



**balize**  
mauritius

## balize

... an exclusive resort-style residential complex featuring 5 freestanding blocks, each consisting of 8- apartments & one penthouse with a private rooftop terrace and splash pool.

The development is set to be ecologically friendly & feature energy efficient installations.

The design is contemporary with clean architectural lines, the warm tone of its exterior colours & the combination of stone, wood and metal construction, blending beautifully with the laid back lifestyle & resort atmosphere of the project.

There are 1, 2 & 3 bedroom units, with underground parking and store rooms (optional for 1 & 2 bed units ).

Most apartments enjoy a spacious balcony with views over the lush tropical gardens and the generous communal pool.

**balize** apartments present a great opportunity for potential investors wishing to experience an island lifestyle, as the block is just 50m from the popular Bain Boeuf beach!

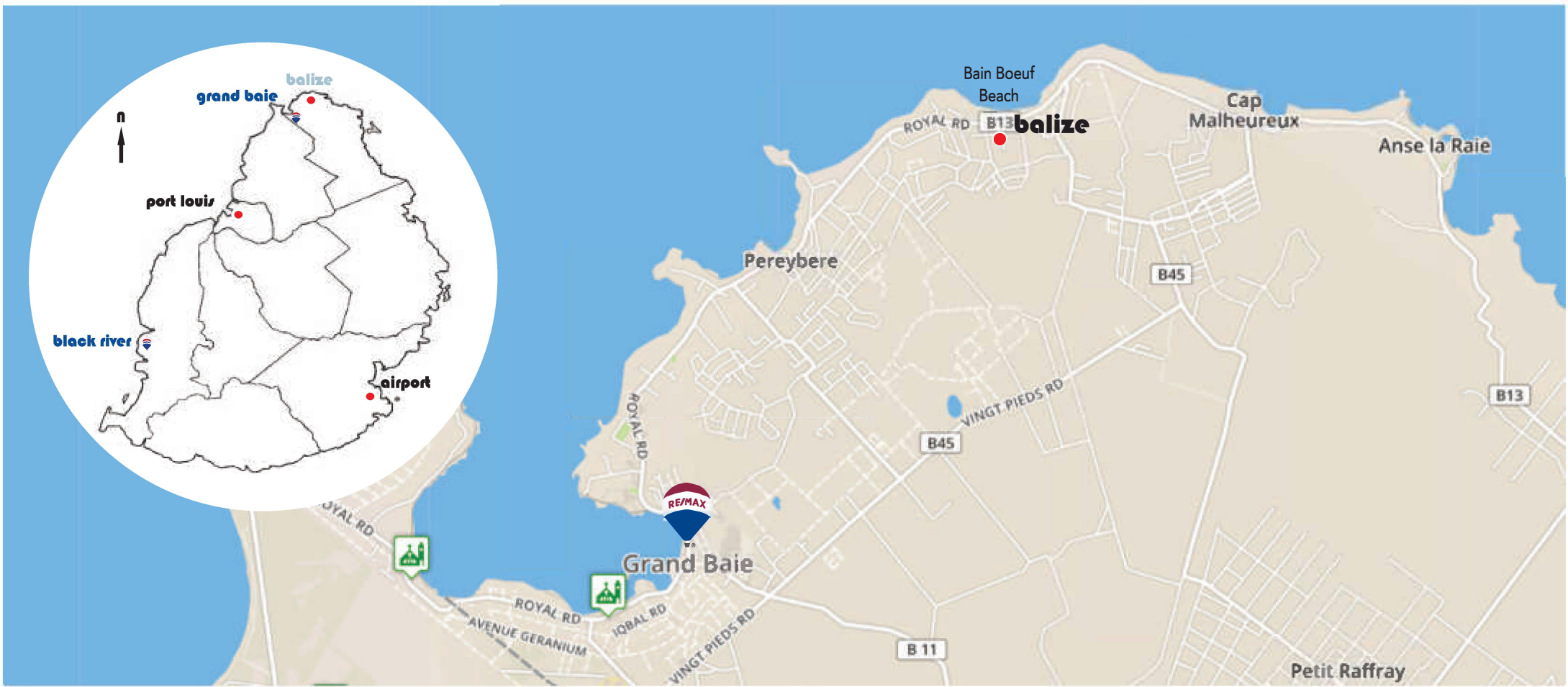
**from only**  
**US\$ 155 000**



<b>location</b>		Bain Boeuf - 50 m from the beach
<b>scheme</b>		Ground + 2   Freehold Land   Sectional Title Units
<b>configuration</b>		1, 2 & 3 bedroom apartments & penthouses
<b>number of units</b>		43
<b>price range</b>		US \$ 155 00 to US \$ 500 000
<b>furniture pack</b>		optional
<b>estimated levies</b>		US \$ 200 - US \$ 350 per month

# overview

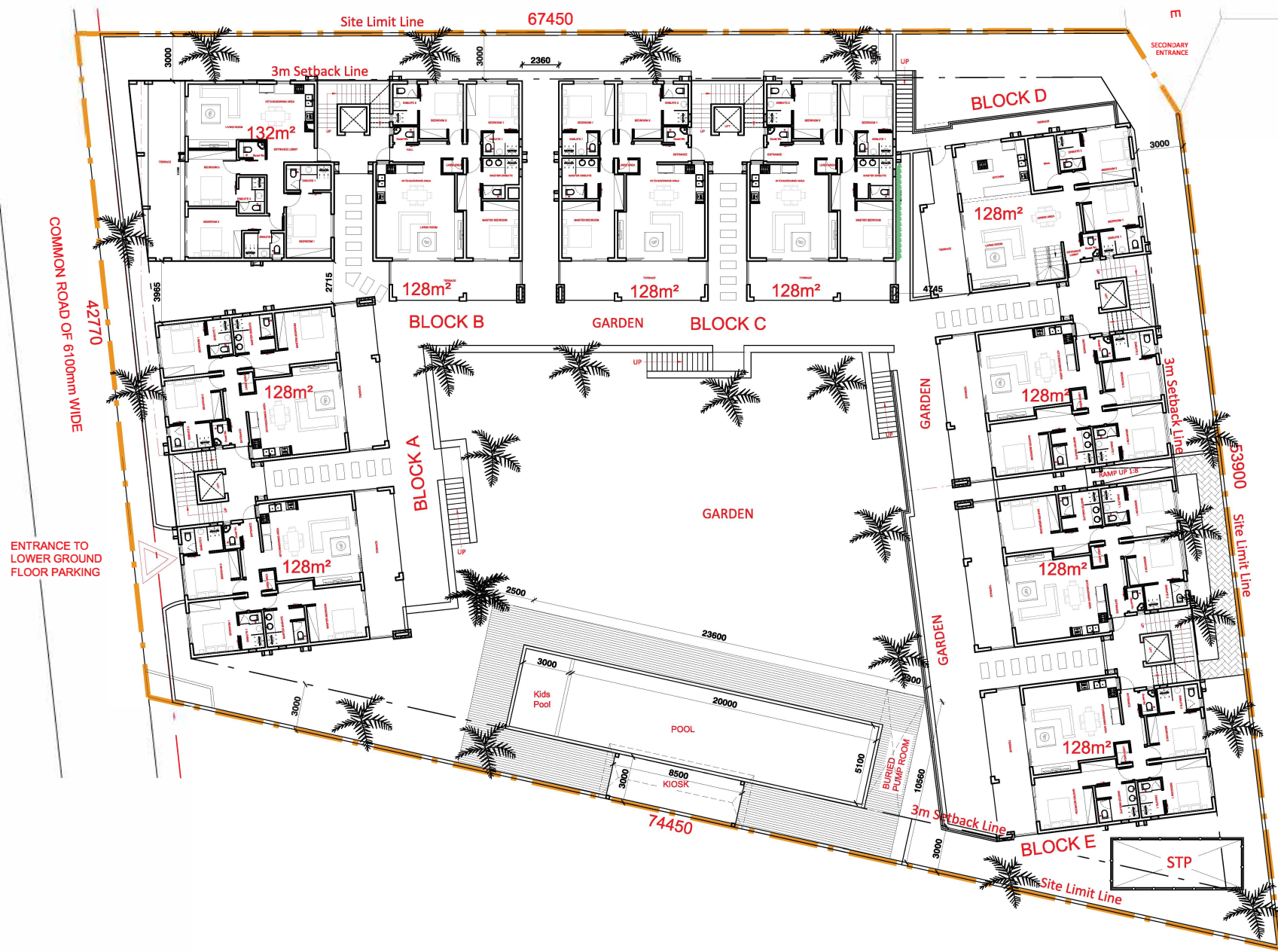




A couple of minutes north of the popular town of Grand Baie, Balize is located just 50m from the beautiful Bain Boeuf beach. With fine white sand, it's a perfect tanning, swimming & SUPing beach boasting spectacular vistas of Coin de Mire.

The choice of location remains a key factor when investing in property. It impacts lifestyle as well as profitability thereof.

# location

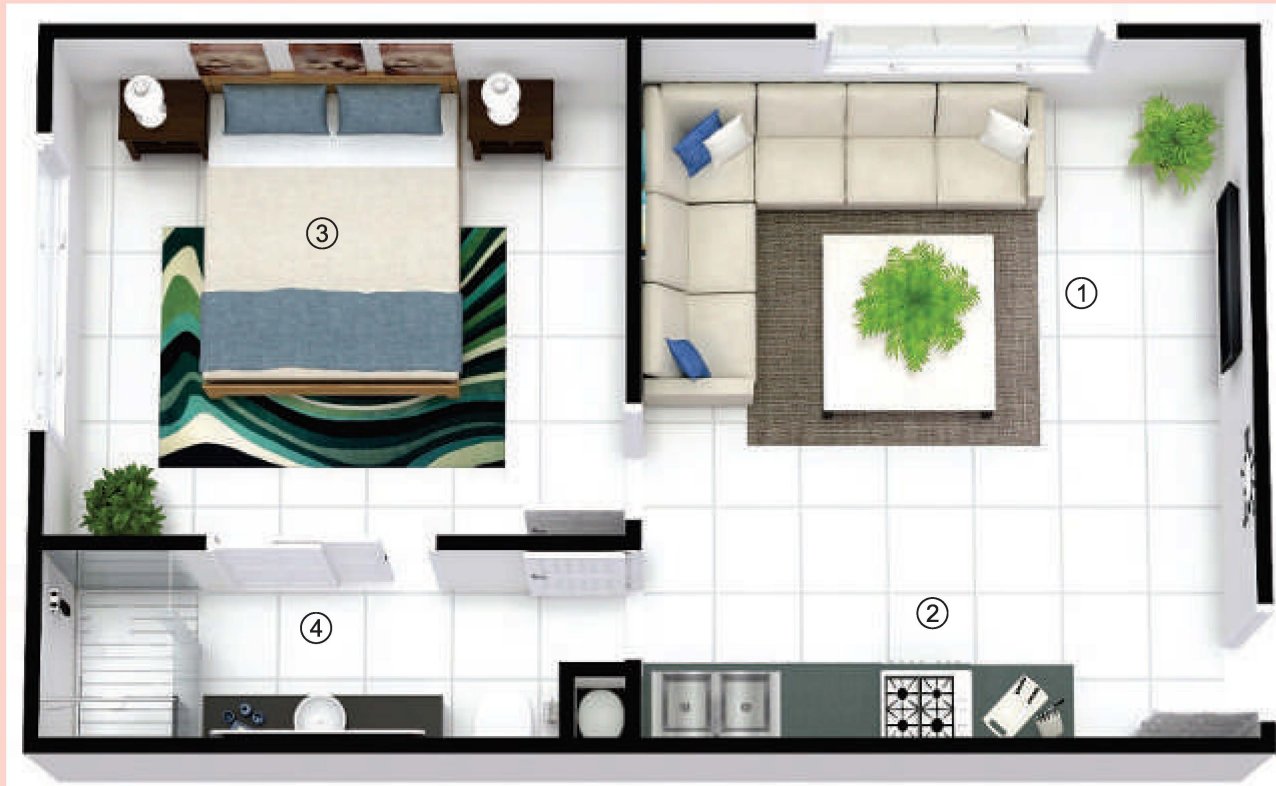


# site layout



**one bedroom**

# typical one bedroom unit



## area schedule

1	TV LOUNGE	16.5
2	KITCHEN	7.0
3	BEDROOM	14.8
4	ENSUITE	7.0
TOTAL BUILT UP AREA		45.2

OPTIONAL EXTRAS: BASEMENT PARKING BAY  
6m<sup>2</sup> STORE ROOM





**two bedrooms**



# area schedule

## INTERNAL AREA INCLUDING WALLS

1	TV LOUNGE	19.3
2	KITCHEN / DINING AREA	12.0
3	BEDROOM 1	13.0
4	ENSUITE 1	4.5
5	BEDROOM 2	17.4
6	ENSUITE 2	4.7
7	TERRACE	13.7
TOTAL BUILT UP AREA		84.6

OPTIONAL EXTRAS: BASEMENT PARKING BAY  
6m<sup>2</sup> STORE ROOM



# typical two bedroom unit





**three bedrooms**

# typical three bedroom unit



## area schedule

### INTERNAL AREA INCLUDING WALLS

1	BEDROOM 1	18.3
2	ENSUITE 1	7.2
3	BEDROOM 2	12.7
4	ENSUITE 2	4.3
5	BEDROOM 3	11.4
6	ENSUITE 3	5.5
7	GUEST WC	2.1
8	ENTRANCE	7.4
9	LINEN AREA	1.4
10	KITCHEN / DINING AREA	16.1
11	LIVING AREA	18.3
12	TERRACE	24.9
TOTAL BUILT UP AREA		129.6

INCLUDES: 1 x BASEMENT PARKING BAY  
1 x 6m<sup>2</sup> STORE ROOM



**penthouses**

# typical penthouse unit



# area schedule

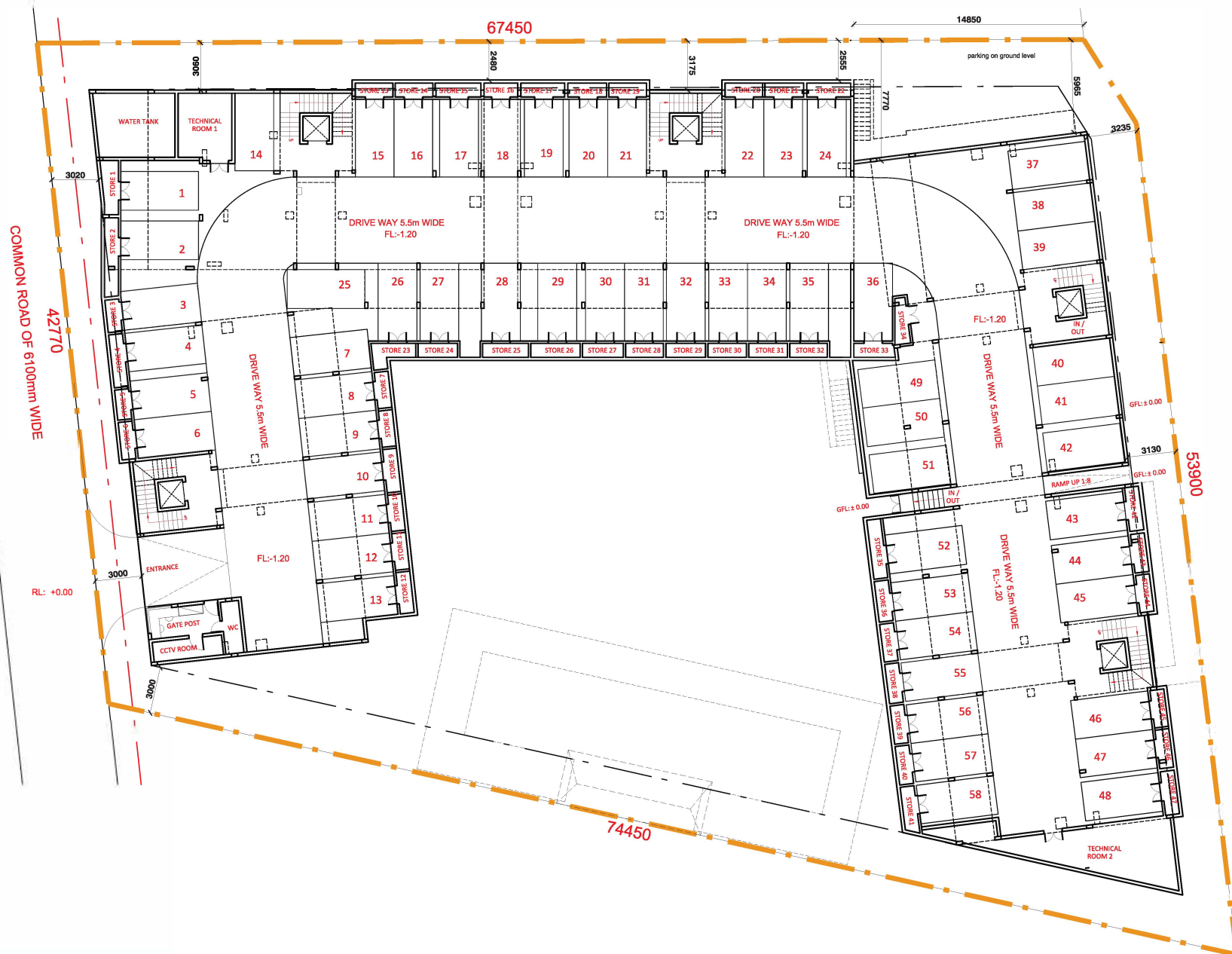
## INTERNAL AREA INCLUDING WALLS

1	BEDROOM 1	27.7
2	ENSUITE 1	8.8
3	WARDROBE	7.2
4	BEDROOM 2	12.6
5	ENSUITE 2	4.3
6	BEDROOM 3	15.3
7	ENSUITE 3	7.2
8	GUEST WC	2.6
9	KITCHEN	15.8
10	DINING AREA	16.9
11	LIVING AREA	23.8
12	OPEN TERRACE	127.9
13	SERVICE AREA	7.0
14	STAIRS	-
15	ELEVATOR	-
TOTAL BUILT UP AREA		277.1

INCLUDES: 2 x BASEMENT PARKING BAYS  
2 x 6m<sup>2</sup> STORE ROOMS

Residency with purchases over US\$ 375 000





basement parking



# finishes

## 1. SUBSTRUCTURE

- Isolated pad and strip footing

## 2. STRUCTURE

- Reinforced concrete frame structure and block walls filling.

## 3. CONCRETE WORK

- Conventional reinforced concrete columns, beams, slabs and staircase.

## 4. WALLS

- Generally 200/150mm thick block wall and 100mm thick block wall for non-structural internal walls . Dividing walls between apartments to be 200mm thick block wall.

## 5. OPENINGS

- Power coated aluminium windows and doors with clear glazing.
- Solid timber entrance doors.
- Semi-solid flush doors.
- Shower Screens.

## 6. ROOFING

- Flat concrete slab with waterproofing
- Ceramic tiling to terraces with water proofing treatments.

## 7. EXTERNAL WALL FINISHES

- Smooth render finish to walls and paint

## 8. INTERNAL FINISHES - WALL FINISHES

- Generally smooth render and emulsion paint.
- Ceramic tiles 2m high to walls in showers.
- Ceramic tiles 500 mm high on walls above work-top.
- Tile skirting to interiors.

## BUILDING WORKS

### 1. ELECTRICAL INSTALLATION

- Concealed power and lighting installations throughout including standard accessories and individual metering.
- Lighting points including wall points and ceiling points.
- Switched socket outlets in all areas.
- Electric ceramic hob

### 2. SANITARY APPLIANCES AND ACCESSORIES

- Sanitary wares to Architect's selection
- Tap ware to Architect's selection.

### 3. PLUMBING INSTALLATIONS

- Hot and cold water installations to kitchen and bathrooms.
- Hot water supplied by solar water heater, with electrical booster backup.

### 4. AIR CONDITIONING AND VENTILATION INSTALLATIONS

- Split type air conditioning units in bedrooms.
- Living and Dining.

### 5. FIRE FIGHTING SYSTEM

- 1 x portable fire extinguisher to each apartment

### 6. COMMUNICATION SYSTEM

- Telephone points to entry lobby and master bedroom.
- Wire and sockets outlets to all bedrooms and living room.

### 7. FLOOR FINISHES

- Homogeneous tiles generally to internal floors.
- Ceramic tiles on veranda floors with water proofing treatment.

### 8. CEILING FINISHES

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

### 9. DRIVEWAY AND EXTERNAL PARKING

- Asphalt and concrete for access road and parking.
- Footpath in concrete.

### 10. LANDSCAPING

- Common green areas to have automatic irrigation system.
- Individual gardens will be provided with connection point for installation of private irrigation system.

### 11. SECURITY

- Main entrance located adjacent to 24hr manned security post.

PAYMENT SCHEDULE	% DUE
Deposit payment and signature of reservation contract	10%
Signature of Deed of Sale (plus registration duty and notary fees)	20%
On completion of foundations & casting of the floor slab	15%
On completion of the walls and roofed-in phase ('mise hors d'eau')	25%
On completion of plastering	10%
On completion of internal flooring & painting	10%
On completion of the works	5%
On delivery of the property	5%



# 10 GREAT REASONS TO INVEST IN MAURITIUS

1

**Residency** permit with an investment of **US \$ 375 000**

2

**Retirement** entry level from 50, With an opportunity to work and invest

3

Consistently expanding **economy**

4

Personal and Corporate **tax rate flat 15%**

5

**NO** Capital Gains Tax  
**NO** Inheritance Tax

6

Great **medical** facilities & Healthcare programs

7

Excellent **education** system (international schools)

8

Politically stable democracy

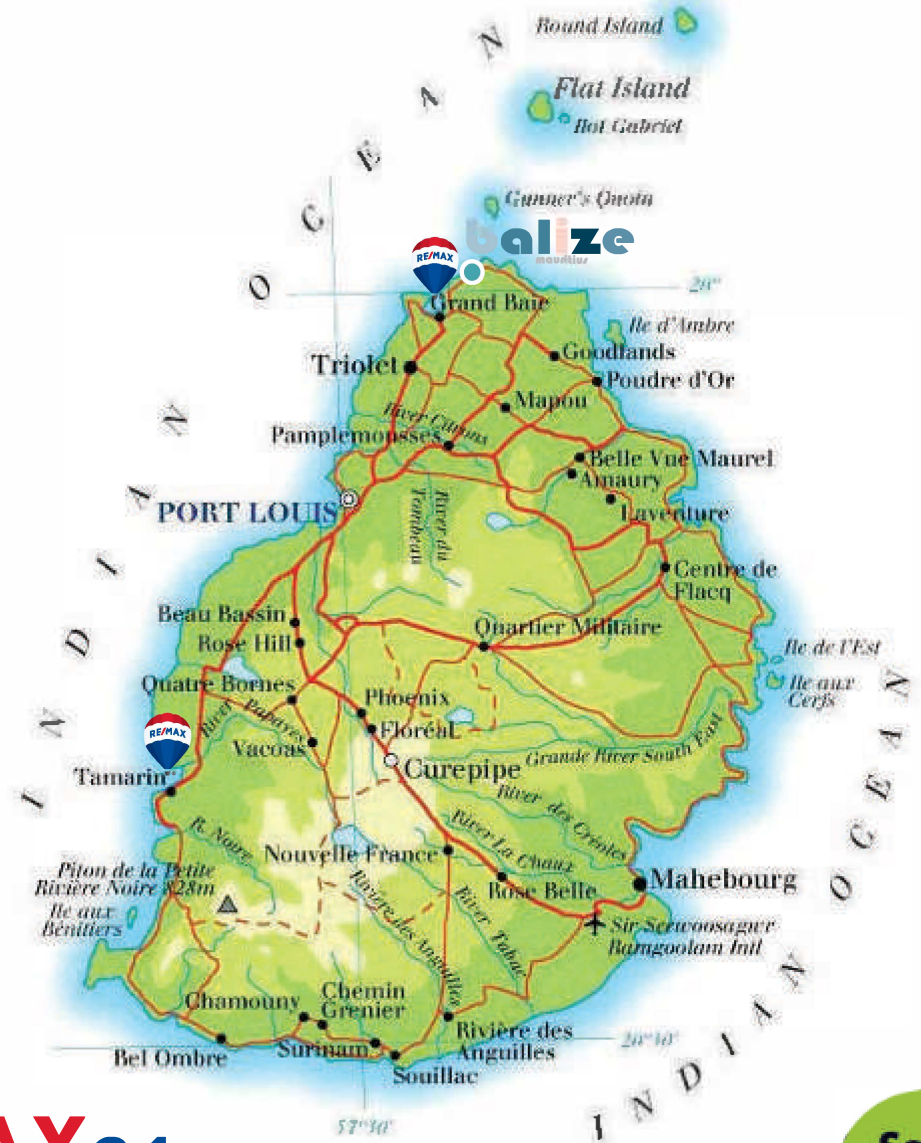
9

One of 10 countries in the world free of conflict

10

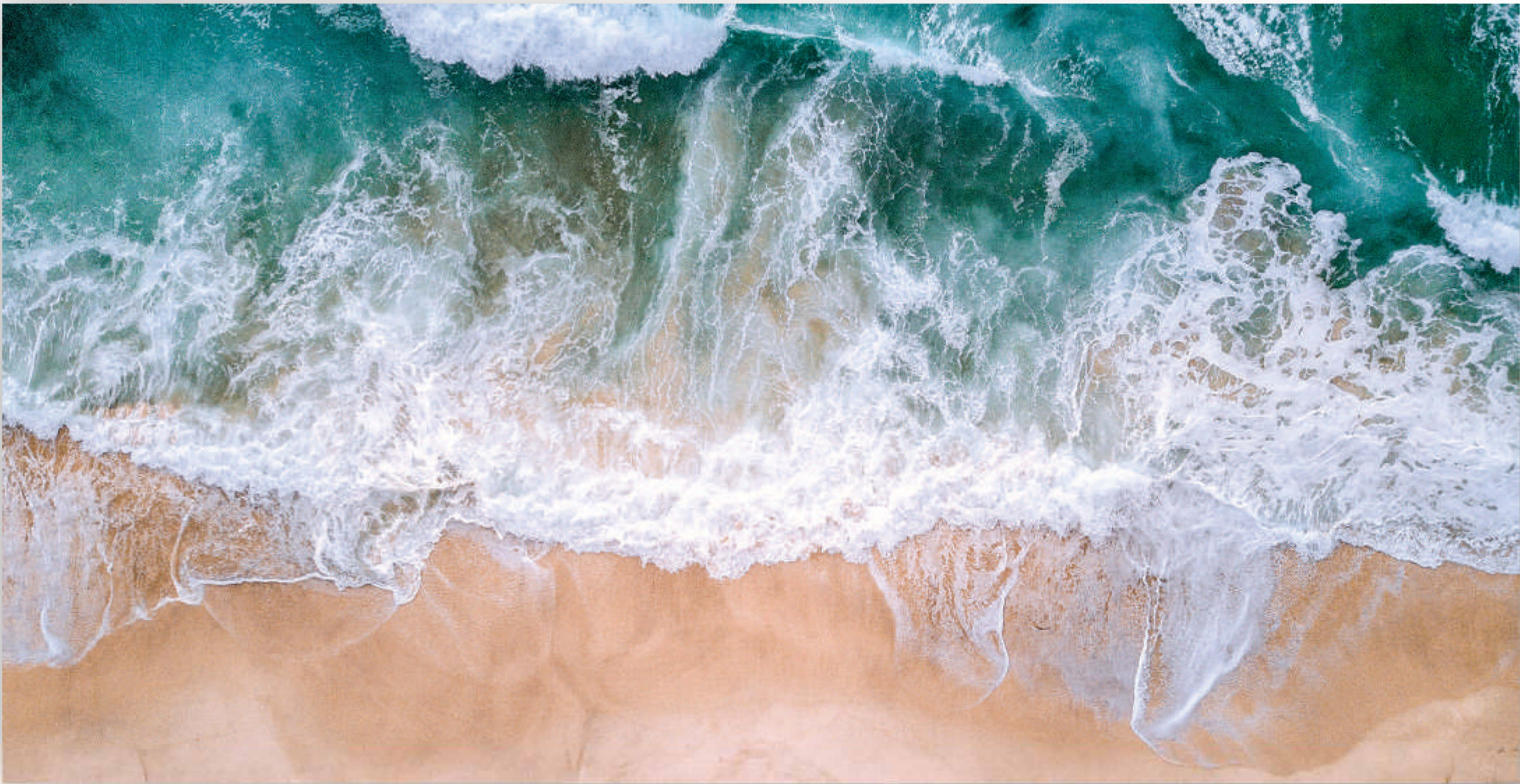


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[www.remax24.com](http://www.remax24.com)

+230 260 0571

[sold@remax24.com](mailto:sold@remax24.com)