



Les Hauts Champs

Inspired by nature. Designed for living.



A woman with dark hair tied back, wearing a white tank top, a plaid shirt, and blue jeans, is walking hand-in-hand with a young girl. The girl is wearing a white t-shirt and patterned shorts. They are walking on a grassy path in a park with many trees in the background. The scene is bright and sunny, with dappled light on the grass.

Welcome to the countryside

Les Hauts Champs II boasts a countryside lifestyle that is all-encompassing in every aspect. Residents can live the life they've always imagined – far from the hurried and stressful city life, yet situated a convenient drive away from Grand Bay.

At the heart of the northern region

These homes are perfectly positioned for easy access to both international primary and secondary schools, transport links and wider leisure and commercial facilities in the North of the island.

Proximity to large cities or towns

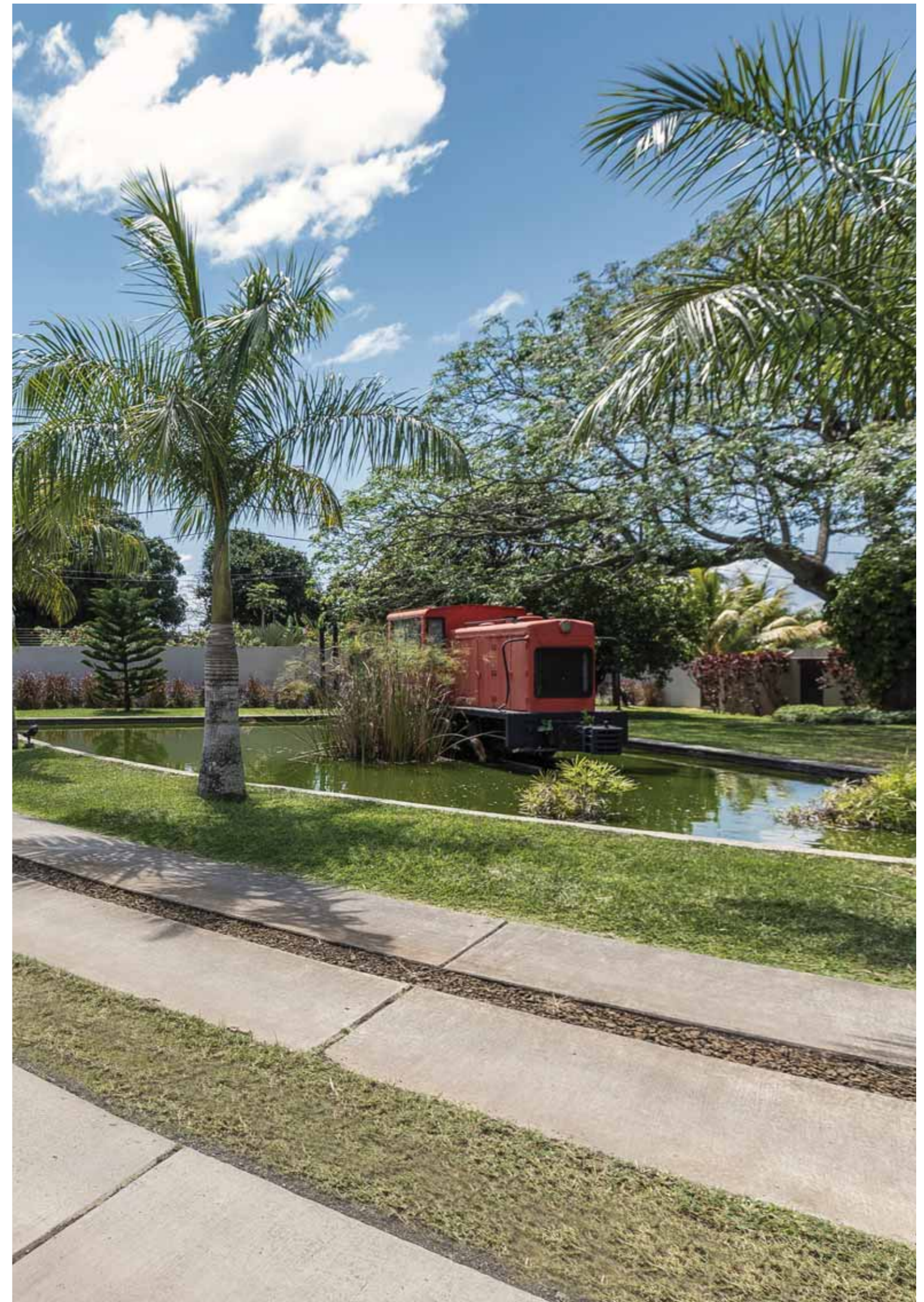
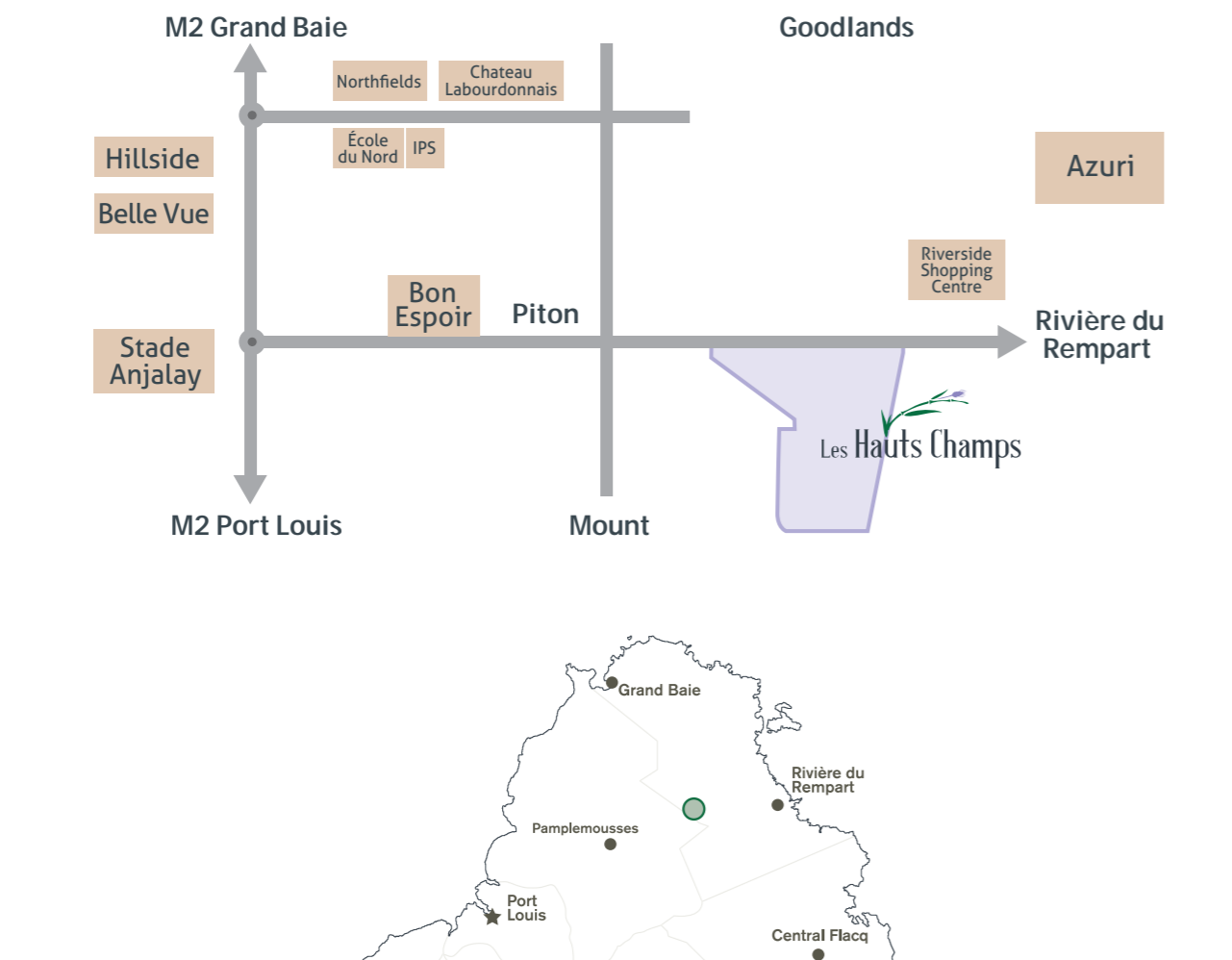
- 15 minutes from the centre of Grand Bay
- 10 minutes from Goodlands and Rivière du Rempart
- 20 minutes from Port Louis

Proximity to schools and other activities

- 6 minutes from Ecole du Nord, IPS and Northfields schools
- 6 minutes from the Château de Labourdonnais and commercial activities
- 7 minutes from the Riverside Shopping Centre in Rivière du Rempart
- 15 minutes from the village of Azuri (restaurants, bars, nautical activities)

Proximity to other prestigious residential areas

- 2 minutes from the Domaine de Mont Piton and Bon Espoir
- 6 minutes from Belle Vue and Hillside





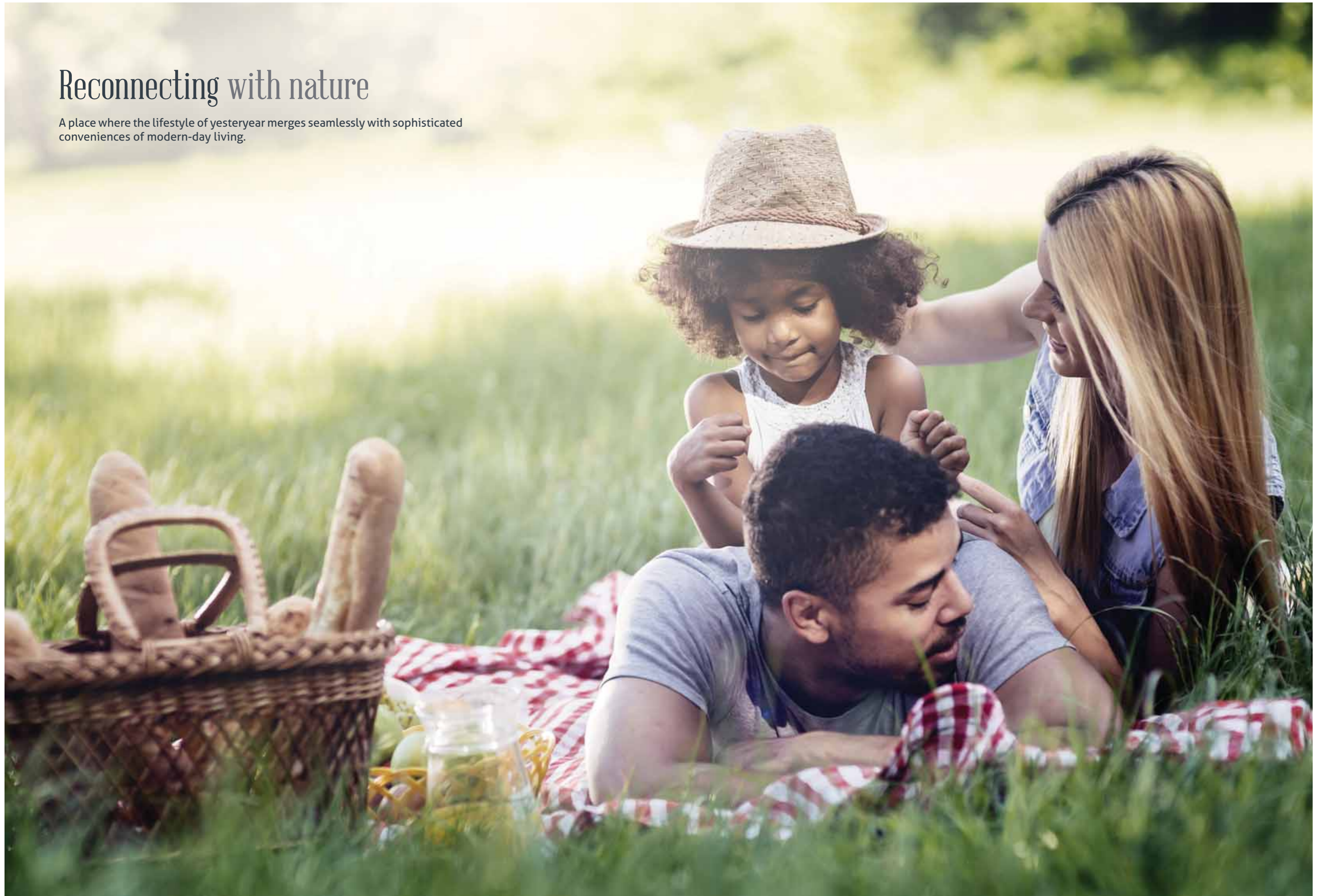
An estate that already lives

This project is the second phase of a residential estate that already comprises twenty houses that were delivered in 2012. The estate already has its own unique identity inspired by its flamboyant landscape and its rich heritage, offering premium housing and exemplary community facilities.

Without doubt, you will have a strong sense of place here and immediately feel at home in this countryside setting.

Reconnecting with nature

A place where the lifestyle of yesteryear merges seamlessly with sophisticated conveniences of modern-day living.





Property
Development
Scheme



A property accessible to International buyers

Les Hauts Champs II presents the great advantage of being sold under the Property Development Scheme. This scheme allows for the development of luxurious residential units on freehold land; high quality public spaces promoting social interaction and a sense of community; high class amenities and facilities to enhance the residential units, designed to enable non-citizens to acquire residential property in Mauritius.

If you are a non-Mauritian national wishing to live in this paradise island, then you have found the perfect investment for you to create your very own homestead in Mauritius.

Countryside Villas

These 3 or 4 bedroom stylish homes, cater perfectly for first time buyers through to families, and boast unique, design-led architecture with thoughtful interiors with every home benefiting from the highest specification throughout.

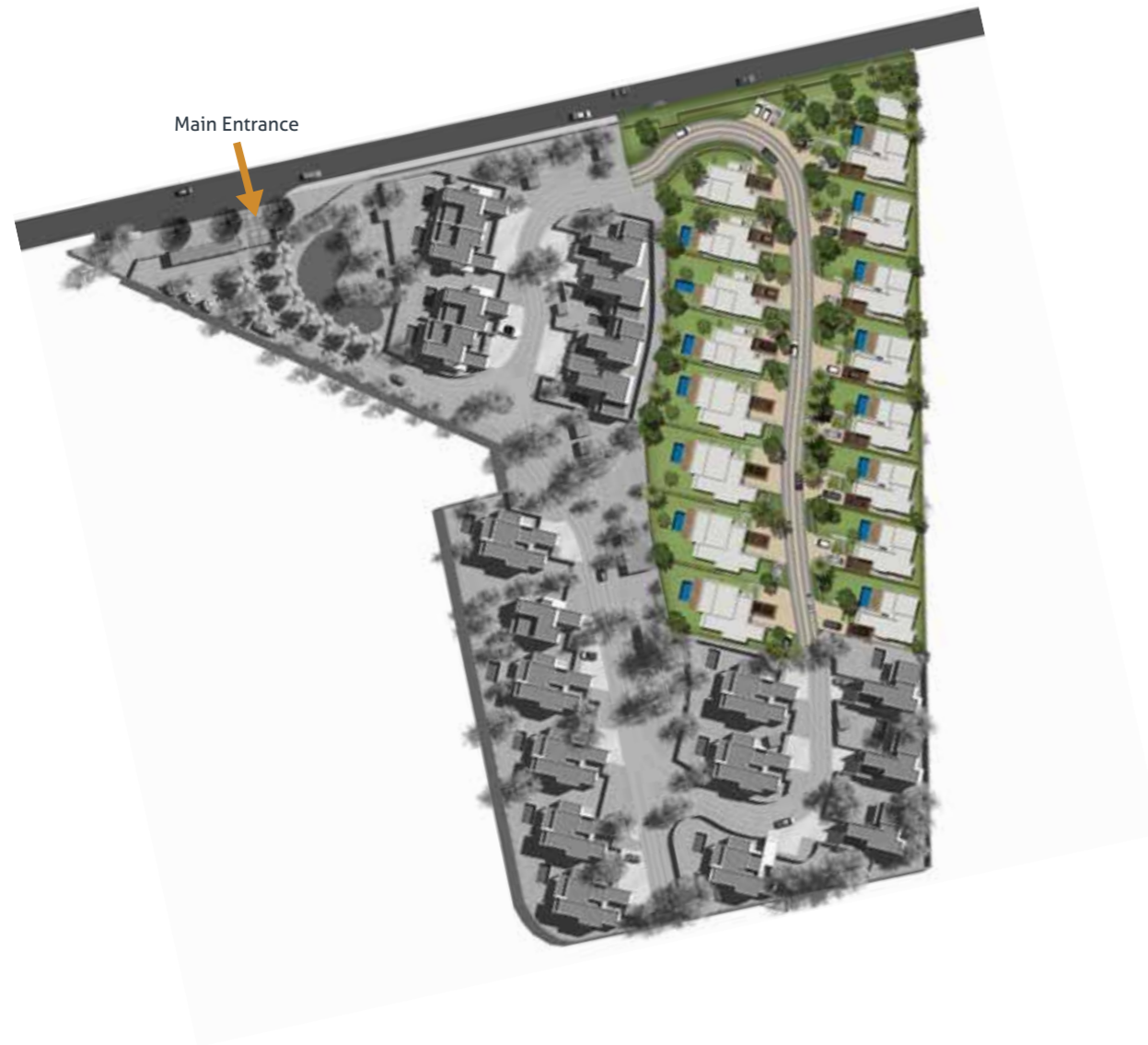


Computer generated image of the exterior of the Type C villa

Site Plan

The project includes 16 residential lots and one lot dedicated to a gym/leisure area.

- 4 Type A villas
- 8 Type B villas
- 4 Type C villas



PLOT NUMBER	*LAND AREA (m ²)	PLOT NUMBER	*LAND AREA (m ²)
Plot 13	550	Plot 21	411
Plot 14	451	Plot 22	451
Plot 15	567	Plot 23	410
Plot 16	452	Plot 24	451
Plot 17	567	Plot 25	410
Plot 18	452	Plot 26	451
Plot 19	550	Plot 27	418
Plot 20	451	Plot 28	451

*The final exact areas may vary slightly due to site conditions.



- Type A
- Type B
- Type C
- Gym



Computer generated image of the exterior of the Type B villa



Type A

A 3 bedroom villa with en suite bathrooms and a private garden.



GROUND FLOOR	AREA (m ²)
1 Bathroom 3	2.59
2 Bedroom 3 / Study	11.02
3 Dining Room	14.56
4 External Store	4.56
5 Hallway 1	6.45
6 Kitchen	11.18
7 Laundry / Pantry	5.26
8 Living Room	19.69
9 Guest Toilet	1.43
10 Covered Terrace	17.50
TOTAL NET INTERNAL AREA	94.24
GROSS EXTERNAL AREA	112.97

FIRST FLOOR	AREA (m ²)
11 Bathroom 2	4.02
12 Bedroom 2	11.02
13 Hallway 2	6.78
14 Master Bedroom	13.99
15 Master Ensuite	10.52
16 Staircase	6.98
TOTAL NET INTERNAL AREA	53.31
GROSS EXTERNAL AREA	69.84

OPTIONAL	LOCATION
A Pool	GF
B Deck	GF
C Carport	GF
D Garage	GF
E Balcony	FF
TOTAL GROSS EXTERNAL AREA	182.81



Type B

A 3 bedroom villa with the option of having a fourth bedroom and creating a private terrace upstairs.

Please refer to your sales agent for more information.



GROUND FLOOR	AREA (m ²)
1 Bathroom 3	4.73
2 Bedroom 3	12.90
3 Dining Room	14.80
4 External Store	4.04
5 Hallway 1	4.34
6 Internal Store	2.40
7 Kitchen	12.84
8 Living Room	20.52
9 Pantry	4.40
10 Covered Terrace	23.10
TOTAL NET INTERNAL AREA	104.07
GROSS EXTERNAL AREA	121.69



FIRST FLOOR	AREA (m ²)
11 Bathroom 2	4.48
12 Bedroom 2	12.90
13 Hallway 2	4.55
14 Master Bedroom	14.80
15 Master Ensuite	16.19
16 Staircase	6.98
TOTAL NET INTERNAL AREA	59.90
GROSS EXTERNAL AREA	74.12

OPTIONAL	LOCATION
A Carport	GF
B Garage	GF
C Balcony	FF
D Deck	GF
TOTAL GROSS EXTERNAL AREA	195.81



Type C

A spacious 4 bedroom villa with views over the gardens of the estate.



GROUND FLOOR	AREA (m ²)
1 Bathroom 3	5.27
2 Bedroom 4	16.58
3 Dining Room	12.60
4 External Store	4.09
5 Hallway 1	12.28
6 Kitchen	15.62
7 Laundry / Storeroom	9.97
8 Living Room	25.78
9 TV Lounge / Study	11.19
10 Covered Terrace	27.92
TOTAL NET INTERNAL AREA	141.30
GROSS EXTERNAL AREA	163.37

FIRST FLOOR	AREA (m ²)
11 Bathroom 2	4.89
12 Bedroom 2	11.19
13 Bedroom 3	11.70
14 Hallway 2	9.68
15 Master Bedroom	16.58
16 Master Ensuite	12.56
17 Staircase	7.14
TOTAL NET INTERNAL AREA	73.74
GROSS EXTERNAL AREA	90.23

OPTIONAL	LOCATION
A Garage	GF
B Balcony	FF
C Deck	GF
TOTAL GROSS EXTERNAL AREA	253.60



Computer generated image of the interior of the Type C villa

Lifestyle & Gym

Presenting a premium lifestyle that is convenient with a host of amenities within and just outside the estate, the residents of Les Hauts Champs II will have access to a fully equipped gym onsite. To enhance even more the leisure offerings, homeowners will be given an Azuri Card* that gives them access to the seaside village resort of Azuri, located approximately 15 minutes away from Les Hauts Champs on the North-East coast of the island, where they can benefit from several privileges such as preferential rates at the boat club, tennis club and Spa and discounts in the food and beverage outlets in the village.





Investors
advantages



- Les Hauts Champs II homes are the quintessential family home with superb features and contemporary design.
- Here, one can enjoy the abundance of space enhanced by high ceilings and large doors and windows, the privacy of your very own garden, the peacefulness of an already landscaped setting and the security of a fully gated residential estate.
- Its perfect location near to the schools and the privileged access to the village of Azuri on the northeast coast, open up to greater lifestyle opportunities to benefit from.
- Les Hauts Champs II is one of the few low density individual villa projects being sold under the the PDS scheme. Investing in such a scheme suggests an immediate gain in value of the property, as it can be resold to both local citizens or non Mauritians.

Les Hauts Champs II is without doubt the dreamed place for those looking to find the perfect balance between family stability and making the most of what island living has to offer.



Specifications

Common Areas

- Insitu concrete vehicular tracks
- Crushed coral common parking spaces
- Green landscaped areas with ornamental plants
- Painted masonry boundary walls

Plots

- Crushed coral driveways and parking spaces as per Architect's layouts
- Concrete pavers for pedestrian circulation as per Architect's layouts
- Green lawn areas with ornamental plants
- Existing mature trees with lush canopies (for specific plots only)
- Painted masonry boundary walls (with decorative motifs at specific locations)
- Masonry boundary walls with stone-clad features as per Architect's layouts
- Galvanised chain-link fence with timber poles at boundaries (for specific plots)
- Painted metal pedestrian gates with decorative metal panels
- Fibreglass swimming pool, pool pump & external shower (available for Villa Types B & C and optional for Villa Type A)
- Timber pool deck (available as an option)
- Timber framed carport with translucent polycarbonate covering (available for Villa Type C only and optional for other Villa Types)

VILLAS

Structure

- Overall structure consisting of reinforced concrete columns, beams and slabs
- Foundations consisting of pad footings for isolated columns and strip footings for load bearing blockwork walls
- 200mm & 150mm thick external blockwork walls
- 150mm & 100mm thick internal blockwork walls

Roofs

- Reinforced concrete external flat roof slabs with waterproofing to specialist's recommendations

Floors

- Floor tiles to terraces and optional balconies
- Floor tiles to main internal spaces, except for external stores and optional garages which are to be in a concrete screed finish

Ceilings

- Smooth rendered internal ceilings with paint

Walls

- External walls rendered with a mix of smooth and tyrolean finish and painted
- Decorative motifs in tyrolean render with paint to external walls at specific locations
- Recycled 'timber lookalike' composite cladding to external walls and openings as per Architect's design
- Internal walls rendered with a smooth finish and painted
- Feature stone cladding to internal wall of living room (available as an option)
- Wall tiles in bathrooms above countertops, to bathtub surrounds and to shower areas only

Staircases

- Floor tiles to risers and treads
- Painted metal balustrades with timber handrails

Bathroom

- Built-in vanities and mirrors where applicable
- Granite counters to vanity tops

Kitchen

- All kitchens to Kitchen Specialist's design and specifications

Doors & Windows

- Powder coated aluminium external front door with glazing and solid timber doors as per Architect's specifications
- Powder coated aluminium external doors and windows with glazing
- Painted metal roller shutter garage doors (available with optional garages)
- Semi-solid internal timber doors with veneer

Ironmongery

- Internal doors fitted with stainless steel ironmongery where applicable

Skirtings

- Tile skirtings to terraces, bathrooms and optional balconies
- Timber skirtings to other internal spaces except for stores and optional garages

MEP

- Electrical installation will be encased in conduits
- Complete sewer system, with manholes, gully traps, grease traps, septic tanks, absorption pits as per Engineer's specifications and drawings
- Individual solar water heater for hot water production
- Wall mounted aircons, split type units will be installed in the Master Bedroom and bedrooms located on the first floor only. Provisions for piping will be made in the third bedroom (and fourth in the Type C) located on the ground floor and the living room

Decopack

Your home interior with Ecstasy Home Styling Concept

Discover a subtle and chic ambiance for your home, where the refinement of the products selected illustrates the lifestyle and the caring one is looking for. Ecstasy Home Styling Concept is the result of a worldwide sourcing experience gathered in this furnishing decorative pack. Make the choice to style your home differently with peace of mind. Our creative artists will ensure the proper furnishing layout with your home and blend in the exclusive sourcing for your own comfort.



Virginie Dalais
for the DESIGN BAR



EUPHORIA
HOME STYLING CONCEPT

Project Team

Developer	:	Les Hauts Champs 2 Ltd
Architect	:	Mosaic Architecture Ltd
Quantity Surveyor	:	V D'Unienville & Associates Co. Ltd
Civil & Structural Engineer	:	LuxConsult (Mtius) Ltd
M&E Engineers	:	Merits Consulting Engineers Ltd
Land Surveyor	:	Girish Beechoo
Notary	:	Me Gregory Hart de Keating
3D Imagery	:	Xworx Ltd

Move into your countryside home just outside
of the hustle and bustle of Grand Bay.

Disclaimer

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www.leshautschamps.mu