



2BEACH  
RESIDENCES - PEREYBERE  
M A U R I T I U S



# TRANQUIL. COASTAL. GORGEOUS. YOURS.

## CAPTIVATING THE BEST OF MODERN COASTAL LIFESTYLE

2Beach Residences, located in Péreybère in the North of the island, leaves you wonderfully positioned for the best coastal living experience, with an excellent blend of luxury, leisure and convenience. The turquoise sea. The sumptuous spas. The shopping malls. The incredible nightlife. At 2Beach Residences, everything you need for the perfect elegant tropical living experience is only moments away.

### BE PART OF SOMETHING SPECIAL

The unique modern colonial architecture, featuring a sophisticated collection of 16 apartments and 8 penthouses with rooftop terraces, presents the superb opportunity to enjoy the idyllic facilities the North has to offer, whether you are searching for a new vibrant lifestyle or a fruitful investment.



# WELCOME TO PÉREYBÈRE

SOMETHING UNIQUE  
ABOUT LIVING  
BY THE SEA

2BEACH  
CLUB

LANDSHARK  
RESTAURANT

WINNERS'  
SUPERMARKET

2BEACH  
RESIDENCES - PÉREYBÈRE

PÉREYBÈRE  
PUBLIC BEACH



# MAURITIUS ISLAND

for a life you have imagined

This exclusive island living need not be an imaginary far-away place. Mauritius offers the perfect setting for an exclusive way of life with its delightful tropical climate all year round, melting pot of cultures as well as its warm and welcoming community feel. Mauritius is also known to be a 'food-lovers' paradise' with incredible local produce and a rich and diverse food culture influenced from its mix of inhabitants namely Creole, French, Chinese and Indian people.

Renowned for its favourable fiscal environment, Mauritius is one of the most popular tourist destinations easily accessible by more than 10 airlines and diverse routes. Now it's your turn to call Mauritius 'home'.



# PÉREYBÈRE A FANTASTIC LOCATION

## FOR A DISCERNING WAY OF LIFE

As you explore the neighbourhood, you shall be delighted to see that the North includes everything you need to live life to the fullest.

The residential development is located in the peaceful village of Péreybère catering to your dining, entertainment, leisure and any other luxurious or essential needs.

With the beach in close proximity, there are endless ways to participate in water activities from leisurely morning swims to numerous thrilling water sports. You may also choose to stay on land and indulge in fashion at Grand Baie La Croisette, enjoy golfing at Mont Choisy or treat yourself at any of the countless beauty and wellness spas of the North. The easy access to nearby grocery stores, medical centers and private schools is yet another worthy convenience.

## LIVING IN THE MOMENT

The North offers one of Mauritius's most pleasant nightlife experience whether you are looking for a family chill-out moment with foot-tapping music or for a grooving crowd and exotic drinks and cocktails to enjoy with friends, you shall be served with laidback restaurants, lively bars and trendy nightclubs.



## SUNNY ONE DAY, BRIGHTER THE NEXT... THIS IS YOUR MOMENT UNDER THE SUN



# 2BEACH CLUB

MEMBERSHIP INCLUDED  
SEEKING THE JET-SETTER LIFESTYLE



## EVERYDAY IS HOLY-DAY!

Overlooking a magnificent white sandy beach bathed in crystal clear water, the 2Beach Club combines its name with wonderful golden days, perfect for heady swims and bathing.

As a resident of 2Beach Residences, you shall have the privileged access to the 2Beach Club located in front of the beach only a few minutes' walk from your home. The 2Beach Club includes a restaurant, a bar and an extensive swimming pool.





GRAND BAIE

PÉREYBÈRE

2BEACH  
CLUB

2BEACH  
RESIDENCES - PEREYBERE

SLOW DOWN.  
BREATHE.  
REFLECT.



## MODERN TROPICAL ARCHITECTURE with a colonial touch

2Beach Residences' architecture is chic and modern with a traditional touch felt through the pitched roofs with solid wood and natural stone wall cladding. Every room and layout of the apartments as well as all the common spaces have been thought to maximise functionality and style that will stand the test of time.

Striking floor to ceiling openings let the soothing coastal breeze into the residence while the flow through layout stunningly balances light and space into the apartments. Every corner of 2Beach Residences offers a feeling of peacefulness and conviviality.

Spread across 3 blocks, the 24 residences of 1 to 3 bedrooms offer the perfect living experience for couples and families with spacious rooms and luxurious apartments.





## THE MASTERPLAN

### Your exclusive address

1. Entrance
2. Security house
3. Technical area
4. Underground parking
5. Common swimming pool
6. Common decking
7. Common outdoor pool shower
8. Coastal road pedestrian entrance
9. Visitors parking



## MELTING AWAY YOUR STRESS

The elegantly designed outdoor communal areas foster the concept of conviviality and a standard of living worthy of a luxury resort.



## FEELING AT HOME



Styled to the last  
exquisite detail

The selection of materials, refined finishes, rich textures and modern fittings is beautifully complemented with an elegant colour palette blending harmoniously to create an atmosphere that both uplifts and calms.

Delivered unfurnished yet accommodated with modern tapware and main kitchen appliances, you shall have the delightful option of a stylish deco-pack promising your absolute comfort.



## A DEEP SENSE OF CALM

2Beach Residences provides the ultimate modern bedroom to be as comfortable and practical as possible for a beautiful start and end of every day.

# THE SUMPTUOUS PENTHOUSES' ROOFTOP TERRACE

Perfect for romantic dining under the stars or for relaxed and fun times with friends and family around your private plunge pool.



LANDSHARK  
RESTAURANT

2BEACH  
CLUB

WINNERS'  
SUPERMARKET

2BEACH  
RESIDENCES - PEREYBERE





## PREMIUM AMENITIES. IMPECCABLE SERVICES. PERFECT LIFESTYLE.



## ONSITE FACILITIES

Living at 2Beach Residences means that you shall also enjoy an array of onsite luxurious facilities to extend the comfort of your home. Those include thoughtfully designed landscaped gardens and a swimming pool for deeper relaxation and community spirit, basement secured parking, storage space for any practical lock-away as well as 24 hour security and controlled access for total peace of mind.

### THE CONCIERGE

2Beach Residences also offers the privilege of concierge services at the 2Beach Club, with someone to look after you and your neighbours around the clock.



### 1-BEDROOM APARTMENT

Ground and first floors

Block C

| SURFACE AREAS |  | (M2) |
|---------------|--|------|
|---------------|--|------|

|    |                       |      |
|----|-----------------------|------|
| 1. | Kitchen / Dining room | 19.5 |
| 2. | Lounge                | 20   |
| 3. | Passage               | 3.5  |
| 4. | Bedroom 1             | 15.5 |
| 5. | Ensuite 1             | 5    |
| 6. | Laundry               | 5    |

|                   |      |
|-------------------|------|
| TOTAL CARPET AREA | 68.5 |
|-------------------|------|

|            |      |
|------------|------|
| 7. Terrace | 16.5 |
|------------|------|

|                          |    |
|--------------------------|----|
| TOTAL AREA (excl. walls) | 85 |
|--------------------------|----|

|                     |      |
|---------------------|------|
| APARTMENT FOOTPRINT | 95.5 |
|---------------------|------|



### 2-BEDROOM APARTMENT

Ground, first and second floors

Block A - B - C

| SURFACE AREAS |  | (M2) |
|---------------|--|------|
|---------------|--|------|

|    |                       |      |
|----|-----------------------|------|
| 1. | Kitchen / Dining room | 22.5 |
| 2. | Lounge                | 17.5 |
| 3. | Passage               | 3.5  |
| 4. | Bedroom 1             | 15.5 |
| 5. | Ensuite 1             | 5    |
| 6. | Bedroom 2             | 14.5 |
| 7. | Bathroom              | 5    |

|                   |      |
|-------------------|------|
| TOTAL CARPET AREA | 83.5 |
|-------------------|------|

|            |      |
|------------|------|
| 8. Terrace | 15.5 |
|------------|------|

|                          |    |
|--------------------------|----|
| TOTAL AREA (excl. walls) | 99 |
|--------------------------|----|

|                     |     |
|---------------------|-----|
| APARTMENT FOOTPRINT | 112 |
|---------------------|-----|



### 3-BEDROOM APARTMENT

Ground, first and second floors

Block C

#### SURFACE AREAS (M2)

|    |                       |      |
|----|-----------------------|------|
| 1. | Kitchen / Dining room | 32   |
| 2. | Lounge                | 17.5 |
| 3. | Bedroom 1             | 15   |
| 4. | Ensuite 1             | 4.5  |
| 5. | Bedroom 2             | 14.5 |
| 6. | Bedroom 3             | 14.5 |
| 7. | Common Bathroom       | 4.5  |

TOTAL CARPET AREA 102.5

8. Terrace 16

TOTAL AREA (excl. walls) 118.5

APARTMENT FOOTPRINT 134

FLOOR PLAN  
TYPICAL APARTMENT



FLOOR PLAN  
TYPICAL ROOFTOP TERRACE

### ROOF TERRACE



68 M2

# FINISHES & AMENITIES

## QUALITY BUILT IN FIXTURES

At 2Beach Residences, all essentials are elegantly fitted ensuring quality, comfort and safety with the best materials and most reliable brands for built-in furniture.

The Italian kitchens are delivered with stylish essentials including quarts bench tops, solid oak wood.

The modern bathrooms are equipped with carefully chosen sanitary wares that harmoniously integrate the overall design layout and chic neutral colour palette.

## ITALIAN KITCHEN & EUROPEAN GRADE FINISHES AND FIXTURES



## TECHNICAL SPECIFICATIONS

### BUILDING WORKS

Substructure  
Conventional strip footings

### CONCRETE WORK

Reinforced concrete columns, beams, floor slabs and flat roof slabs

### WALLS

200mm thick block wall and 150mm for non-structural internal walls.  
Dividing wall between apartments to be filled with concrete.

### OPENINGS AND BALUSTRADES

Powder coated aluminum windows and doors with clear glazing  
Solid timber entrance doors  
Semi solid flush internal doors  
Tempered glass balustrade to terraces

### ROOFING

Flat roof slab to receive waterproofing treatment approved by the Architect

### EXTERNAL WALL FINISHES

Walls rendered smooth finish and painted with anti fungus paint.  
Stone cladding to designated areas

### INTERNAL WALL FINISHES

Generally smooth render and emulsion paint, ceramic tiles to walls in showers. Timber skirting generally to interiors.

### FLOOR FINISHES

Grade A ceramic tiles generally to internal floors  
Combination of decking and ceramic tiles to terraces

### CEILING FINISHES

Plastered and emulsion paint finish  
False ceilings to designated areas

### PLUMBING INSTALLATION

Hot and cold-water installations to bathrooms and kitchen.  
Hot water generation by means of solar water heaters with electrical booster.  
Water tank and pumps to be provided.  
Bathrooms fitted with European quality sanitary and tap wares.

### KITCHEN FURNITURE AND APPLIANCES

Modern European designed kitchen cupboards with quartz work surfaces  
Blum or equivalent fittings and fixtures, to be used for kitchen furniture

### ELECTRICAL INSTALLATIONS

Concealed power and lighting installations throughout including standard accessories and functional light fittings.

### AIR CONDITIONING AND VENTILATION

Split air conditioning units in all bedrooms  
Communication system  
TV/Telephone point will be provided.

### LIFT AND GENERATOR

One lift per block  
Generator for common areas and essential loads of apartments.

### SECURITY

Watchman cabin, CCTV system and automatic gate

### EXTERNAL WORKS

Driveway and external parking driveway in combination of asphalt and paves

### LANDSCAPING

Professionally designed and constructed landscaped gardens to all common areas.

### SWIMMING POOL

Common swimming pool

Disclaimer: The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artist's impressions only. Nothing herein shall form part of an offer or contract or be constructed as any representation by the developer or its agents. All areas and measurements stated herein are approximate and subject to adjustment on final survey.

# THE DEVELOPER

## 2futures

LEADING PROPERTY  
DEVELOPER IN  
MAURITIUS

800 HOMES & OFFICES UNDER  
CONSTRUCTION / DELIVERED  
WITHIN THE LAST 12 YEARS  
IN MAURITIUS

Since 2007 we have consistently delivered a range  
of commercial and residential developments to a high  
standard for more than 700 clients. We deliver...

[www.2futures.mu](http://www.2futures.mu)



### LIST OF PROJECTS DEVELOPED AND MANAGED BY 2FUTURES

| PROJECTS                                              | SCHEME | TYPE        | STATUS             | GROSS BUILDING AREA (M²) | TOTAL UNITS | DEVELOPMENT VALUE (USD/Million) |
|-------------------------------------------------------|--------|-------------|--------------------|--------------------------|-------------|---------------------------------|
| Cape Bay                                              | RES    | Residential | Delivered          | 8,200                    | 49          | 20                              |
| Element Bay I                                         | RES    | Residential | Delivered          | 5,325                    | 19          | 12                              |
| La Residence                                          | RES    | Residential | Delivered          | 6,410                    | 26          | 13                              |
| AO Residences                                         | RES    | Residential | Delivered          | 10,105                   | 29          | 29                              |
| Element Bay II                                        | RES    | Residential | Delivered          | 5,310                    | 24          | 9                               |
| Mont Choisy Le Parc                                   | IRS    | Residential | Delivered          | 66,800                   | 212         | 240                             |
| Manta Cove                                            | RES    | Residential | Delivered          | 5,450                    | 14          | 20                              |
| Le Barachois Beachfront Residences                    | Local  | Residential | Delivered          | 3,960                    | 14          | 6                               |
| Le Domaine de Grand Baie (Senior Services Residences) | RES    | Residential | Delivered          | 17,390                   | 145         | 53                              |
| Les Résidences de Mont Choisy                         | RES    | Residential | Delivered          | 4,160                    | 20          | 14                              |
| Grand Baie Business Quarter                           |        | Commercial  | Delivered          | 5,230                    |             | 11                              |
| Mont Choisy Business Quarter                          |        | Commercial  | Delivered          | 4,703                    |             | 10                              |
| TOTAL DELIVERED                                       |        |             |                    | 143,043                  | 552         | 437                             |
| Ki Residences                                         | PDS    | Residential | Under construction | 10,945                   | 56          | 30                              |
| Ki Resort                                             | PDS    | Residential | Under construction | 22,427                   | 120         | 49                              |
| Ocean Point Beachfront Residences                     | Local  | Residential | Under construction | 2,202                    | 15          | 9                               |
| Serenity Villas                                       | PDS    | Residential | Under construction | 4,196                    | 10          | 22                              |
| Ocean Grand Gaube                                     | G+2    | Residential | Under construction | 7,893                    | 42          | 23                              |
| 2Beach Club                                           |        | Commercial  | Under construction | 500                      |             | 3                               |
| 2Beach Residences                                     | G+2    | Residential | Pre-construction   | 3,775                    | 24          | 8                               |
| Casa Alegria Beachfront Residences                    | G+2    | Residential | Pre-construction   | 2,300                    | 13          | 8                               |
| The Essence                                           | PDS    | Residential | Pre-construction   | 13,287                   | 49          | 35                              |
| TOTAL UNDER CONSTRUCTION/ PRE-CONSTRUCTION            |        |             |                    | 67,525                   | 329         | 187                             |
| GRAND TOTAL                                           |        |             |                    | 210,568                  | 881         | 624                             |



# 2BEACH

RESIDENCES - PEREYBERE

2BEACH RESIDENCES is a project by **2futures**

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