







## PÉREYBÈRE AFANTASTIC 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.







THE LOCATION OF 2BEACH CLUB

2BEACH CLUB

PÉREYBÈRE

2BEACH

GRAND BAIE

#### **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.







# MODERNTROPICAL 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.

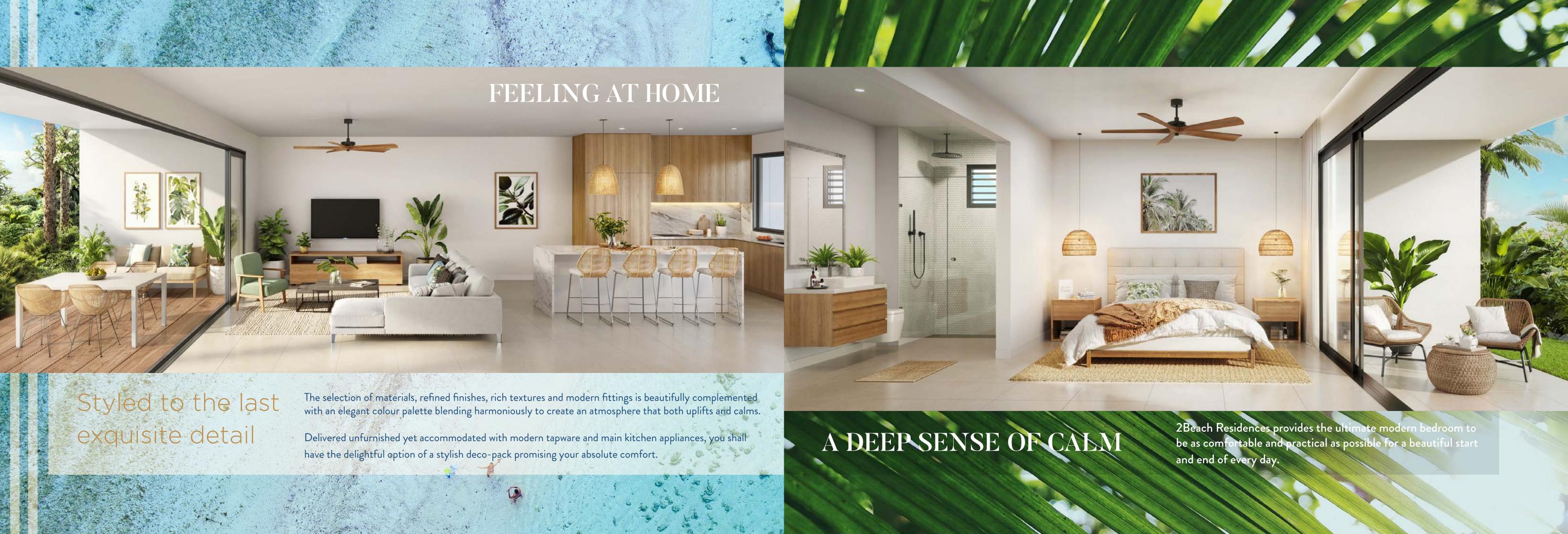
Striking floor to ceiling openings let the soothing coastal breeze into the residence while the flow through layout stunningly balances light and space into the apartments. Every corner of 2Beach Residences offers a feeling of peacefulness and conviviality.

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.













# PREMIUMAMENITIES. IMPECCABLE SERVICES. PERFECT LIFESTYLE.



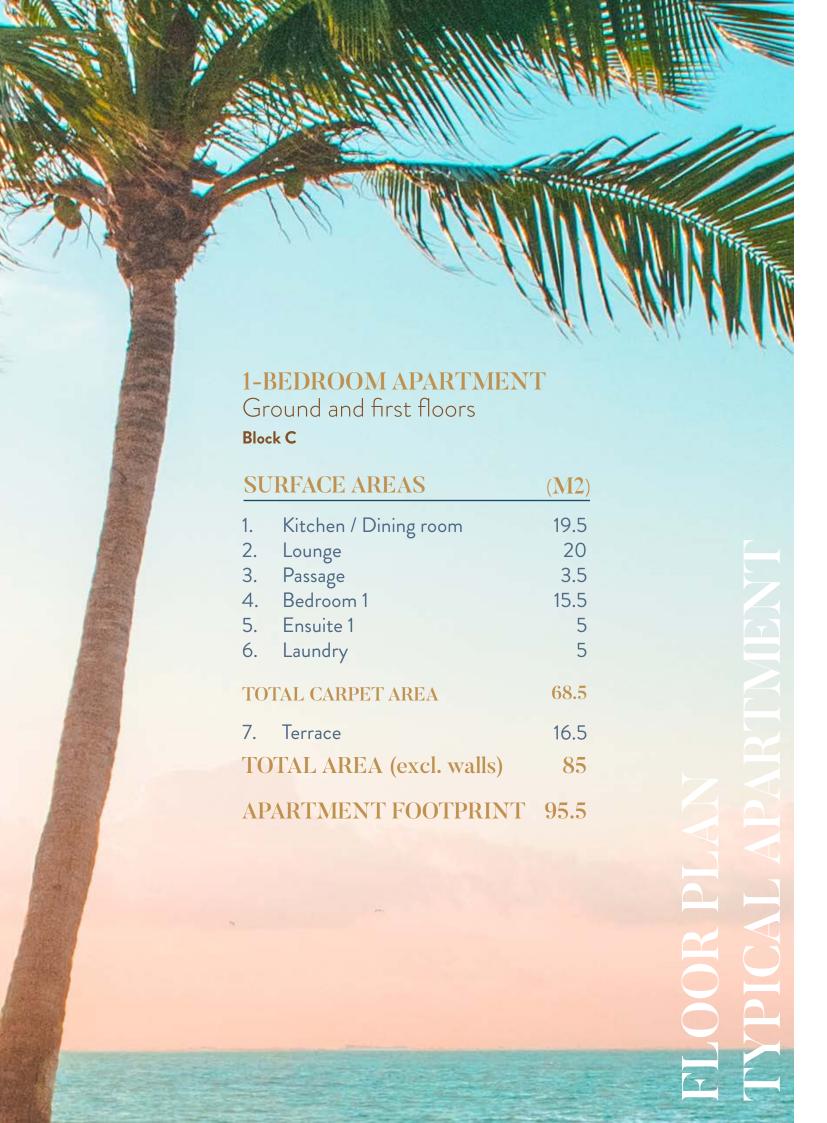
### ONSITE FACILITIES

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

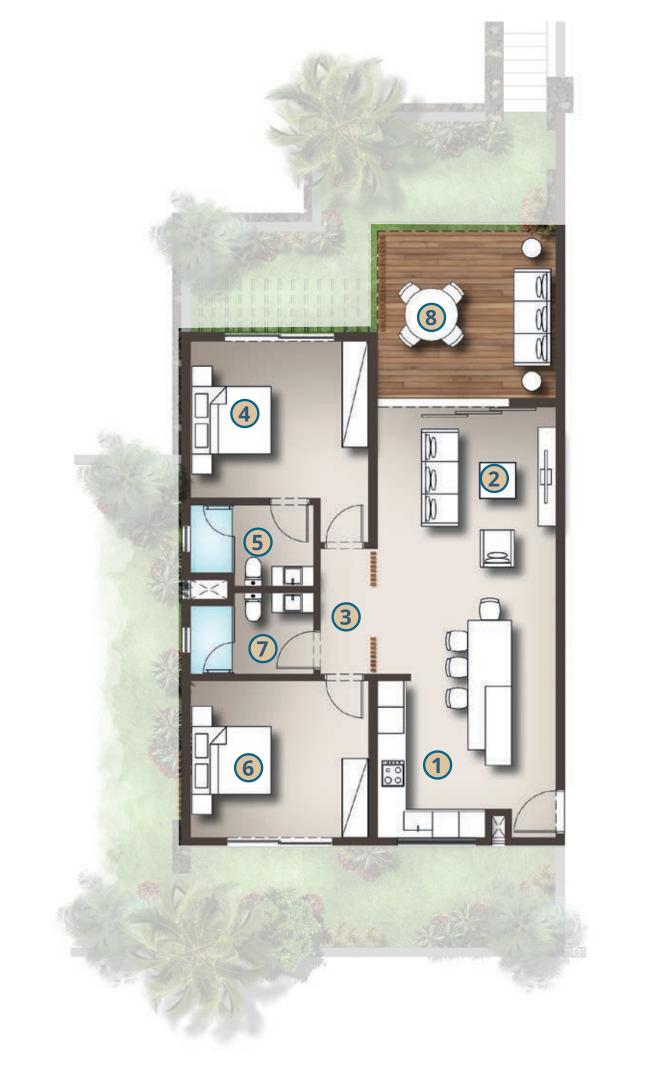
2Beach Residences also offers the privilege of concierge services at the 2Beach Club, with someone to look after you and your neighbours around the clock.

















#### ROOF TERRACE





## 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

#### The modern bathrooms

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



#### **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 nonstructural internal walls.

Dividing wall between apartments to be filled with

#### **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

#### 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

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

THE ESSENCE (TROU AUX BICHES)

OCEAN POINT

MCBQ HQ

Trou aux Biches

**Mont Choisy** 

aux Canonniers

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

