

REEFSCAPE
BEACHFRONT APARTMENTS

"Living by the sea; waking up to the symphony of the waves, feeling the balmy sea breeze and walking along an idyllic sandy beach..."
Live The Privilege . Live By The Beach . Live Luxury



Living with privileges

Designed to delight the senses, Reefscape Beachfront Apartments is a striking beachfront apartment development of 4 apartment units and 1 sumptuous penthouse with private pool all set along a white sandy beach and crystal blue lagoon in the prestigious north coast of Mauritius Island.

Vivre Privilégiés

Reefscape se situe dans l'une des régions les plus prisées de l'île: Pointe aux Biches. Les appartements de Reefscape offrent un espace de vie aéré ouvert sur l'extérieur à la Mauricienne. Utilisant des matériaux nobles tels que le bois et la pierre, le mobilier ainsi que les équipements allient style épuré et modernité.

L'accès rapide de la route, aux différentes villes du Nord et à la capitale est appréciable. Sa plage de fin sable blanc bordée de filaos, étend sa courbe le long de la côte, créant ainsi une baie d'eau turquoise.



Emplacement Idéale
Ideal Location

Living North Coast

Vibrant Seaside Region

Magnificent Sea, Sun and Sand, its an all year round joyful life living by the beach. Living along Pte aux Biches coast is serene surrounded by high standing beachfront residences yet sea and land activities, shopping malls, International north schools and as well as a vibrant nightlife are within 15 minutes reach.

Vivre dans la Côte Nord

Région Animée et Balnéaire

Le Nord, région hautement touristique et balnéaire, riche d'un patrimoine naturel, humain et culturel, saura éveiller toutes vos curiosités. Fans d'activités nautiques en tous genres, de loisirs nocturnes, ou accros du shopping, la région se décline et se réinvente pour répondre à tous vos désirs: restaurants, boutiques, activités culturelles cosmopolites, cinémas, petits villages typiques, marchés colorés, club de plongée, sports et loisirs nautiques. La vie dans le Nord est rythmée et dynamique toute l'année.



The North / Le Nord

Shopping centres Centres commerciaux

1. La Croisette
2. Mont Choisy Le Mall
3. Grand Baie Coeur de Ville
4. Grand Baie Bazar
5. Dodo Square
6. Sunset Boulevard
7. Chez Popo Supermarket

Public beaches Plages Publiques

8. Trou Aux Biches
9. Mont Choisy Beach
10. Grand Baie Public Beach
11. La Cuvette Public Beach
12. Pereybere Beach
13. Bain Boeuf

Outdoor activities Activites en plein air

14. Submarine
15. Speed Boat
16. Helicopter Tours

Medical centres Centres Medicaux

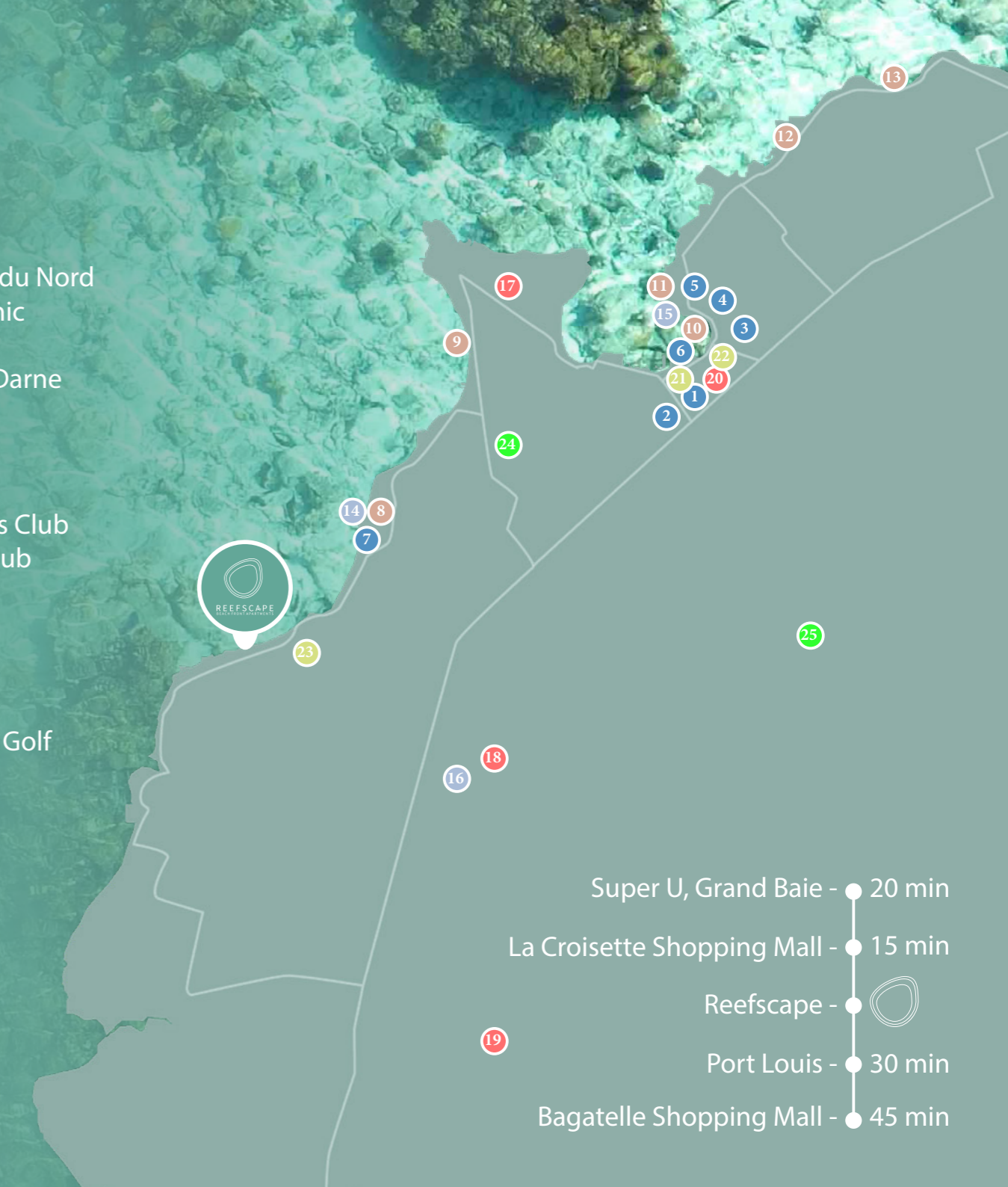
17. Centre Medical du Nord
18. Triolet Medi Clinic
19. SSRN Hospital
20. Fortis Clinique Darne

Sports clubs Clubs de sport

21. Riverland Sports Club
22. Shape Sports Club
23. Horizon Fishing

Golf courses Parcours de golf

24. Mont Choisy Le Golf
25. Golf World





A Premium Lifestyle

Reefscape Beachfront Apartments offers a tropical unique by the sea living experience blessed with a more than convenient surrounding.

Un style de vie de grande qualité

Proche de tout, Reefscape se compose uniquement de 4 appartements et 1 Penthouse très chics. Conçus et aménagés aux goûts et standards de qualité du jour, Reefscape vous offre un élégant confort au cœur d'une propriété parfaitement sécurisée. Reefscape affiche un style d'architecture absolument tendance. Toutes les unités comprennent 3 chambres à coucher. Tous les appartements s'ouvrent sur une terrasse généreuse. Les aménagements intérieurs sont à la hauteur des exigences de fonctionnalité et d'esthétisme d'un style de vie de grande qualité





The Masterplan / Le Plan de Masse

Schedule of Areas	
Site Area	1181.84 m ²
Ground Floor Area	289.2 m ²
First Floor Area	289.2 m ²
Penthouse Floor Area	188.3 m ²
Plot Coverage to Ground Floor	24.4%

Appartement / Apartment	Unites / Units
Rez -de-Chaussee / Ground Floor	A1 & A2
1er Erage / 1st Floor	A3 & A4
Penthouse	
2eme Etage / 2nd Floor	A5

Entree / Entrance	➤➤
Parking Area	P
Piscine Commune / Common Pool	1
Penthouse Private Jacuzzi / Jacuzzi Prive du Penthouse	2
Beach / La Plage	3
Sea / La Mer	4



Apartment / Appartement

Ground Floor - 2 Apartments - 3 Bedrooms per Apartment
 Rez-de-chaussee - 2 Appartements - 3 Chambres par Appartement

		A1	A2
1	Bedroom 1	10.5 m ²	10.5 m ²
2	Common Toilet	5.1 m ²	5.1 m ²
3	Lobby	6 m ²	5 m ²
4	Bedroom 2	11.1 m ²	11.1 m ²
5	Corridor	9 m ²	9 m ²
6	Master Bedroom	11.6 m ²	11.6 m ²
7	Toilet Next to Master Bedroom	5.1 m ²	5.1 m ²
8	Kitchen	20.1 m ²	20.1 m ²
9	Living	19.1 m ²	19.1 m ²
10	Open Terrace	18.3 m ²	21.1 m ²
	Total Area	115.9 m ²	117.7 m ²
	Common Area		
11	Open Staircase	9 m ²	
12	Entrance	18.8 m ²	
13	Lift	3.6 m ²	
14	Pool & Decking Area	138 m ²	
	Total Area	169.4 m ²	



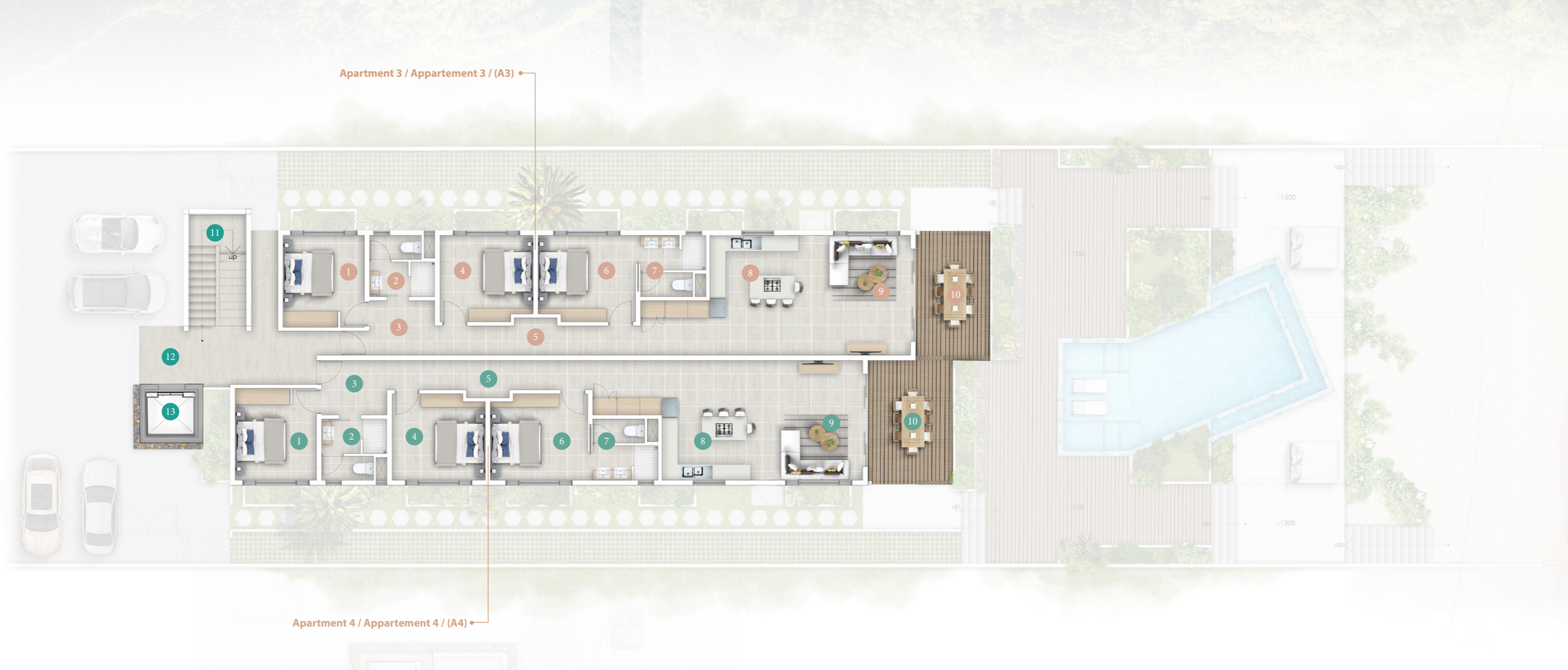
Apartment 1 / Appartement 1 / (A1)

Apartment 2 / Appartement 2 / (A2)

Apartment / Appartement

1st Floor - 2 Apartments - 3 Bedrooms per Apartment
1er Etage - 2 Appartements - 3 Chambres par Appartement

		A3	A4
1	Bedroom 1	10.5 m ²	10.5 m ²
2	Common Toilet	5.1 m ²	5.1 m ²
3	Lobby	6 m ²	5 m ²
4	Bedroom 2	11.1 m ²	11.1 m ²
5	Corridor	9 m ²	9 m ²
6	Master Bedroom	11.6 m ²	11.6 m ²
7	Toilet Next to Master Bedroom	5.1 m ²	5.1 m ²
8	Kitchen	20.1 m ²	20.1 m ²
9	Living	19.1 m ²	19.1 m ²
10	Open Terrace	13.1 m ²	15.1 m ²
	Total Area	110.7 m ²	111.7 m ²
		Common Area	
11	Open Staircase	9 m ²	
12	Entrance	18.8 m ²	
13	Lift	3.6 m ²	
	Total Area	31.4 m ²	



Penthouse

2nd Floor - 1 Penthouse - 3 Bedrooms
2eme Etage - 1 Penthouse - 3 Chambres

		Penthouse
1	Bedroom 1	10.3 m ²
2	Common Toilet	5.1 m ²
3	Corridor	4.2 m ²
4	Bedroom 2	9.8 m ²
5	Lobby	5.5 m ²
6	Master Bedroom	14.7 m ²
7	Toilet Next to Master Bedroom	6.1 m ²
8	Kitchen & Living	15 m ²
9	Dinning Terrace	23.3 m ²
10	Open Terrace 2	11.7 m ²
11	Plunge Pool	13.4 m ²
12	Open Lounge	34.1 m ²
13	Flower Boxes	6 m ²
Total Area		159.2 m ²
		Common Area
14	Open Terrace 1	47.6 m ²
15	Open Staircase	9 m ²
16	Lift	3.6 m ²
Total Area		60.2 m ²





*Une Terrasse
Pleine de Promesse*
A Patio Full of Promises

*Se Réveiller
Au Son de la Mer*

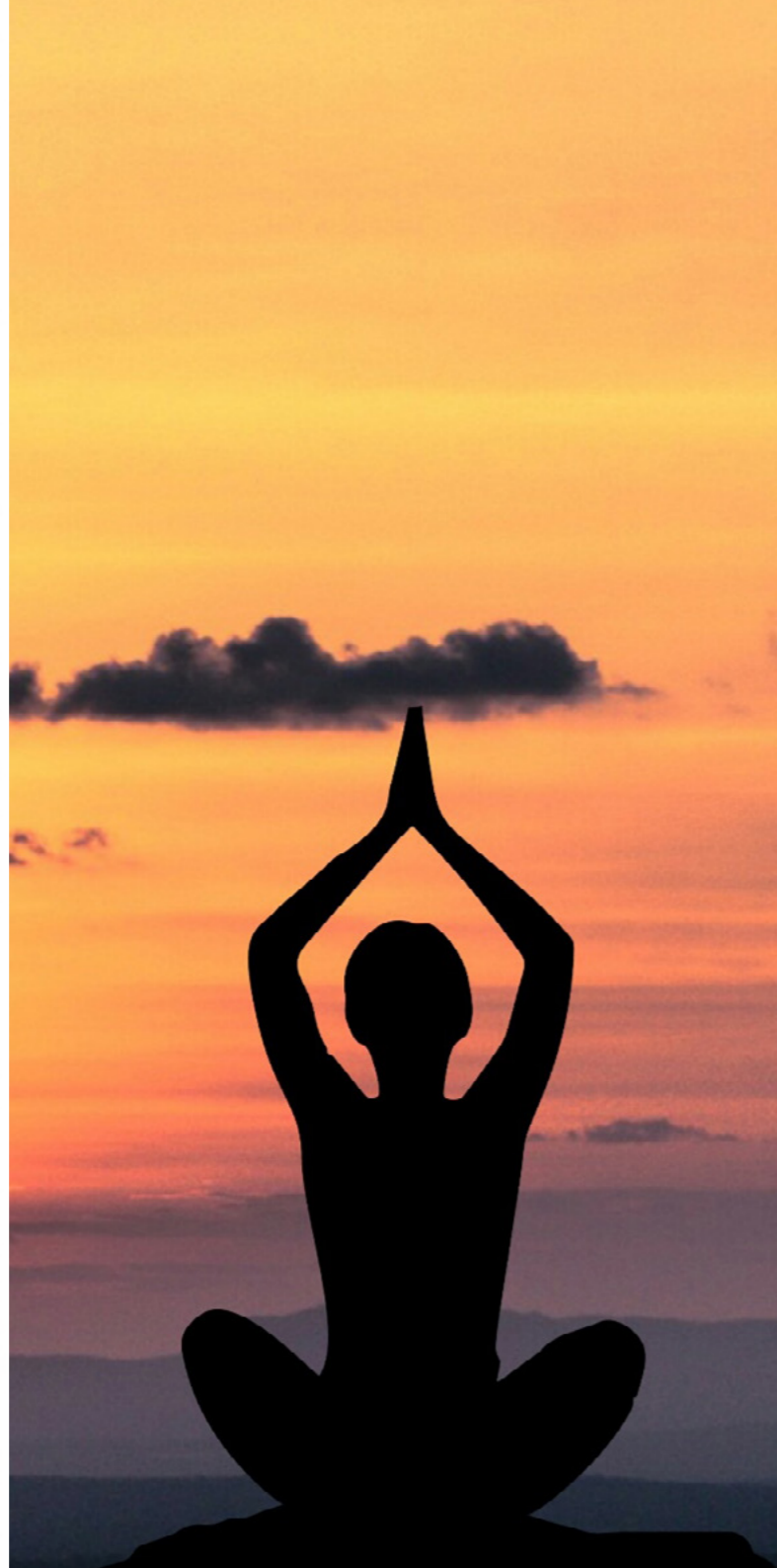
Waking up to the Symphony of the Sea





*Le Luxe
Toute en finesse*
Luxury at its Finest

*Prendre le Temps de
Ressentir le Moment*
Taking the time to feel the moment





*Le Privilège de Vivre
Pieds dans L'eau.*
The Beachfront Living Privilege.

Specifications

External Building

- Use of insulated reinforced concrete building system which uses the light weight, yet very strong panels resistant to cyclonic weather conditions.
- The advantage of the system is the timeframe of the construction duration is reduced to nearly half.
- Foundation will be in reinforced concrete
- Walls – 200mm reinforced panels with concrete
- Rendering – insulated panels (200mm) are pre-rendered and have only a skimming to do
- Timber Posts where specified
- Glazed balustrades to balconies
- Decorative stones where specified
- Landscaping as per the Masterplan
- Driveway and parking areas in asphalt
- External windows and doors are powered coated aluminum finish resistant to wind gusts up to 280 km/hr.
- Solid timber entrance door
- Anti-skid tiles where specified
- 3 coats of paint Permotop
- Tiles in common areas
- Anti-skid tiles where exposed to rain
- Front boundary wall to be re-constructed
- Complete sewer system with septic tank

General Interior Finishes

- Partition walls – Insulated panels (150mm)
- 3 coats of paint matt emulsion
- Glazed balustrades to balconies
- Semi-solid timber doors internal with lacquered or vanish finish
- Tiles as per Brochure
- Tiles on floor and wall for Bathroom and toilet
- Timber skirting where specified
- Smooth skimming finish for ceilings

Roof Finishes

- Roof slab with Insulated panels and reinforced concrete
- Waterproofing membrane on concrete slab
- Timber and steel structure at penthouse as per brochure
- Anti-skid tiles in open lounge
- Timber decking at open dining

Amenities

- Air conditioning installation in all bed rooms
- Provision for Air conditioning in Living room
- Gas water heater installation for bathroom & kitchen
- Baths, showers and glass doors, sink and appropriate mixers supplied as per drawings
- Provision will be made for satellite TV
- Kitchen Appliances – Built-in Microwave (Bosch), Built-in Ceramic Hobs (Bosch), Fridge, Dishwasher (Optional), Kitchen Design Island Counter with Quartz Counter Tops, Installation and Kitchen Cabinet Works by Nolte Kitchen (German Brand)
- Provision for internet
- Telephone points
- Ceiling fan in living room
- Technical room for water pump and standby Generator

Electrical Services

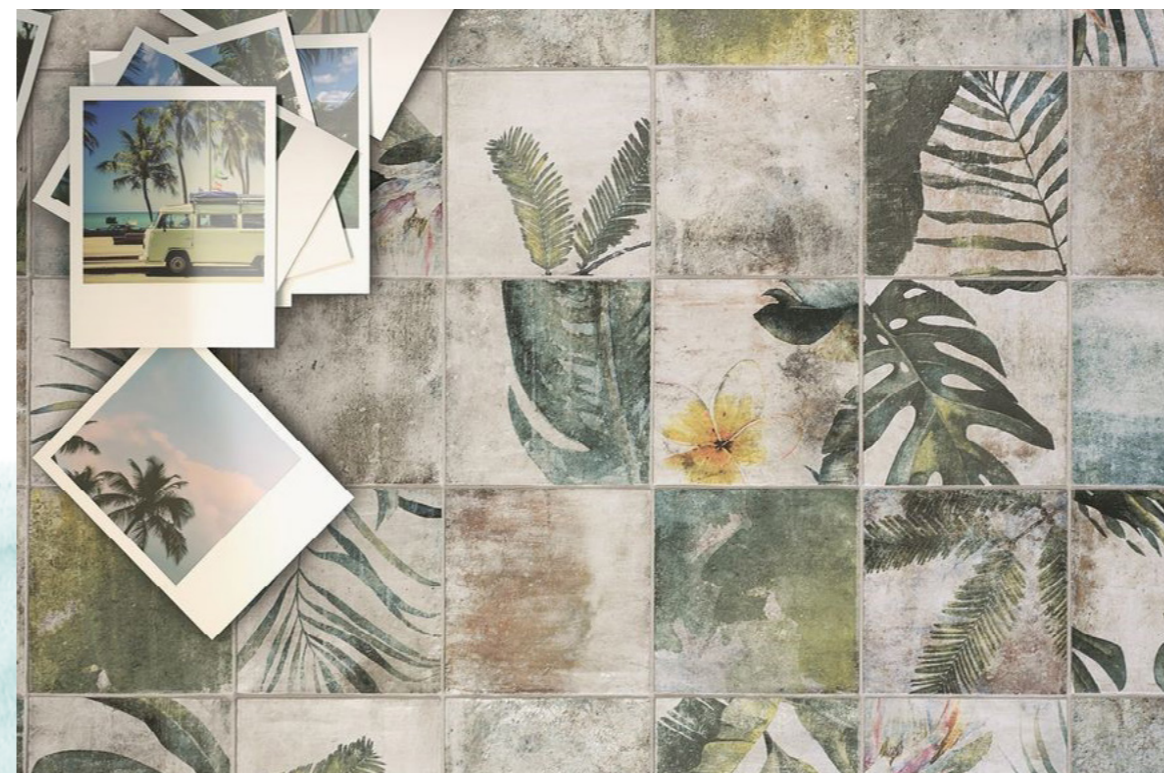
- Concealed wall wiring
- External lighting and garden lamps
- Soft touch switch
- Air conditioners in bedrooms
- Universal electrical sockets
- Main power will be supplied by the Central Electricity Board (CEB)
- Standby generator for essential services in case of power cut
- Ceiling lights provided

Plumbing Services

- Main water supplied by Central Water Authority (CWA)
- Plumbing system PEX or equivalent
- Hot water and cold water service
- Water storage in underground water tank
- Septic tank and absorption pit
- Pressure pump

Common Areas

- The common areas have a floor tiled finish
- Glass balustrade where specified
- Common refuse waste collection area
- Use of timber, stone and coral stones where specified
- Boundary walls
- Paved parking area
- Low stone walls, planters and lush vegetation
- Common lighting disposal
- Swimming pool
- Beach access to all units
- CCTV camera
- Night Security guards



The Promoters - Fonciera Group Living Luxury

Fonciera Group's Founders have diversified experiences in Real Estate Marketing, Engineering & Project Management and Property Investment Finance Advisory. The Founders have all profound knowledge in the property development market with long established partners and collaborators.

Promoting and developing exceptional high luxury end products is our passion and all our team, partner and collaborator members share this common passion.



Passion leads to Innovation

Fonciera Group exclusively develops all its projects using an innovative Insulated Reinforced Concrete Building System (IRCBS) Australian invented and patented technology. Reinforced concrete has been used for centuries mostly in the development of massive tower buildings.



Strength

Due to its engineered strength, Reinforced Concrete (RC) is re-known for its robust attributes to extreme climate and weather conditions. Our system is ideal for high seismic regions, unstable lands and cyclonic prone regions.



Thermal Insulation

IRCBS technology provides with an ingenious thermally insulated constructions through an in situ foam work within the reinforced concrete panels.



More Durable

All listed attributes combined, provide with an upscale and much more durable than traditional building method. Our reinforced buildings are primitively built to last longer than conventional buildings.



Solid Investment

More durability means added investment value and capital appreciation. Compared to conventional buildings where averagely 50% of costs goes into material costs, our constructions focuses more on the building materials with 70%+ of costs into the high end quality of our raw materials and finishing.



Higher Luxury Finish

Our construction panels are fabricated in a high end technology facility which guarantees our superior and unrivaled quality finish for all our constructions.



Environmental Friendly

Thermal insulation also means controlled room temperature and therefore a more efficient energy consumption leading to an eco friendly building technique.



Moisture Resistant

Our insulated reinforced concrete panels are as well moisture resistant due to our built in foam work in all our reinforced concrete panels.



Crack Resistant

Our construction techniques originally involves fiber glass meshing which is reputed to provide unrivaled high quality finishes and more importantly crack resistant attributes to all our projects.



Worldwide Reputation

Our Australian patented IRC group has a track record of more than 45 years in the construction industry in more than 60 countries worldwide.



Quality with no compromise

Our building system packed with all its cutting-edge benefits basically costs more than traditional construction techniques. Upscale quality has a price and as we strive our very best to match market rates, we engage ourselves to deliver the best transcendent luxury project developments in Mauritius without any compromise.



Yield more ROI in Less Time

Our developments are guaranteed and proven to be up to twice more time efficient than classic constructions. More time efficient developments means yielding faster return on investment (ROI) on your real estate investments.

Promoteur / Promoter:

FONCIERA
DEVELOPERS

Architecte / Architect : Archi Dom.N

Decorateur d'intérieur / Interior Designer : Archi Dom.N

Cuisiniste / Kitchens : Nolte

Notaire / Notary : Dwarka Chambers

Project Manager : Benchmark Consulting Engineers

Illustration 3D / CGI : Three Motions

Conception graphique / Graphic design : Modera Designs

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