



CLOS DU LITTORAL

PHASE II

Your lifestyle...

In Mauritius !





CLOS DU LITTORAL
PHASE II



A project signed by
EVACO



KEY PLAYER IN LUXURY REAL ESTATE

With 15 years experience, Evaco Group has become one of the leaders in the exclusive world of Luxury Real Estate in Mauritius.

The Group's list of accomplishment is impressive; an important business center as well as numerous luxury residences in Grand Bay. Their modern architecture, that favours comfort and design, blends in perfectly with the trendy environment of the most popular resort on the island.

Building upon its previous successes, Evaco Group is focused on the future with major developing projects in the pipeline.



LIFESTYLE CREATOR

The Grand Bay Business Park, one of the biggest achievements of Evaco Group and the first of its kind in the north of the island, comprises 73 offices hosting various companies.

Offering secured, pleasant living areas with a touch of comfort and style, the luxury residences Oasis, Athena and the Domaine des Alizées Club & Spa have enjoyed considerable commercial success.

Le Clos du Littoral, whose Phase I was completed in 2015, is most certainly one of the most prestigious achievements of the Group. With its majestic greenery and beautifully landscaped park, this exceptional estate reflects the lifestyles and aspirations of the inhabitants of the place. A plethora of services are available to contribute to the wellbeing of the residents, as well as a boat parking, for those wishing to cruise across the turquoise lagoons of the island.

Take advantage of the introductory offers of Phase II to become the privileged owner of one of these exclusive homes.





MAURITIUS THE GEM OF THE INDIAN OCEAN

Situated about 1500 km east of the African coast and 200 km from Reunion Island, Mauritius is without a doubt one of the most exceptional destination in the Indian Ocean.

Postcard perfect white beaches, turquoise lagoons and its rich culture contribute to its tourist appeal. With its steady economic growth and low taxes, the island is also an important business destination.

THE ULTIMATE SEASIDE RESORT OF THE ISLAND

Surrounded by a crystalline lagoon, the former fishing village of Grand Baie is the most popular tourist destination in Mauritius. With its numerous shops, luxury hotels, restaurants and bars, the resort is bubbling with life.

Located in the north of the island, about 25 km from Port Louis and at a stone throw from the famous beaches of Pereybere and Trou aux Biches, Grand Bay is one of the favourite residential spots for Mauritians and expatriates alike.



GRAND BAY LIFESTYLE

Life in Grand Bay follows the rhythm of the sea and the music of the bars. Known for its wide range of tourist activities, the village has something for everyone. Buzzing day and night, the countless restaurants, bars and nightclubs located along the coastal road welcome travellers and locals.

The lagoon is extremely suitable for water activities of all sorts, from kite surfing to scuba diving. Catamaran trips are perfect to explore the northern islands. On the mainland, from shopping, golf, bowling to billiards, entertainment is just as readily available.





LE CLOS DU LITTORAL A VILLAGE TO DISCOVER

The Clos du Littoral, a prestigious property development built under the RES regime in Mauritius, opened its doors to its first owners in 2015.

Nested in vaste and lush surroundings, this place offers a truly exceptional quality of life. The villas of the second phase, whose architecture combines modernism and elegance, feature natural materials such as wood, stone and straw.

As Phase I offers a beautiful reception, a fabulous spa and a boat parking, Phase II will offer other quality amenities. A gym, a lounge club, a bowling alley and a Kids' Club will be available for the enjoyment of residents. A beautifully landscaped park will connect the 2 phases, offering a fresh escape after a busy day.





THE VILLAGE



VILLA TYPE G



NET AREA	SURFACE AREA (M ²)
Kitchen / Living Room /Dining Room	34.55
Master Bedroom	11.28
Master Bathroom	7.38
Second Bedroom	10.05
Second Bathroom	5.62
Office	6.16
Store	1.64
Patio	3.37
Garden Store	2.83
SEMI COVERED AREAS	
Kiosk	10.86
Terrace	21.90
TOTAL SURFACE AREA	115.64
TOTAL BUILT AREAS	125.65
EXTERNAL AREAS	
Entry	2.69
Pool Beach	35.30
Pool	20.69
LAND AREA	304 -333

Legend :

- ① Entry
- ② Kitchen / Living Room / Dining Room
- ③ Master Bedroom
- ④ Master Bathroom
- ⑤ Second Bedroom
- ⑥ Second Bathroom
- ⑦ Office
- ⑧ Store
- ⑨ Patio
- ⑩ Garden Store
- ⑪ Kiosk
- ⑫ Terrace
- ⑬ Pool Beach



Legend :

- | | | |
|---------------------------------------|-------------------|----------------|
| ① Entry | ⑥ Second Bathroom | ⑫ Utility Room |
| ② Kitchen / Living Room / Dining Room | ⑦ Third Bedroom | ⑬ Garden Store |
| ③ Master Bedroom | ⑧ Third Bathroom | ⑭ Kiosk |
| ④ Master Bathroom | ⑨ Office | ⑮ Terrace |
| ⑤ Second Bedroom | ⑩ Store | ⑯ Pool Beach |
| | ⑪ Patio | |

NET AREA	SURFACE AREA (M ²)
Kitchen / Living Room /Dining Room	39.30
Master Bedroom	14.34
Master Bathroom	8.97
Second Bedroom	14.32
Second Bathroom	3.70
Third Bedroom	12.12
Third Bathroom	3.70
Office	2.73
Store	2.15
Utility Room	3.47
Patio	3.37
Garden Store	2.83
SEMI COVERED AREAS	
Kiosk	10.86
Terrace	25.18
TOTAL SURFACE AREA	143.57
TOTAL BUILT AREAS	161.97
EXTERNAL AREAS	
	SURFACE (M2)
Entry	2.69
Pool Beach	39.60
Pool	35.28
LAND AREA	430 - 461

VILLA TYPE J



Legend :

- ① Entry
- ② Living Room / Dining Room
- ③ Kitchen
- ④ Master Bedroom
- ⑤ Master Bathroom
- ⑥ Outdoor Bath
- ⑦ Wardrobe
- ⑧ Second Bedroom
- ⑨ Second Bathroom
- ⑩ Third Bedroom
- ⑪ Third Bathroom
- ⑫ Wc
- ⑬ Corridor
- ⑭ Store
- ⑮ Kiosk
- ⑯ Terrace
- ⑰ Pool Beach

NET AREA	SURFACE AREA (M ²)
Kitchen	13.60
Living Room /Dining Room	46.60
Master Bedroom	17.80
Principal Bathroom	12.90
Outdoor Bath	12.60
Wardrobe	4.70
Second Bedroom	13.30
Second Bathroom	6.60
Third Bedroom	13.90
Third Bathroom	6.60
Wc	2.40
Corridor	7.60
Store	4.10
SEMI COVERED AREAS	
Kiosk	16.00
Terrace	27.80
TOTAL SURFACE AREA	199.70
TOTAL BUILT AREAS	273.50
EXTERNAL AREAS	
Entry	6.70
Pool Beach	40.70
Pool	35.00
LAND AREA	1232

VILLA TYPE K



Légende

- | | | |
|------------------------|-------------------|----------------|
| ① Entrance | ⑩ Lobby | ⑱ Pool Beach |
| ② Living / Dining Room | ⑪ Fourth Bedroom | ⑳ Pool |
| ③ Kitchen | ⑫ Third Bedroom | ㉑ Kiosk |
| ④ Master Bedroom | ⑬ Corridor | ㉒ Garden Store |
| ⑤ Master Bathroom | ⑭ Third Bathroom | |
| ⑥ Laundry | ⑮ Second Bathroom | |
| ⑦ Pantry | ⑯ Second Bedroom | |
| ⑧ Study | ⑰ Porch | |
| ⑨ Store | ⑱ Terrace | |

NET AREA	SURFACE AREA (M²)
Master Bedroom	16.60
Master Bathroom	16.19
Living / Dining Room	45.14
Kitchen	12.42
Second Bedroom	21.10
Second Bathroom	13.96
Third Bathroom	6.66
Third Bedroom	14.61
Fourth Bedroom	14.26
Corridor	5.83
Lobby	3.21
Study	3.24
Store	3.91
Pantry	2.38
Laundry	6.35
Porch	6.30
Garden Store	2.83

SEMI COVERED AREAS	
Kiosk	10.86
Terrace	32.58

TOTAL SURFACE AREA	238.34
TOTAL BUILT AREAS	256.50

EXTERNAL AREAS	SURFACE (M2)
Entrance	4.48
Pool Beach	72.76
Pool	30.62

LAND AREA	741 - 846
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VILLA TYPE L



Legend :

- ① Entry
- ② Living Room / Dining Room / Office
- ③ Kitchen
- ④ Master Bedroom
- ⑤ Master Bathroom
- ⑥ Outdoor Bath
- ⑦ Wardrobe
- ⑧ Second Bedroom
- ⑨ Second Bathroom
- ⑩ Third Bedroom
- ⑪ Third Bathroom
- ⑫ Fourth Bedroom
- ⑬ Fourth Bathroom
- ⑭ Fifth Bedroom
- ⑮ Fifth Bathroom
- ⑯ Utility Room
- ⑰ Lobby
- ⑱ Store
- ⑲ Kiosk
- ⑳ Terrace
- ㉑ Pool Beach

NET AREA	SURFACE AREA (M ²)
Kitchen	24.80
Living Room /Dining Room / Office	72.60
Master Bedroom	19.50
Principal Bathroom	18.70
Outdoor Bath	13.30
Wardrobe	6.30
Second Bedroom	14.70
Second Bathroom	6.70
Third Bedroom	14.30
Third Bathroom	6.10
Fourth Bedroom	20.60
Fourth Bathroom	4.80
Fifth Bedroom	11.20
Fifth Bathroom	4.80
Utility Room	5.90
Lobby	2.20
Store	4.10

SEMI COVERED AREAS	
Kiosk	16.10
Terrace	45.30

TOTAL SURFACE AREA	298.70
TOTAL BUILT AREAS	450.10

EXTERNAL AREAS	SURFACE (M ²)
Entry	6.70
Pool Beach	114.20
Pool	52.00

LAND AREA	950 - 1442
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Refined and elegant
living spaces

High quality and
modern architecture





Amongst nature
and stone

THE GARDENS

With its numerous ponds and beautiful walk trails, the lush gardens of Clos du Littoral are an invitation to relaxation. Secured play areas where children can enjoy themselves will also be available.





CUSTOMER SERVICE EXCELLENCE

Reception : An excellent service that meets the needs of residents at any time of the day.

Spa : The Clos du Littoral spa invites residents of the village to enter a world of relaxation and serenity amidst a refined setting.

The Club Lounge : The Club Lounge will offer residents the opportunity to relax in a friendly atmosphere and chic surroundings, next to the bowling alley and swimming pool.

...FOR YOUR COMFORT

The Kids Club : A dynamic and professional team will welcome the residents' children at any time of the day.

The Boat Parking : The residence boasts an exclusive boat parking, the only one of the region, which can accommodate over 80 boats and offers comprehensive personalised services and maintenance.





....AND FOR YOUR WELL-BEING

The Bowling Alley : A petanque field will be available. This friendly activity will offer a great opportunity for residents of all ages to mingle while participating in a healthy outdoor activity.

The Gym : The residence will also include a fully equipped gym that will allow residents to keep fit every day.

The Pool : For those wishing to swim laps, a 20m lap pool will be available near the Club Lounge.

BENEFIT FROM EXCLUSIVE BENEFITS

Investing in real estate with Evaco Group offers hassle-free ownership, together with a host of services designed for the well-being of our residents :

A Beach Club : Located in Trou aux Biches, one of the most beautiful beaches of the island, The Beach Club provides various services ranging from water sports to free shuttles 7/7. A massage room with sea view offers various beauty treatments, while the restaurant features a tantalising menu in a relaxed setting.

The Privilege Card : This exclusive card, reserved for the group owners, provides numerous privileges such as free access and discounted rates at the VIP Beach Club, as well as at the restaurant and spa of Domaine des Alizées. The benefits range from special discounts on wine and spirits purchase to exclusive services comprising the acquisition and maintenance of boats. Cardholders also enjoy the opportunity to get to know first hand about any future launch of new real estate program.





A rental management service : Evaco Holidays offers the possibility to manage the rental of your property by providing excellent service and comprehensive support. A customised hotel service ensures rental income in euros to owners.



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