



Eco Lodges

Luxury & Nature

DOMAINE DE PALMYRE

Mauritius

Pearl of the Indian Ocean, Mauritius has much to offer. Seductive by its idyllic landscapes and tropical climate. Fascinating by its diverse mixed cultures from Africa, Asia and Europe; Surprising by its growth and economic momentum; Welcoming by the kindness of the population and ...
Reassuring by its stability.



Atmosphere

6 luxury villas integrated in the most preserved domain of the West coast.(Domaine De Palmyre)

Eco Lodges offers a unique balance between mountain and sea, the elegance of inside / outside living and all modern amenities.



Nearby

Black River is by its own a must-see in Mauritius thanks to the variety of its characteristics: the nature close up at Casela and the Black River Gorges National Park, the tropical paradise in Flic en Flac and on Benitiers island, but also more relaxing activities: shopping, golf, ... Everything you need to keep you busy !



Location

Located on the West coast of Mauritius, Tamarin - Black River are known for its exceptionally dry climate.

It is the perfect mix between the charm of an authentic village and all the infrastructures for leisure, shopping, facilities and services necessary for a quality life in daily living.



Domaine De Palmyre



The spacious residential estate of Domaine de Palmyre aims to preserve the natural assets of an exceptional site and its authentic character. The distribution of the lots adheres to the topography; orientation optimizes sunshine and natural ventilation; already established endemic vegetation and existing watercourses are respected.



Paster Plan

(Lot 361)



4

Terrain 1000m²
Villa 548m²

5

Terrain 600m²
Villa 355m²

6

Terrain 600m²
Villa 334m²

3

Terrain 1000m²
Villa 544m²

2

Terrain 800m²
Villa 415m²

1

Terrain 800m²
Villa 384m²

HUNTING RESERVE



GROUND FLOOR VILLA 1



GROUND FLOOR

1	Living Room	51.15 m ²
2	Staircase	6.6 m ²
3	Dining Room	18.30 m ²
4	Kitchen	22.05 m ²
5	Pantry	3.35 m ²
6	Lobby	3.90 m ²
7	Guest WC	2.25 m ²
8	Master Dressing	5.80 m ²
9	Master Bedroom	15.00 m ²
10	Master Bathroom	4.00 m ²

FIRST FLOOR

11	Staircase	5.50 m ²
12	Corridor	10.65 m ²
13	Bedroom / Bathroom 2	17.30 m ²
14	Bedroom / Bathroom 3	17.30 m ²
15	Bedroom / Bathroom 4	16.20 m ²

TOTAL NET 199.35 M²
TOTAL GROSS 232.90 M²

16	Outdoor Decking	106.90 m ²
17	External Kitchen	7.55 m ²
18	Swimming Pool (10.7m x 3.4m)	36.45 m ²

TOTAL BUILD 383.80 M²



FIRST FLOOR VILLA 1



GROUND FLOOR

1	Living Room	51.15 m ²
2	Staircase	6.6 m ²
3	Dining Room	18.30 m ²
4	Kitchen	22.05 m ²
5	Pantry	3.35 m ²
6	Lobby	3.90 m ²
7	Guest WC	2.25 m ²
8	Master Dressing	5.80 m ²
9	Master Bedroom	15.00 m ²
10	Master Bathroom	4.00 m ²

FIRST FLOOR

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TOTAL NET 199.35 M²
TOTAL GROSS 232.90 M²

16	Outdoor Decking	106.90 m ²
17	External Kitchen	7.55 m ²
18	Swimming Pool (10.7m x 3.4m)	36.45 m ²

TOTAL BUILD 383.80 M²



GROUND FLOOR VILLA 2



GROUND FLOOR

1	Living / Dining Room	58.70 m ²
2	Circulation	6.40 m ²
3	Staircase	12.60 m ²
4	Guest WC	2.20 m ²
5	Kitchen	30.00 m ²
6	Pantry	4.00 m ²
7	Lobby	3.90 m ²
8	Laundry	2.25 m ²
9	Master Dressing	5.80 m ²
10	Master Bedroom	15.00 m ²
11	Master Bathroom	4.00 m ²

FIRST FLOOR

12	Staircase	5.50 m ²
13	Corridor	10.65 m ²
14	Bedroom / Bathroom 2	17.30 m ²
15	Bedroom / Bathroom 3	17.30 m ²
16	Bedroom / Bathroom 4	16.20 m ²

TOTAL NET 211.80 m²
TOTAL GROSS 247.75 m²

17	Outdoor Decking	106.70 m ²
18	External Kitchen	10.80 m ²
19	Swimming Pool (12.5m x 3.9m)	49.60 m ²

TOTAL BUILD 414.85 m²



FIRST FLOOR VILLA 2



GROUND FLOOR

1	Living / Dining Room	58.70 m ²
2	Circulation	6.40 m ²
3	Staircase	12.60 m ²
4	Guest WC	2.20 m ²
5	Kitchen	30.00 m ²
6	Pantry	4.00 m ²
7	Lobby	3.90 m ²
8	Laundry	2.25 m ²
9	Master Dressing	5.80 m ²
10	Master Bedroom	15.00 m ²
11	Master Bathroom	4.00 m ²

FIRST FLOOR

12	Staircase	5.50 m ²
13	Corridor	10.65 m ²
14	Bedroom / Bathroom 2	17.30 m ²
15	Bedroom / Bathroom 3	17.30 m ²
16	Bedroom / Bathroom 4	16.20 m ²

TOTAL NET 211.80 m²
TOTAL GROSS 247.75 m²

17	Outdoor Decking	106.70 m ²
18	External Kitchen	10.80 m ²
19	Swimming Pool (12.5m x 3.9m)	49.60 m ²

TOTAL BUILD 414.85 m²



GROUND FLOOR VILLA 3



GROUND FLOOR

1	Living / Dining Room	56.50 m ²
2	Veranda	50.50 m ²
3	Circulation	28.25 m ²
4	Guest WC	1.80 m ²
5	Kitchen	30.00 m ²
6	Pantry	4.00 m ²
7	Laundry	4.70 m ²
8	Master Dressing	5.80 m ²
9	Master Bedroom	15.00 m ²
10	Master Bathroom	4.00 m ²

FIRST FLOOR

11	Staircase	5.50 m ²
12	Corridor	10.65 m ²
13	Bedroom / Bathroom 2	17.30 m ²
14	Bedroom / Bathroom 3	17.30 m ²
15	Bedroom / Bathroom 4	16.20 m ²

TOTAL NET 267.50 m²
TOTAL GROSS 307.15 m²

16	Outdoor Decking	150.20 m ²
17	External Kitchen	35.50 m ²
18	Swimming Pool (10.9m x 5.2m)	50.90 m ²

TOTAL BUILD 543.75 m²



FIRST FLOOR VILLA 3



GROUND FLOOR

1	Living / Dining Room	56.50 m ²
2	Veranda	50.50 m ²
3	Circulation	28.25 m ²
4	Guest WC	1.80 m ²
5	Kitchen	30.00 m ²
6	Pantry	4.00 m ²
7	Laundry	4.70 m ²
8	Master Dressing	5.80 m ²
9	Master Bedroom	15.00 m ²
10	Master Bathroom	4.00 m ²

FIRST FLOOR

11	Staircase	5.50 m ²
12	Corridor	10.65 m ²
13	Bedroom / Bathroom 2	17.30 m ²
14	Bedroom / Bathroom 3	17.30 m ²
15	Bedroom / Bathroom 4	16.20 m ²

TOTAL NET 267.50 m²
TOTAL GROSS 307.15 m²

16	Outdoor Decking	150.20 m ²
17	External Kitchen	35.50 m ²
18	Swimming Pool (10.9m x 5.2m)	50.90 m ²

TOTAL BUILD 543.75 m²



GROUND FLOOR VILLA 4



GROUND FLOOR

1	Living / Dining Room	46.00 m ²
2	Veranda	40.00 m ²
3	Circulation	34.90 m ²
4	Guest WC	2.65 m ²
5	Kitchen	30.00 m ²
6	Pantry	4.00 m ²
7	Laundry	4.70 m ²
8	Master Dressing	5.80 m ²
9	Master Bedroom	15.00 m ²
10	Master Bathroom	4.00 m ²

FIRST FLOOR

11	Staircase	5.50 m ²
12	Corridor	10.65 m ²
13	Bedroom / Bathroom 2	17.30 m ²
14	Bedroom / Bathroom 3	17.30 m ²
15	Bedroom / Bathroom 4	16.20 m ²

TOTAL NET 254 M²
TOTAL GROSS 293.80 M²

16	Outdoor Decking	149.70 m ²
17	External Kitchen	32.80 m ²
18	Swimming Pool (12.4m x 5.9m)	72 m ²

TOTAL BUILD 548.30 M²



FIRST FLOOR VILLA 4



GROUND FLOOR

1	Living / Dining Room	46.00 m ²
2	Veranda	40.00 m ²
3	Circulation	34.90 m ²
4	Guest WC	2.65 m ²
5	Kitchen	30.00 m ²
6	Pantry	4.00 m ²
7	Laundry	4.70 m ²
8	Master Dressing	5.80 m ²
9	Master Bedroom	15.00 m ²
10	Master Bathroom	4.00 m ²

FIRST FLOOR

11	Staircase	5.50 m ²
12	Corridor	10.65 m ²
13	Bedroom / Bathroom 2	17.30 m ²
14	Bedroom / Bathroom 3	17.30 m ²
15	Bedroom / Bathroom 4	16.20 m ²

TOTAL NET	254 M²
TOTAL GROSS	293.80 M²

16	Outdoor Decking	149.70 m ²
17	External Kitchen	32.80 m ²
18	Swimming Pool (12.4m x 5.9m)	72 m ²

TOTAL BUILD 548.30 M²



GROUND FLOOR VILLA 5

GROUND FLOOR



1	Living / Dining Room	52.60 m ²
2	Verandah	28.00 m ²
3	Circulation	8.40 m ²
4	Guest WC	2.90 m ²
5	Kitchen	25.30 m ²
6	Pantry	3.90 m ²
7	Master Dressing	5.80 m ²
8	Master Bedroom	15.00 m ²
9	Master Bathroom	4.00 m ²
10	Bedroom / Bathroom 2	15.45 m ²
11	Bedroom / Bathroom 3	15.45 m ²
12	Bedroom / Bathroom 4	17.75 m ²

TOTAL NET 194.55 m²
TOTAL GROSS 219.45 m²

13	Outdoor Decking	89.50 m ²
14	External Kitchen	13.35 m ²
15	Swimming Pool (6.6 m x 5.8 m)	32.70 m ²

TOTAL BUILD 355 m²



GROUND FLOOR VILLA 6

GROUND FLOOR



1	Living / Dining Room	51.60 m ²
2	Veranda	18.00 m ²
3	Circulation	9.65 m ²
4	Pantry	6.85 m ²
5	Guest WC	2.45 m ²
6	Kitchen	20.00 m ²
7	Laundry	5.30 m ²
8	Master Dressing	5.80 m ²
9	Master Bedroom	15.00 m ²
10	Master Bathroom	4.00 m ²
11	Bedroom / Bathroom 2	15.45 m ²
12	Bedroom / Bathroom 3	15.45 m ²
13	Office / Bathroom 4	12.55 m ²

TOTAL NET 182.10 m²
TOTAL GROSS 206.05 m²

14	Outdoor Decking	87.9 m ²
15	External Kitchen	8.40 m ²
16	Swimming Pool (8.4 m x 3.9 m)	31.65 m ²

TOTAL BUILD 325.60 m²



Finishes

EXTERIOR:

Structure & Walls

Reinforced concrete frame structure and block wall 150mm and 200mm.

Reinforced concrete columns & beams.

Block walls, rendered and painted.

Deco wall in basalt and cladding in composite wood.

Roof

Concrete roof & waterproofing. Finish in slate 'Bardeau' style

Swimming Pool

Concrete swimming pool, with Zeera green slates

INTERIOR:

Openings

Aluminum windows and sliding doors, powder coated (gris desert) with clear laminated glass.

Doors

Entrance door in solid wood 50mm thick.

Flush door in solid wood 35mm thick.

Internal Walls

Concrete block 100mm to 200mm rendered & painted.

Floor

Ceramic 600 x 600mm tiles (choice of 3 colors) + wood plinth.

Ceiling

Concrete rendered & painted.

Electrical

Concrete conduit and wiring + legrand accessories for lighting & power.

Plumbing

Concealed hot & cold reticulation.

Concealed waste & sewage PVC.

Solar water heater

Air Conditioning

12000 BTU in all bedrooms



PROJECT TEAM

PROMOTER Eco Native Lodge Ltd

NOTARY Me. Robert Avrillon

ARCHITECT Bylting Architecture Ltd

PROJECT MANAGER La Maison Tropicale

BANK Afrasia



GUARANTEE

5 years guarantee on technical equipment

1 year maintenance free

Decennial guarantee



DISCLAIMER

The contents of this brochure is not contractual.

The information are indicative and may be subject to modification by the promoter.