



# SHOBA

VILLAS & RESIDENCES  
BY MARADIVA

PREVIEW BOOK



## A STUNNING VIEW, A UNIQUE PLACE



**Feet in the water**, facing Le Morne. On the west coast of Mauritius near **Flic-en-Flac and Tamarin**, **17 exceptional properties** have been designed, shaped and cut like precious stones on Wolmar beach, offering a spectacular view of Le Morne.

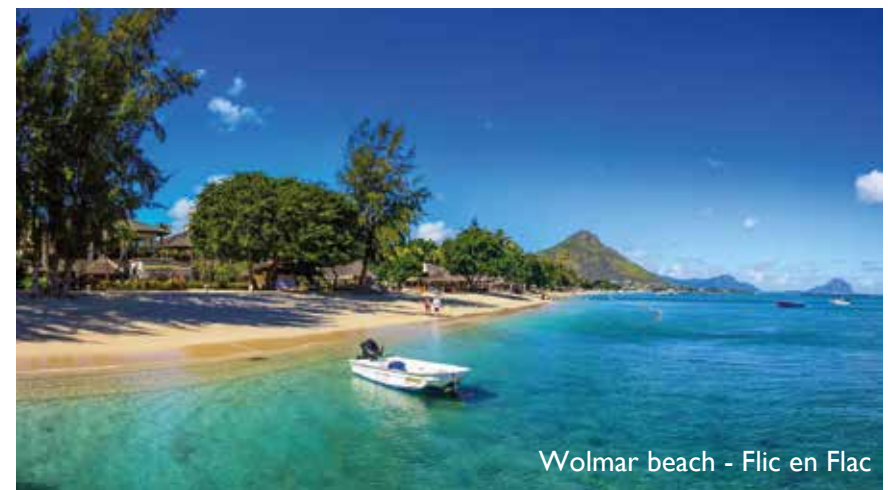
7 villas, 8 apartments and 2 penthouses are subtly anchored on the sidelines of the major rehabilitation project of the **5-star luxury Maradiva resort**. A historic figure in the prestigious hotel industry in Mauritius, the parent company **Maradiva opens its doors and its world of exceptional services to this new project of excellence** : Shoba, villas & residences by Maradiva.

## THE WEST COAST OF MAURITIUS



Naturally privileged, sheltered from the wind and enjoying an exceptional sunshine, the west coast of Mauritius has the most beautiful beaches on the island. Among the emblematic villages of the west coast of the island : **Flic en Flac** and **Tamarin**.

Luxurious hotels, mythical golf courses, water activities, surf spots and sunsets...this part of the west coast attracts many tourists from all over the world for its diversity and its landscapes.







## MARADIVA VILLAS RESORT & SPA, A 5-STAR LUXURY RESORT



The Maradiva group, parent company of the Shoba project, **welcomes the 17 new exceptional properties to its land**, and supported by its expertise in 5-star luxury hotels, will ensure rental management. Part of the only three 5-star luxury hotels in Mauritius to be certified “Leading Hotels of the World”, the **Maradiva Resort & Spa meets strict specifications of several hundred comfort criteria, equipment and services.**

With a breathtaking view of Le Morne and Tamarin Bay, the Maradiva Villas Resort & Spa is a true haven of peace between lush flora and fauna: 65 luxury villas with private swimming pool and tropical garden, spread over 27 hectares on the edge of one of the most beautiful beaches on the west coast (Wolmar beach) offering 750 meters of fine white sand beach.



THE LEADING HOTELS  
OF THE WORLD®

- Outstanding and authentic luxury hotel collection
- Label founded in 1928, headquartered in New York
- 400 hotels spread across 80 countries including ancient castles, palaces, private islands or urban gems
- Guarantee of quality and unique experience via specifications stringent of several hundred criteria relating to the structure hotel, services, commitments, history



## LABEL & HISTORY



The founders and current owners of Maradiva Villas Resort & Spa have long played a central role in the economic, political and social life of the island. This close relationship began with **Sir Kailash Ramdane**, who created the **two resorts Maradiva Villas Resort & Spa and Sands Suites Resort & Spa**.

A pioneer in the pharmaceutical industry on the island in the 1970s, Sir Kailash was knighted by HM Queen Elizabeth II in 1990. The management and development of the family business have for several years been entrusted to Sir's children. **Kailash Ramdane, Kobita and Sanjiv**.



## A UNIVERSE OF EXCEPTIONAL SERVICES



The Maradiva Villas Resort & Spa represents **the quintessence of hospitality Mauritian** and an **extraordinary luxury hotel experience** :

- In-villa butler service available - 2 “Clefs d’Or” Concierges
- Concierge service 7 days a day (in-villa services, excursions, nautical counter)
- 1 shared swimming pool heated in winter
- 4 restaurants including 1 gourmet restaurant
- 2 bars
- 1 cigar cellar
- 1 award-winning holistic spa (1000m<sup>2</sup>, 6 treatment rooms)
- 1 kids club
- 1 fitness center with private coach
- 1 pontoon with boats (water skiing, snorkeling, sailing boat, pedal boat, kayak, windsurf, paddle board)
- 2 tennis courts
- Currency exchange counter 7 days a day
- 2 boutiques (branded watches and clothing), 1 art gallery, 1 florist
- 1 100% connected and equipped business center
- 1 infirmary with doctor 7 days a day



## A HISTORIC REHABILITATION



Still in this search for excellence, the Maradiva Resort & Spa closed its doors from March to November 2023 for a **historic rehabilitation**.

This project was supervised by **renowned companies in the international luxury hotel industry** and marks a turning point in the move upmarket of this already exceptional establishment.

A rehabilitation project supervised by:

**HIRSCH BEDNER ASSOCIATES** : hotel design company based in Singapore collaborating specifically with companies in the luxury market.

**VK Design** : Mauritian interior design company, specialized in tertiary and residential real estate, working in Mauritius, South Africa, Kenya and in the Indian Ocean region.

**DH ARCHITECTURE** : renowned architectural firm with a track record of projects prestigious in Mauritius, Seychelles, Dakha, Rodrigues and Sydney.

**DANIELA COLELLA** : designer with a remarkable career, who designed the Maradiva store. His portfolio includes the design of Dior, Ferragamo and Louis Vuitton stores on the Amalfi Coast and Paris

**DOMUS DESIGN** : subsidiary of Domus D Atelier d'Interni (Italy) and present in Mauritius since 2003. They are specialized in architecture, interior design and design chart. They designed the Maradiva local craft shop.





# MASTERPLAN PROJECT



**SHOBA**  
VILLAS & RESIDENCES  
BY MARADIVA

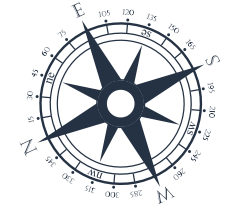


**Unique location, unusual viewpoint over Morne Brabant, pristine white sand beach, striking color palette, lush vegetation and unforgettable sunset... Shoba subtly stands on the land of the parent company Maradiva Villas Resort & Spa, 5 luxury stars, for an unrivaled and privileged experience of exotic luxury on the Mauritian west coast. An architecture signed DH Architecture.**



Shoba, aerial view





▼ Entrée / Entrance





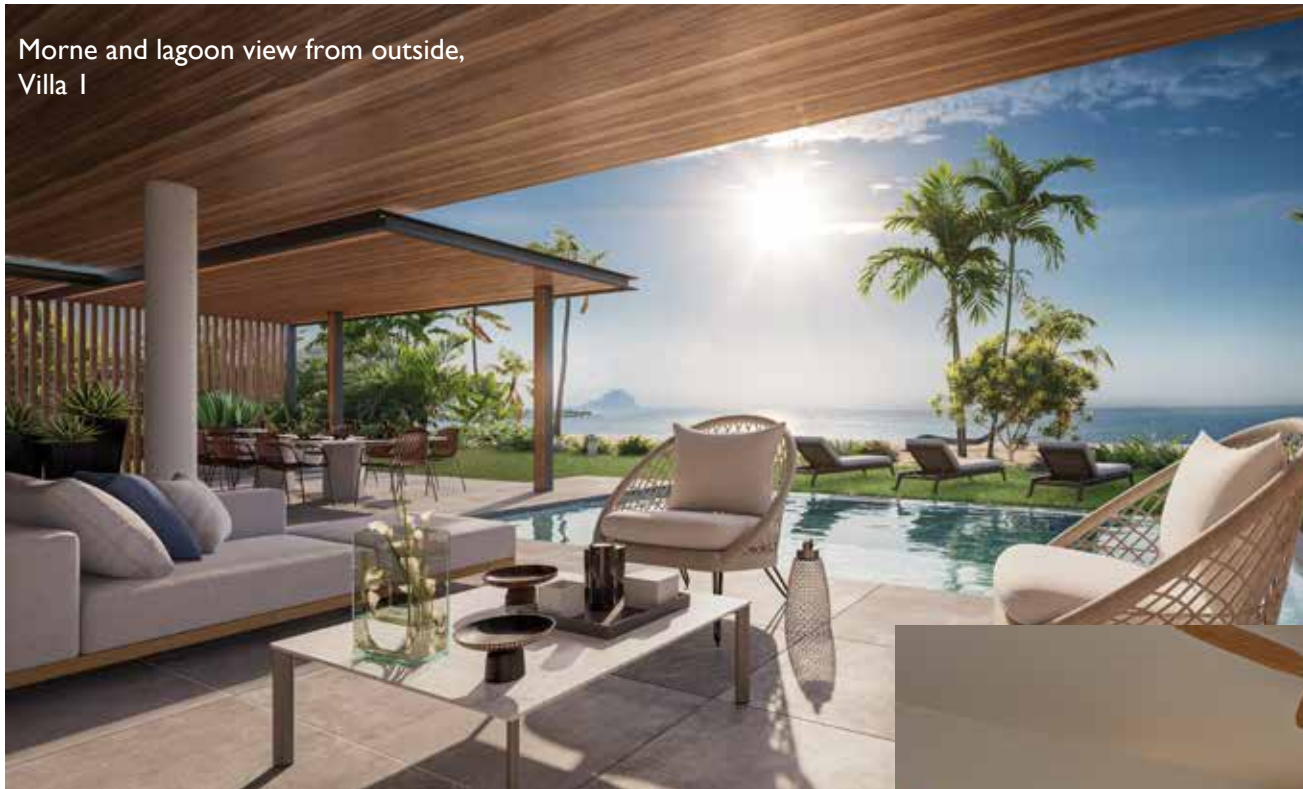
# THE VILLA 1, A UNIQUE PROPERTY IN MAURITIUS



Villa 1, vue depuis le lagon

In the continuity **of this permanent search for excellence**, Villa 1 (4 en-suite bedrooms ) is part of the perfection of detail, in the real estate myth which introduces you to the exceptional, to the unique. 4 bedrooms en-suite. The interior atmosphere signed by the interior designer Paule de Romeuf and the level of services deployed are at the service of an elegant and contemporary architectural design.

# THE VILLA 1, A UNIQUE PROPERTY IN MAURITIUS



Morne and lagoon view from outside,  
Villa 1

## THE SURFACES

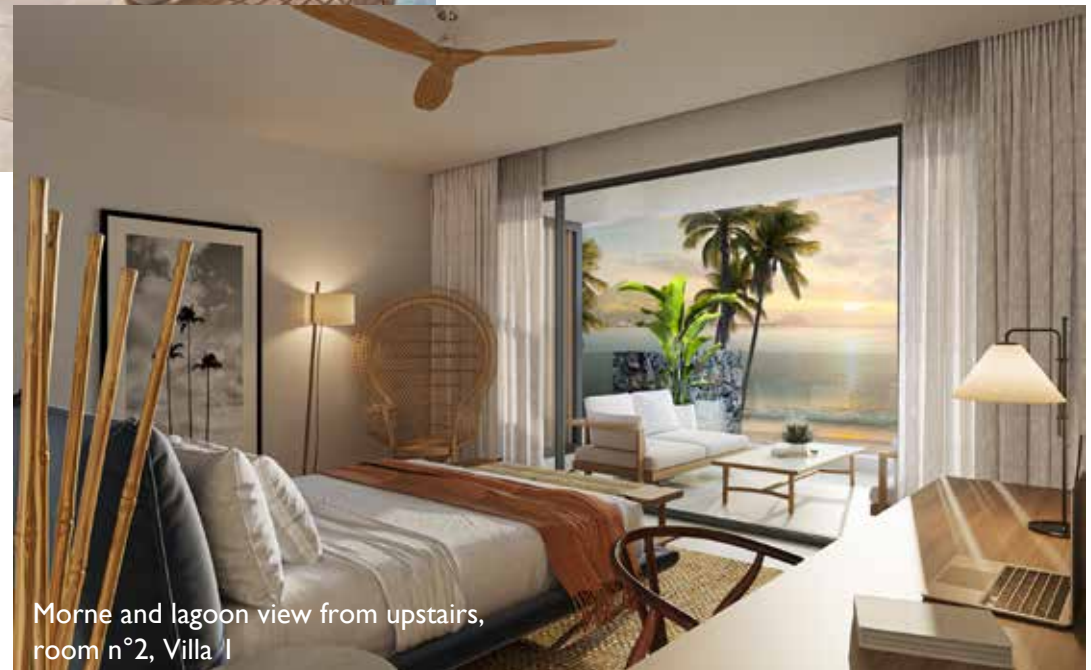
Surface area 462 sqm

Inside area of 299 sqm

Outside area of 163 sqm

32 sqm private swimming pool

Land of 1035 sqm



Morne and lagoon view from upstairs,  
room n°2, Villa 1



AN INTERIOR AMBIANCE SIGNED  
PAULE DE ROMEUF



Vibia



Vibia



Living room



CMO Paris - mur escalier



Carreau au sol



crédence cuisine

AN INTERIOR AMBIANCE SIGNED  
PAULE DE ROMEUF

**Outdoor**



Gervasoni



Bover



Expormim



Jardinico



Bover



Manutti



Tribu





**TOTAL LIVING AREA 462 m<sup>2</sup>**

**TOTAL INSIDE LIVING AREA 299 m<sup>2</sup>**

ENTRANCE	8 m <sup>2</sup>
BEDROOM 1	17 m <sup>2</sup>
ENSUITE 1	11 m <sup>2</sup>
DRESSING	9 m <sup>2</sup>
TOILET	3 m <sup>2</sup>
CIRCULATION	13 m <sup>2</sup>
STAIRCASE	11 m <sup>2</sup>
KITCHEN	24 m <sup>2</sup>
BACK KITCHEN	10 m <sup>2</sup>
OFFICE	10 m <sup>2</sup>
LOBBY	6 m <sup>2</sup>
STORE	5 m <sup>2</sup>
DINING	30 m <sup>2</sup>
LIVING	25 m <sup>2</sup>

CORRIDOR	14 m <sup>2</sup>
MASTER BEDROOM	24 m <sup>2</sup>
MASTER ENSUITE	11 m <sup>2</sup>
MASTER WALK-IN	9 m <sup>2</sup>
BEDROOM 2	23 m <sup>2</sup>
ENSUITE 2	6 m <sup>2</sup>
BEDROOM 3	17 m <sup>2</sup>
ENSUITE 3	13 m <sup>2</sup>

**TOTAL OUTSIDE LIVING AREA 163 m<sup>2</sup>**

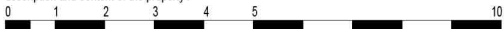
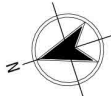
CARPORT	22 m <sup>2</sup>
TERRACE 4	77 m <sup>2</sup>
TERRACE 1	17 m <sup>2</sup>
TERRACE 2	5 m <sup>2</sup>
TERRACE 3	42 m <sup>2</sup>

**TOTAL CONSTRUCTION AREA (inclu.\*\*\*) 553 m<sup>2</sup>**

TOTAL CONSTRUCTION (Interior + Exterior + Walls)	- 521 m <sup>2</sup>
SWIMMING POOL **	- 32 m <sup>2</sup>
EXTERNAL BATH**	- 10 m <sup>2</sup>

## GROUND FLOOR PLAN

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GRAPHIC SCALE: 1:100

VILLA  
NO. 1

**SHOBA**  
VILLAS & RESIDENCES  
BY MARADIVA

SCALE: 1:100

Date: 22.09.23

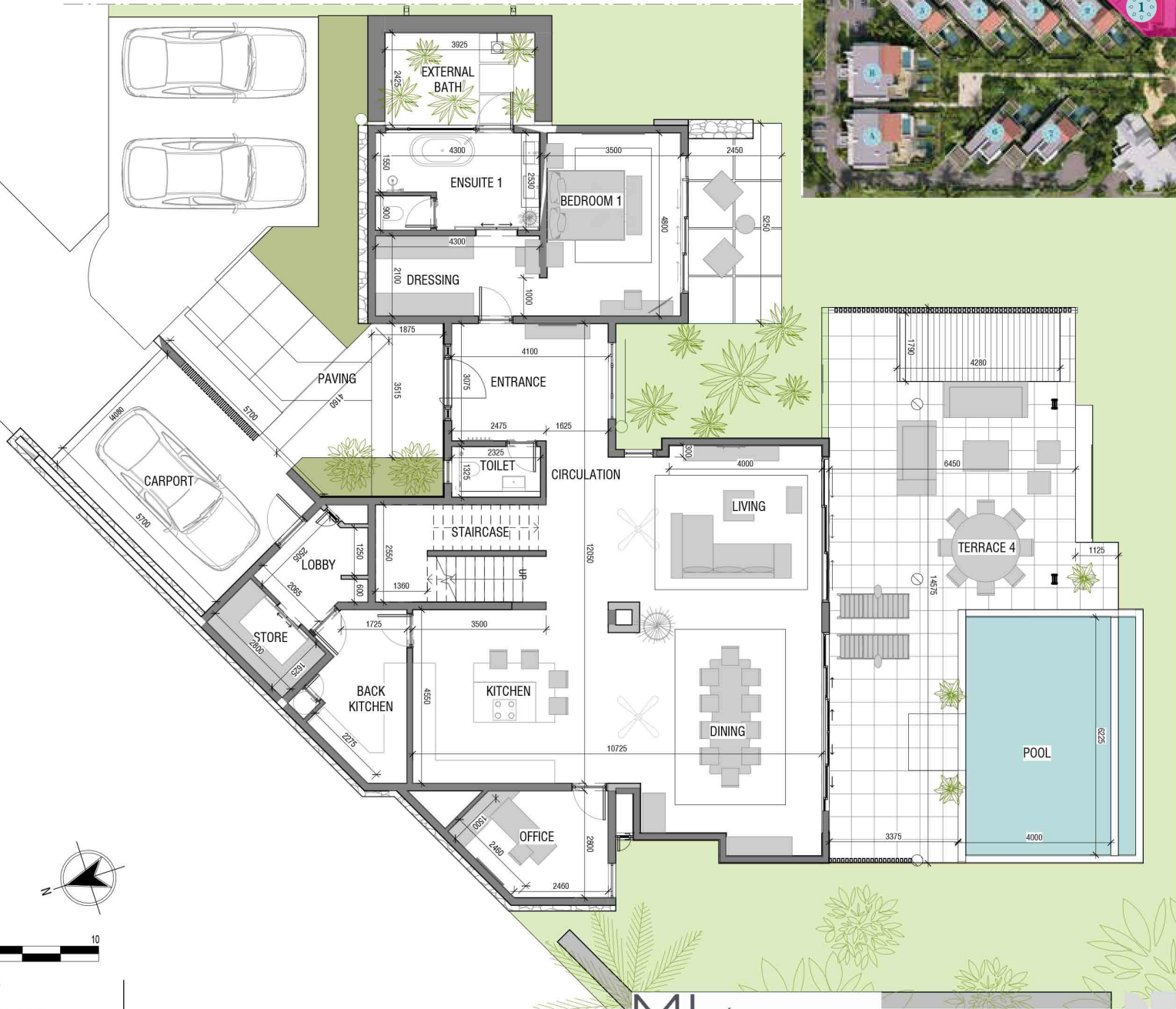
REV 1

Promoter:



**DÉVELOPPEMENT**  
PROMOTEUR CONSTRUCTEUR

Architect: **DH ARCHITECTURE**



AN INTERIOR AMBIANCE SIGNED  
PAULE DE ROMEUF



Carreau au sol



Tapis



Paroi douche côté chambre



Bedroom





**TOTAL LIVING AREA 462 m<sup>2</sup>**

**TOTAL INSIDE LIVING AREA 299 m<sup>2</sup>**

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BEDROOM 1	17 m <sup>2</sup>
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STORE	5 m <sup>2</sup>
DINING	30 m <sup>2</sup>
LIVING	25 m <sup>2</sup>

CORRIDOR	14 m <sup>2</sup>
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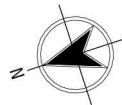
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### FIRST FLOOR PLAN

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GRAPHIC SCALE: 1:100



VILLA  
NO. 1



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



DÉVELOPPEMENT  
PROMOTEUR CONSTRUCTEUR

Architect: DH ARCHITECTURE



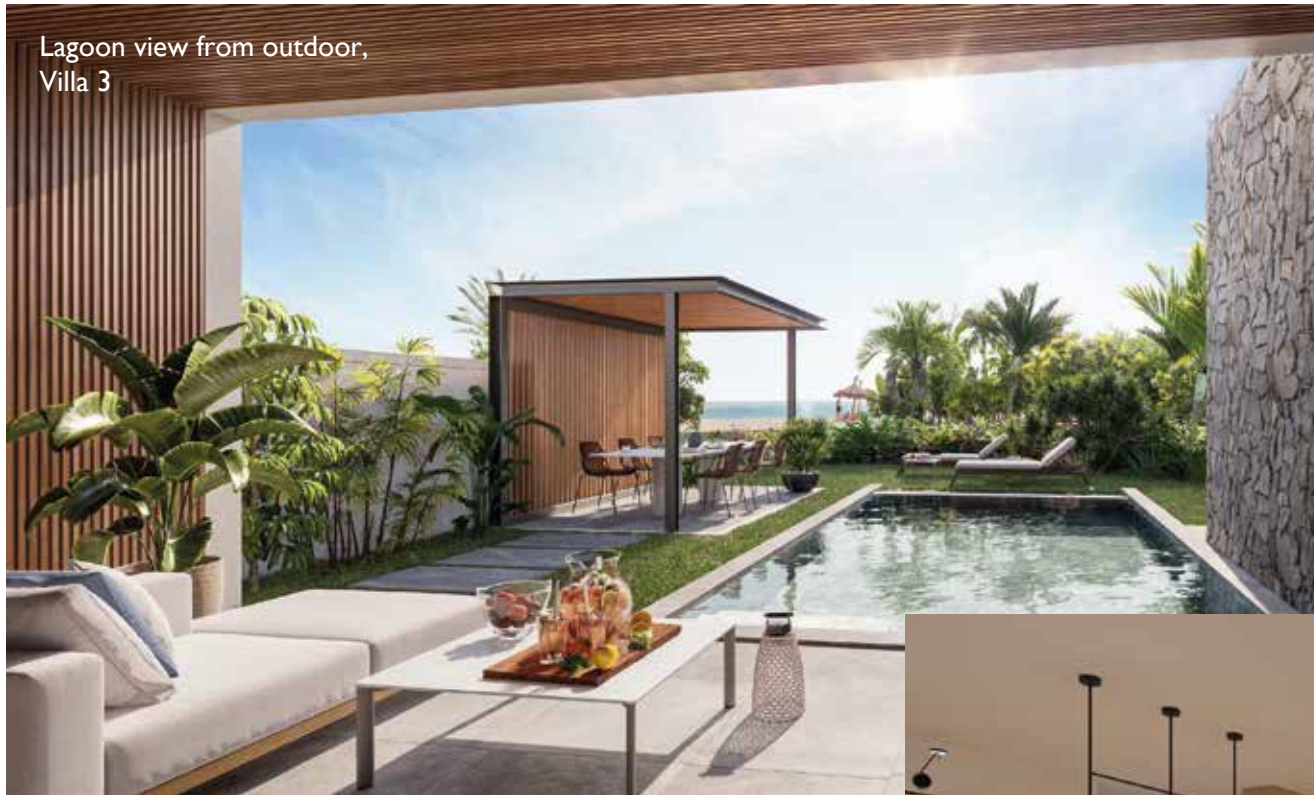
## VILLAS 2 TO 7, EXCEPTIONAL PROPERTIES



**With 4 en-suite bedrooms**, the villas offer a majestic living space, with outdoor terrace and private infinity pool, with direct access to the lagoon, offering a view conducive to daydreaming. Exceptional interior services serving large volumes of life. Here luxury and comfort combine to create a prestigious living environment.



# VILLAS 2 TO 7, EXCEPTIONAL PROPERTIES



## THE SURFACES

Surface area 340 sqm

Inside area of 213 sqm

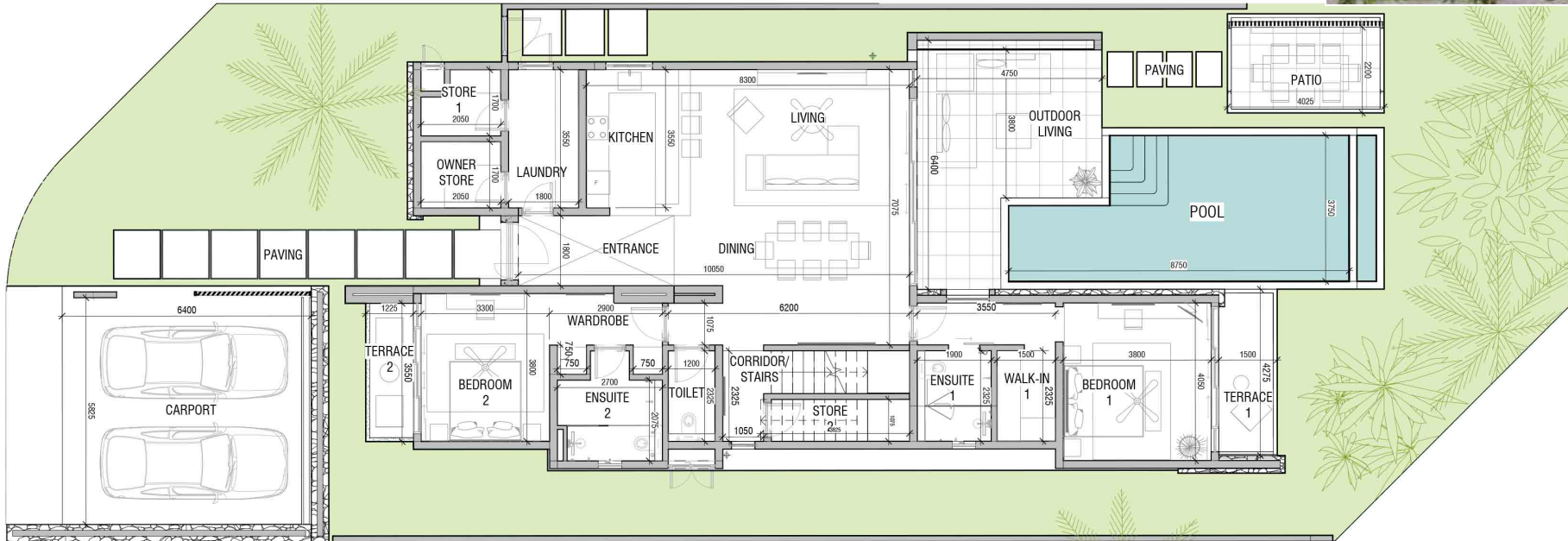
Outside area of 127 sqm

36 sqm private swimming pool

Land of 500 sqm

The interior design and decoration signed by the interior designer Paule de Romeuf embodies the contemporary reflection of the Mauritian tradition





## GROUND FLOOR PLAN

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GRAPHIC SCALE: 1:100

VILLA  
NO. 3

SHOBA  
VILLAS & RESIDENCES  
BY HARADIVA

SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



DÉVELOPPEMENT  
PROMOTEUR CONSTRUCTEUR

Architect: DH ARCHITECTURE



**TOTAL LIVING AREA 340m<sup>2</sup>**

**TOTAL INSIDE LIVING AREA 213m<sup>2</sup>**

**TOTAL OUTSIDE LIVING AREA 127m<sup>2</sup>**

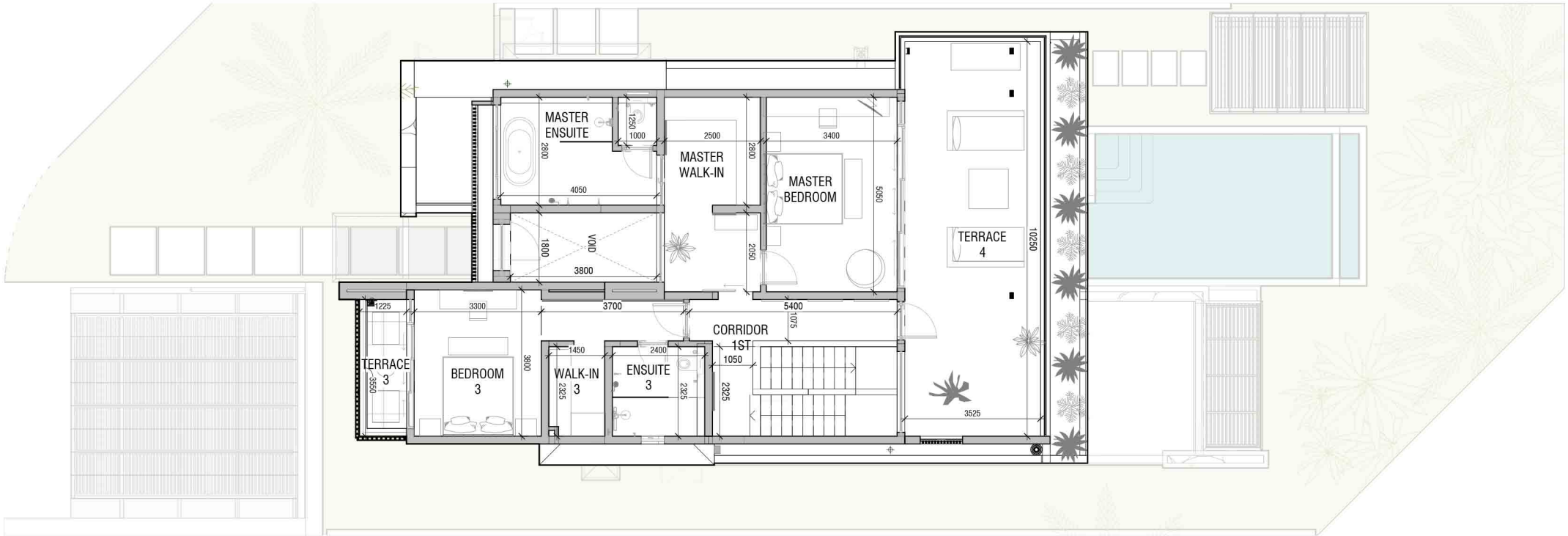
ENTRANCE	8 m <sup>2</sup>
LAUNDRY	6 m <sup>2</sup>
OWNER STORE	3 m <sup>2</sup>
STORE 1	3 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
LIVING	23 m <sup>2</sup>
DINING	14 m <sup>2</sup>
BEDROOM 1	19 m <sup>2</sup>
WALK-IN 1	3 m <sup>2</sup>
ENSUITE 1	4 m <sup>2</sup>
BEDROOM 2	13 m <sup>2</sup>
WARDROBE	5 m <sup>2</sup>
ENSUITE 2	6 m <sup>2</sup>
TOILET	3 m <sup>2</sup>
STORE 2	4 m <sup>2</sup>
CORRIDOR/ STAIRS	14 m <sup>2</sup>
MASTER BEDROOM	18 m <sup>2</sup>
MASTER WALK-IN	12 m <sup>2</sup>
MASTER ENSUITE	11 m <sup>2</sup>
BEDROOM 3	17 m <sup>2</sup>
WALK-IN 3	3 m <sup>2</sup>
ENSUITE 3	6 m <sup>2</sup>
CORRIDOR 1ST	9 m <sup>2</sup>

CARPORT	35 m <sup>2</sup>
TERRACE 2	4 m <sup>2</sup>
TERRACE 1	6 m <sup>2</sup>
OUTDOOR LIVING	24 m <sup>2</sup>
PATIO	10 m <sup>2</sup>
TERRACE 3	4 m <sup>2</sup>
TERRACE 4	43 m <sup>2</sup>

**TOTAL CONSTRUCTION AREA (inclu.\*\*\*) 466m<sup>2</sup>**

TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls)	=409m <sup>2</sup>
SWIMMING POOL**	=36m <sup>2</sup>
PAVING **	=21m <sup>2</sup>





## FIRST FLOOR PLAN

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GRAPHIC SCALE: 1:100

VILLA  
NO. 3

**SHOBA**  
VILLAS & RESIDENCES  
BY MARADIVA

SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



**DÉVELOPPEMENT**  
PROMOTEUR CONSTRUCTEUR

Architect: **DH ARCHITECTURE**



**TOTAL LIVING AREA 340m<sup>2</sup>**

**TOTAL INSIDE LIVING AREA 213m<sup>2</sup>**

**TOTAL OUTSIDE LIVING AREA 127m<sup>2</sup>**

ENTRANCE	8 m <sup>2</sup>
LAUNDRY	6 m <sup>2</sup>
OWNER STORE	3 m <sup>2</sup>
STORE 1	3 m <sup>2</sup>
KITCHEN	8 m <sup>2</sup>
LIVING	23 m <sup>2</sup>
DINING	14 m <sup>2</sup>
BEDROOM 1	19 m <sup>2</sup>
WALK-IN 1	3 m <sup>2</sup>
ENSUITE 1	4 m <sup>2</sup>
BEDROOM 2	13 m <sup>2</sup>
WARDROBE	5 m <sup>2</sup>
ENSUITE 2	6 m <sup>2</sup>
TOILET	3 m <sup>2</sup>
STORE 2	4 m <sup>2</sup>
CORRIDOR/ STAIRS	14 m <sup>2</sup>
MASTER BEDROOM	18 m <sup>2</sup>
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**TOTAL CONSTRUCTION AREA<sup>(inclu.\*\*)</sup> 466m<sup>2</sup>**

TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls)	= 409m <sup>2</sup>
SWIMMING POOL**	= 36m <sup>2</sup>
PAVING **	= 21m <sup>2</sup>

# PRESTIGIOUS APARTEMENTS



Lagoon view from outside,  
apt A101



All with **3 en-suite bedrooms**, the apartments are designed as a link between sky, land and sea. Large balconies open onto a unique panorama, to enjoy the bliss of every moment. Chic and charming thanks to a decoration favoring space and light.



# PRESTIGIOUS APARTEMENTS



Living room apt A102

## THE SURFACES

Surface area from 143 sqm to 158 sqm

Inside area of 118 sqm

Outside area from 25 sqm to 40 sqm

18 sqm private swimming pool  
(for ground floor apt)

Land from 75 sqm to 84 sqm  
(for ground floor apt)



Kitchen apt A102



**FRONT ELEVATION**

**3BR APT  
BLOCK A**

**MARADIVA  
RESIDENCES**

**SCALE: 1:100**

**Date: 30/05/23**

**REV 1**

**PROMOTER :MJ DEVELOPEMENT**

**Architect: DH ARCHITECTURE**





**TOTAL LIVING AREA 162 m<sup>2</sup>**

**TOTAL INSIDE LIVING AREA 118 m<sup>2</sup>**

ENTRANCE	6 m <sup>2</sup>
OWNER'S STORE	1 m <sup>2</sup>
LINEN	4 m <sup>2</sup>
KITCHEN / DINING	19 m <sup>2</sup>
LIVING	23 m <sup>2</sup>
MASTER BEDROOM	16 m <sup>2</sup>
MASTER ENSUITE	8 m <sup>2</sup>
BEDROOM 2	15 m <sup>2</sup>
BATHROOM 2	5 m <sup>2</sup>
BEDROOM 1	13 m <sup>2</sup>
BATHROOM 1	5 m <sup>2</sup>
GUEST BATHROOM	2 m <sup>2</sup>

**TOTAL OUTSIDE LIVING AREA 44m<sup>2</sup>**

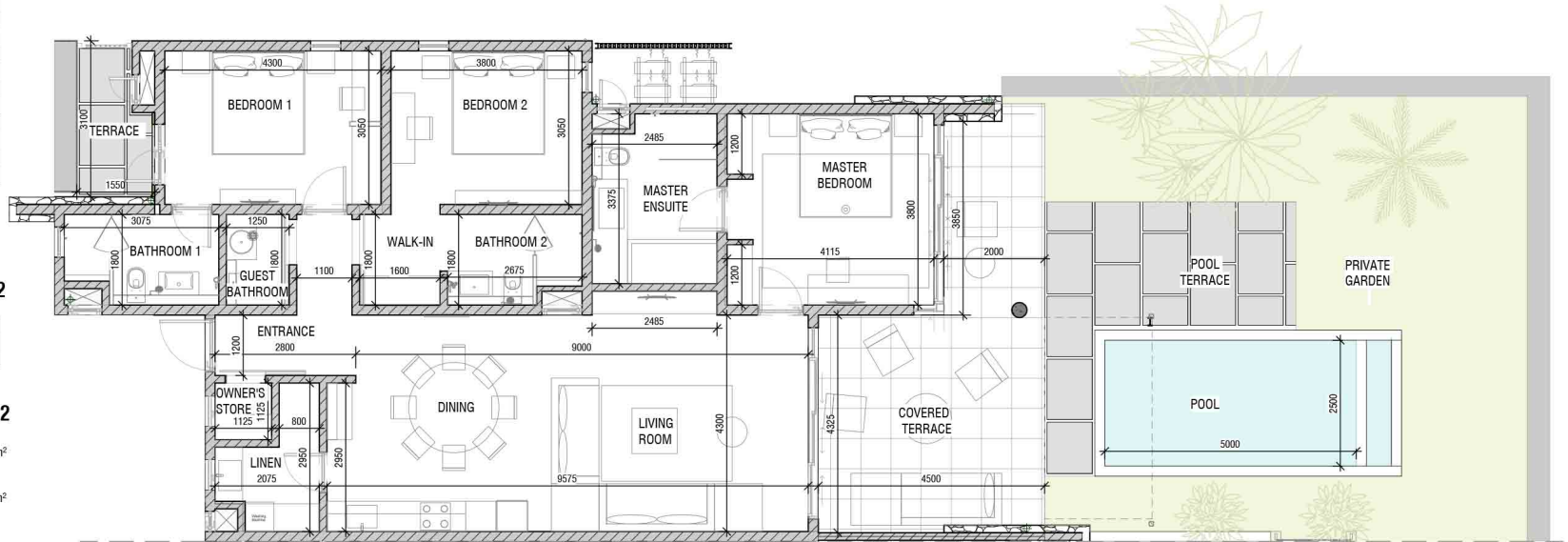
COVERED TERRACE	25 m <sup>2</sup>
POOL TERRACE	15 m <sup>2</sup>
TERRACE	4 m <sup>2</sup>

**TOTAL CONSTRUCTION AREA (inclu. \*\*) 189m<sup>2</sup>**

TOTAL CONSTRUCTION AREA ( Interior + Exterior + Walls ) 171 m<sup>2</sup>

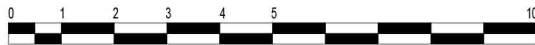
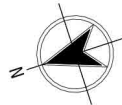
SWIMMING POOL \*\* 18 m<sup>2</sup>

**PRIVATE GARDEN 83m<sup>2</sup>**



**GROUND FLOOR PLAN**

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GRAPHIC SCALE: 1:100

**3BR APT  
A102**



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



Architect: DH ARCHITECTURE



**TOTAL LIVING AREA** 148 m<sup>2</sup>

**TOTAL INSIDE LIVING AREA** 118 m<sup>2</sup>

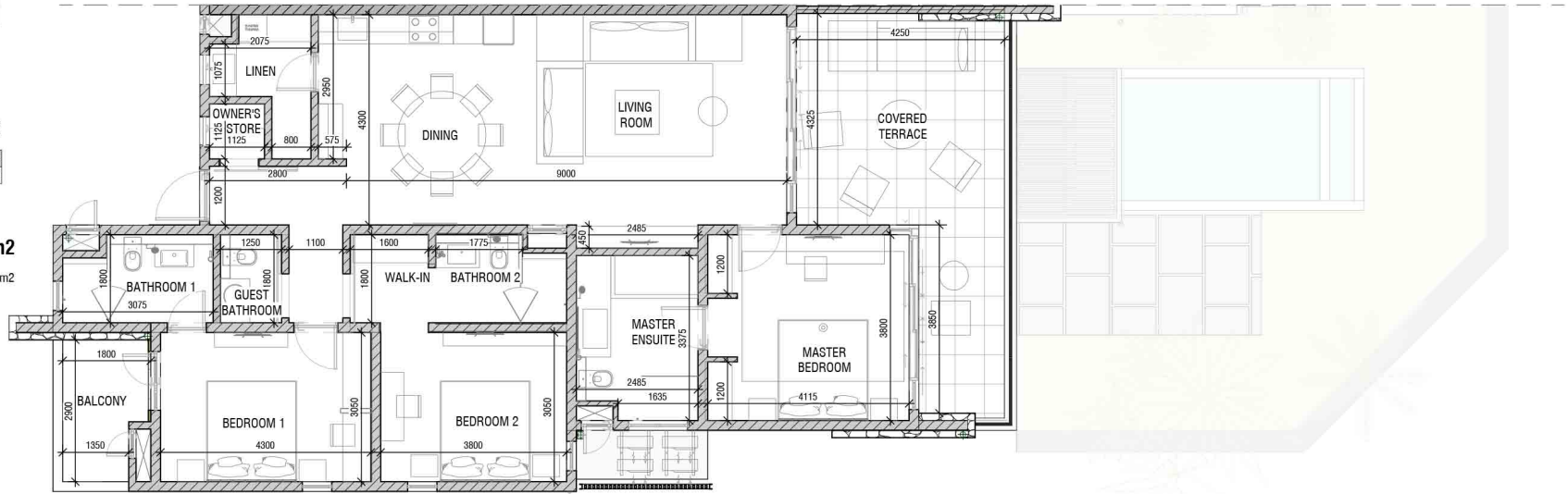
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**TOTAL OUTSIDE LIVING AREA** 30 m<sup>2</sup>

COVERED TERRACE	25 m <sup>2</sup>
BALCONY	5 m <sup>2</sup>

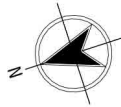
**TOTAL CONSTRUCTION AREA** 171 m<sup>2</sup>

TOTAL CONSTRUCTION AREA  
(Interior + Exterior + Walls)



**FIRST FLOOR PLAN**

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GRAPHIC SCALE: 1:100

**3BR APT  
A201**



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



Architect: DH ARCHITECTURE





## 2 EXCLUSIVES PENTHOUSES



Morne and lagoon view from outside,  
Penthouse A301

Only **2 penthouses with rooftop swimming pool, 3 en-suite bedrooms**, offering a spectacular panoramic view of Le Morne. The terrace suspended between azure and turquoise waters naturally extends a luxurious interior.

## 2 EXCLUSIVES PENTHOUSES



### THE SURFACES

Surface area of 267 sqm

Inside area of 118 sqm

Outside area of 79 sqm

27 sqm private swimming pool



Vue Morne depuis living room,  
Penthouse A301



## 2 EXCLUSIVES PENTHOUSES



Noble materials and natural colors selected by the interior designer Paule de Romeuf make up the interior design of unparalleled beauty.



Morne view from master bedroom,  
Penthouse A301

**TOTAL LIVING AREA 272 m<sup>2</sup>**

**TOTAL INSIDE LIVING AREA 188 m<sup>2</sup>**

ENTRANCE LOBBY	10 m <sup>2</sup>
LINEN	4 m <sup>2</sup>
OWNER'S STORE	3 m <sup>2</sup>
KITCHEN	10 m <sup>2</sup>
LIVING / DINING ROOM	57 m <sup>2</sup>
STUDY	7 m <sup>2</sup>
CIRCULATION	8 m <sup>2</sup>
GUEST BATHROOM	3 m <sup>2</sup>
BEDROOM 3	16 m <sup>2</sup>
BATHROOM 3	5 m <sup>2</sup>
MASTER BEDROOM	20 m <sup>2</sup>
MASTER ENSUITE	10 m <sup>2</sup>
WALK-IN MASTER	5 m <sup>2</sup>
BEDROOM 2	14 m <sup>2</sup>
BATHROOM 2	16 m <sup>2</sup>

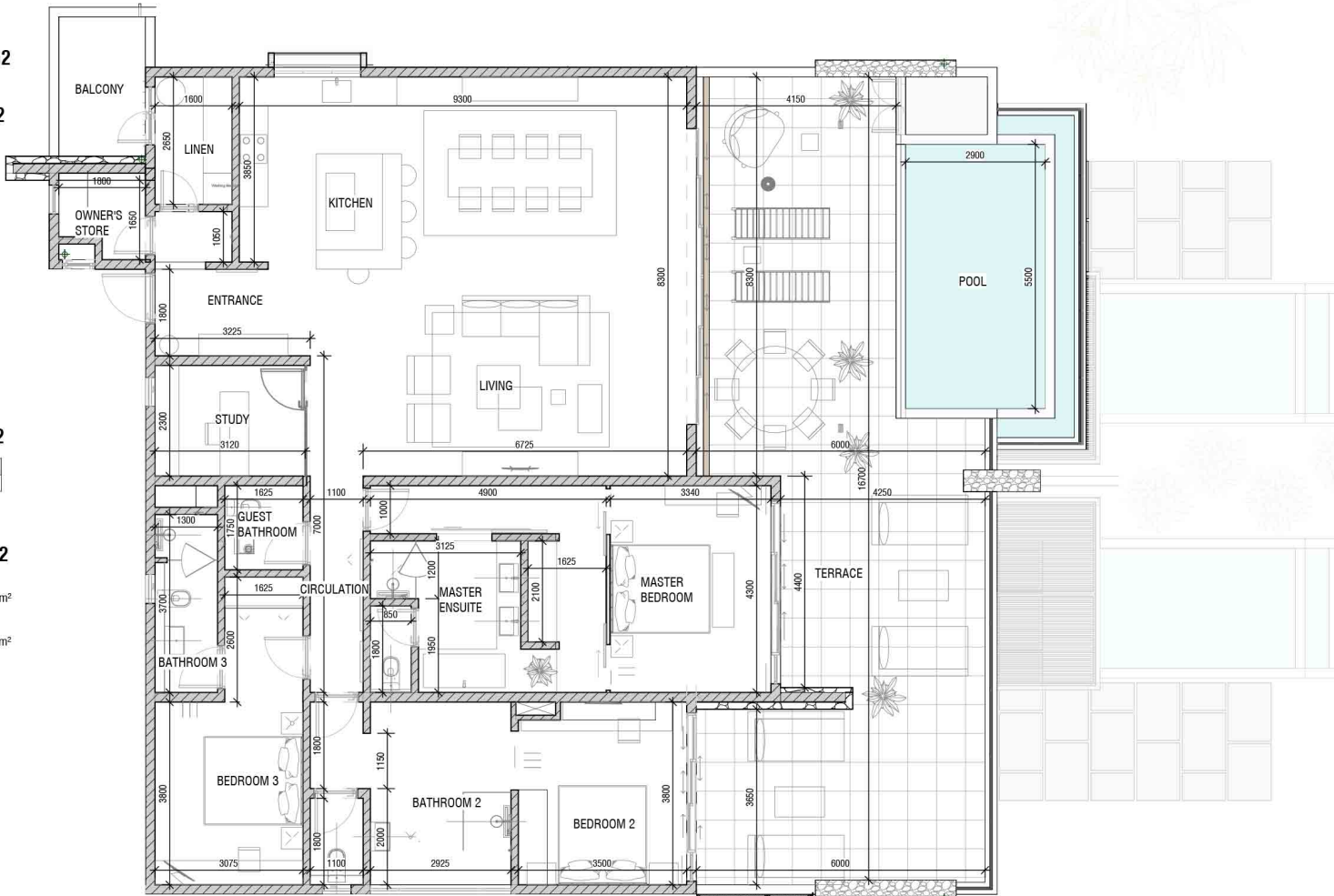
**TOTAL OUTSIDE LIVING AREA 84 m<sup>2</sup>**

TERRACE	79 m <sup>2</sup>
BALCONY	5 m <sup>2</sup>

**TOTAL CONSTRUCTION AREA (inclu. \*\*) 330 m<sup>2</sup>**

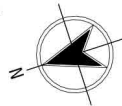
TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls) 302 m<sup>2</sup>

SWIMMING POOL \*\* 28 m<sup>2</sup>



**SECOND FLOOR PLAN**

"The layout of the garden's equipment and plantings is given as an indication and therefore cannot be considered contractual.  
The company reserves the right to make changes to this plan due to technical or administrative requirements.  
The surfaces indicated are likely to undergo slight variations.  
Dimensions indicated on the plan are Structural dimensions.  
The fallout of beams, soffits, false ceilings, pipes do not appear on this plan.  
The furniture is represented for information only and is not included in the description and content of the property".



GRAPHIC SCALE: 1:100

**3BR APT  
A301**



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



Architect: DH ARCHITECTURE





# INTERIOR SERVICES & FINISHES



Deck flooring in anti-slip tiling

Salt system pool

Outdoor shower (villas and penthouses)

Sprinkler system with recycled water

Paved driveway from the entrance to the parking

Exotic garden created by a landscape architect (Ashok Sungkur)

Facade cladding in stone, aluminum and plaster

Walls and ceilings: smooth paint

Interior floors for all parts of the property in large-format porcelain stoneware tile

Interior staircase in concrete

Air conditioner for all the parts of the property

Ceiling fan in each living room

Bathrooms with toilet and double sink (for master bathrooms)

Hansgrohe® or GROHE® or equivalent mixer taps

Furnished dressing room (for master bedrooms)

Fitted wardrobes in the other bedrooms

Satellite television and Internet services in the living room and master bedroom

Kitchen counter tops in quartz, stone or Corian®

Kitchen appliances Siemens®, Bosch® or equivalent (stainless steel double-bowl sink, taps, oven, induction hob, cooker hood, microwave oven)

Solid wood entry doors (villa)



*Walls, frames, glazing and roofs meet the International anticyclonic standards validated by the independent technical control office.*



## SHOBA, A MIXED INVESTMENT PROJECT: SECOND HOME AND INVESTMENT REAL ESTATE PRODUCT UP TO 6%\*



With a **rental management provided by the Maradiva Resort & Spa**, the Shoba project presents a major asset for any buyer wishing to live and invest in Mauritius : it is a "mixed" real estate project combining purchasing pleasure within a resort 5 stars-historic luxury and high profitability.

The exception of the project, its waterfront location, its world of extraordinary services, give the project a unique hotel appeal, with returns that can exceed 6% annually, depending on the personal occupation of the property by its owner.

\*See full conditions in the sales office. Variable rate depending on the occupancy rate of the property. Non-contractual and non-guaranteed rate.





## MARADIVA SERVICES, AN UNRIVALED ASSET FOR SHOBA OWNERS



### **Buying a Shoba property means a direct access to all the services of the Maradiva Resort & Spa**

In agreement with the Maradiva Resort & Spa, an easement of access and use of the various hotel services is attached to the ownership of each property. (see full list of services on page 6). In addition, certain specific commercial discounts will be applied for the benefit of Shoba owners on a number of paid services described on page 6.

The conditions of application will be given to customers upon acquisition and the easement will be described and included in the property titles. This easement being attached to the property, it will benefit the successive owners of the Shoba property and will be binding on any successive owners and operators of the Maradiva Hotel if these were to change in the future.



# SHOBA

VILLAS & RESIDENCES  
BY MARADIVA

A SIGNATURE



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