



Le Parc de
MONT CHOISY
G R A N D B A I E

MAURITIUS

It has taken us
250 years to create
this estate, sometimes
slow is good...

On the northern shores of
a vibrant bay in Mauritius,
a dream team of international
architects and visionary
developers have created an
incomparable lifestyle offering
on the 1200 acres of
Le Parc de Mont Choisy.

Without comparison or
competition, this is simply
Grand Baie's only
Golf and Beach Resort.

Le Parc de
MONT CHOISY
GRAND BAIE



**LIVE THE MOMENTS
OF YOUR LIFE.**



OUT OF A FASCINATING PAST EMERGES AN IDYLIC FUTURE



In 1747 a young French officer, Captain Jules Armand de Mont Choisy, discovered the ideal location for a permanent outpost in the North of Mauritius, on the shores of the perfectly formed natural harbour of Grand Baie.

Ever since, the unique natural advantages, temperate weather and abundant beauty of Le Parc de Mont Choisy has attracted remarkable people from all over the world, a fascinating cast of swashbuckling buccaneers, ambitious empire-builders, medical heroes and adventurous aviators.

Some, like M. Lambert, came seeking fortune and found love. Others, like world-renowned Austrian explorer Ida Pfeiffer, came in search of peace and beauty, while others sought adventure, as did Maurice Samat when he landed the first international flight to Mauritius on what was then Mont Choisy's racecourse.

All have left their signature somewhere on this intriguing estate, from the huge wrought-iron Friendship Gates, a gift from King Rokoto of Madagascar, to the stone bi-plane hangar on its southern boundary.



M. Lambert, dec d'Emyrne.

Now it's your chance to join those whose lives have been touched by the beauty and mystique of Le Parc de Mont Choisy.



MONT CHOISY BEACH

Mont Choisy Beach, just a few minutes walk from the western gates of the estate, is among the most beautiful in Mauritius. Stretching almost three kilometres from Trou aux Biches to Pointe aux Canonnières, this is the island's longest beach: a gently curving strand of golden sand lined with a shady grove of filao trees on one side and by gentle, crystal-clear aquamarine water on the other. It's the perfect beach for long walks, frequent swims and romantic sunsets.



Stefan Antoni // Architect

“ We have used the term ‘barefoot luxury’ to define the quality of the environment we are creating at Mont Choisy. Our choice of materials, finishes and colours engage with the environment to create a magical and sensual experience... A timeless and elegant dream getaway.

Designing in Mauritius is both similar and totally different at the same time. Similar in that one wants to capture the spirit of the place and different in that on an island, luxury is about tranquility, space and relaxation.

Our simple palette of natural materials will be allowed to age and acquire a patina. Naturally bleached timber cladding will be complemented by walls of local stone. Interiors will feature granite countertops and travertine tiles. And everywhere, the principle of integrating indoor and outdoor living into a seamless experience will be echoed by the integration of the built environment into the magical landscape of Mont Choisy.

”

CELEBRATION OF CONTEMPORARY ISLAND LUXURY

On what is without question the most significant development site in Mauritius, the talent of master architect Stefan Antoni of SAOTA, renowned throughout the world for their contemporary masterpieces, brings a 21st century interpretation of ‘island style’ living.



Nairobi // Kenya



Miami // USA



Genève // Switzerland



Geneva // Switzerland

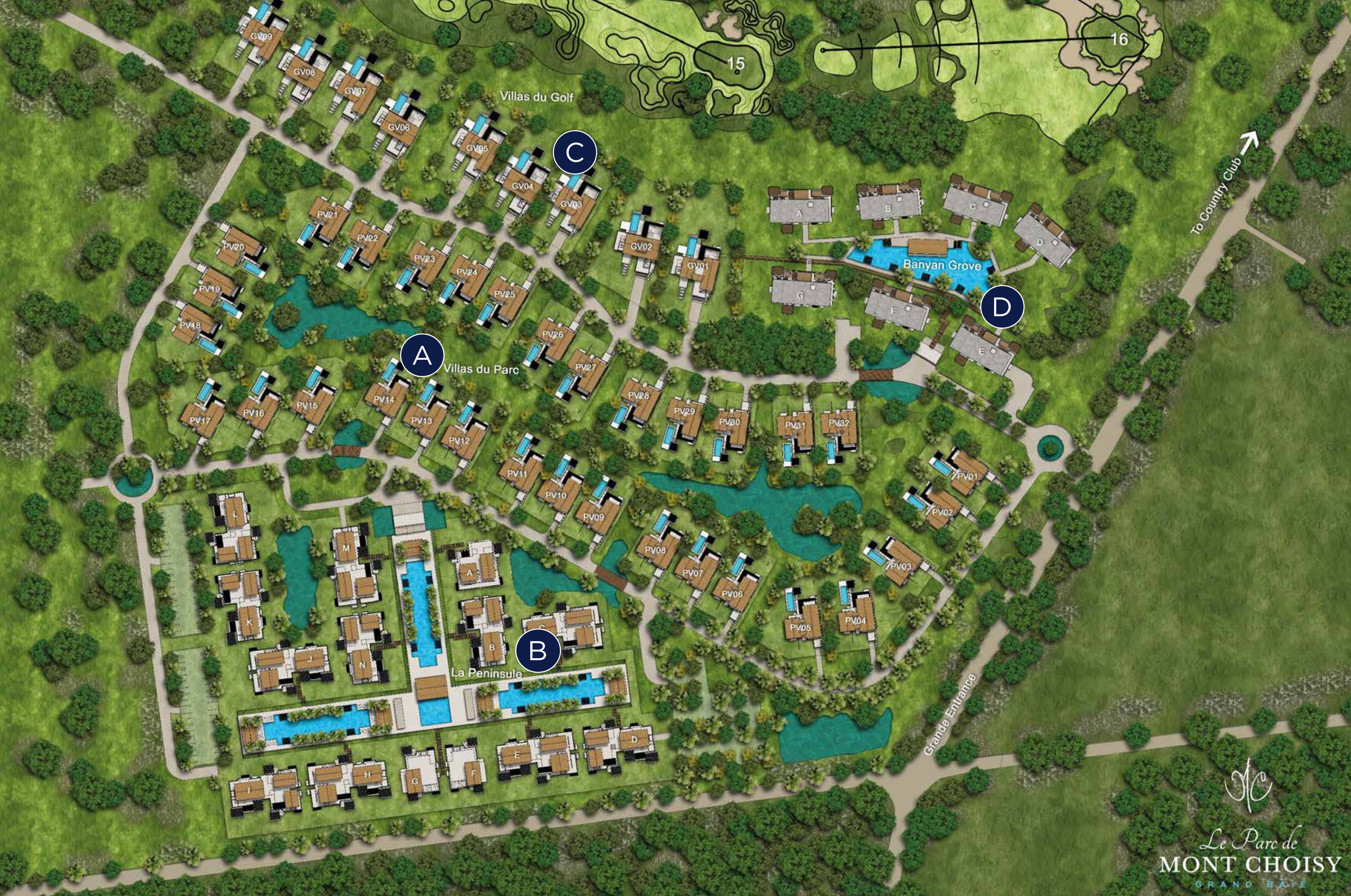


Mahe // Seychelles

SAOTA

>> Stefan Antoni Olmesdahl Truen Architects






PHASE I - SITE PLAN

- A. VILLAS DU PARC
- B. LA PENINSULE
- C. VILLAS DU GOLF
- D. BANYAN GROVE

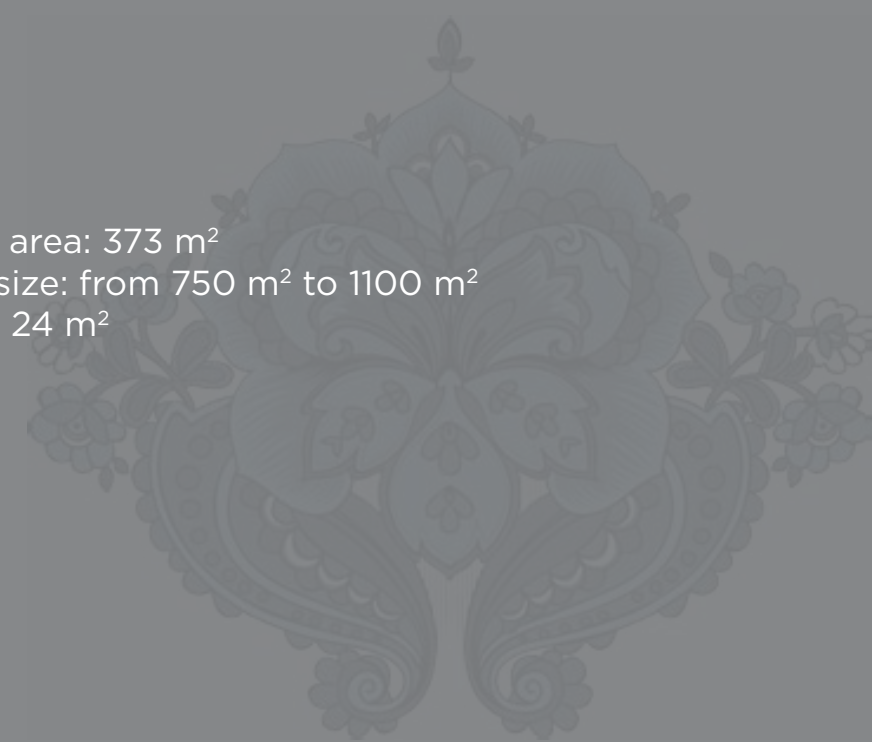




Indoor and outdoor living
is seamlessly merged, creating
double volume resting spaces
and large open terraces.

VILLAS DU PARC

The Villas du Parc feature large private gardens that open onto a lush, tropical paradise where children can explore to their heart's content. Each villa will feature three en-suite bedrooms on the first floor, while the ground floor configuration allows for a fourth bedroom or a family room and study.



Total area: 373 m²
Plot size: from 750 m² to 1100 m²
Pool: 24 m²



VILLAS DU PARC

>> Exterior view



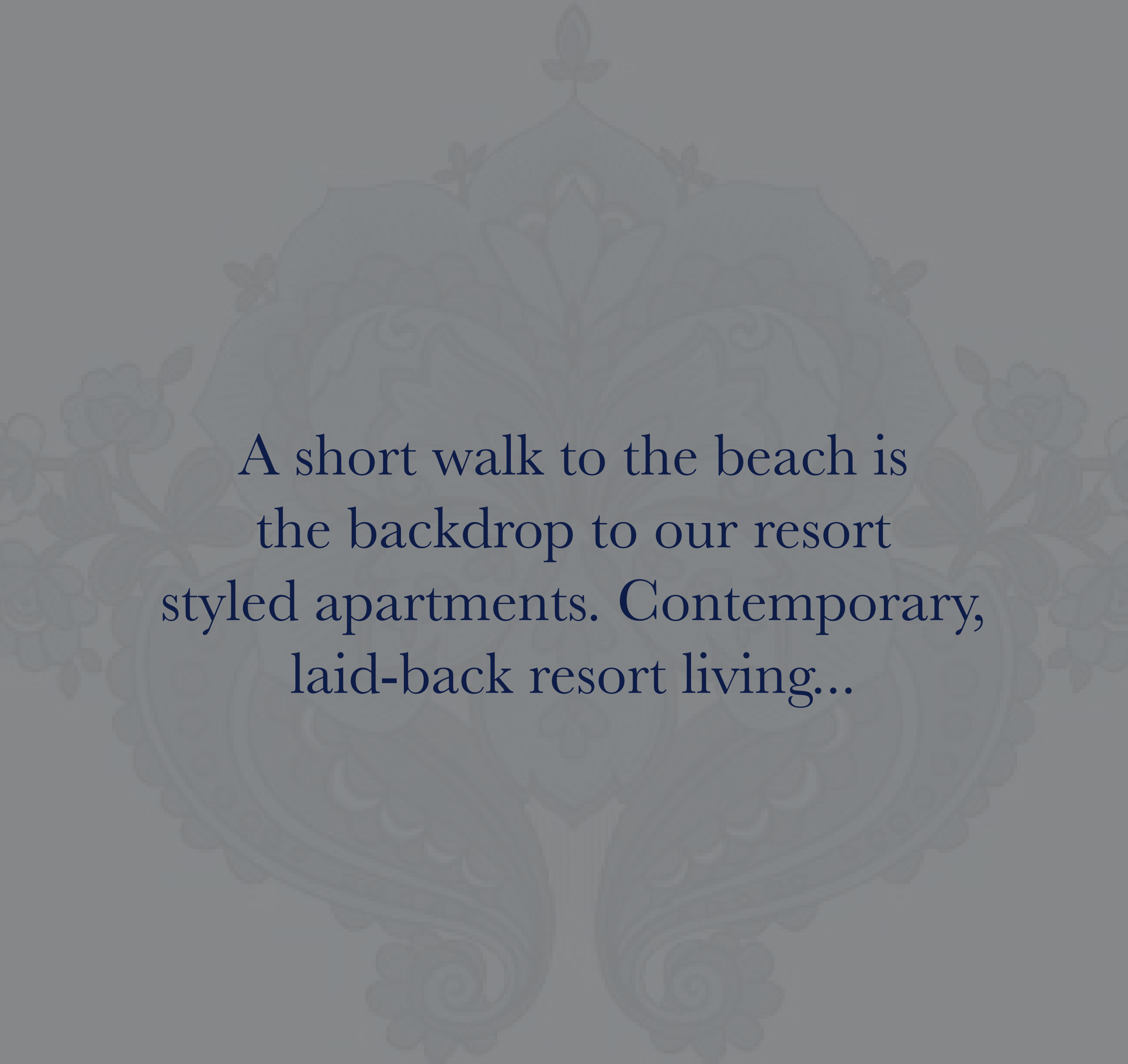
VILLAS DU PARC

>> Living room view



VILLAS DU PARC

>> Bedroom view



A short walk to the beach is
the backdrop to our resort
styled apartments. Contemporary,
laid-back resort living...

LA PENINSULE

Just 100 metres from the powdery sand and crystalline waters of Mont Choisy beach, the elegance of these stunning contemporary apartments is a keynote statement of Stefan Antoni's understated aesthetic. With spacious interiors opening onto view decks and terraces, these two and three bedroom apartments and penthouses are arranged in intimate blocks around four massive swimming pools to which Antoni has added cabana pavilions to create magical and intimate holiday spaces.

- 2 Bedroom Apartments
Total area: 147 m²
 - 3 Bedroom Apartments
Total area: from 183 m² to 228 m²
 - 3 Bedroom Penthouses
Total area: from 244 m² to 525 m²
Pool: from 11 m² to 21 m²
- 



LA PENINSULE
>> Exterior view



LA PENINSULE

>> Front view



LA PENINSULE

>> Aerial view



LA PENINSULE

>> Penthouse living room view



LA PENINSULE

>> Living room view



GOLF COURSE DESIGN

>> by Peter Matkovich

PETER MATKOVICH

*a championship course
by the world's leading land listener*



Hermanus Golf Club // South Africa



Elements Private Golf Reserve // South Africa

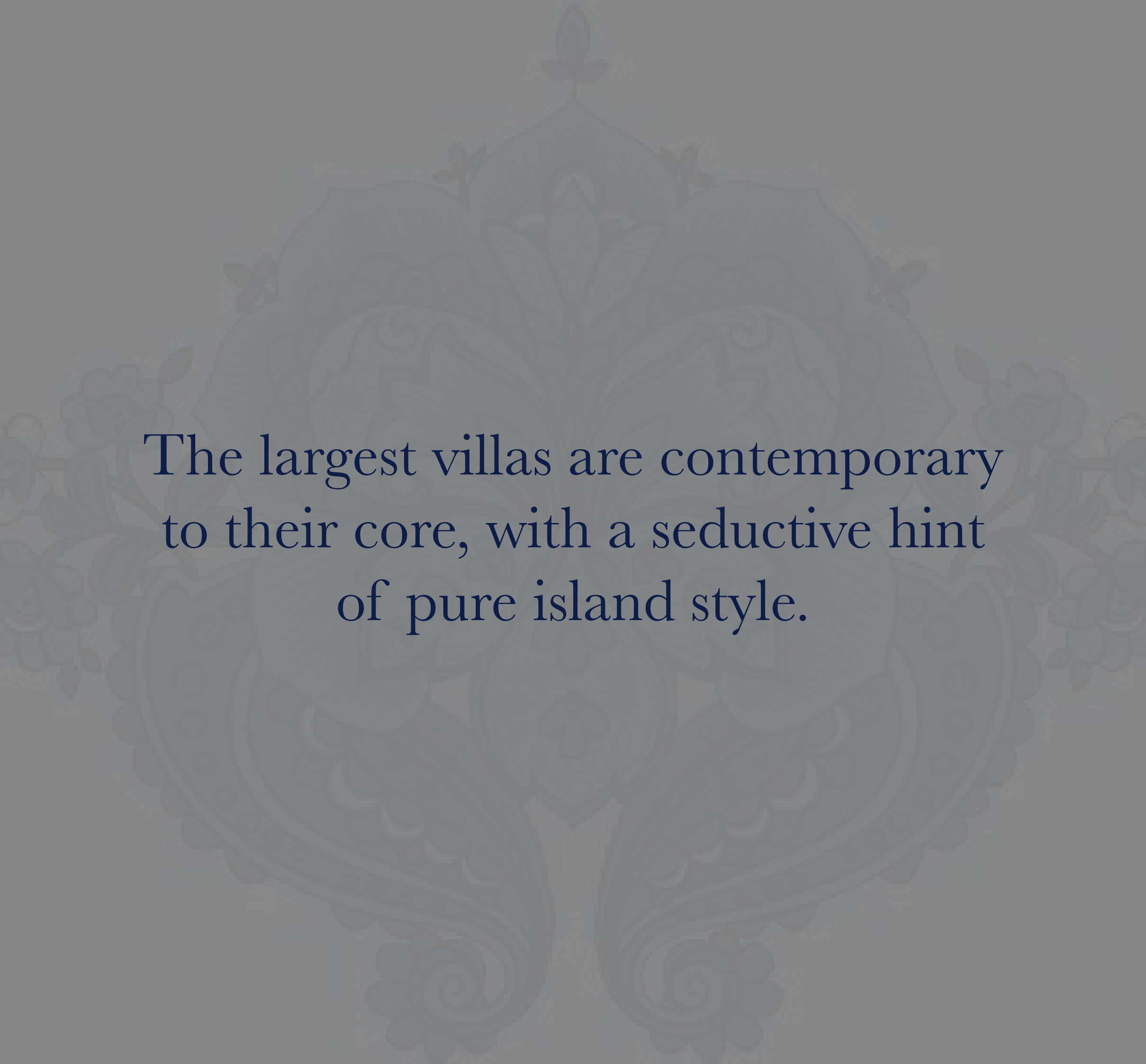


Pinnacle Point // South Africa

Following a successful international golf career alongside champions like Jack Nicklaus and Gary Player, Peter Matkovich found his true calling as a golf course designer. His uniquely organic design philosophy, which he describes as ‘listening to the land,’ has succeeded in creating courses that have won acclaim and affection across Southern Africa.

At Mont Choisy, his celebration of the landscape is true to form and revels in the variety of the scenery. To the majestically treed area around the Clubhouse, the beautiful rolling grasslands and the archetypically Mauritian outcrops of black volcanic rock, Peter has added the charm of tropical groves and palm-lined lakes that add drama and excitement to the challenge.

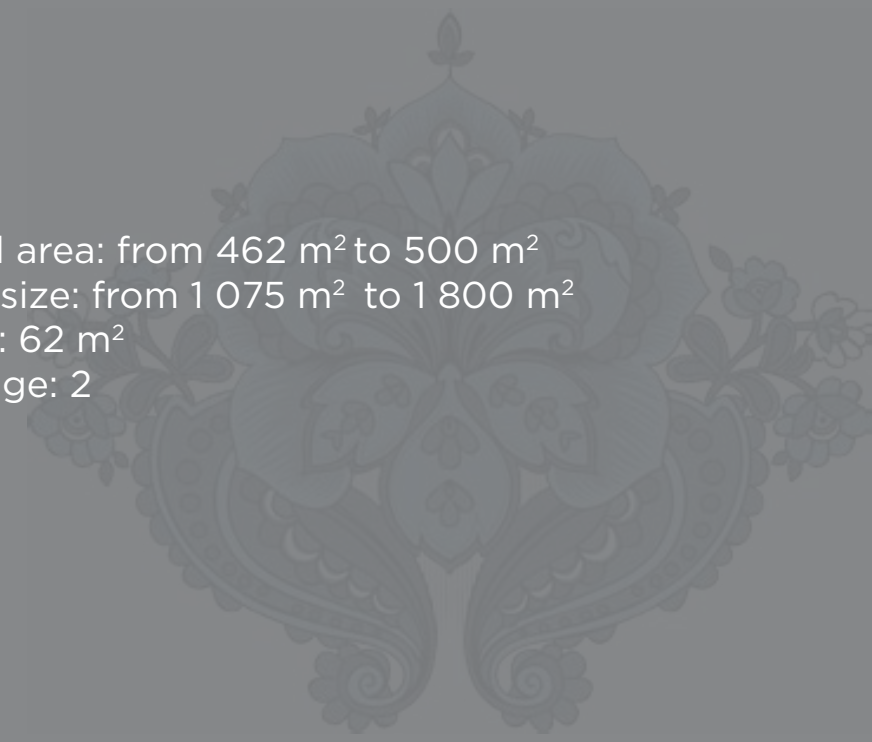
In keeping with the standard set in Peter's Mauritian course, Golf du Chateau, Mont Choisy promises golfers a truly great golfing experience, in a breathtaking setting and is clearly set to become one of the most popular golf courses on the island.



The largest villas are contemporary
to their core, with a seductive hint
of pure island style.

VILLAS DU GOLF

Stefan Antoni's Mauritian signature villas look out over the Mont Choisy golf course creating seamless green vistas of endless relaxation. These sumptuous but elegantly simple double-storey homes set a whole new standard of indoor outdoor living, with pools that slide into living areas and rooms that run effortlessly to the horizons. Options include three or four bedroom configurations.



Total area: from 462 m² to 500 m²
Plot size: from 1 075 m² to 1 800 m²
Pool: 62 m²
Garage: 2



VILLAS DU GOLF
>> Exterior pool view



VILLAS DU GOLF
>> Exterior view




VILLAS DU GOLF
>> Face view



VILLAS DU GOLF
>> Lobby view



VILLAS DU GOLF
>> Bedroom view



The 150 year old Banyan trees
allowed us to create an inspired
luxury node of intimate
plunge pools and sun-decks.


BANYAN GROVE

Set in a grove of centuries-old Banyans, these apartments seem to float into the arms of the giant trees. Imagine escaping on walkways through the branches, to a world of entrancing views over the golf course or of the inviting free-form pool. Whether as an investment for holiday rentals (perfect for golf holidaymakers and beachcombers alike) or just to enjoy as a unique residence, they are a world away from anything you could have imagined.

2 Bedroom Apartments
Total area: 161 m²

3 Bedroom Apartments
Total area: 244 m²

3 Bedroom Penthouses
Total area: 339 m²
Pool: 20 m²





BANYAN GROVE
>> Aerial view



BANYAN GROVE
>> Interior terrace view



BANYAN GROVE
>> Penthouse terrace view



BANYAN GROVE
>> Pool view



GRAND BAIE

BETWEEN THE VIBRANCY OF
GRAND BAIE AND THE BEAUTY
OF THE BEACH

The first hotels in Mauritius were built in Grand Baie for good reason. Vibrant sunsets and sunrises, deep-water lagoons, long sandy beaches and the offshore islands of Coin de Mire and Ilot Gabriel. Protected from the South-West winds and rains that affect the rest of the island, Grand

Baie is by far the most popular tourist destination on the island.

Mont Choisy beach is recognised by Mauritians as one of the most beautiful on the island and this 3 km strip is the western boundary of the estate. The Northern and Eastern boundaries being a vibrant mixture of shopping centres, restaurants and night-life.



GRAND BAIE
A perfect location



BECOME A RESIDENT OF MAURITIUS AND ENJOY THE WORLD’S MOST BEAUTIFUL (ECONOMIC) CLIMATE!

Le Parc de Mont Choisy is an approved project by the Board of Investments under the Investment Promotion (Real Estate Development Scheme) Regulation of 2007 – which means that foreign buyers and their immediate families will qualify for permanent Mauritian residence.

Mauritius already attracts around 900 000 tourists per year and aims to increase tourism by 50% over the next five years, with its new airport opening in 2013, upgrades to the road network constantly in progress and an ever-increasing number of new shopping malls and entertainment facilities.

The island is connected to the SA-SAT-3 fibre optic cable, enabling high bandwidth connectivity with Europe and Asia. This, coupled with the fact that there are daily flights to Europe, South Africa and Asia, means that Mauritius is ideally positioned to do business on an international level.

Mauritius has been recognized as the one of the best administered economies in Africa and offers an ideal environment in which to do business. This is partly due to the low level of taxation, with a flat corporate tax rate of 15%. In addition, there is no inheritance tax, no capital gains tax and Double Taxation Agreements have been concluded with 33 countries, including the United Kingdom, France, South Africa, India and China.



“Synergy - the bonus that is achieved
when things work together harmoniously.”

- Mark Twain -



La Résidence



Element Bay Beach



Cape Bay Beach Resort



AO



Mont Choisy
Shopping Promenade



Grand Baie
Business Quarter

THE PROFESSIONAL TEAM & PARTNERS

Visionary developers

Owned and managed by partners with strong experience in building and managing luxury resorts and residential developments. One of the largest residential developers on the island, their range of completed projects epitomizes the high quality standards they adhere to. In addition to five substantial residential projects in the Grand Baie area, they have developed the prestigious Grand Baie Business Quarter and Mont Choisy Shopping Promenade, which forms part of Le Parc de Mont Choisy.

Chief Architects: Stefan Antoni Olmesdahl Truen Architects (SAOTA)

South African-based architectural practice SAOTA is driven by the dynamic combination of Stefan Antoni, Philip Olmesdahl and Greg Truen, who share a potent vision easily distinguished in their buildings and an innovative and dedicated approach to the execution of their projects internationally, nationally and locally. SAOTA is a firm of approximately 90 talented, young architectural designers and technicians who have received numerous awards and commendations from some of the most respected institutions worldwide.

Urban Designers: Gapp Architects

Erky Wood of Gapp Architects is a specialist in urban development processes, parametric urban cost modelling and local authority issues. He was a member of the original Urban Design team for the V&A Waterfront in Cape Town; team leader of Urban Design for the Bank City project in Johannesburg; responsible for the Johannesburg Metropolitan Area Interim Strategic Framework for a post-apartheid South City; and urban designer in charge of the La Lucia Office Estate in Umhlanga.

The Design Partnership

The Design Partnership is not so much an architectural practice as it is a collection of architects, interior designers and graphic designers all working within the three-dimensional environment. Their approach to design is focused around DESIGN THINKING in which the optimal human-centric solution is sought, which is then wrapped in the most appealing aesthetic solution. Central to our design approach is the synergy between our people and our clients: ‘Design to the power of partnerships’.

Financial Managers: Maitland Limited

Maitland provides multi-jurisdictional legal, tax, fiduciary, investment and fund administration services to private, corporate and institutional clients. The firm was founded in Luxembourg in 1976 and now employs over 700 people in 15 offices across 13 countries. Maitland (Mauritius) Limited, serves corporate, private and investment fund clients. It provides a range of structuring, company secretarial, corporate trustee, accounting and private equity fund administration services – both onshore and offshore.



Chief Sales Agents: Pam Golding Properties

Pam Golding Properties is recognised locally and internationally as Southern Africa’s leading independent real estate group. Offering a full spectrum of property services, Pam Golding Properties boasts a network of more than 300 offices in Africa as well as international offices in the UK, Germany, Mauritius, Seychelles and France.



STRADDLES THE
POINTE AUX CANONNIERS
PENINSULA

On one side of this strategic site is the cosmo-politan coastal town of Grand Baie with its yacht clubs, A-list celebrity hotels, waterfront cafes, vibrant night spots and contemporary business infrastructure, while on the other is the stunning, unbroken curve of Mauritius’ longest and most beautiful beach.

Between these two world-class attractions, in the serenity of a magnificently landscaped tropical Golf Estate featuring an 18-hole championship course designed by internationally renowned designer Peter Matkovich, residents will enjoy a uniquely privileged lifestyle.

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