



SERENA

RESIDENCES

BY SANDS



A SIGNATURE



DÉVELOPPEMENT
FRENCH DEVELOPER
10 YEARS IN MAURITIUS



French leader of prestigious new real estate in Mauritius

View of Le Morne and lagoon from the terrace,
Penthouse with heated swimming pool, Block 5





A stunning view, a unique place.

Within a lush plant environment, Serena Residences managed by Sands is a unique project between lagoon and mountain. On the west coast of Mauritius near Flic-en-Flac and Tamarin, 30 exceptional properties have been designed, less than a minute walk from Wolmar beach, offering a spectacular panorama on the lagoon, Le Morne, and the west coast mountain range.

24 luxury apartments and 6 exclusives penthouses with private pool on the roof, are nestled in the heart of a cocoon of greenery with a large and **beautiful communal swimming pool** at its center. A pool bar, reception conciergery and a high-end hotel services give the place a prestige **anchored in the DNA of the hotel group** to which Serena Residences managed by Sands belongs : **The Maradiva Villas Resort and Spa & The Sands Suites Resort & Spa**).

The west coast of Mauritius

Naturally privileged, sheltered from the wind and enjoying an exceptional sunshine, the west coast of Mauritius has the most beautiful beaches on the island. Among the emblematic villages of the west coast of the island : **Flic en Flac and Tamarin.**

Luxurious hotels, mythical golf courses, water activities, surf spots and sunsets...this part of the west coast attracts many tourists from all over the world for its diversity and its landscapes.

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Sands Suites Resort & Spa



**One of the most tranquil beachfront
boutique hotels in Mauritius**

**Experience Five star offering ultimate
luxury.** Sands Suites Resort & Spa is located
on the most pristine beach stretch of Flic
en Flac. Located in the Mauritian West
Coast, the resort is in a prime location
overlooking the scenic views of Tamarin Bay's
turquoise lagoon and the prominent Morne
mountain. As a green globe certified resort,
this boutique hotel provides an exquisite
experience that unfolds in a peaceful and
serene atmosphere. **Offering a luxurious
experience, this property offers an array of
amenities, including a spa, a well-equipped
gym and two tennis courts.** Lovers of
aquatic leisure activities will be delighted, as
a variety of water activities are organized. Art
gallery, boutique, games room and Clés d'Or
Concierge complete the resort's services.
Sands Suites Resort & Spa is a proud member
of the Preferred Hotels & Resorts association.

LIFESTYLE™

Preferred

HOTELS & RESORTS



Singular services for exceptional moments.

Through the Sands Suites Resort and Spa services, discover turquoise seas, golden sands and sunsets so beautiful that they touch the soul.

Foodies will have the choice of **three exceptional restaurants** at the Sands Suites Resort. **Tamarind Terrace** offers local and international cuisine, while Spices offers a la carte dining for unique dining experiences. For a romantic ambience, the PinkPepperCorn beach restaurant is ideal with its seaside dining. Lively evenings are also organized by the hotel, and you can enjoy a selection of cocktails at the bar.

For total relaxation, **the spa has four treatment rooms**, a **sauna**, a **hammam** and a **hair and beauty salon**. In addition to wellness facilities, a range of **water activities such as windsurfing and snorkeling** are available. **Boat trips and diving courses** can also be arranged.

The bride and groom will have the immense privilege of enjoying the **Wedding Service** of the Maradiva Villas Resort & Spa (5-star luxury, Leading Hotels of the World).





Maradiva Villas Resort & Spa

A 5-STAR LUXURY RESORT

Part of the only three **5-star luxury hotels in Mauritius** to be certified “Leading Hotels of the World”, the Maradiva Villas Resort & Spa meets strict specifications of several hundred comfort criteria, equipment and services.

With a breathtaking view of Le Morne and Tamarin Bay, the **Maradiva Villas Resort & Spa** is a true haven of peace between lush flora and fauna : 64 luxury villas

with private swimming pool and tropical garden, spread over 24 acres on the edge of one of the most beautiful beaches on the west coast (Wolmar beach) offering 750 meters of fine white sand beach.



Shared heated swimming pool of Maradiva Villas, Resort and Spa.



THE LEADING HOTELS
OF THE WORLD®

The Leading Hotels of the World

- Outstanding and authentic luxury hotel collection
- Label founded in 1928, headquartered in New York
- 400 hotels spread across 80 countries including ancient castles, palaces, private islands or urban gems
- Guarantee of quality and unique experience via specifications stringent of several hundred criteria relating to the structure hotel, services, commitments, history

A universe of exceptional services.

The Maradiva Villas Resort & Spa represents the quintessence of Mauritian hospitality and an extraordinary luxury hotel experience :

In-villa butler service available

2 “Clefs d’Or” Concierges

Concierge service 24/7 (in-villa services, excursions, nautical counter)

1 shared heated swimming pool

4 restaurants including 1 gourmet restaurant and 1 beach restaurant

2 bars

The Cellar, with the island’s largest humidor, exclusive cigars, fine wines and single-malt whiskies.

Award-winning Maradiva Spa - focused on Ayurveda, with an on-site Ayurvedic doctor

Seaside picnic by Rolls Royce with Rolls Royce picnic basket

Airport transfers in Rolls-Royce Phantom, BMW i7, BMW iX and BMW ix40, Mercedes Vitto, BMW X5 with driver guide

1 kids club / playroom

1 fitness center with private coach

1 pontoon with boats (water skiing, snorkeling, sailing boat, pedal boat, kayak, windsurf, paddle board)

2 tennis courts

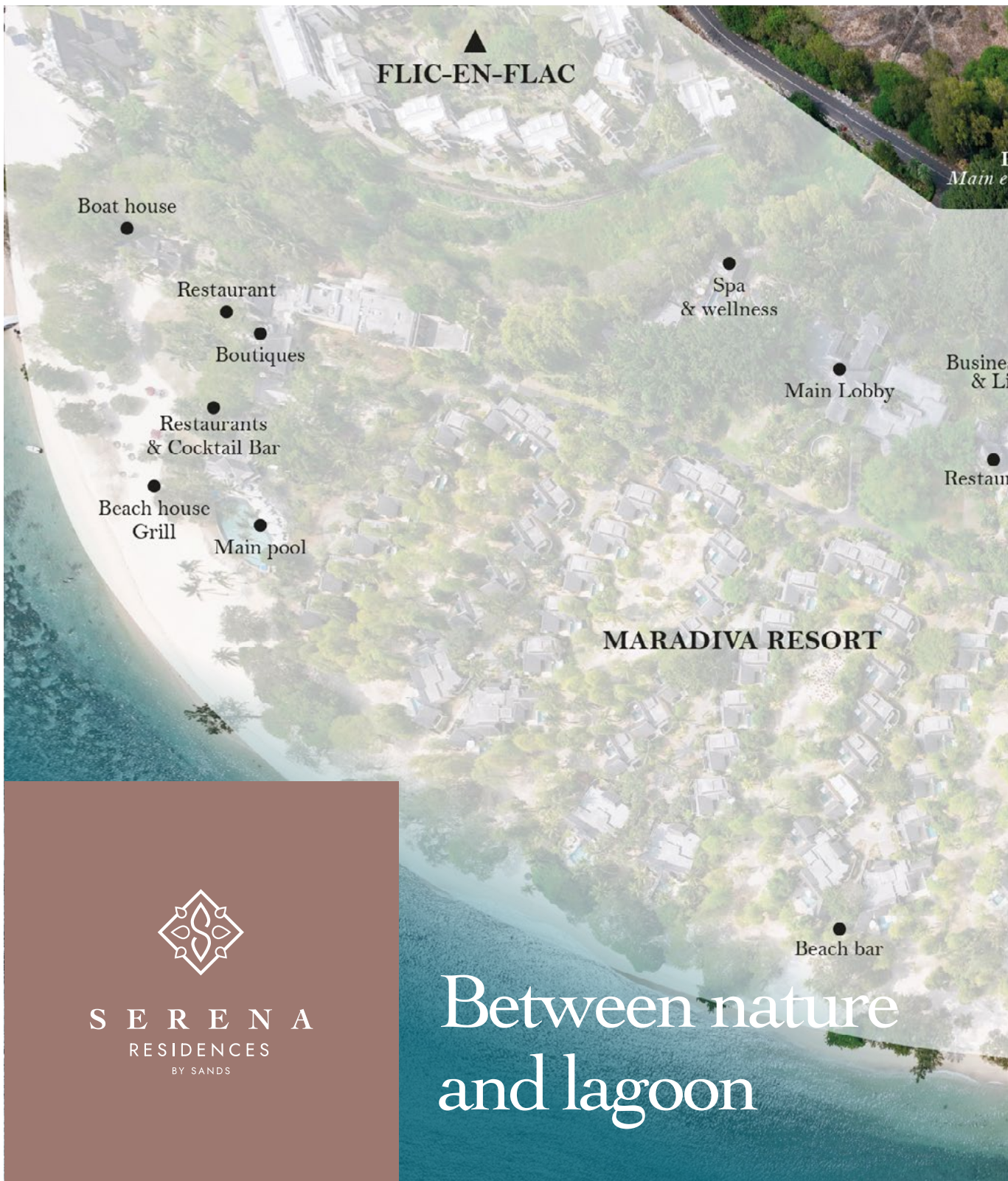
Currency exchange counter 24/7

2 boutiques (branded watches and clothing), 1 art gallery, 1 florist

100% connected and equipped business center

1 infirmary with doctor 24/7





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Between nature
and lagoon



Masterplan

PLAN DE SITUATION GLOBAL / GLOBAL MASTERPLAN







An exceptional living environment.

Unique location, **unusual viewpoint over Morne Brabant and mountain** (for penthouses), pristine white sand beach, striking color palette, lush vegetation and unforgettable sunset...

Located 80m from the Wolmar beach, Serena Residences managed by Sands with its tropical gardens and luxuriant scenery, ensures privacy, space and services.

The interior design of the 30 Serena Residences managed by Sands, is signed by interior architect Paule de Romeuf. The level of services deployed are at the service of an elegant and contemporary architectural design signed by DH Architecture.



Aerial view of the project



Apartment

2 BEDROOMS

The apartments are designed as private, cosy havens sheltered by an exuberant vegetation. Suspended between sea and mountain, they promise an enchantment beyond compare. **Only 6 units of this typology available.**

All apartments have beautiful and large terraces. Ground floor apartments **have direct access to the shared heated swimming pool** from their terrace

Surfaces

Living area of 133 sqm

Inside area of 99 sqm

Outside area of 34 sqm



View apartment block 6



Apartment

2 BEDROOMS AND PRIVATE SWIMMING POOL

The Block 6 ground floor apartments are especially designed with **their own garden and private swimming pool**.

There are **only 2 units of this typology available** for sale on the project

Surfaces

Living area of 133 sqm

Inside area of 99 sqm

Outside area of 53 sqm

Private swimming pool of 18 sqm



View of the shared heated swimming pool



Apartment

3 BEDROOMS

The apartments are designed as private, cosy havens sheltered by an exuberant vegetation. Suspended between sea and mountain, they promise an enchantment beyond compare. **16 units of this typology are available** for sale on this projet.

All apartments have beautiful and large terraces. Ground floor apartments **have direct access to the shared heated swimming pool** from their terrace

Surfaces

Living area from 152 sqm to 173sqm

Inside area from 118 sqm to 137sqm

Outside area from 34 sqm to 36 sqm





Penthouse

3 BEDROOMS AND PRIVATE POOL

With private pool on the roof offer a tremendous panoramic view on the marvels of Mauritian nature.

Only 4 penthouses of this typology available.

The terrace suspended between the blue sky and crystal-clear waters, naturally extends the luxurious interior. Noble materials and ethnic fabrics make up a decoration of unrivalled beauty.

Surfaces

Living area from 270 sqm to 301sqm

Inside area from 186 sqm to 189sqm

Outside area from 84 sqm to 112 sqm

Private pool from 31 sqm to 32 sqm





Penthouse

3 BEDROOMS, OFFICE AND PRIVATE POOL

Only 2 penthouses with 3 bedrooms, office and private pool are available. The office can be, on demand, changed in bedroom.

The terrace suspended between the blue sky and crystal-clear waters, offer a tremendous panoramic view on the marvels of Mauritian nature. Noble materials and ethnic fabrics make up a decoration of unrivalled beauty.

Surfaces

Living area 241 sqm

Inside area 150 sqm


Outside area 91 sqm

Private pool 34 sqm

Services & Finishes

- Deck flooring in anti-slip tiling 60x120
- Warmed infinity pool (heat pump) and Salt system pool for penthouses and ground floor apartment (block 6)
- Recycled water for the watering of the garden areasPaved driveway from the entrance to the parking
- Facade cladding in stone, aluminum, plaster and wood
- Interior floors for all parts of the property in large-format60x120
- Air conditioner LG® (or equivalent) for all bedrooms
- Ceiling fans in living room, veranda and all bedrooms



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- Double sink for master bathrooms, Roca® (or equivalent)
 - Furnished dressing room for master bedrooms
 - Fitted wardrobes in the other bedrooms
 - Flat screens in the living room and master bedroom
 - Kitchen with quartz, marble, ceramic or Corian® worktops
 - Electrical equipment brand Legrand® (or equivalent)
 - Kitchen appliances Bosch® (or equivalent) single stainless steel sink, taps, oven, induction hob, extractor hood, microwave
 - Interior door laquered or wood finishes
 - Walls, frames, glazing and roofs meet the International anticyclonic standards validated by the independent technical control office.

Non-contractual services subject to change.

Serena Residences managed by Sands, a mixed investment project

SECOND HOME AND EXCELLENT
INVESTMENT WITH RETURN UP TO 7%

With a rental management provided by **The Maradiva Villas Resort and Spa & The Sands Suites Resort & Spa**, Serena Residences managed by Sands project presents a major asset for any buyer wishing to live and invest in Mauritius: **it is a “mixed” real estate project combining purchasing pleasure within a historic luxury hotel group and high profitability.**

The uniqueness of the project, its location with immediate access to the beach and its exceptional level of services, gives the project a unique hotel appeal, with owner's NET rental return up to 7%*, depending on the owner's occupation of the property.

*See full conditions in the sales office





The Maradiva Villas Resort & Spa, services The Sands Suites Resort & Spa services

AN UNRIVALED ASSET FOR SERENA RESIDENCES MANAGED BY SANDS OWNERS

Buying a Serena Residences managed by Sands property means a direct access to all the services of the Maradiva Villas Resort & Spa and all the services of The Sands Suites Resort & Spa.

In agreement with the **The Maradiva Villas Resort and Spa & The Sands Suites Resort & Spa**, an easement of access and use of the various hotel services is attached to the ownership of each property.

In addition, certain specific commercial discounts will be applied for the benefit of Serena Residences managed by Sands owners on a number of paid services described on page 8.

The conditions of application will be given to customers upon acquisition and the easement will be described and included in the property titles. This easement being attached to the property, it will benefit the successive owners of the Serena Residences managed by Sands property and will be binding on any successive owners and operators of The Maradiva Villas Resort and Spa & The Sands Suites Resort & Spa if these were to change in the future.



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MJ Développement group puts more than 15 years of experience in France and abroad, at the
service of your exceptional real estate projects. Discover all our
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