

Apartment



SHOBA

VILLAS & RESIDENCES
BY MARADIVA

A SIGNATURE



DÉVELOPPEMENT
PROMOTEUR CONSTRUCTEUR

View of lagoon apartment A101 terrace



A STUNNING VIEW, A UNIQUE PLACE

Feet in the water, facing Le Morne. On the west coast of Mauritius near **Flic-en-Flac and Tamarin**, 17 exceptional properties have been designed, shaped and cut like precious stones on Wolmar beach, offering a spectacular view of Le Morne.

7 villas, 8 apartments and 2 penthouses are subtly anchored on the sidelines of the major rehabilitation project of the 5-stars luxury **Maradiva Villas Resort & Spa**. A historic figure in the prestigious hotel industry in Mauritius, the parent company **Maradiva opens its doors and its world of exceptional services to this new project of excellence** : Shoba, villas & residences by Maradiva.

The west coast of Mauritius

Naturally privileged, sheltered from the wind and 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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Maradiva Villas Resort & Spa

A 5-STAR LUXURY RESORT

The Maradiva group, parent company of the Shoba project, **welcomes the 17 new exceptional properties to its land**, and supported by its expertise in 5-stars luxury hotels, will ensure rental management. 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 heaven of peace between lush flora and fauna : 65 luxury villas with private swimming pool and tropical garden, spread over 27 hectares on the edge of one of the most beautiful beaches on the west coast (Wolmar beach) offering 750 meters of fine white sand beach.



THE LEADING HOTELS
OF THE WORLD®

Shared swimming pool of Maradiva Villas, Resort and Spa, warmed in winter.

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 Maradiesort & 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 swimming pool warmed in winter

4 restaurants including 1 gourmet restaurant
and beach restaurant

2 bars

1 cigar cellar

1 award-winning holistic spa (1000m², 6
treatment rooms)

1 kids club

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



Shoba, aerial view



Stunning view, absolute luxury.

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

Shoba subtly stands on the land of the parent company Maradiva Villas Resort & Spa, 5-star luxury, for an unrivaled and **privileged experience of exotic luxury on the Mauritian west coast**. An architecture signed DH Architecture.



Apartment bloc A and B

PRESTIGIOUS

Apartments

All with **3 en-suite bedrooms**, the apartments are designed as a link between sky, land and sea. Large terrace open onto a unique panorama, to enjoy the bliss of every moment. Chic and charming thanks to a decoration favoring space and light. **Interior atmosphere signed by the interior designer Paule de Romeuf**

Surfaces

- Surface area from 148 sqm to 162 sqm
- Inside area of 118 sqm
- Outside area from 30 sqm to 44 sqm
- Warmed infinity pool for groundfloor apartments



Living room,
apartment 102



TOTAL LIVING AREA 162 m2

TOTAL INSIDE LIVING AREA 118 m2

ENTRANCE	8 m²
OWNER'S STORE	1 m²
LINEN	4 m²
KITCHEN / DINING	19 m²
LIVING	23 m²
MASTER BEDROOM	16 m²
MASTER ENSUITE	8 m²
BEDROOM 2	15 m²
BATHROOM 2	5 m²
BEDROOM 1	13 m²
BATHROOM 1	5 m²
GUEST BATHROOM	2 m²

TOTAL OUTSIDE LIVING AREA 44m2

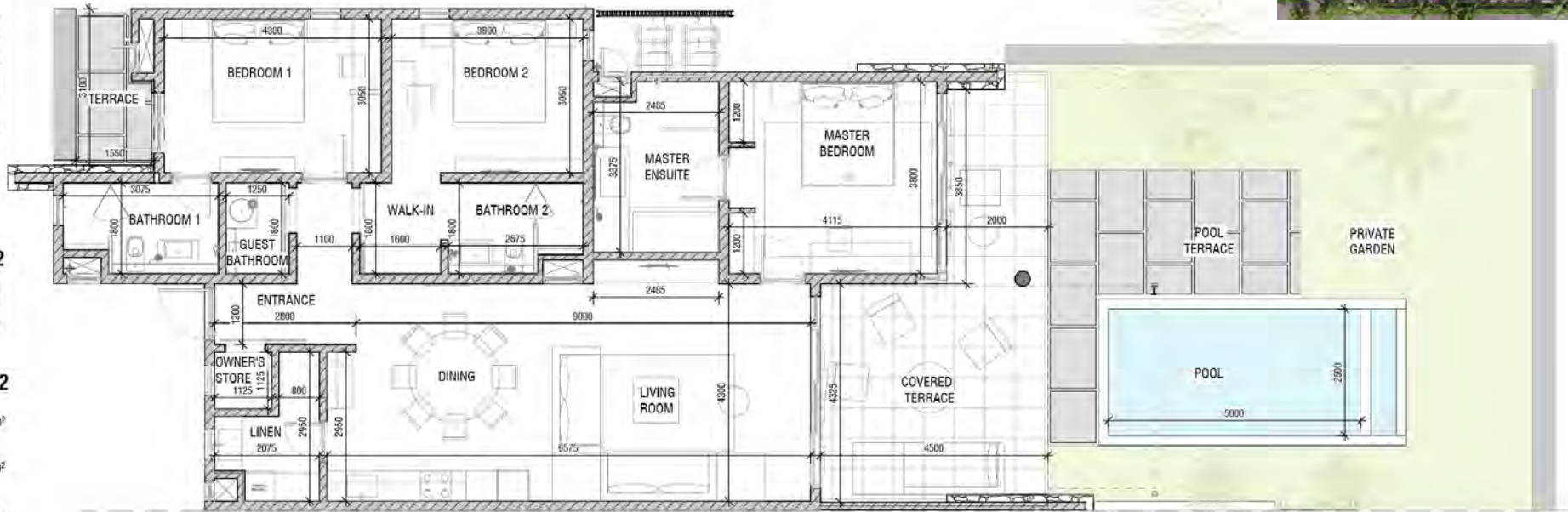
COVERED TERRACE	25 m²
POOL TERRACE	15 m²
TERRACE	4 m²

TOTAL CONSTRUCTION AREA (inclu. **) 189m2

TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls) 171 m²

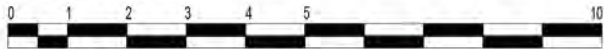
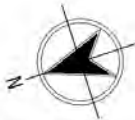
SWIMMING POOL ** 18 m²

PRIVATE GARDEN 83m2



GROUND FLOOR PLAN

*The layout of the garden's equipment and plantings is given as an indication and therefore cannot be considered contractual.
The company reserves the right to make changes to this plan due to technical or administrative requirements.
The surfaces indicated are likely to undergo slight variations.
Dimensions indicated on the plan are Structural dimensions.
The fallout of beams, soffits, false ceilings, pipes do not appear on this plan.
The furniture is represented for information only and is not included in the description and content of the property*.



GRAPHIC SCALE: 1:100

3BR APT
A102



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



DÉVELOPPEMENT
PROMOTEUR CONSTRUCTEUR

Architect: DH ARCHITECTURE

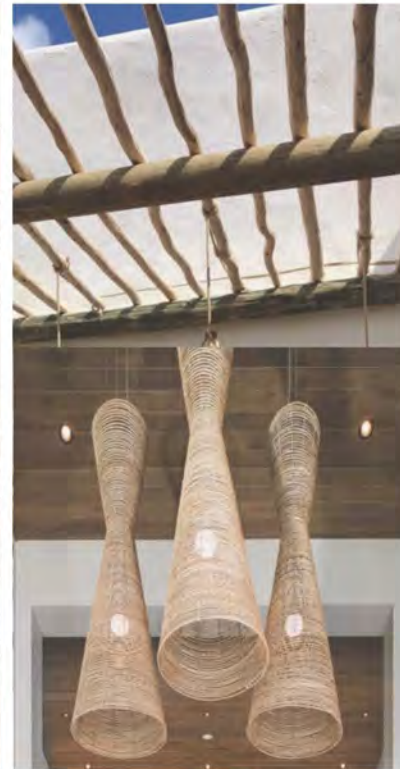
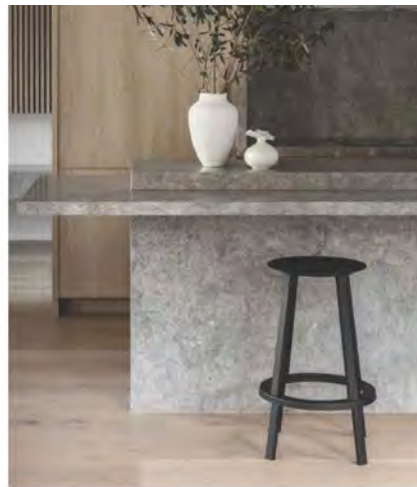


Interior atmosphere

DESIGNED BY PAULE DE ROMEUF



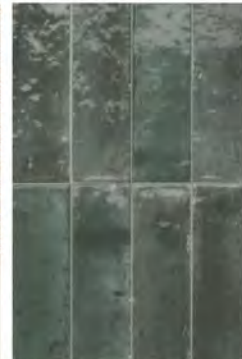
suspension cuisine
[Marset](#)



Tapis salon



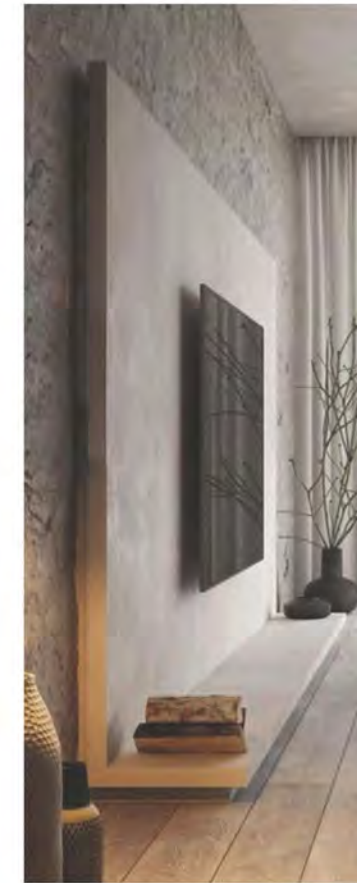
Crédence cuisine



Carreau au sol

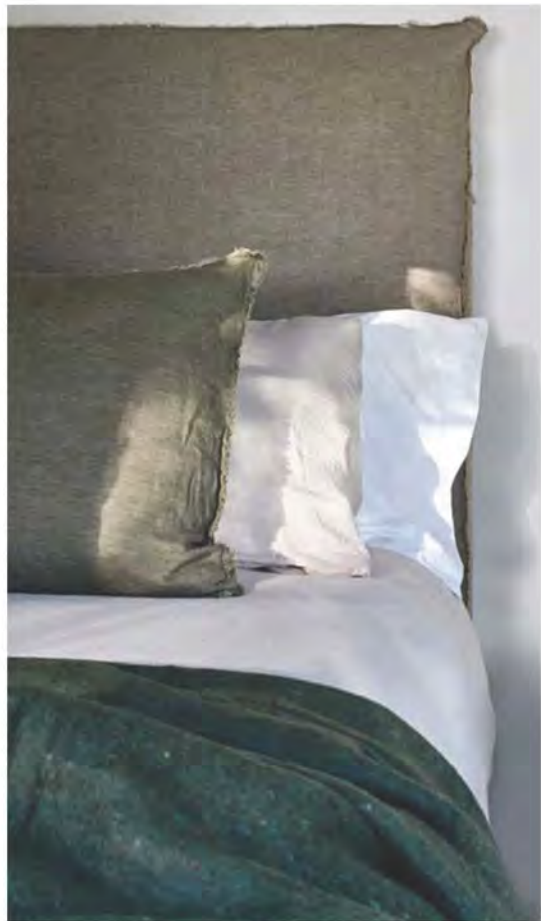


Revêtement mur central à l'entrée - [CMO Paris](#)



Interior atmosphere

DESIGNED BY PAULE DE ROMEUF



Boyer



Vibia



Expormim



Tapis



Carreau au sol



Papier peint - Elitis



carreau mur douche & wc



carreau mur vanity & sol



Services & Finishes

Deck flooring in anti-slip tiling 60x120, model Lao Sand, **Entrepôt de la Pierre®**

Warmed infinity pool (heat pump) and Salt system pool

Outdoor shower (villas)

Sprinkler system with recycled water, connected to the Maradiva Villas Resort and Spa's wastewater treatment plant

Paved driveway from the entrance to the parking

Exotic garden created by a landscape architect

Facade cladding in stone, aluminum, plaster and wood

Walls and ceilings : smooth paint and decorative wallpaper selected by interior designer Paule de Romeuf, **CMO Paris®** (Natural Fiber)

Interior floors for all parts of the property in large-

format 60x120, model Lao Sand, **Entrepôt de la Pierre®**

Air conditioner **LG®** for all the parts of the property

Double sink for master bathrooms, The gap Clardy, **Roca®** (or equivalent)

Bathroom tiles model Riad Lao Sand, **Harmony® Paffoni®** mixer taps

Furnished dressing room for master bedrooms

Fitted wardrobes in the other bedrooms

Electrical equipment brand model Mallia Senses White, **Legrand®**

Television, Internet, Telephone connected to the PABX (Private Automatic Branch EXchange) of Maradiva Villas Resort and Spa

Flat screens in the living room and master bedroom

Kitchen counter tops in Creamic, **Sapienstone®**

Kitchen appliances **Bosch®** (single stainless steel sink, taps, oven, induction hob, extractor hood, microwave)

Entrance door on pivot in solid wood with electronic lock for magnetic card

Interior door with honeycomb core, lacquered finish

Walls, frames, glazing and roofs meet the International anticyclonic standards validated by the independent technical control office.

Shoba, a mixed investment project

SECOND HOME AND
EXCELLENT INVESTMENT
WITH RETURN UP TO 8 % *

With a rental management provided by the Maradiva Resort & Spa, the Shoba 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 5-stars historic luxury resort and high profitability.**

The uniqueness of the project, its waterfront location, its exceptional level of services, gives the project a unique hotel appeal, with owner's NET rental return of 6-8%, depending on the owner's occupation of the property.

*See full conditions in the sales office





Maradiva services

AN UNRIVALED ASSET
FOR SHOBA OWNERS

Buying a Shoba property means a direct access to all the services of the Maradiva Villas Resort & Spa

In agreement with the Maradiva Villas Resort & Spa, an easement of access and use of the various hotel services is attached to the ownership of each property. (see full list of services on page 8).

In addition, certain specific commercial discounts will be applied for the benefit of Shoba 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 Shoba property and will be binding on any successive owners and operators of the Maradiva Villas Resort and Spa if these were to change in the future.



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