

EMARA

Luxury living

Welcome to

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A Paradise in the Heart of Pereybere

Step into a world where luxury meets tranquillity at Emara, a collection of six exquisite 3 bedroom apartments nestled in the breathtaking northern coast of Mauritius. Located just moments from the pristine beaches of Pereybere, each residence has been meticulously crafted to offer an unparalleled living experience, soaking in panoramic sea views from the rooftop, and enjoying a swim in the infinity pool, where the horizon meets the ocean in perfect harmony. The view stretches all the way to the iconic Coin de Mire island, creating a sense of serene beauty from every angle. Emara is more than just a home; it's a lifestyle. With thoughtful design, impeccable finishes, and an unbeatable location, this is luxury living redefined. Make your dream of owning a slice of paradise a reality.

Pereybere,
North of Mauritius.

EMARA
Location



COIN DE MIRE



PUBLIC BEACH
PEREYBERE



WINNERS supermarket

Your Gateway to Island Living



Prime Location – Luxury Apartment in North Mauritius

WHY INVEST IN EMARA

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PRIME LOCATION

Situated in the north of Mauritius, Pereybere offers easy access to Grand Baie, a vibrant hub for dining, shopping, and entertainment.

STUNNING BEACHES

Pereybere Beach is known for its crystal-clear waters and calm swimming conditions, making it one of the best beaches on the island.

SAFE & WELCOMING COMMUNITY

Pereybere is known for its friendly, multicultural environment, making it ideal for families, retirees, and professionals.

STRONG INVESTMENT POTENTIAL

With high demand for rental properties and a growing real estate market, Pereybere is an excellent choice for both living and investment.

TROPICAL LIFESTYLE

Enjoy year-round sunshine, outdoor activities like snorkelling and paddle boarding, and a relaxed island atmosphere.

MODERN AMENITIES

Despite its tranquil setting, Pereybere offers all essential services, including supermarkets, restaurants, healthcare, and international schools.



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Your Dream Home & Investment Opportunity

- Coastal Elegance

PRESENTING

GF

GROUND FLOOR PLAN

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GROUND FLOOR

SQM PER UNIT : 100 M²

PARKING: 7 TOTAL

2 UNIT PER FLOOR

- | | | |
|-----|-------------------|---------------------|
| 1. | FOYER | 3.4 M ² |
| 2. | KITCHEN | 9 M ² |
| 3. | DINNING ROOM | 7 M ² |
| 4. | LIVING ROOM | 11.5 M ² |
| 5. | MASTER BEDROOM | 17 M ² |
| 6. | EN-SUITE BATHROOM | 4.8 M ² |
| 7. | BEDROOM 2 | 9.5 M ² |
| 8. | BEDROOM 3 | 10 M ² |
| 9. | COMMON BATHROOM | 4 M ² |
| 10. | COMMON BALCONY | 11.5 M ² |





Bright Spaces for Culinary Creativity



A Living Room to Light Up Your Life

PRESENTING

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1ST AND 2ND FLOOR PLAN

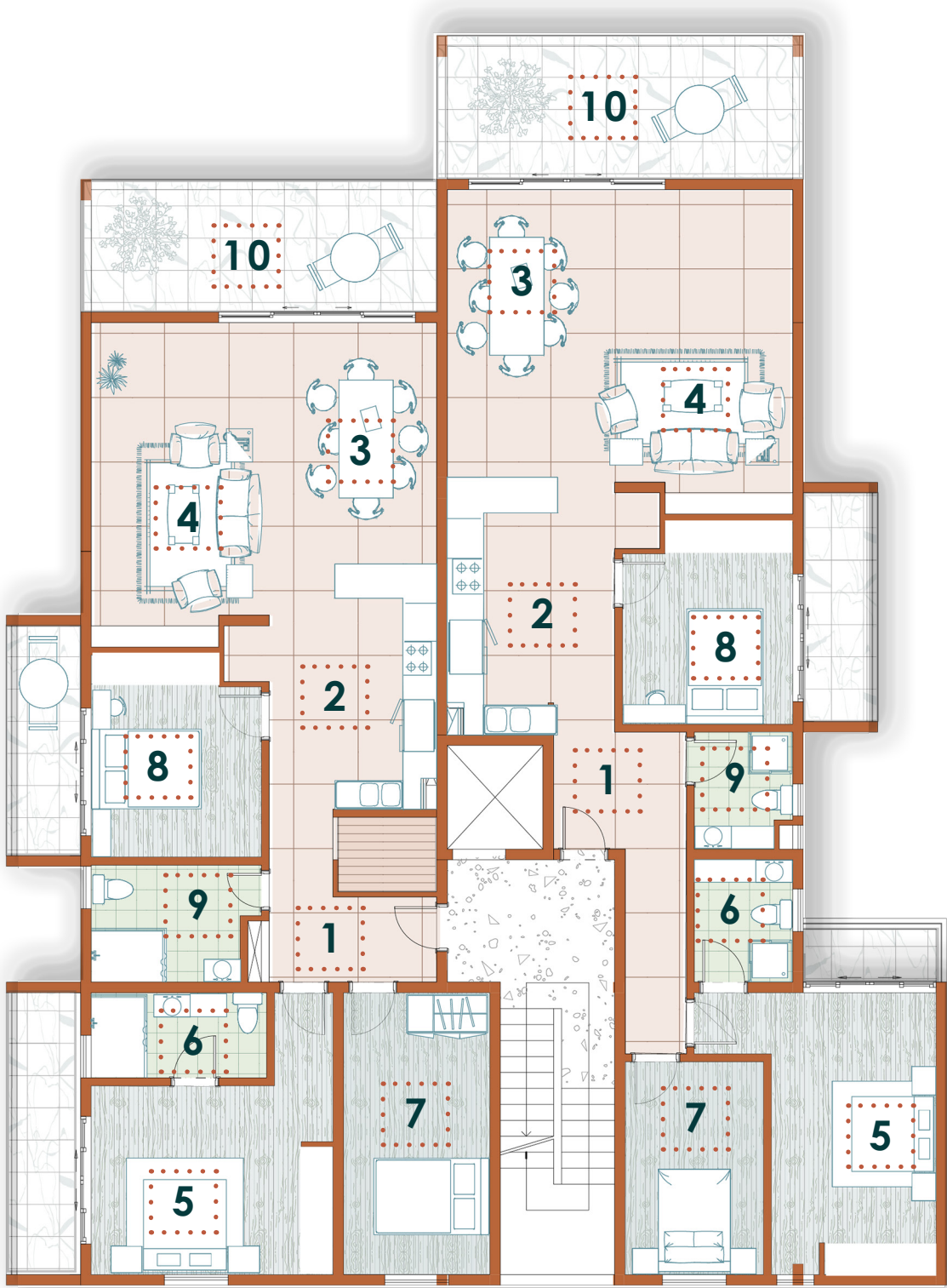
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1ST & 2ND FLOOR

SQM PER UNIT : 160 M²

2 UNIT PER FLOOR

1.	FOYER	5 M ²
2.	KITCHEN	17M ²
3.	DINNING ROOM	17 M ²
4.	LIVING ROOM	20 M ²
5.	MASTER BEDROOM WITH BALCONY	25 M ²
6.	EN-SUITE BATHROOM	5 M ²
7.	BEDROOM 2	14 M ²
8.	BEDROOM 3 WITH BALCONY	17.5 M ²
9.	COMMON BATHROOM	7 M ²
10.	COMMON BALCONY	15 M ²



Living the Inside Out – Embrace the Outdoors from Your Home Embrace Tranquillity – Your Cosy Bedroom Escape



PRESENTING

RT

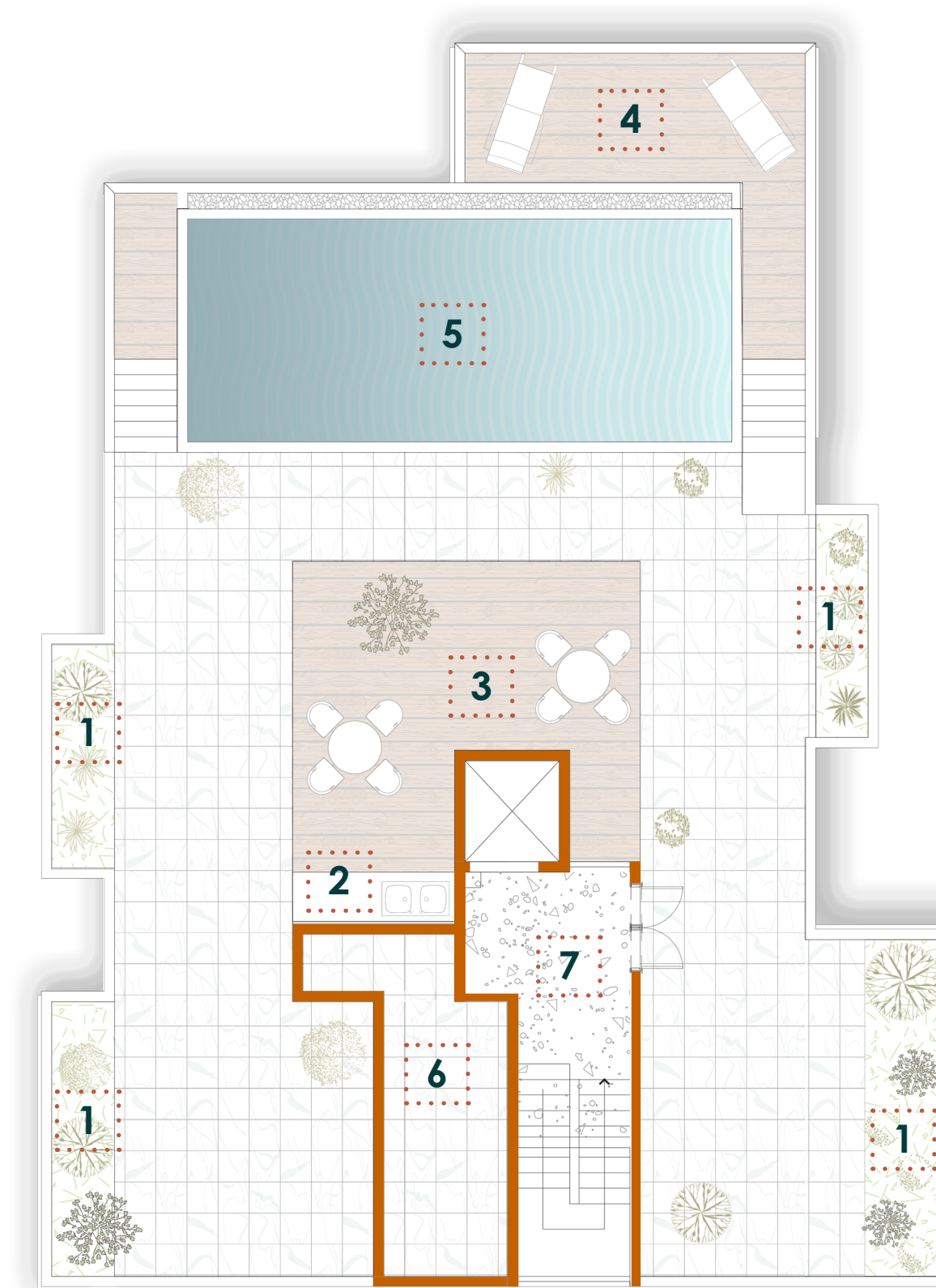
ROOF TOP FLOOR PLAN

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ROOF PLAN

SQM : 345 M²

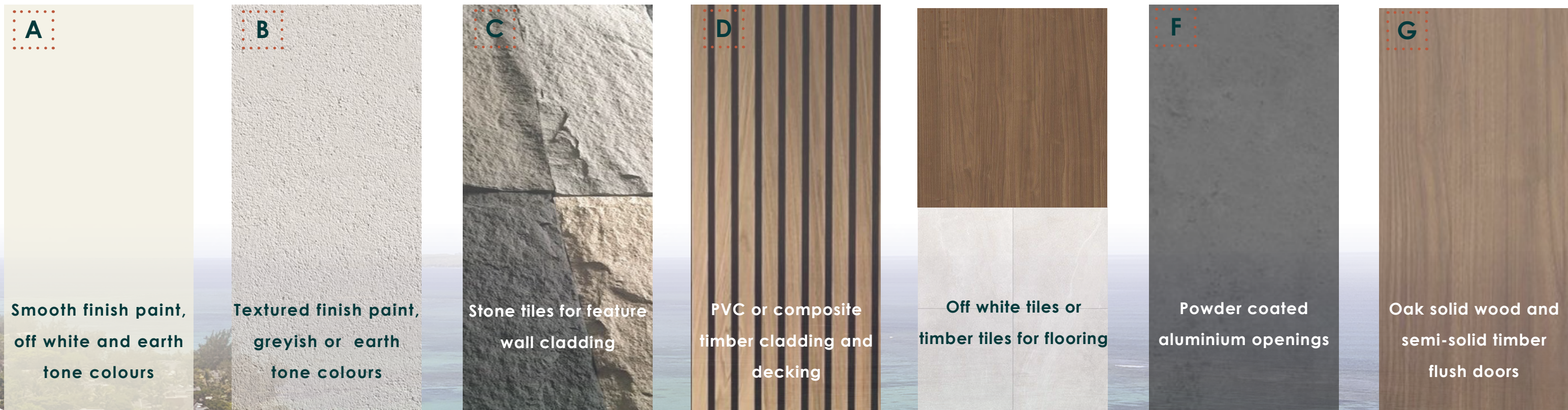
1. OUTDOOR COMMON POTTED GARDEN
2. OUTDOOR KITCHEN/BBQ AREA
3. PERGOLA COVERED AREA
4. TOP DECKING
5. INFINITY POOL
6. TECHNICAL AND STORAGE AREA
7. CIRCULATION LIFT/ STAIRCASE







MATERIALITY



SPECIFICATIONS

- Internal walls
Plastered Concrete Walls
- Concrete block walls of 150mm - 200mm.
 - First coat 12mm sand cement internal render, with 75mm x 12mm painted
 - One base coat and three top coats paint.

- Floors
- Selected Indoor ceramic tiles on cement screed.

- Ceilings Finishes
- False ceiling in living room
 - One base coat and three top paint to all ceilings.

- Terraces
External Tiles
- Selected ceramic non slip tiles
 - Glass Balustrades

- Openings
Main entrance Doors
- Solid wood doors Oak colour

- Internal Doors
- Semi-solid wood Oak colour

- Timber Cladding
- PVC timber cladding

- Wood pergolas
- Suitably sized wood sections at centres fixed to painted steel frame, colour to match windows with painted galvanised metal brackets.

- Bathrooms / Sanitary ware
- Fully equipped bathrooms

- Kitchens
- 'European' kitchens to include all fixed furniture and appliances.

- Pool
- Concrete base with waterproofing applied to receive the specified finish.

- Air conditioning
- AC Split units are being provided to all living areas and bedrooms.

****Please note that loose furniture is not included. The images are for illustrative purposes only, intended to help you envision the space.****

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See you soon, here...

T E A M

Construction by

One group construction LTD

Finishes by

Vittaly

Notary

Etude Bertrand Maigrot

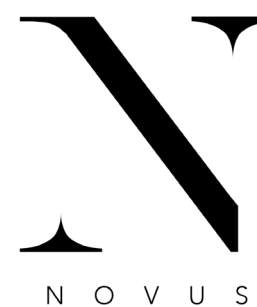
Project by

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Sales & Marketing by



Architectural Visualization by



For more information please

C O N T A C T

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