



CELESTINE

PEREYBERE - MAURITIUS



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AUX ALLURES DE PARADIS

Celestine est un programme immobilier exceptionnel par son positionnement et son design contemporain. Situé dans un quartier résidentiel calme, Péreybère est une région qui bénéficie d'un ensoleillement toute l'année. Elle demeure également une station balnéaire réputée pour ses plages sablonneuses dont le charme et l'authenticité en font un véritable coin de paradis.

A TROPICAL PARADISE

Quietly located in the confines of Pereybere, Celestine is a high-end property featuring style and privacy. Pereybere is close to the sought-after area of Grand Bay and promises an elegant tropical lifestyle by one of the sandiest beaches with a splendid weather all year round. Time to make your endless summer dreams come true!



AMBIANCE INTIMISTE À QUELQUES MINUTES DE GRAND-BAIE

CONVENIENCE AND COMFORT



À une encablure de Grand-Baie et des quartiers animés où figurent écoles, pharmacies, commerces et salles de sport, se dresse Celestine, une résidence élégante de style contemporain, qui se présente comme un refuge secret, loin du tumulte.

At a stone's throw from the vibrant area of Grand-Bay bustling with remarkable convenient amenities, like schools, restaurants, shopping centers and sports clubs, Celestine lies in a quiet residential area where style and luxury converge.





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UNE ADRESSE PRESTIGIEUSE

Cette résidence multiplie ses atouts de rêve par l'accès facile à la mer. Sa conception contemporaine souligne une continuité entre ses espaces intérieurs et extérieurs créant une ambiance de vacances. Un espace parking réservé aux visiteurs et résidents dessert les lieux.

A PRESTIGIOUS LOCATION

The beach is within walking distance from this outstanding gem. The upscale finishes combined with the contemporary design and unrivaled convenience, will embrace the residents in an effortless whisper. Both residents and visitors have access to a parking space within the property.



- Entrance / Entrée
- Parking / Parking
- Security Post / Poste de sécurité
- Service Area / Zone de service

- Block A / Block B
- Block B / Block B
- Swimming Pool Area / Espace Piscine



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OUTSANDING AND MODERN

Celestine features 8 apartments and 2 penthouses set in two elegant buildings nestled in a luxuriant garden. The ground floor apartments open on the restoring spirit of nature allowing for an indoor-outdoor lifestyle all year round.



SUPERBE PROPRIÉTÉ CONTEMPORAINE

Ces huit appartements et deux penthouse répartis dans deux édifices de grand caractère offrent de très belles prestations. Le rez-de-chaussée s'ouvre sur un jardin arboré, un véritable écrin de verdure.





PLEIN SOLEIL

Au-delà des volumes du séjour, ces appartements lumineux combinent à la fois design et fonctionnalité. La pièce à vivre des appartements s'ouvre sur la terrasse et le jardin, créant un belle espace de détente.



BEAUTIFUL INTERIORS

The bright light streams in the spacious apartments featuring a sleek and modern open floor plan leading to the terrace and garden. The living space is characterised by high-end finishes and functionality.





UN VRAI COCON

Ce lieu de vie au confort absolu propose la chambre principale des appartements au rez-de chaussée, aux allures de suite face au jardin. Cette pièce collectionne les atouts et s'impose comme un havre de paix.

A SUMPTUOUS RETREAT

Retire in the bedroom suite of one of the ground floor apartments opening on the lush gardens to rejuvenate body and soul. The bedroom boasts a soothing ambience enhanced by the design.





L'ART DE VIVRE

En sus des prestations haut de gamme, les penthouse sont agrémentés d'un espace de réception en prolongement avec l'extérieur créant un lieu idéal pour se divertir en famille ou entre amis.

A CONTEMPORARY MASTERPIECE

The open living space seamlessly leads to the terrace where an amazing ocean view awaits. These penthouses are an inviting escape for entertaining and sharing. The stunning views provide the perfect setting for lounging areas.





UN PANORAMA CONVOITÉ

Le souci du détail, un choix méticuleux des finitions, les penthouse au niveau supérieur vous offrent des espaces de vie plus que généreux. Ces demeures suspendues entre ciel et terre, au volume bien proportionné, offrent un spectacle panoramique.

DRAMATIC VIEWS

An amazing roof top wraps each penthouse on the top floors for an ultimate lifestyle. The attention to detail and the layout maximise volume and light. The distinctive features of these roof top is the panoramic view.





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APPARTEMENT APARTMENT

1	Cuisine Kitchen	6m ²
2	Salon Living room	30m ²
3	Chambre 1 Bedroom 1	11m ²
4	Salle de bain commune Common bathroom	4m ²
5	Chambre 2 Bedroom 2	11m ²
6	Chambre principale Master bedroom	16m ²
7	Salle de bain principale Master bathroom	6m ²
8	Terrasse 1 Balcony 1	11m ²
9	Terrasse 2 Balcony 2	6m ²
TOTAL		101m²





PENTHOUSE

1	Cuisine <i>Kitchen</i>	15m ²
2	Salon <i>Living room</i>	33m ²
3	Chambre 1 <i>Bedroom 1</i>	11m ²
4	Salle de bain commune <i>Common bathroom</i>	4m ²
5	Chambre 2 <i>Bedroom 2</i>	21m ²
6	Chambre principale <i>Master bedroom</i>	21m ²
7	Salle de bain principale <i>Master bathroom</i>	6m ²
8	Terrasse 1 <i>Balcony 1</i>	89m ²
TOTAL		200m²





ROOFTOP

1	Salle a manger extérieure <i>Exterior dining area</i>	35m ²
2	Piscine privée <i>Private swimming pool</i>	10m ²
3	Salon extérieur <i>Exterior living room</i>	35m ²
TOTAL		80m²



SPECIFICATIONS

BUILDING WORKS

Substructure

- Isolated pad and strip footing.

Structure

- Reinforced concrete frame structure and block walls fitting.

Concrete Work

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

Walls

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

Openings

- Powder coated aluminum windows and doors with clear glazing.
- Solid timber doors.
- Shower screens.

Roofing

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

External wall finishes

- Smooth render finish to walls and paint.
- Specific area of walls clad with selected volcanic field stone.

INTERNAL FINISHES

Wall finishes

- Generally smooth render and emulsion paint.
- Ceramic tiles 2m high to walls in showers.
- Wooden skirting to interiors.

Kitchen

- Italian kitchen equipped with (oven, cooker hob, extractor, dish washer, microwave).

Floor finishes

- Homogenous tiles generally to internal floors.
- Ceramic tiles on veranda floors with water proofing treatments.
- Tiles skirting

Ceiling finishes

- Generally, render and emulsion paint to soffit of slabs.
- Selected slab areas to be off shutter concrete finish and emulsion paint.
- False Ceiling throughout the apartment.

SERVICES

Electrical Installation

- Concealed power and lighting installations throughout including standard accessories.
- Individual metering.

Sanitary Appliances and Accessories

- Sanitary wares to Architects selection.
- Tap ware to Architects selection.

Plumbing Installations

- Hot and cold water installations to kitchen and bathrooms.

Air Conditioning and Ventilation Installations

- A/C's included (12K BTU)
- 1 A/C in each bedroom and living area.

Firefighting System

- Portable fire extinguisher on each floor level.

Communication System

- Telephone points at entry lobby and master bedroom.
- TV points in Living room and Master bedroom.

Waste Disposal

- Connect to STP system with a integrated irrigation system for landscape.

EXTERNAL WORKS

Landscaping

- Gardens will be landscaped.
- Common Swimming-Pool (Approx. 10m x 5m)

Refuse disposal

- Enclosed space provided for wheel bins.

ADDITIONAL FACILITIES

Security

- Main entrance located adjacent to security post.
- Single syndic-controlled alarm and rapid response service provided for integrated security.
- Electrical provision for roller shutters

Parking

- 1 parking included for each units.



Promoteur / Promoter

High Park development ltd

part of the Verge Group

Architecte / Architect : KP Architects

Entrepreneur / Contractor : MAB Ltd

Cuisiniste / Kitchen designer : Arrital - Inside Living

Notaire /Notary : Etude Bertrand Maigrot

Banque /Bank : MCB

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