

THE  
SAND  
TROU AUX BICHES



## THE SAND IS A BIJOU CONDOMINIUM OF SOPHISTICATED

The Sand project is an extremely attractive, state of the art, residence located in vibrant and bustling Trou Aux Biches. Ideal for first time buyers or as an investment opportunity. Apartments, duplex villas and penthouses that stand out as being something special.

THE  
SAND  
TROU AUX BICHES





**YOUR NEW  
WAY OF  
LUXURY  
LIVING  
STARTS  
HERE !**

# THE SAND

TROU AUX BICHES

The Sand is a unique boutique development in a privileged position. Situated in the North West of Mauritius in Trou Aux Biches. The project boasts some of the best views available. We have introduced our trademark contemporary styling into this picturesque area and the development arguably offers the most cutting-edge design and superior quality available in Trou Aux Biches. With spacious apartments, duplexes and penthouses available, buyers will enjoy exclusivity, modern styling, stunning views and premium quality in an enviable location



**POOL  
AND  
LOUNGE  
AREA**



## MASTER PLAN

The project consists of 3 phases which is phase 1, phase 2 and phase 3. Phase 1 will be the first development of the project. The whole project consist of 6 block apartments and 8 duplex/ villas. There are two types of apartment block designed with your specific comfort in mind. THE SAND is within a walking distance of the beach, restaurants, shopping area and entertainment zones. One of its majour assets is the privilege of a private swimming pools, security and a landscaped garden with exotic plants.

**THE SAND**  
TROU AUX BICHES




### KEY

- PHASE 1 (Apartments)
- PHASE 2 (Apartments)
- PHASE 3 (Duplex/ Villas)
- 1. ENTRANCE
- 2. SECURITY POST
- 3. PARKING
- 4. SERVICE AREA
- 5. BLOCK A
- 6. BLOCK B
- 7. BLOCK C
- 8. POOL & LOUNGE AREA
- 9. BLOCK D
- 10. BLOCK E
- 11. BLOCK F
- 12. VILLA/ DUPLEX 1
- 13. VILLA/ DUPLEX 2
- 14. VILLA/ DUPLEX 3
- 15. VILLA/ DUPLEX 4
- 16. VILLA/ DUPLEX 5
- 17. VILLA/ DUPLEX 6
- 18. VILLA/ DUPLEX 7
- 19. VILLA/ DUPLEX 8





## THE ART OF INDOOR LIVING

The open plan living room is carefully designed with sober lines and a neutral color palette to set a modern decor and relaxing ambience. Authentic elegance, tranquility and intimacy preside. After all, the pleasure of modern island living start with an inspiring home.



## SPACIOUS KITCHEN

All the kitchen at The Sand are european standards and offers modern design with funtionality that suits your lifestyle in the kitchen. The detailing of the apartment's kitchen ties in with the development's overall aesthetic. While the surface offer distinctive character with elegant finishes, intelligent storage let you make the most of your space

**DINING  
&  
LIVING  
AREA**



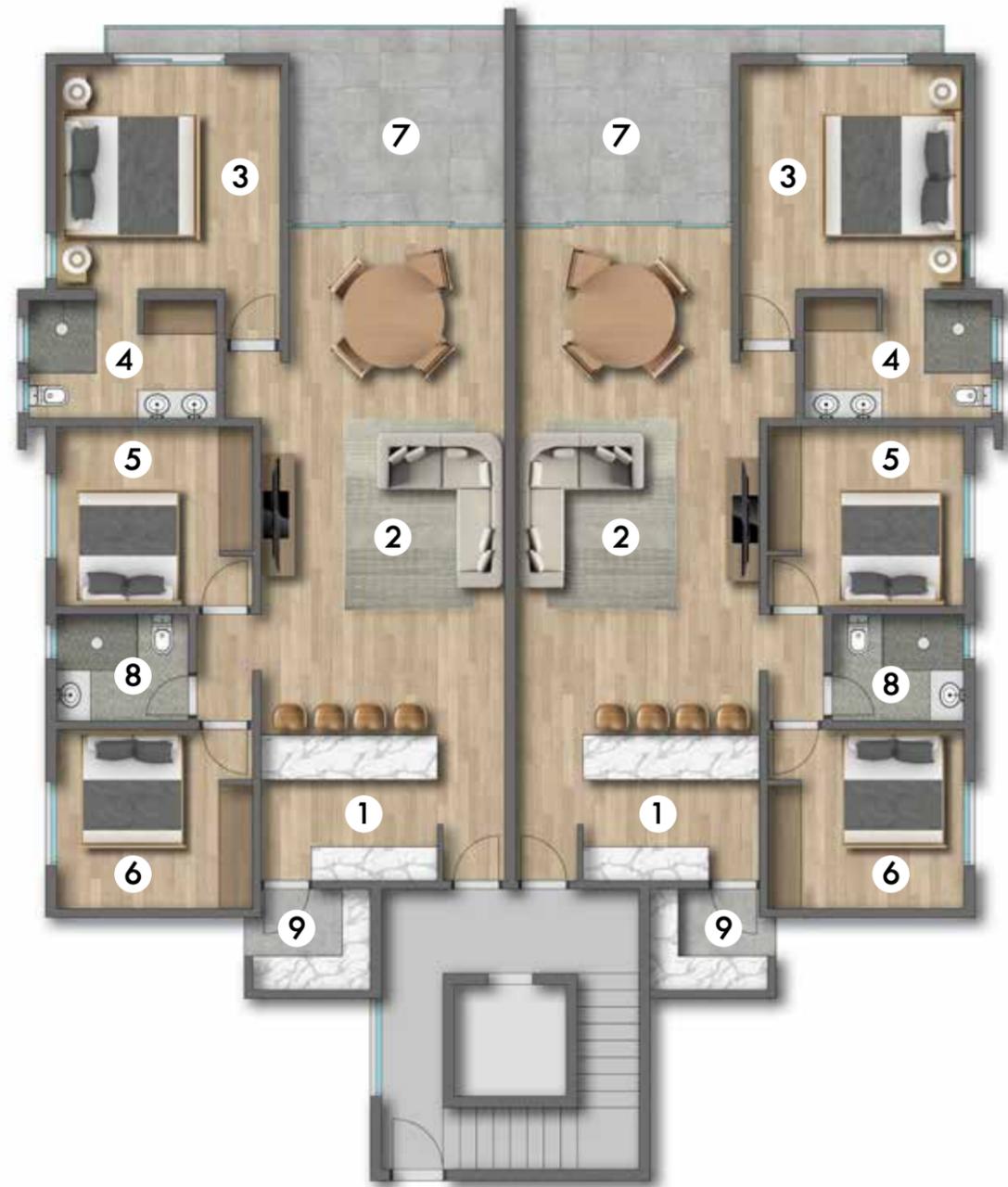
## THE BEDROOM

All the apartments have standard bedrooms sharing a bathroom and one master bedroom with attached bathroom. The master bedroom offers direct access to a balcony. Ideal for a coffee break during the day with a garden view



## APARTMENT TYPE A

|                    |                          |
|--------------------|--------------------------|
| 1. Kitchen         | 16m <sup>2</sup>         |
| 2. Living & Dining | 36m <sup>2</sup>         |
| 3. Master Bedroom  | 17m <sup>2</sup>         |
| 4. Master Bathroom | 7m <sup>2</sup>          |
| 5. Bedroom 1       | 11m <sup>2</sup>         |
| 6. Bedroom 2       | 11m <sup>2</sup>         |
| 7. Balcony 1       | 15m <sup>2</sup>         |
| 8. Main Bathroom   | 6m <sup>2</sup>          |
| 9. Balcony 2       | 4m <sup>2</sup>          |
| <b>TOTAL</b>       | <b>123 m<sup>2</sup></b> |



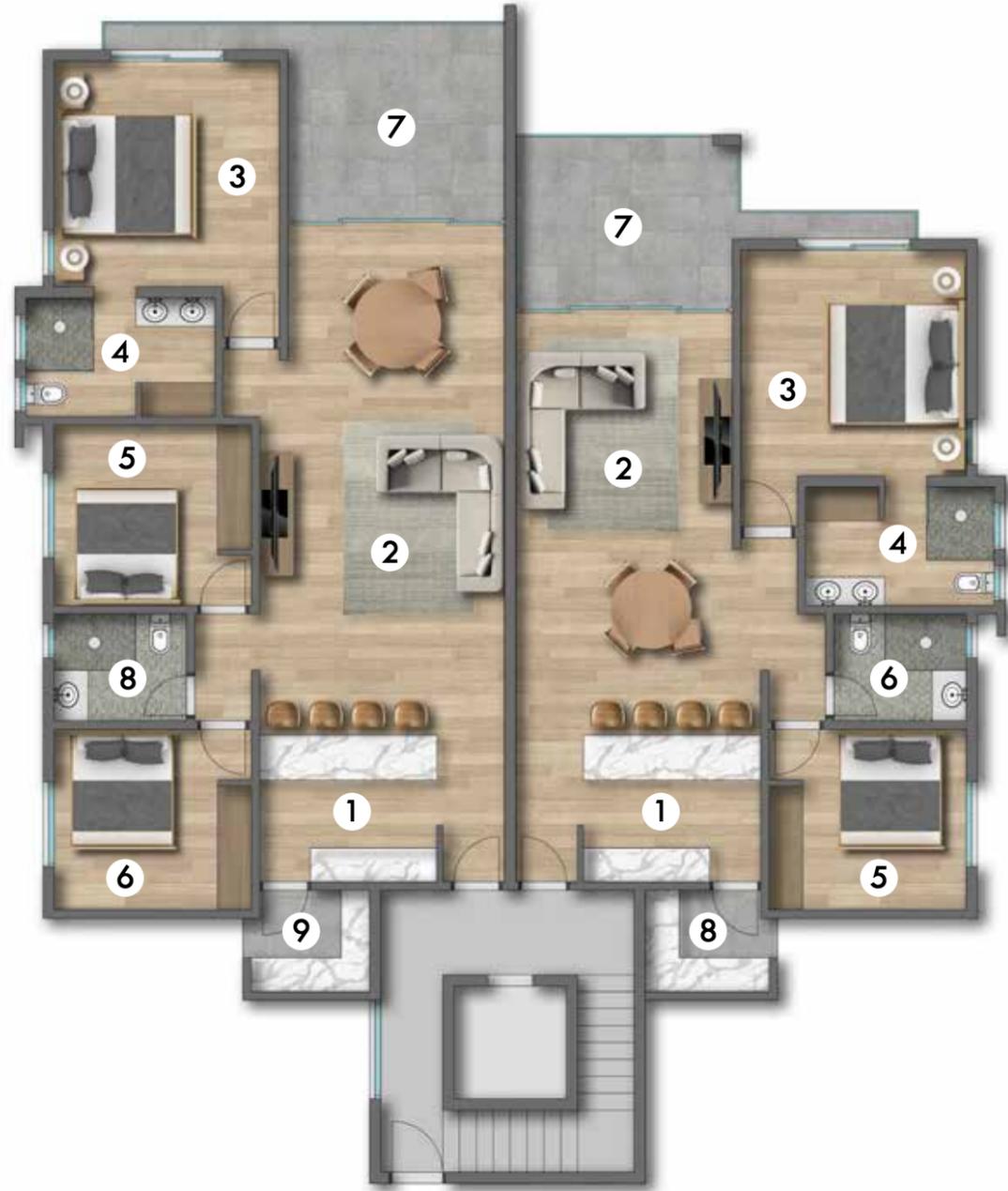
## APARTMENT TYPE B

|                    |                          |
|--------------------|--------------------------|
| 1. Kitchen         | 16m <sup>2</sup>         |
| 2. Living & Dining | 36m <sup>2</sup>         |
| 3. Master Bedroom  | 17m <sup>2</sup>         |
| 4. Master Bathroom | 7m <sup>2</sup>          |
| 5. Bedroom 1       | 11m <sup>2</sup>         |
| 6. Bedroom 2       | 11m <sup>2</sup>         |
| 7. Balcony 1       | 15m <sup>2</sup>         |
| 8. Main Bathroom   | 6m <sup>2</sup>          |
| 9. Balcony 2       | 4m <sup>2</sup>          |
| <b>TOTAL</b>       | <b>123 m<sup>2</sup></b> |

# APARTMENT TYPE 1 TYPICAL FLOOR PLAN

## APARTMENT TYPE C

|                    |                          |
|--------------------|--------------------------|
| 1. Kitchen         | 16m <sup>2</sup>         |
| 2. Living & Dining | 36m <sup>2</sup>         |
| 3. Master Bedroom  | 17m <sup>2</sup>         |
| 4. Master Bathroom | 7m <sup>2</sup>          |
| 5. Bedroom 1       | 11m <sup>2</sup>         |
| 6. Bedroom 2       | 11m <sup>2</sup>         |
| 7. Balcony 1       | 15m <sup>2</sup>         |
| 8. Main Bathroom   | 6m <sup>2</sup>          |
| 9. Balcony 2       | 4m <sup>2</sup>          |
| <b>TOTAL</b>       | <b>123 m<sup>2</sup></b> |



## APARTMENT TYPE D

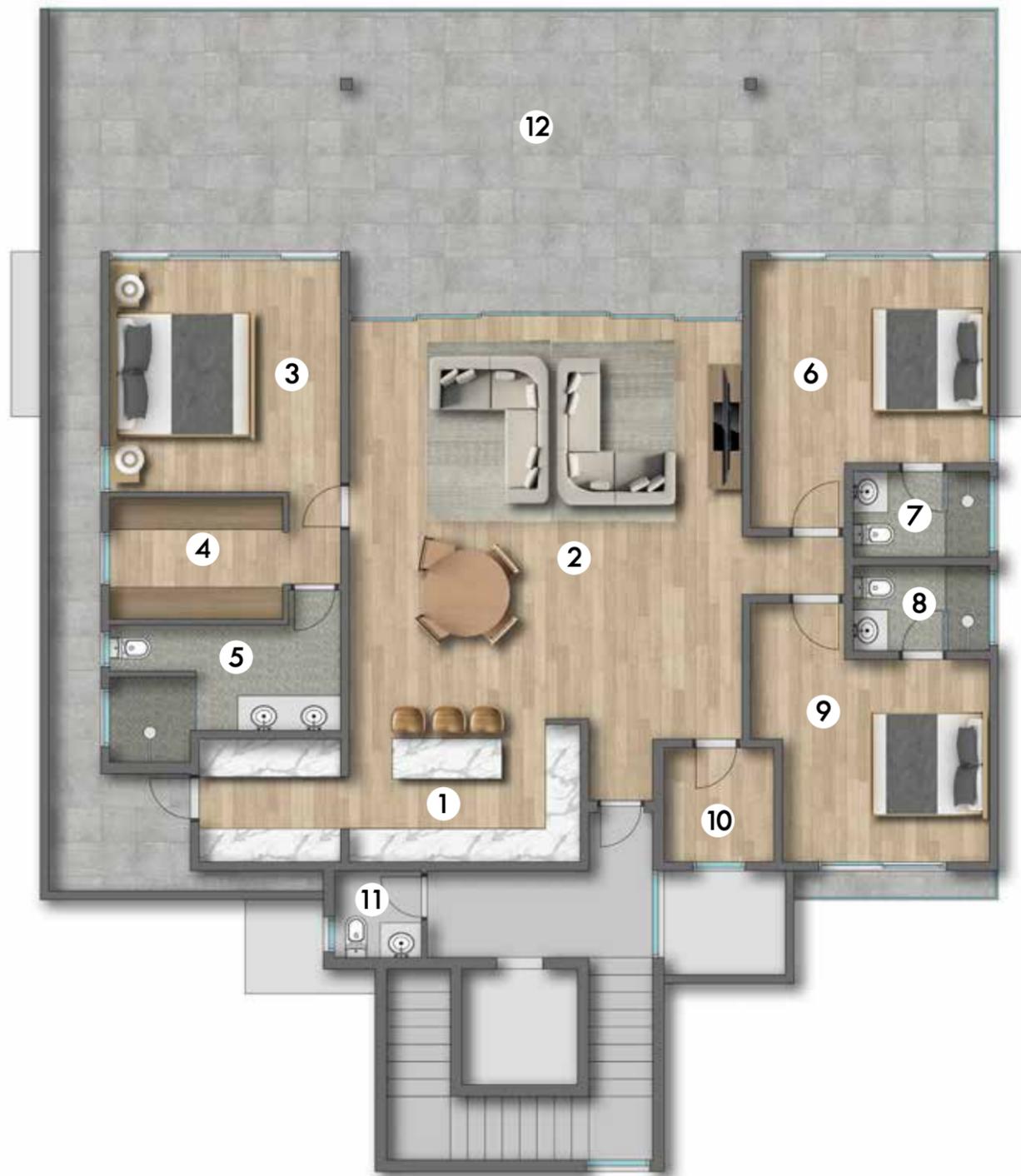
|                    |                          |
|--------------------|--------------------------|
| 1. Kitchen         | 16m <sup>2</sup>         |
| 2. Living & Dining | 30m <sup>2</sup>         |
| 3. Master Bedroom  | 17m <sup>2</sup>         |
| 4. Master Bathroom | 7m <sup>2</sup>          |
| 5. Bedroom 1       | 11m <sup>2</sup>         |
| 6. Main Bathroom   | 6m <sup>2</sup>          |
| 7. Balcony 1       | 13m <sup>2</sup>         |
| 8. Balcony 2       | 6m <sup>2</sup>          |
| <b>TOTAL</b>       | <b>106 m<sup>2</sup></b> |

# APARTMENT TYPE 2 TYPICAL FLOOR PLAN

## PENTHOUSE TYPE 1

|                    |                  |
|--------------------|------------------|
| 1. Kitchen         | 16m <sup>2</sup> |
| 2. Living & Dining | 51m <sup>2</sup> |
| 3. Master Bedroom  | 18m <sup>2</sup> |
| 4. Walk-In-Closet  | 6m <sup>2</sup>  |
| 5. Master Bathroom | 8m <sup>2</sup>  |
| 6. Bedroom 1       | 17m <sup>2</sup> |
| 7. Bathroom 1      | 4m <sup>2</sup>  |
| 8. Bathroom 2      | 4m <sup>2</sup>  |
| 9. Bedroom 2       | 17m <sup>2</sup> |
| 10. Office         | 4m <sup>2</sup>  |
| 11. Main Toilet    | 3m <sup>2</sup>  |
| 12. Balcony        | 90m <sup>2</sup> |

**TOTAL** 238 m<sup>2</sup>

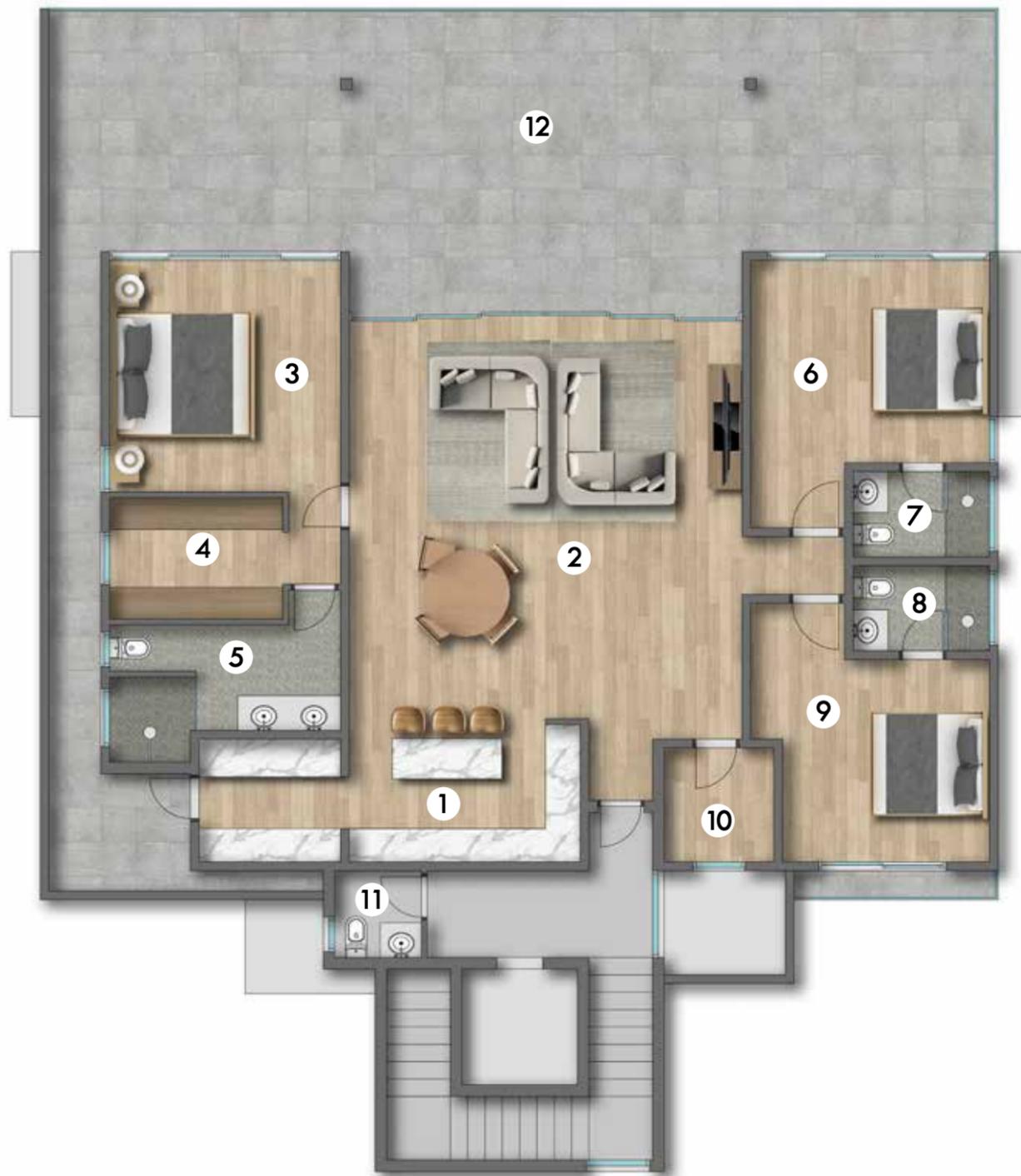


# PENTHOUSE TYPE 1 FLOOR PLAN

## PENTHOUSE TYPE 2

|                    |                  |
|--------------------|------------------|
| 1. Kitchen         | 16m <sup>2</sup> |
| 2. Living & Dining | 51m <sup>2</sup> |
| 3. Master Bedroom  | 18m <sup>2</sup> |
| 4. Walk-In-Closet  | 6m <sup>2</sup>  |
| 5. Master Bathroom | 8m <sup>2</sup>  |
| 6. Bedroom 1       | 17m <sup>2</sup> |
| 7. Bathroom 1      | 4m <sup>2</sup>  |
| 8. Bathroom 2      | 4m <sup>2</sup>  |
| 9. Bedroom 2       | 17m <sup>2</sup> |
| 10. Office         | 4m <sup>2</sup>  |
| 11. Main Toilet    | 3m <sup>2</sup>  |
| 12. Balcony        | 90m <sup>2</sup> |

**TOTAL** 238 m<sup>2</sup>



# PENTHOUSE TYPE 2 FLOOR PLAN

**NIGHT  
VIEW**



# SPECIFICATION

## CONCRETE WORKS

- Reinforced concrete, beams, staircases
- Intermediate slabs, sloping roof slabs and flat roof slabs

## WALLS

- Generally 150mm thick and 100mm thick block wall for non-structural internal walls

## OPENINGS

- Powder coated aluminium windows and doors with clear glazing
- Solid timber entrance doors
- Semi-solid flush doors

## ROOFING

- Flat area of roof slab treated with waterproofing membrane

## EXTERNAL WALL FINISHES

- Smooth and textured render finish to walls and emulsion paint

## INTERNAL WALL FINISHES

- Generally smooth render and emulsion paint

## FLOOR FINISHES

- Generally render and emulsion paint to soffit of slabs
- Selected slabs areas to be off shutter concrete finish and emulsion paint. (Parking areas)

## ELECTRICAL INSTALLATION

- General Power and earthing system for each apartment
- Stand by generator for specific reticulation
- Sanitary wares to Architects selection
- Tap ware to Architects selection
- Electrical outlet for kitchen appliances

## PLUMBING INSTALLATION

- Hot, cold water installation to kitchen and bathrooms

## FIRE FIGHTING SYSTEM

- Portable fire extinguishers + Fire Hose reel
- Conventional Fire Alarm System
- Allowance for future centralised satellite television
- Passengers Lifts
- Common area internal and external lighting
- CCTV Camera

## AIR CONDITIONING INSTALLATION

- Provision for sockets

## WASTE DISPOSAL

- Connection to main sewer

## REFUSE DISPOSAL

- All units to have refuse enclosure to take wheels bins

## SECURITY

- Main entrance located adjacent to 24hr manned security post
- Single syndic controlled alarm and rapid response

## SUNDRIES

- Built in furniture for kitchen including granite work tops are to be discussed with the prospective owners
- Balustrades / External Balustrade to be painted



## TECHNICAL TEAM

### **Promotor**

The Sand Development and cie

### **Architect**

KP Architect

### **Contractor**

One Group Construction Ltd

### **Notary**

Etude Bertrand Maigrot

### **Bank**

Maubank

### **CGI**

Elyzign

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