Grand Baie's latest jewel









Dear [Name]

minutes away from Most Choisy Beach and the seaside hub of Grand Baie, the development boasts the most exceptional views of the coast and ocean out to the island of coin de mire, making it a magnificent residence option and a truly unique investment.

Exclusive Views is perfectly situated along Pointe aux Canonniers in North Mauritius. Just

VIRTUAL TOUR

GRAND BAIE VIDEO

A central but very quiet location

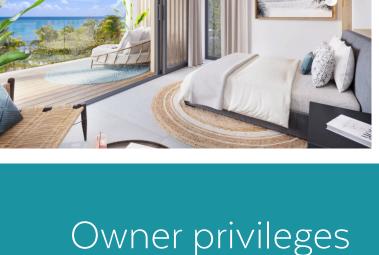
A bustling restaurant scene and great variety of retail options will keep you entertained; while top-class medical, banking and education facilities are available for couples and families wishing to make Mauritius their home.

Pointe aux Canonniers is particularly enchanting. Situated along a spur of beautiful Indian

Ocean coastline, it's known for its elegant resorts, including Pointe aux Canonniers Hotel,

Grand Baie is well known for its cosmopolitan feel and atmosphere. Nothing is lacking here.

Le Club Med Pointe aux Canonniers, laid-back guest houses, and variety of eateries, offering anything from French cuisine to relaxed al fresco dining. And for anyone loving the outdoors, the shady palmed Mont Choisy Beach is perfect for a day in the sun, kayaking, snorkelling or windsurfing.





A unique opportunity to design and customize your apartment. Exclusive Views is more than what its name suggests. While, the nine units have been purpose-built to maximise

earthy stone walls.

furnishing and plenty of light and space.

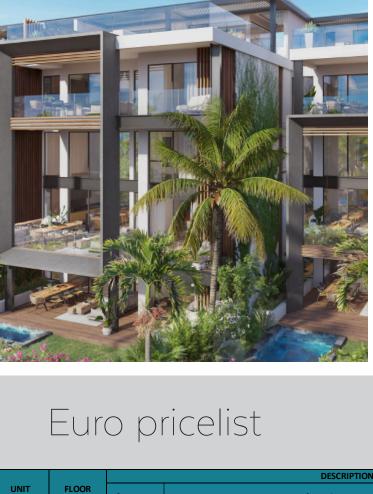
The entire complex is glass-fronted with neat, elegant exterior wood-panel finishes. First-floor apartments boast double-volume living areas with clean, minimalist

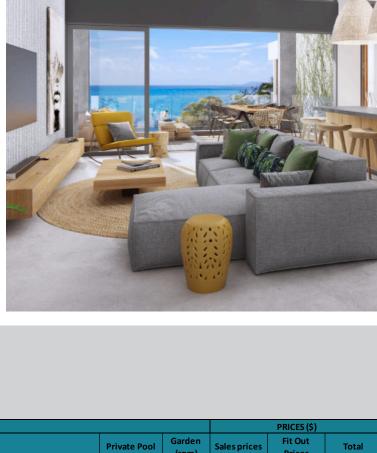
the views of the Indian Ocean and rocky outcrops on the horizon, there's much more...

ocean vista. Rooftop penthouses feature private swimming pools, large terraces and

Each residence has an ample terrace with glass balustrades for taking in the

Residents have access to manicured tropical gardens and communal swimming pools.





Euro pricelist								
UNIT	FLOOR	DESCRIPTION				PRICES (\$)		
		Area sqm	Layout	Private Pool	Garden (sqm)	Sales prices	Fit Out Prices	Total
A1	GROUND	170	Ground floor Apartment, 3 bedrooms/3 bathrooms, pool and garden	YES	80	490 000	110 000	600 000
B1		167	Ground floor Apartment, 3 bedrooms/3 bathrooms, pool and garden	YES	43	470 000	110 000	580 000
C1		170	Ground floor Apartment, 3 bedrooms/3 bathrooms, pool and garden	YES	94	490 000	110 000	600 000
A2	FIRST	252	1st floor seaview loft (duplex), 5 bedrooms/4 bathrooms			680 000	170 000	850 000
B2		249	1st floor seaview loft (duplex), 5 bedrooms/4 bathrooms			650 000	160 000	810 000
C2		245	1st floor seaview loft (duplex), 5 bedrooms/4 bathrooms			660 000	160 000	820 000
А3	SECOND	233	2nd floor Seaview Penthouse, 4 bedrooms/4 bathrooms, private pool	YES		960 000	170 000	1 130 000
В3		221	2nd floor Seaview Penthouse, 4 bedrooms/4 bathrooms, private pool	YES		900 000	150 000	1 050 000
		224	2 - d floor Continue Double and A body and A both and a second state and	VEC		040000	100 000	4 400 000

northern shores of Mauritius.

Developments par excellence

All apartments come with one parking and one store room in the basement

The developer of Exclusive Views is well known in North Mauritius for the charming Hôtel 20 Degrés Sud in Point aux Cannoniers as well as a number of smaller-scale apartments.

One of these, Marine Penthouses and Apartments, is under construction and will consist of 12 apartments and three penthouses, divided into two blocks. Quietness and intimacy are guaranteed and buyers have the options of personalising the

plans and choosing the finishing materials with the interior architects. Only a few units remain

for sale in this development, also located in Pointe aux Canonniers, near Grand Baie, on the