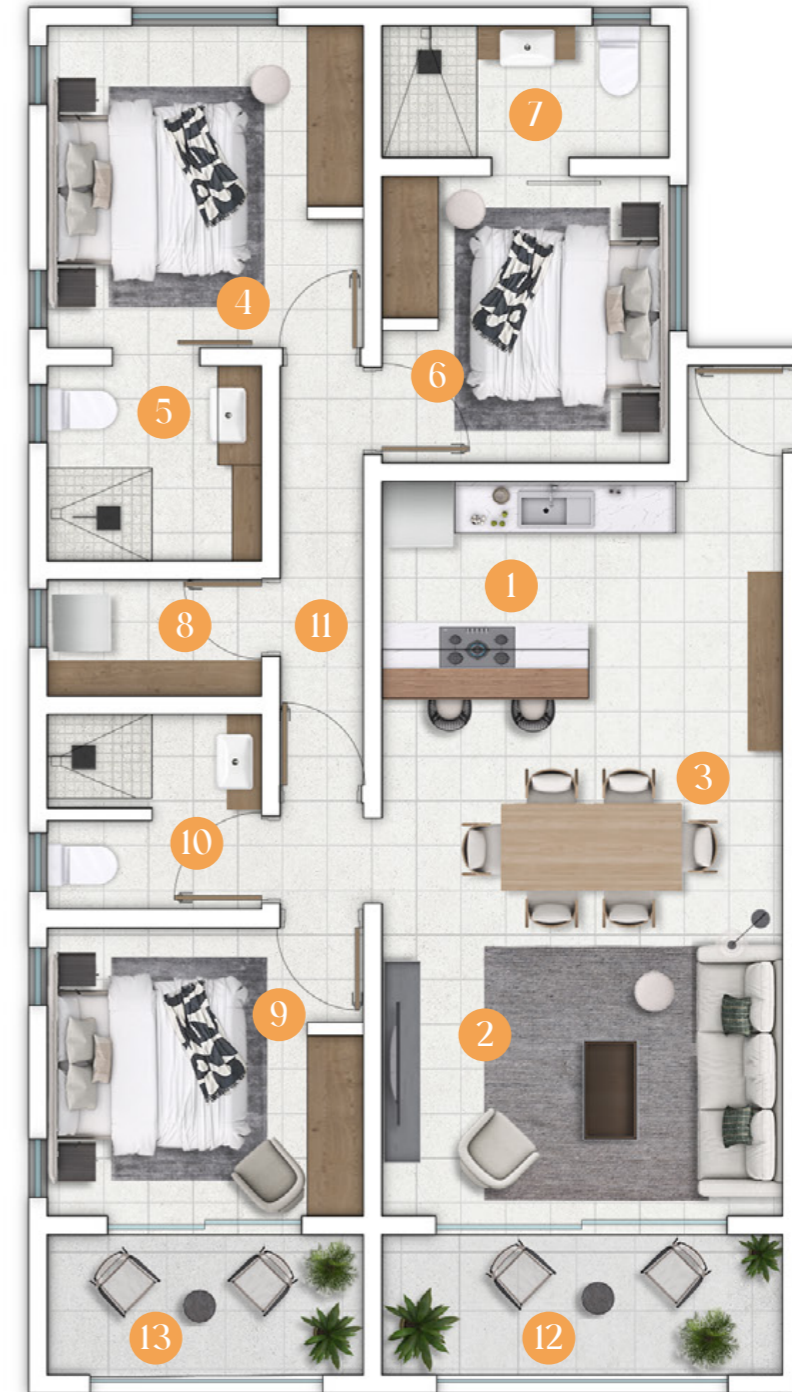
1	Kitchen	14.0
2	Living	18.0
3	Dining	14.0
4	Bedroom 1	11.0
5	Bath 1	5.0
6	Bedroom 2	9.0
7	Bath 2	4.0
8	Laundry	3.0
9	Master Bedroom	10.0
10	Master Bathroom	5.0
11	Walk In	4.0
<i>Total Net Covered Area</i>		<i>97.0</i>
12	Terrace 1	8.0
13	Terrace 2	4.0
<i>Total Area</i>		<i>110.0</i>



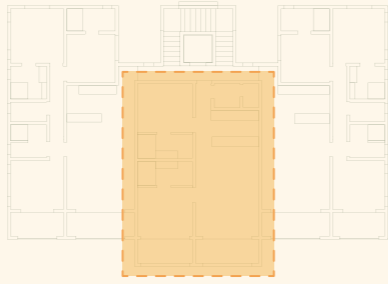


**APARTMENT TYPE A3**  
FIRST & SECOND FLOOR

SURFACE AREA		(M <sup>2</sup> )
1	Kitchen	14.0
2	Living	12.0
3	Dining	7.0
4	Bedroom 1	11.0
5	Bath 1	5.0
6	Bedroom 2	9.0
7	Bath 2	4.0
8	Laundry	3.0
9	Master Bedroom	11.0
10	Master Bathroom	5.0
11	Walk In	4.0
12	Balcony 1	6.0
13	Balcony 2	5.0
<b>Total Area</b>		<b>110.0</b>

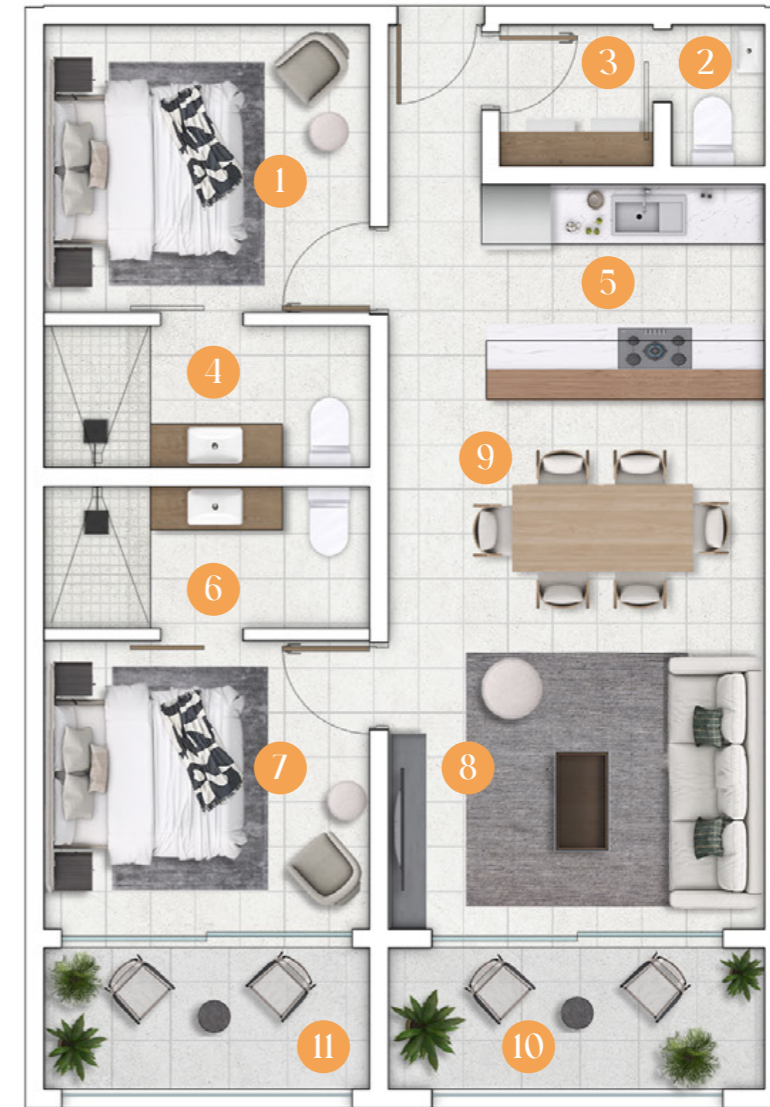


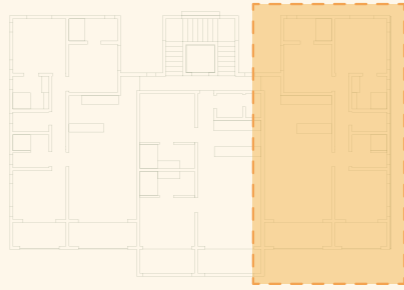




**APARTMENT TYPE A4**  
FIRST & SECOND FLOOR

SURFACE AREA		(M <sup>2</sup> )
1	Bedroom 1	10.0
2	Guest WC	2.0
3	Laundry	3.0
4	Bath 1	5.0
5	Kitchen	13.0
6	Bath 2	5.0
7	Bedroom 2	10.0
8	Living	13.0
9	Dining	7.0
10	Balcony 1	6.0
11	Balcony 2	5.0
<b>Total Area</b>		<b>88.0</b>

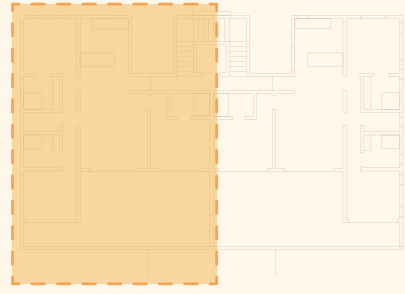




**APARTMENT TYPE A5**  
FIRST & SECOND FLOOR

SURFACE AREA		(M <sup>2</sup> )
1	Kitchen	14.0
2	Living	12.0
3	Dining	7.0
4	Bedroom 1	11.0
5	Bath 1	5.0
6	Bedroom 2	9.0
7	Bath 2	4.0
8	Laundry	3.0
9	Master Bedroom	11.0
10	Master Bathroom	5.0
11	Walk In	4.0
12	Balcony 1	6.0
13	Balcony 2	5.0
<b>Total Area</b>		<b>110.0</b>





**APARTMENT TYPE A9**  
*PENTHOUSE & Private Roof Top*

*SURFACE AREA* (M<sup>2</sup>)

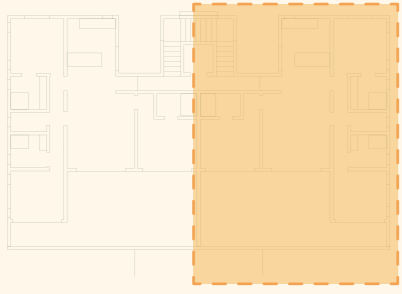
1	Living	19.0
2	Bedroom 1	11.0
3	Bath 1	5.0
4	Kitchen	7.0
5	Dining	7.0
6	Bath 2	5.0
7	Bedroom 2	11.0
8	Laundry	3.0
9	Bath 3	4.0
10	Bedroom 3	13.0
11	Terrace	48.0
12	Private Roof Top	99.0
<i>Total Area</i>		<i>232.0</i>



*PENTHOUSE*



*Private Roof Top*



**APARTMENT TYPE A10**  
*PENTHOUSE & Private Roof Top*

*SURFACE AREA* (M<sup>2</sup>)

1	Living	19.0
2	Bedroom 1	11.0
3	Bath 1	5.0
4	Kitchen	7.0
5	Dining	7.0
6	Bath 2	5.0
7	Bedroom 2	11.0
8	Laundry	3.0
9	Bath 3	4.0
10	Bedroom 3	13.0
11	Terrace	48.0
12	Private Roof Top	99.0
<i>Total Area</i>		<i>232.0</i>



# ARCHITECTURAL SPECIFICATIONS

## 1.0 GENERAL

### 1.1 Foundation:

- Reinforced concrete structure as per Structural Engineer's specifications
- Anti-termite treatment as per Engineer's specifications

### 1.2 Superstructure:

- R200 and/or 150mm thick External block walling as per Structural Engineer's specifications
- General External Finish: 15-25mm thick Render with smooth finish and paint

## 2.0 APARTMENTS

### 2.1 Floors:

- Living, Dining, Kitchen, Bedrooms, Bathrooms, Terraces & Balconies: Porcelain tiles

### 2.2 Walls:

- Living, Dining, Kitchen, Bedrooms, Bathrooms, Terraces & Balconies:

1. Block walling with smooth render finish
2. Paint: 1 coat binder plus 2 coats Emulsion Paint
3. Skirting fixed to walls and paint

- Terraces, Balconies & Common Passageway:

1. Block walling with smooth render finish
2. Paint: 1 coat binder plus 2 coats Emulsion Paint
3. Skirting fixed to walls and paint

- Common & Ensuite bathroom: Porcelain tiles

### 2.3 Ceiling:

- Living, Dining, Kitchen, Bedrooms, bathrooms, Terraces, Balconies & common passageway:

1. Smooth render plus Emulsion Paint finish
2. False ceiling to specific areas only

### 2.4 Doors:

- Main Entrance: Timber door
- Internal doors: Timber flush door
- External doors: Powder coated aluminum glazed openings
- Showers: Toughened laminated or tempered glass doors as applicable

### 2.5 Balustrades:

- Block walling with smooth render finish
- Paint: 1 coat binder plus 2 coats Emulsion Paint
- GMS handrail with satin paint finish and/or Transparent Tempered Glass Balustrade

### 2.6 Kitchen:

- Kitchen furniture (imported European Standard) with worktop
- Stainless steel sinks and mixer – Built in Microwave & Oven, Hood, Induction Hob included

### 2.7 Sanitary fittings:

- Wall mounted vanity furniture
- Shower mixer
- Toilet & Bidet sprayer

### 2.8 Electrical:

- Concealed electrical wiring
- Switches, sockets and TV point in living room
- Common standby generator
- Bathrooms: Encased spotlights in bathroom false ceilings
- Bedrooms: Split system Air Conditioning for bedrooms only

### 2.9 Waterproofing:

- Double layer membrane waterproofing to all flat roofs (to specialist's details)
- Waterproofing treatment to balconies prior to tile laying
- Waterproofing treatment to showers prior to tile laying

## 3.0 COMMON AREAS

### 3.1 Floors:

- Staircases: Pigmented cement screed with 100mm high skirting in washed rock sand finish
- Passageways: Porcelain tiles
- Driveway & carpark: Tarmac, evergreen pavers and reinforced concrete finish to designated areas as per drawings

### 3.2 Walls:

- External walls: Smooth render finish with Flexible paint
- Internal walls: Smooth render finish with Emulsion paint
- Skirting where applicable

### 3.3 Ceilings:

- Lobby Reinforced concrete slab
- Staircases: Smooth render finish with Emulsion paint

### 3.4 TV:

- IPTV point in living room for connection to MyT or Emtel

### 3.5 Lift:

- Lift provided with well-designed lobby

### 3.6 Water tank:

- Water tank according to M&E Specifications

### 3.7 Security:

- Camera surveillance and provision for Security watchman
- Lift Lobby equipped with access control

## 4.0 EXCLUDING:

### (options under Deco Pack)

- Home appliances & Audio-visual equipment
- Kitchen equipment – Dishwasher and Fridge/Freezer
- Light fixtures
- Loose furniture



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### Disclaimer:

The contents of this brochure have been prepared in good faith and the Developers have made every effort to ensure the accuracy of information contained herein. However, the Developers cannot be held liable for inaccuracies, omissions and involuntary errors in the contents. Descriptions, information, photos and the computer-generated images are provided as guides only. Moreover, the interior decoration and landscaping are based on the artist's conceptual design and might not give an exact representation of the real and final view. This information is provided as indication only and is not contractually binding by law. Floor plans, master plan and amenities and facilities are subject to change without notice due to ongoing product development.





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