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# The Reserve

*A lifestyle close to nature*



Set in the natural beauty of the west of Mauritius island at Domaine de Palmyre, The Reserve is a collection of modern luxury villas created by the developer's distinct vision to connect with nature. The development is surrounded by majestic panoramic views across Black River mountain ranges, Le Morne and towards the marina and Tamarin bay, providing its residents with the island's most peaceful and exotic living experience.

Seeking to capture the best in life, The Reserve elegantly combines lavish design, high feature security, as well as eco-friendly technology, while committing to preserve the natural integrity of its exceptional environment and native wildlife.





# Mauritius Island

*A New Way of Living*

One of the most beautiful and exciting destinations in the Indian Ocean, Mauritius Island offers the perfect setting for an inspiring and refreshing lifestyle with its tropical climate, natural beauty, melting pot of cultures and inviting hospitality. Also known for its favourable fiscal environment, the island is a World-Class tourist location easily accessible by over ten airlines over several different routes.









## INTRODUCING

# Domaine de Palmyre

## *A Walk on the Wild Side*

Inspired by the African Savanna, Domaine de Palmyre is a stunning development nestled on high grounds amongst unspoilt valleys and mountains and offers a concept that proudly enhances the fauna and flora of the region.

The area is home to a broad collection of indigenous plants and animal species. To the delight of its select clientele, the relaxing sounds of the surrounding wildlife can be heard, with deer, monkeys, hare and exotic birds living freely in this peaceful sanctuary.

Domaine de Palmyre's strict architectural guidelines aim to preserve the originality of the site by harmonising the construction and preserving the area's natural features.

For more information about Domaine de Palmyre, please visit the website:

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



LE MORNE

ÎLE AUX BENITIERS







LA BALISE MARINA

TAMARIN PUBLIC BEACH







# The Surroundings

*A privileged address for relaxation and adventure*

Domaine de Palmyre endows the best of both Worlds with an exceptional location that is secluded and quiet, yet close to major conveniences for a freedom and quality of life that is so highly valued.

From thrilling mornings on the finest golf resorts of the West Coast to lazy afternoons on the beaches of Tamarin, or at a five-star hotel spa, to entertaining evenings at some of the most popular restaurants and bars on the island, the area has a World of options to help the residents shape cherished experiences with friends and family.

## THE AREA

### Islands and Beaches:

- 1. Tamarin Beach
- 2. Le Morne Beach
- 3. Benitier Island

### Hotels and Spas:

- 4. Dinarobin Beachcomber
- 5. Paradis Beachcomber
- 6. Hilton Resort

The Ritz Carlton hotel and other Five-Star hotels are soon to be opened opposite the Domaine de Palmyre.

### Nightlife, Restaurants & Entertainment:

- 7. Big Willy's bar and restaurant
- 8. Kozy Garden
- 9. Le Whatever restaurant
- 10. Moustache Bistro

- 11. La Balise Restaurant

- 12. Restaurant Le Chamarel

### Tourist Attractions:

- 13. Le Morne World Heritage Site
- 14. Chamarel Waterfall
- 15. Seven Coloured Earth

### Golf Courses:

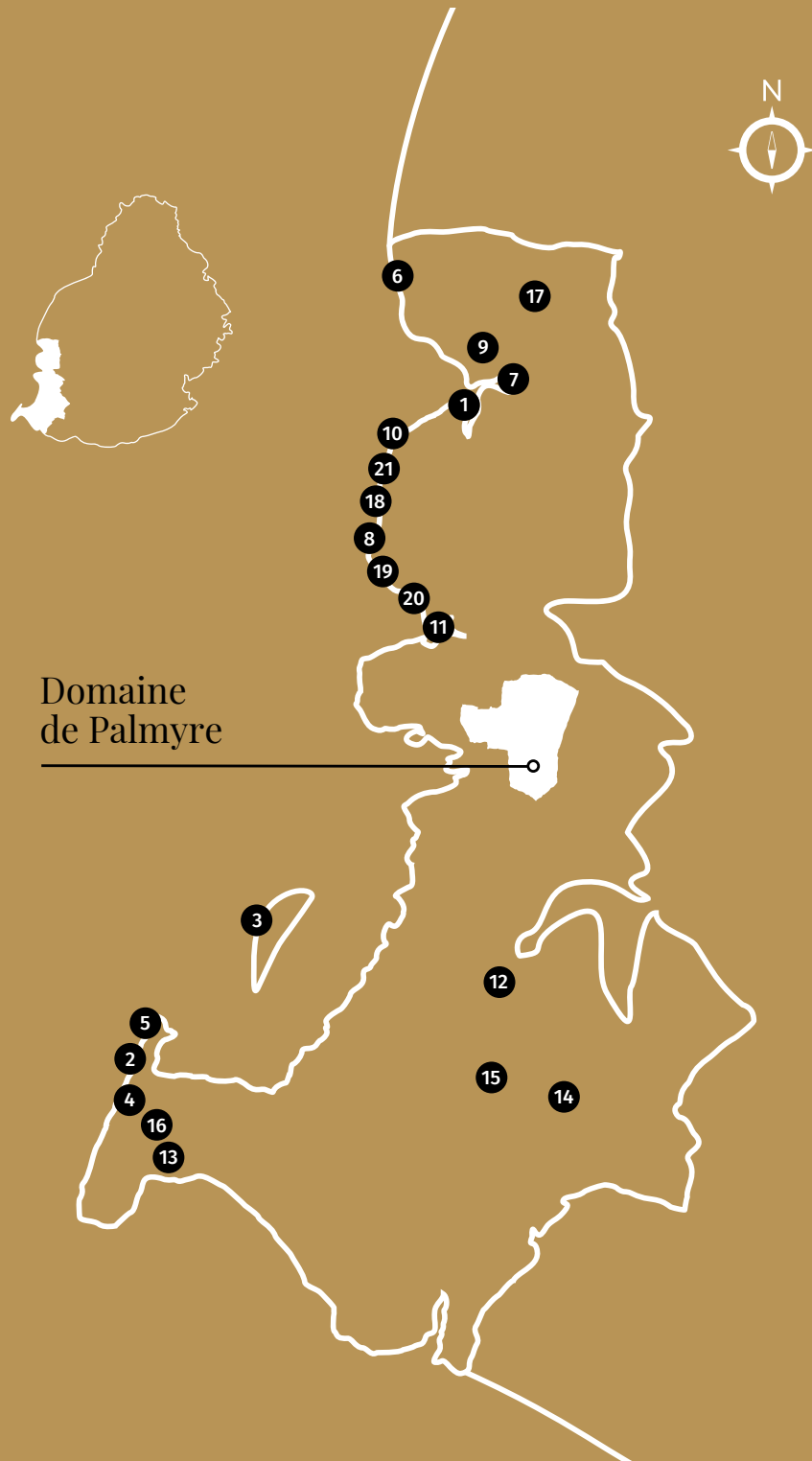
- 16. Dina Robin Golf Course
- 17. Tamarina Golf Course

### Supermarkets:

- 18. Food Lovers Market
- 19. London way supermarket

### Medical Facilities:

- 20. Medical Center and Laboratory
- 21. Dental Care









# The Master Plan

The Reserve consists of 6 four-bedroom villas, each spread over two floors, in a highly secure gated area. Each villa is allocated four parking spaces as well as including a private pool and landscaped garden.

## LEGEND

- 1 Entrance
- 2 Security
- 3 Technical Room
- 4 Parking
- 5 Cabana
- 6 Pool

## PLOT AREAS (m<sup>2</sup>)

Villa 1	886
Villa 2	1,066
Villa 3	1,178
Villa 4	1,307
Villa 5	1,261
Villa 6	1,495









# The Facilities

Besides all the facilities provided by The Reserve, the residents shall also benefit from all the wonderful amenities offered by Domaine de Palmyre.

These include:

## **Community Centre**

Licensed bar and café, swimming pool and table tennis facilities.

## **Security Services**

The residential development ensures a safe and secure gated community with 24-hour security. The main entrance of The Reserve will be equipped with intercom facilities.

## **Connectivity**

The modern villas will be equipped with 360 degree wifi coverage and provision has been made for internal LAN connectivity to accommodate smart devices.







NON-CONTRACTUAL IMAGE



# The Reserve

*A journey for the senses*







NON-CONTRACTUAL IMAGE





# The Living Area

Thoughtfully laid out to maximise space and light, the open plan living areas smoothly adjoins the veranda, private pool and beautifully manicured gardens through full-length doors and large windows.







NON-CONTRACTUAL IMAGE



# The Kitchen

The handmade kitchen of bespoke design has been crafted to be functional and with modern elegance, fitted with high quality surfaces, including built-in cabinets, overhead storage and quality integrated appliances.







NON-CONTRACTUAL IMAGE





# Wake Up

To the never-ending views  
from the privacy of your  
bedroom balcony







# The Master Bedroom

With plenty of fresh air and natural sunlight, the spacious master bedrooms exudes elegance and style, all bedrooms on the first floor enjoying magnificent mountain or sea views. Each of the bedrooms in the villa is provided with an en-suite bathroom and walk-in fully fitted wardrobe.

The villas at The Reserve are delivered unfurnished, giving the owners the freedom to either create interiors with a bespoke feel or choose from optional interior decoration packs.







NON-CONTRACTUAL IMAGE





NON-CONTRACTUAL IMAGE





# The Modern Architecture

The Reserve's design adopts a sleek architectural language that blends modernity with natural beauty.

Careful planning of the layouts ensures that all the villas benefit from the breath-taking sea and mountain views, enhanced by glass balustrades on every balcony. One of the most notable design features are the spacious open plan living area and the large sliding glazed doors that effortlessly unites the interiors and exteriors allowing the residents to enjoy the sought-after indoor outdoor tropical lifestyle.

The villas are built around nature and are eco-friendly with energy efficient concepts such as solar water heating and outdoor lighting systems. The use of floor to ceiling openings not only maximise the indoor light and space but also allows for cross-ventilation throughout the villas, thus adding to the ecological notion of the development.

The Reserve is built by the local expertise and craftsmanship with a quality construction that meets European standard, using the finest materials outsourced mainly from Europe. It is with a strong sense of duty that The Reserve provides a first-rate construction, bound to exceed the owner's expectations.





# Master Bathroom Moodboard

MASTER BATHROOM PLAN



SHOWER DRAIN WITH INSET TILES



SHOWER HEAD

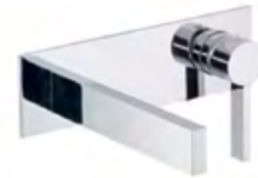


## *Bathroom Fittings*

DOUBLE WASH  
HAND BASIN



WALL-MOUNTED  
MIXER ON  
BOTH SIDES



STRATOS WC  
WALL-MOUNTED WITH  
IN-BUILT CISTERN



MIRROR WITH LED  
LIGHTING - LEAVING  
200MM ON EACH END

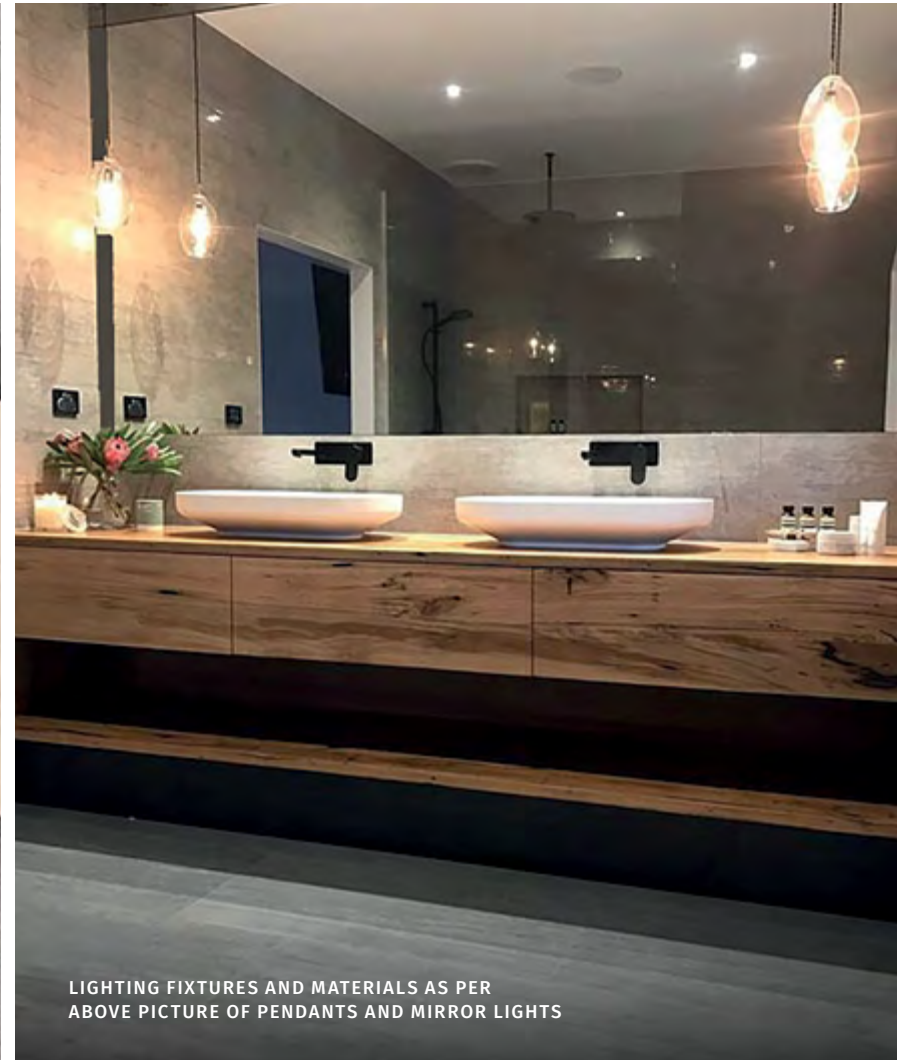




SHOWER FLOOR TILES

WALL TILES

FURNITURE





# Floor Plans

## *Ground Floor*

AREA	PLOT AREAS (m <sup>2</sup> )
1. Living & Dining	37.0
2. Kitchen	16.3
3. Storage	2.1
4. Entrance & Lobby	9.5
5. Guest Bedroom 1	17.2
6. Dressing Room	5.8
7. Ensuite 1	8.9
8. Guest Toilet	2.9
9. Car Port	3.3
10. Terrace	76.3
<hr/>	
Total Built Area	244.0





# Floor Plans

## *First Floor*



AREA	PLOT AREAS (m <sup>2</sup> )
1. Laundry/Storage	6.0
2. Master Bedroom 2	27.4
3. Dressing 2	9.7
4. Ensuite 2	7.5
5. Bedroom 3	16.0
6. Dressing 3	3.7
7. Ensuite 3	4.9
8. Bedroom 4	18.0
9. Dressing 4	5.7
10. Ensuite 4	5.3
11. Lobby	7.0
12. Balcony	78.7
<hr/>	
Total Built Area	228.0







# Useful Information

## **The Attractive Fiscal Environment**

Key tax advantages for investing in a property in Mauritius:

- Double taxation avoidance treaties with 44 countries
- No tax on capital gains
- No wealth tax
- No tax on property and land
- 15% income tax

## **The Purchase of a Villa by a Non-Citizen**

The development meets the requirements of the Property Development Scheme (PDS) and is hence accessible to non-citizens of Mauritius. Under the PDS scheme, the non-citizen is also eligible for a residence permit upon the purchase of a villa when he/she has invested more than USD 500,000 or its equivalent in any freely convertible foreign currency.





# Technical Specifications

## 1.0 CONSTRUCTION

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### 1.1 Foundation

Reinforced concrete strip foundation, columns and blockwork up to ground floor beam level. All concrete work to be thoroughly vibrated and cured to comply with British Standard Specification. Blockwalling shall be hollow concrete block and with load bearing walls.

### 1.2 Superstructure

Reinforced concrete beams and first floor slab as per engineer's specification. Blockwalling as before.

### 1.3 Roof

Roof-reinforced concrete slab, vibrated and cured as above. All pitched roof shall be reinforced concrete and covered with corrugated aluminium sheets fixed to concrete roof. Flat roof shall have 10-year roof waterproofing with granular chip finish. Fascia board, gutter and down pipe fixed where appropriate, generally to sloping roof.

## 2.0 VILLA

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### 2.1 Floors

Homogeneous – ceramic tiles to all floor areas with timber skirting.

### 2.2 Walls

External surfaces of walls and columns to be rendered and finished with 'crushed Tyrolean' finish, with some areas of smooth floated finish and painted with three coats anti-fungal paint.

Internal walls to be rendered with sand and cement mortar with admixture and finished with neat gypsum skim coat and painted with cashmere acrylic paints.

Shower walls shall be homogeneous ceramic tiles up to ceiling. Flooring of shower areas shall be homogeneous non-skid tiles as shown in mood board. Rear of hand basins to be tiled to below mirror level. Mirrors in all shower rooms.

### 2.3 Ceilings

Ceilings shall be generally rendered and skim coat finish and white acrylic emulsion paint. Some areas like main living, kitchen and toilet areas shall have flush plastered false ceiling skim coated and white painted finish.

### 2.4 Doors

All internal doors shall be in semi solid with hardwood with veneer finish and mouldings.

Main Entrance Door: Solid timber frame and surround, with stainless steel ironmongery. External Opening (Doors and Windows) shall be in powder coated aluminium openings and glazed with clear laminated glass.

### 2.5 Balustrade to Terraces

Terraces and balconies shall have toughened glazed balustrades

### 2.6 Kitchen

Kitchen to be fully fitted including dishwasher and induction hob and electric oven. Hot and cold water provided to every tap by means of solar water heater. Units to be made by our specialist craftsman, either as per our brochure or to client request but as in the layouts. Sink units to be of deep white ceramic earthen ware and good quality tap.



## **2.7 Toilet and bathrooms**

Items of world famous brand with ten-year guarantees. Tap and showers' accessories of high standard European brand names. Provision shall be made for Quarella stone vanity top, splash back and apron and with wide mirrors.

All dressing areas to have open fitted wardrobes including shelving and railings.

## **2.8 Light fittings**

Light fittings shall be of good quality to all areas. However special light fittings shall be to the owner's account.

## **2.9 Electrical Installation**

All wiring including internet and telephone cable to be concealed type and all to standard specifications.

Power points – minimum of two double sockets per bedroom and double sockets in living area. Internet connection to living, terrace first floor lobby and first floor balcony.

## **2.10 Air Conditioning**

All bedroom and living/dining shall have split AC system and toilets shall have extractors

## **3.0 GENERAL**

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### **3.1 Common Driveway**

Generally, in asphalted surfaces except at main entrance which is to be stone pavings or similar finish.

## **3.2 Swimming Pool**

Swimming pool with marble plaster finish and anti-slippery tiles surround. Pool side kiosk with light and seating facilities.

## **3.3 Landscaping and garden**

As per our architect plan.

## **3.4 External lighting**

To comply with British Standard Specification and as per electrical engineer's specification.

## **4.0 EXCLUSIONS**

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### **4.1 Furniture and electrical/electronic equipment other than those specified**

### **4.2 Connection charges for electricity and water meter**

### **4.3 Agent Fee**

### **4.4 Notary Fee**

### **4.5 Registration duty**









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Whilst every effort will be made to deliver our product as in the images shown, there may be some changes in colour or tone and materials available on the market at the time. For this reason, the illustrations, drawings and specifications contained in this document are indicative and non-contractual.









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BOIS NOIR

Carreau "BOIS" >



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