



MYTHIC SUITES & VILLAS

— CONCIERGE & RESORT —

GRAND GAUBE - MAURITIUS

*Apartment 18*



DÉVELOPPEMENT  
IMMOBILIER INVESTISSEMENT

*By MJ DÉVELOPPEMENT GROUP*

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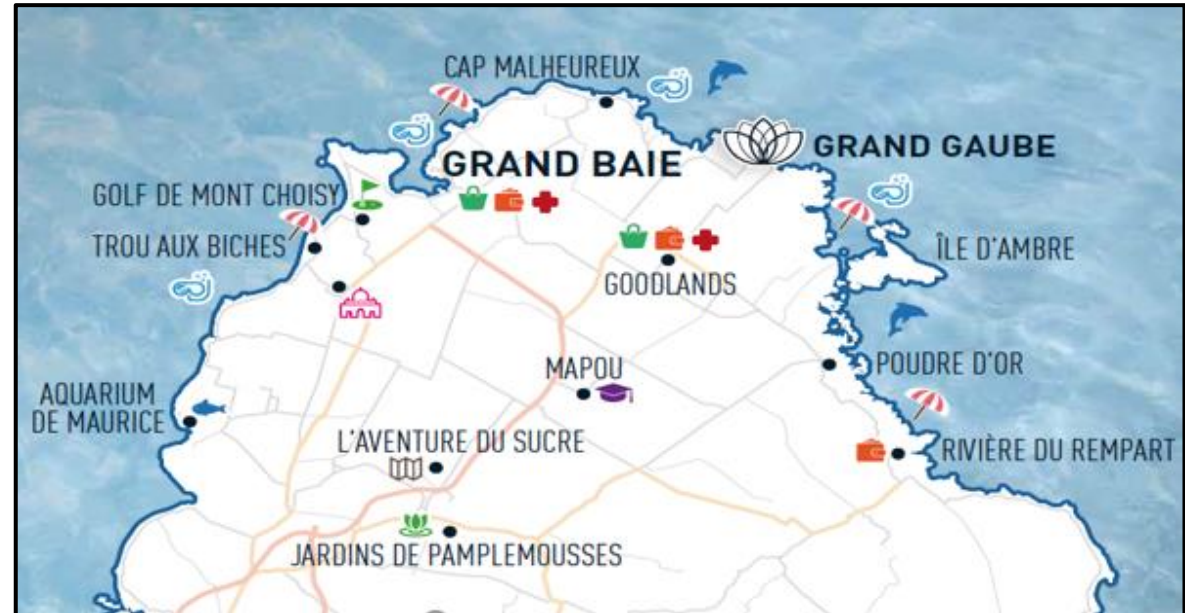
## LOCATION

### An exceptional living environment

Located a few minutes from bustling Grand Baie, one of the most popular beach resorts of the island, Mythic Suites & Villas offers a unique experience, a stone's throw away from the beach. If you allow the magic in the air to work its wonders, you will wallow in serenity and the gentle lifestyle here.

Set up on an estate of 2.2 hectares, 550 m from the beach, Mythic Suites & Villas with its tropical gardens and luxuriant scenery, ensures privacy and space.

Fully gated and secure, Mythic Suites & Villas skilfully combines contemporary architecture and the authentic lifestyle characteristic of the north of the island.



# Master Plan



## 3 modèles de villas / 3 Types of villas

- Villas 3 chambres à étage / Double storey 3 bedrooms villas : V11, V14
- Villas 4 chambres de plain pied / Single storey 4 bedrooms villas : V3, V7
- Villas 4 chambres à étage / Double storey 4 bedrooms villas : V1, V2, V4, V5, V6, V8, V9, V10, V12, V13

## Appartements et Penthouses / Apartments and Penthouses

Bât. A, Bât. B, Bât. C



## Your 3 bedrooms Apartment

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## Living Room and Garden



- A very beautiful space with large volumes, opened on the garden.
- A covered terrace.



## Parental Suite



- On the side, a dressing and a spacious bathroom fitted with an Italian shower and double sink.

- A bedroom opening onto a private covered terrace.

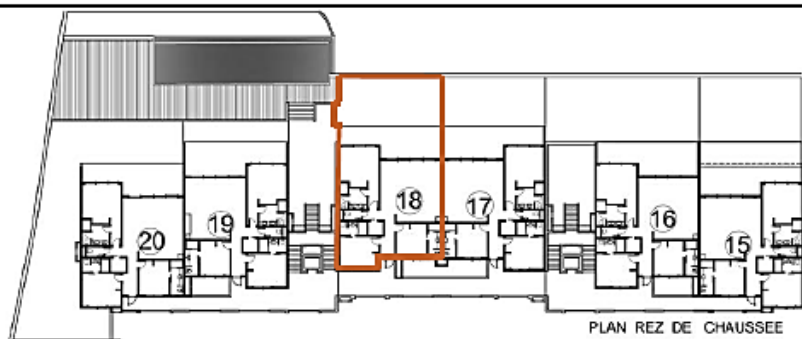




## 2 bedrooms with individual bathrooms

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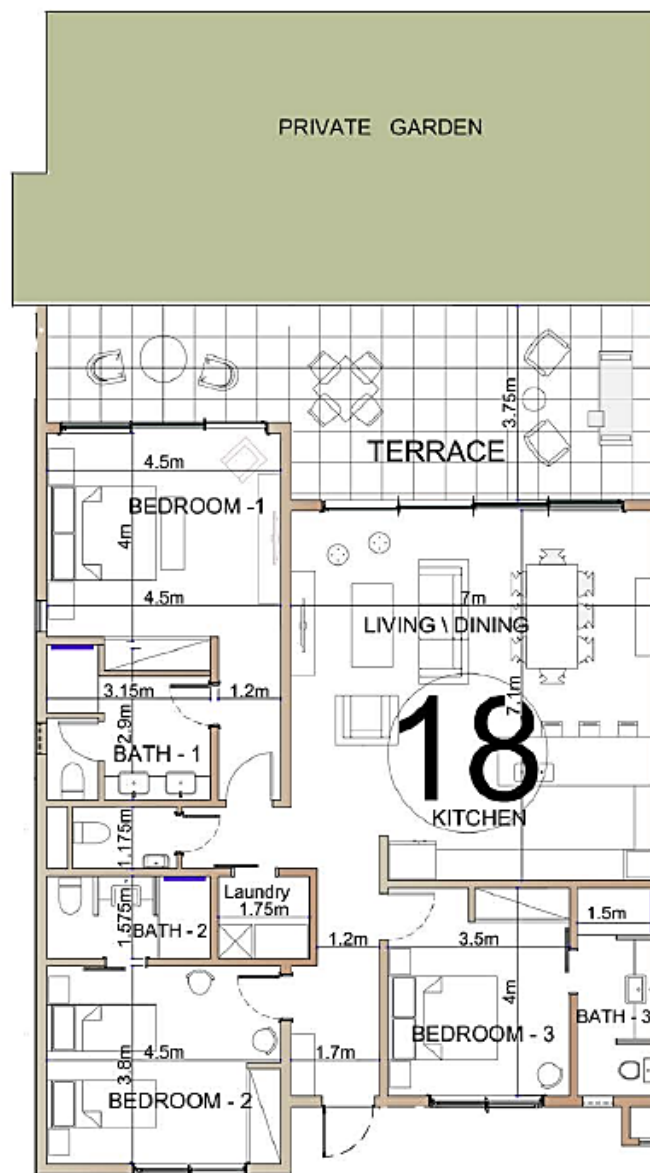


|                                 |                      |
|---------------------------------|----------------------|
| TOTAL SURFACE DE VIE            | 174.05m <sup>2</sup> |
| TOTAL SURFACE DE VIE INTERIEURE | 137.23m <sup>2</sup> |
| LIVING / DINING & KITCHEN       | 49.58m <sup>2</sup>  |
| PASSAGES                        | 9.34m <sup>2</sup>   |
| BEDROOM 1                       | 22.87m <sup>2</sup>  |
| BATHROOM 1                      | 7.89m <sup>2</sup>   |
| GUEST WC                        | 2.43m <sup>2</sup>   |
| BEDROOM 2                       | 17.10m <sup>2</sup>  |
| BATHROOM 2                      | 5.00m <sup>2</sup>   |
| BEDROOM 3                       | 14.00m <sup>2</sup>  |
| BATHROOM 3                      | 6.13m <sup>2</sup>   |
| LAUNDRY                         | 2.89m <sup>2</sup>   |



|                                       |                      |
|---------------------------------------|----------------------|
| TOTAL SURFACE DE VIE EXTERIEURE       | 36.82m <sup>2</sup>  |
| TERRACE (exterior)                    | 36.82m <sup>2</sup>  |
| TOTAL SURFACE CONSTRUITE/ APPARTEMENT | 191.17m <sup>2</sup> |
| PRIVATE GARDEN                        | ±68m <sup>2</sup>    |

La disposition des équipements est donnée à titre indicatif. La société se réserve la possibilité d'apporter à ce plan les modifications dues à des impératifs d'ordre technique ou administratif. Les surfaces indiquées sont susceptibles de subir de légères variations. Les retombées de poutre, soffites, faux plafonds, cornues et radiateurs ne figurent pas sur ce plan. Tolérance 5%.



  
**MYTHIC GRAND GAUBE**  
 CONCIERGE & RESORT  
 MAURITIUS

Maître d'Ouvrage:

  
**MIRE VIEW LTD**

Architecte:

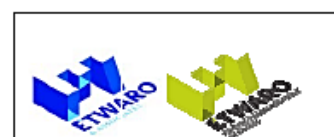
  
**JMEynaud**  
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 MAURITIUS  
 Tel: 2628 258, 2628 879; FAX: 2627 499  
 E-mail: jmeynaud@inet.mu  
 jmeynaud@inet.mu

Paysagiste:

  
**Land concept**  
 ARCHITECTURE PAYSAGISTIQUE  
 N 5 • Morcellement La Falaise • TAMARIN • 90917  
 Mauritius • INDIAN OCEAN  
 Tel: (230) 483 14 52 • 483 14 53  
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Bureau de Contrôle:

  
**apave**  
 Highlands Sugar Estate,  
 Highlands, Phoenix  
 Mauritius  
 Tel: (230) 489 8250 Fax: (230) 489 7081



Maître d'Ouvre:

**Etwaro & Associates Ltd.**  
 Vives business park  
 MOKA  
 Mauritius  
 Tel: 433 4303

| échelle & format | date     | référence |
|------------------|----------|-----------|
| 1:100 @A3        | 18/10/16 |           |

Apartment No. 18



## Services at your disposal



- Concierge 7/7
- Fully secured domain
- Maintenance of private gardens / pools included in the charges
- Fitness room
- L'Atelier - bistronomic restaurant
- MJ Holidays rental management service

## The Acquisition

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### Selling price of the furnished Apartment: € 550,000

➤ Two underground parking spaces and a cellar included in the price

- Registration fees (5%) + notary fees (0.6%) not included
- Agency fees not included

And by becoming the owner of this Apartment, we will be happy to assist you in the procedures for obtaining your permanent residence permit in Mauritius.

### MJ Holidays Rental Management (not compulsory):

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

Refer back to us for more information.

OUR  
ASSETS

Staff on ground 7 days  
a week,  
providing best practice

Listed with the major TO and OTA



Cross communication:  
emailing, community management,...

