

# la mivoie,

BEACHSIDE  
LIVING







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## TIMELESS MOODS.

We all have dreams of our beautiful island, the memory of a tranquil and inspiring past. Then, time seemed to have been put on hold.

La Mivoie, encapsulates the feelings from these dreams and memories, yet makes them live in the present.

Horizons of seemingly endless blue on the one side. Outlines of mountain panoramas on the other. Genuinely active boating spirit on the lagoon. Luxury marina etiquette on the river. Appreciate the contrasting ambiances that come from living by the sea on the West Coast of Mauritius.

A place to call home. A home that will become a personal legacy for generations ahead.



ABSOLUTE BEACHFRONT.  
STYLISH RIVERSIDE.

# 01

SETTING



## 360° WATER SIDE LIVING. NATURAL IMMERSION.

Set on a point to the west of the La Balise Marina, La Mivoie, with its 42 residences, draws its inspiration from the casual, modern elegance that beach front living affords. The ocean frontage makes water the dominant element, creating a sense of fluidity and vitality.

The signature identity and uniqueness of the West coast underlies our creative thinking, reflected here in the calibre and genuineness of the architecture. You can run in the gorges, ride your bike along the river banks or get out on the water in the expansive Morne lagoon.

There's a reason why it is so desirable to live here - it all just feels natural.

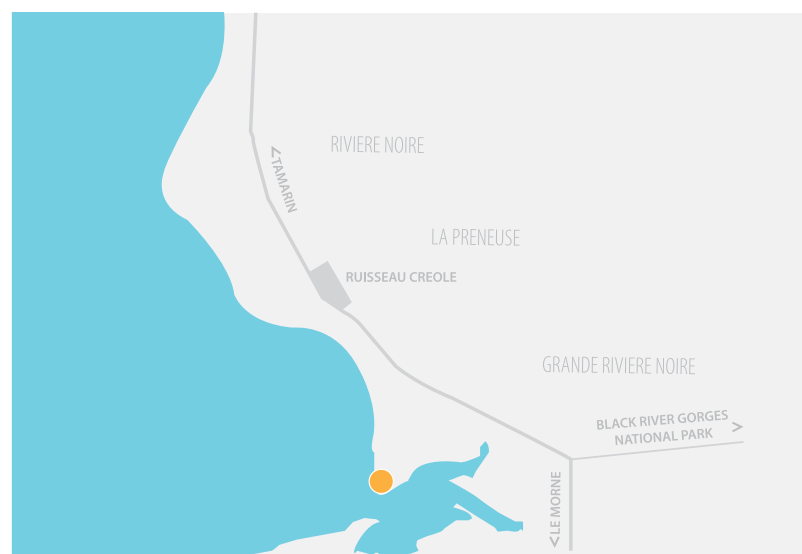


## LIVE AT YOUR PACE. SOOTHINGLY VIBRANT.

Awake to the warm island sun, toast to an amazing sunset, and fall asleep to the sound of gently lapping waves. There simply is nothing like beach front living, and it can be all yours here at La Mivoie.

A new lifestyle, rich in experiences, with an elegant home in a perfect location. And what a location: in the very heart of the West's iconic town, Black River.

This typical coastal town and the breathtaking Black River Gorges are both on your doorstep, offering an enthralling culture with plenty of bars, restaurants, shopping and a wide range of activities within easy reach.



## LIFE HERE IS A SUM OF MOMENTS.

Already existent, full grown trees give an established feel to the landscape. The historical lime mill vestige sits as a symbol of a past era, while the residential offering embraces every facility and service you could wish for from a contemporary complex.

We have been sensitive to the need to express the lasting beauty of the natural environment and, we believe that La Mivoie is a model of perfect integration for the future. It combines, a modern lifestyle while remaining authentic to its setting.





# 02

## DESIGN

WHERE MODERN LUXURY,  
MEETS SEA SIDE TRADITION.

## THE PENTHOUSE, UNINTERRUPTED SEA VIEWS.

The Penthouses celebrate space and opulent grandness bringing the ultimate in convenience and comfort. Thoughtfully designed floorplan layouts create the perfect ambience for living and entertaining, whilst providing privacy and solitude to suit your mood.

Our unique collection of luxury penthouses maximize the pleasure of living on the lagoon with grand openings that enhance the sunlight and showcase the sensational views of breathtaking and constantly changing panoramas.

Open your eyes to new horizons.



THE APARTMENT,  
A BEAUTIFUL LAGOON  
AS YOUR 'FRONT YARD'  
OR THE INDIAN OCEAN  
AS YOUR VIEW.

All our ground and first floor three bedroom apartments open directly onto the lagoon. These residences offer a perfectly laid out 180sqm just a few steps from the beach, a one-of-kind sea view frontage. With a selection of fourteen apartments, you have the luxury of choosing the one to suit both your needs and your desire for something special.



## THE DUPLEX, ON THE RIVER'S EDGE.

Designed with integrity and passion, each detail in these residences becomes a unique feature – stonework, woodwork, thatch, mill refurbishment, landscaping, refinements for furniture placement and outdoor living spaces. The ground floor presents an open plan kitchen, dining and living area, whereas the three spacious bedrooms are located, for greater tranquility, on the first floor.

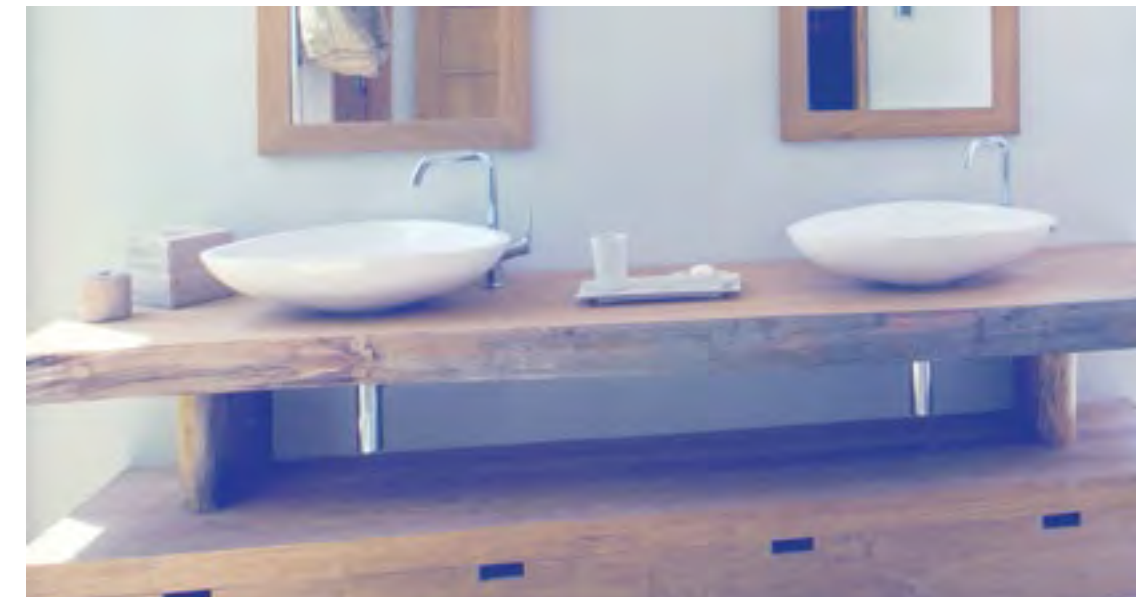
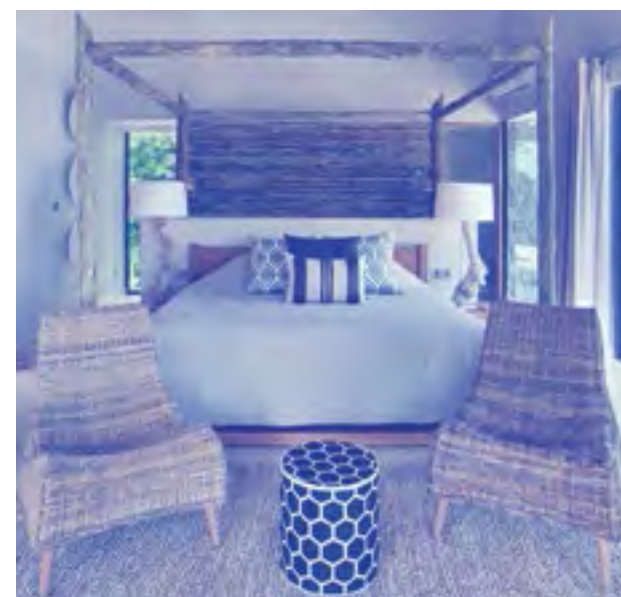
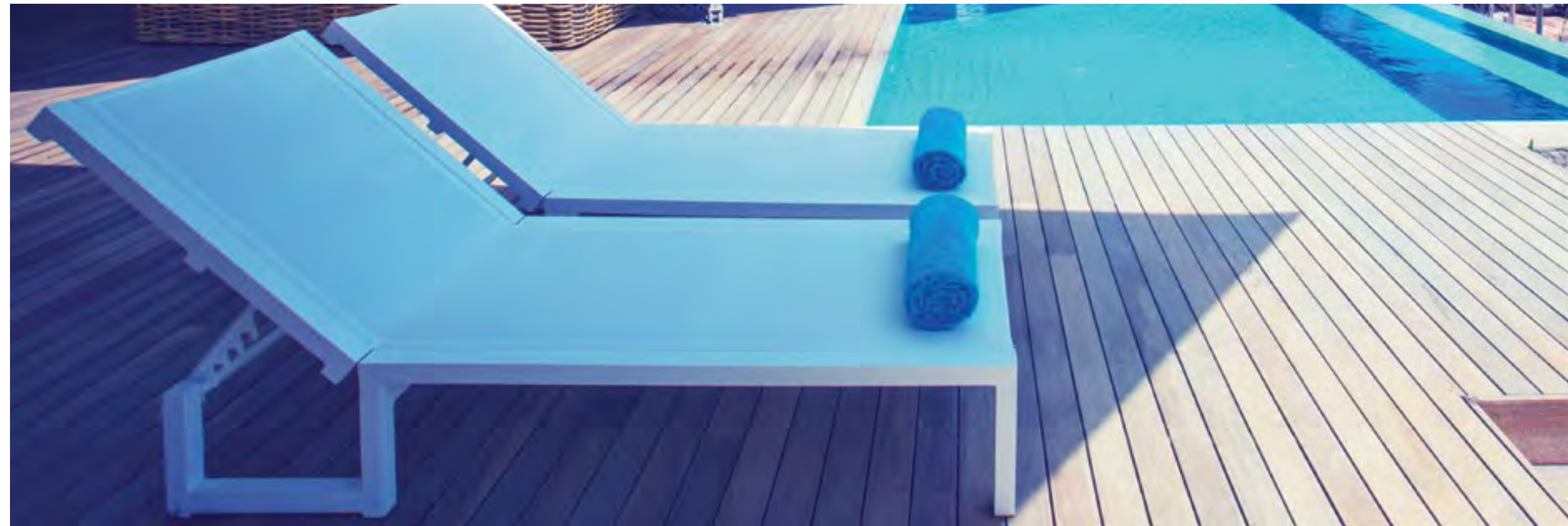
The wonderful views over the spectacular Black River gorges, compliment this fascinating riverside setting. The Duplexes offer the perfect standalone home with a cozy private garden, combining both privacy and space for couples and families seeking to acquire a residence by the sea.



## WHITE TONES. COASTAL ESSENCE.

La Mivoie offers a fine balance of form, function and design inspired by the classical island beach cottage style with bright living areas, well thought out bedrooms and bathrooms, immaculate modern kitchens, comfortable and welcoming outdoor terraces, each appointed with a private pool, a rare luxury that can only enhance the lifestyle here.

We have made use of every inch of available space for living well.



# 03

## PLANS

A COMPLETE PORTFOLIO.  
FROM LEASE HOLD TO FREEHOLD.



# MASTERFULLY DESIGNED

La Mivoie has the unique characteristic of offering both leasehold and freehold residences. The 35 lease hold residences are set as apartments and penthouses on the sea frontage side of the site and as duplexes on the river bank. An exclusive Beach House, standing majestically at the very point of the property, will be available for purchase as a private home on the sea.

The 7 freehold residences located on the left hand side of the site offer the exceptional advantage of being in a sea side environment. Luxury living that is private, quiet, relaxed and secure. A perfect blend of elegance and natural aesthetics, allows for anyone from any country to feel at home here.



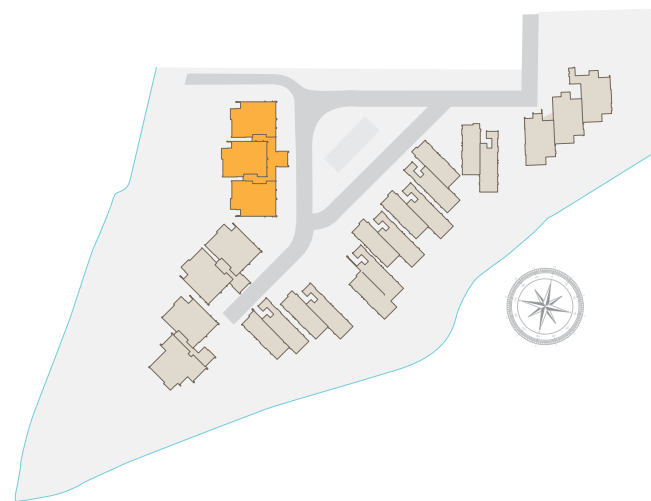
# APARTMENTS

## BLOCK A GROUND FLOOR



### BLOCK A

GROUND FLOOR - UNITS 1, 2 & 3	AREA (m <sup>2</sup> )
KITCHEN / DINING	20.02
LIVING	26.02
GUEST WC	2.4
LAUNDRY	3.69
DRYING YARD	7.75
MASTER BEDROOM	27.68
BEDROOM 2	14.71
BEDROOM 3	15.58
CIRCULATION	7.96
COVERED TERRACE	20.94
OPEN TO SKY TERRACE	20.05
POOL [including pump]	14.73
<b>TOTAL NET</b>	<b>181.53</b>
<b>TOTAL GROSS</b>	<b>204.48</b>
GARDEN	24.5
<b>TOTAL GROSS (Incl. Garden)</b>	<b>228.98</b>



# APARTMENTS

## BLOCK A FIRST FLOOR



### BLOCK A

FIRST FLOOR - UNITS 4, 5 & 6	AREA (m <sup>2</sup> )
KITCHEN / DINING	20.02
LIVING	26.02
GUEST WC	2.4
LAUNDRY	3.69
DRYING YARD	7.75
MASTER BEDROOM	27.68
BEDROOM 2	14.71
BEDROOM 3	15.58
CIRCULATION	7.96
COVERED TERRACE	20.94
OPEN TO SKY TERRACE	20.05
POOL [including pump]	14.73
<b>TOTAL NET</b>	<b>161.48</b>
<b>TOTAL GROSS</b>	<b>178.56</b>





# PENTHOUSES

BLOCK A  
SECOND FLOOR



## BLOCK A

SECOND FLOOR - UNITS 7 & 8	AREA (m <sup>2</sup> ) UNIT 7	AREA (m <sup>2</sup> ) UNIT 8
KITCHEN / DINING	28.91	28.91
LIVING	22.06	22.06
GUEST WC	2.22	2.22
LAUNDRY	2.64	2.64
DRYING YARD	0	0
MASTER BEDROOM	36.43	36.43
BEDROOM 1	16.68	16.68
BEDROOM 2	16.41	16.41
BEDROOM 3	16.27	16.27
CIRCULATION	10.07	10.07
COVERED TERRACE	38.11	38.11
MASTER BEDROOM TERRACE	8.99	8.99
OPEN TO SKY TERRACE	21.18	23.59
POOL [including pump]	10.01	10.01
<b>TOTAL NET</b>	<b>229.98</b>	<b>242.58</b>
<b>TOTAL GROSS</b>	<b>266.15</b>	<b>275.39</b>



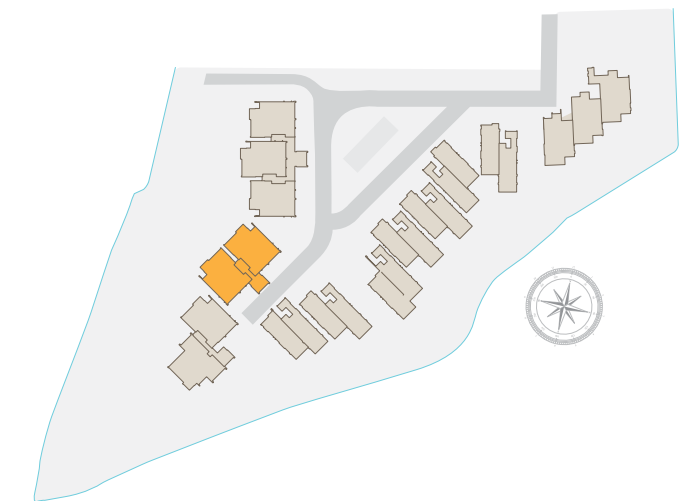
# APARTMENTS

BLOCK B  
GROUND FLOOR



## BLOCK B

GROUND FLOOR - UNITS 9 & 10	AREA (m <sup>2</sup> )
KITCHEN / DINING	19.48
LIVING	26.57
GUEST WC	2.4
LAUNDRY	3.69
DRYING YARD	7.75
MASTER BEDROOM	27.68
BEDROOM 2	14.71
BEDROOM 3	15.58
CIRCULATION	7.87
COVERED TERRACE	20.94
OPEN TO SKY TERRACE	20.05
POOL [including pump]	14.73
<b>TOTAL NET</b>	<b>181.45</b>
<b>TOTAL GROSS</b>	<b>204.48</b>
GARDEN	24.5
<b>TOTAL GROSS (Incl. Garden)</b>	<b>228.98</b>



# APARTMENTS

BLOCK B  
FIRST FLOOR



## BLOCK B

FIRST FLOOR - UNITS 11 & 12	AREA (m <sup>2</sup> )
KITCHEN / DINING	19.48
LIVING	26.57
GUEST WC	2.4
LAUNDRY	3.69
DRYING YARD	7.75
MASTER BEDROOM	27.68
BEDROOM 2	14.71
BEDROOM 3	15.58
CIRCULATION	7.87
COVERED TERRACE	19.78
POOL [including pump]	8.13
<b>TOTAL NET</b>	<b>153.64</b>
<b>TOTAL GROSS</b>	<b>178.52</b>



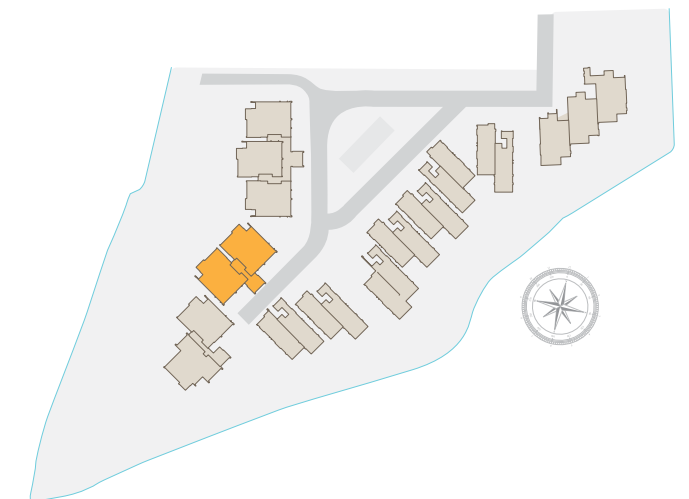
# PENTHOUSES (OPTION 1)

BLOCK B  
SECOND FLOOR



## BLOCK B

SECOND FLOOR - UNITS 13 & 14	AREA (m <sup>2</sup> )
KITCHEN / DINING	11.09
LIVING	24.33
GUEST WC	1.65
LAUNDRY	0.67
MASTER BEDROOM (ensuite)	25.82
BEDROOM 1	16.68
BEDROOM 2	16.41
CIRCULATION	6.46
COVERED TERRACE	27.38
OPEN TO SKY TERRACE	16.59
POOL [including pump]	6.16
<b>TOTAL NET</b>	<b>153.76</b>
<b>TOTAL GROSS</b>	<b>178.52</b>



# PENTHOUSES (OPTION 2)

BLOCK B  
SECOND FLOOR



## BLOCK B

SECOND FLOOR - UNIT 13 / 14	AREA (m <sup>2</sup> )
KITCHEN / DINING	30.98
LIVING	17.56
GUEST WC	2.8
LAUNDRY CUPBOARD	2.76
DRYING YARD	3.88
MASTER BEDROOM	42.83
BEDROOM 1	17.01
BEDROOM 2	16.68
BEDROOM 3	16.68
CIRCULATION	21.51
COVERED TERRACE	53.08
OPEN TO SKY TERRACE	78.01
POOL [including pump]	22.43
FAMILY ROOM	9.1
<b>TOTAL NET</b>	<b>335.31</b>
<b>TOTAL GROSS</b>	<b>375.55</b>



# APARTMENTS

BLOCK C  
GROUND FLOOR



## BLOCK C

GROUND FLOOR - UNITS 15 & 16	AREA (m <sup>2</sup> ) UNIT 15	AREA (m <sup>2</sup> ) UNIT 16
KITCHEN / DINING	19.47	19
LIVING	26.57	26.65
GUEST WC	2.4	2.19
LAUNDRY	3.7	3.35
DRYING YARD	7.19	7.19
BEDROOM 1	27.68	34.44
BEDROOM 2	14.71	16.14
BEDROOM 3	15.58	17.17
CIRCULATION	7.87	9.93
COVERED TERRACE	20.94	41.27
OPEN TO SKY TERRACE	20.06	23.21
POOL [including pump]	14.73	13.01
<b>TOTAL NET</b>	<b>180.9</b>	<b>206.36</b>
<b>TOTAL GROSS</b>	<b>203.81</b>	<b>227.22</b>
GARDEN	24.5	130
<b>TOTAL GROSS (Incl. Garden)</b>	<b>228.31</b>	<b>357.22</b>



# APARTMENTS

BLOCK C  
FIRST FLOOR



## BLOCK C

FIRST FLOOR - UNITS 17 & 18	AREA (m <sup>2</sup> )	
	UNIT 17	UNIT 18
KITCHEN / DINING	1948	1902
LIVING	26.57	26.55
GUEST WC	2.4	2.19
LAUNDRY	3.7	3.35
DRYING YARD	7.19	7.19
BEDROOM 1	27.68	34.44
BEDROOM 2	14.71	16.22
BEDROOM 3	15.58	16.02
CIRCULATION	7.87	9.9
COVERED TERRACE	19.78	37.3
BALCONY	0	2.24
POOL [including pump]	8.13	7.57
<b>TOTAL NET</b>	<b>153.09</b>	<b>174.9</b>
<b>TOTAL GROSS</b>	<b>177.92</b>	<b>201.9</b>



# PENTHOUSES

BLOCK C  
SECOND FLOOR



## BLOCK C

SECOND FLOOR - UNITS 19 & 20	AREA (m <sup>2</sup> )	
	UNIT 19	UNIT 20
KITCHEN / DINING	12.03	19
LIVING	24.33	26.65
GUEST WC	1.65	2.19
LAUNDRY BIC	0.67	3.35
BEDROOM 1	25.82	34.44
BEDROOM 2	16.68	17.17
BEDROOM 3	16.68	16.14
CIRCULATION	6.46	9.93
COVERED TERRACE	27.38	47.11
OPEN TO SKY TERRACE	14.19	16.86
BALCONY	0	4.49
POOL [including pump]	6.16	7.57
<b>TOTAL NET</b>	<b>152.05</b>	<b>204.9</b>
<b>TOTAL GROSS</b>	<b>175.8</b>	<b>230.24</b>



# DUPLEX

TYPICAL FLOOR PLAN OF 2 UNITS  
GROUND FLOOR



## DUPLEX

GROUND FLOOR - TYPICAL	AREA (m <sup>2</sup> )
KITCHEN / DINING	12.58
LIVING	20.3
GUEST WC	1.89
LAUNDRY	3.52
DRYING YARD	5.6
CIRCULATION	14.28
COVERED TERRACE	15
OPEN TO SKY TERRACE	4.48
ENTRANCE	4.87
POOL [including pump]	13.5
STORE 1	3.69
<b>GF NET</b>	<b>99.71</b>
<b>GF GROSS</b>	<b>113.2</b>



# DUPLEX

TYPICAL FLOOR PLAN OF 2 UNITS  
FIRST FLOOR



## DUPLEX

FIRST FLOOR - TYPICAL	AREA (m <sup>2</sup> )
BEDROOM 1	26.39
BEDROOM 2	13.4
BEDROOM 3	13.66
CIRCULATION	4.64
SHARED WC	2.63
<b>FF NET</b>	<b>60.72</b>
<b>FF GROSS</b>	<b>77.04</b>
<b>TOTAL NET</b>	<b>160.43</b>
<b>TOTAL GROSS</b>	<b>190.24</b>
GARDEN	30
<b>TOTAL GROSS (Incl. Garden)</b>	<b>220.24</b>



NB: The plans and areas on these 2 pages are typical approximates that apply to units 21 to 34. Slight area differences may occur from one unit to another. Please refer to your sales agent for information.

# la mivoie,

FREEHOLD  
COLLECTION



# FREEHOLD COLLECTION

APARTMENTS  
GROUND FLOOR



## FREEHOLD APARTMENTS

GROUND FLOOR - UNITS 36, 37 & 38	AREA (m <sup>2</sup> )
KITCHEN / DINING	12.1
LIVING	17.7
GUEST WC	2.47
LAUNDRY	2.55
BEDROOM 1	23.75
BEDROOM 2	15.04
BEDROOM 3	16.2
CIRCULATION	9.3
COVERED TERRACE	26.26
OPEN TO SKY TERRACE	8.66
POOL [including pump]	9.2
<b>TOTAL NET</b>	<b>143.23</b>
<b>TOTAL GROSS</b>	<b>159.3</b>
GARDEN	50
<b>TOTAL GROSS (Incl. Garden)</b>	<b>209.3</b>



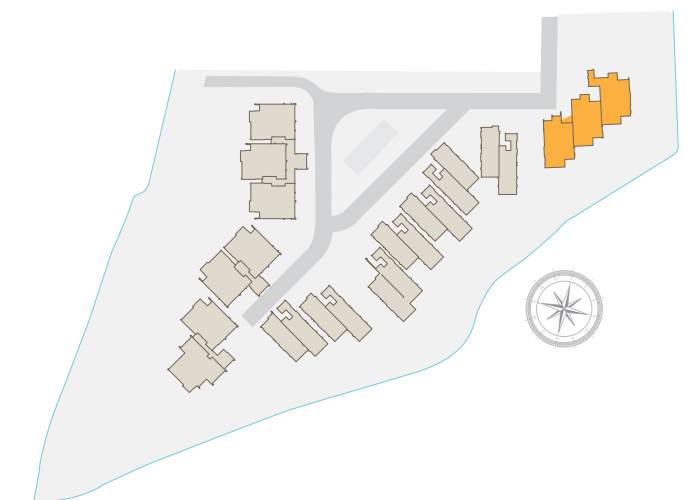
# FREEHOLD COLLECTION

APARTMENTS  
FIRST FLOOR



## FREEHOLD APARTMENTS

FIRST FLOOR - UNITS 39, 40 & 41	AREA (m <sup>2</sup> )
KITCHEN / DINING	12.1
LIVING	17.7
GUEST WC	2.47
LAUNDRY	2.55
BEDROOM 1	23.75
BEDROOM 2	15.04
BEDROOM 3	16.2
CIRCULATION	9.3
COVERED TERRACE	11.7
BALCONY	5.01
POOL [including pump]	6.6
<b>TOTAL NET</b>	<b>122.42</b>
<b>TOTAL GROSS</b>	<b>142.7</b>



# FREEHOLD COLLECTION

PENTHOUSE  
SECOND FLOOR



## FREEHOLD PENTHOUSE

SECOND FLOOR - UNIT 42	AREA (m <sup>2</sup> )
KITCHEN / DINING	19.6
LIVING	17.4
GUEST WC	1.95
LAUNDRY	1.95
BEDROOM 1	29.65
BEDROOM 2	16.4
BEDROOM 3	18
CIRCULATION	29.7
COVERED TERRACE	43.92
OPEN TO SKY TERRACE	95.9
PERGOLA TERRACE	25.14
POOL [including pump]	26.8
<b>TOTAL NET</b>	<b>306.81</b>
<b>TOTAL GROSS</b>	<b>372.01</b>





NATURAL AESTHETICS.  
ELEGANT FINISHES.

04

SPECIFICATIONS



## AMENITIES

- A generator will be provided to supply essential power to the development in the event of CEB mains failure.
- Individual type air conditioning system will be provided in the master bedroom.
- All electrical fittings will be provided as per Architect & ID's specifications.
- A security detection and alarm system can be provided as an option.
- All sanitary ware fittings will be provided in accordance with Architect & ID's specifications.
- Each home will be supplied with telephone lines, ready to accommodate internet/Wi-Fi connections and antenna television services.
- A satellite dish TV system will be provided with the cabling and TV points. Only one (1) TV point and outlet will be provided in each apartment.
- A passenger lift will be provided for all ground + 2 blocks.
- Individual stores located in the parking area will be provided for all units.
- Security kiosk & automatic gate will be provided.

## SPECIFICATIONS & FINISHES

### Superstructure and substructure

- Reinforced concrete frame shall consist of reinforced concrete slab, columns and beams as per Engineers' specifications & drawings.
- The foundation will consist of pad footings for isolated columns and strip footing for load bearing block walls as per Engineers' specifications & drawings.
- External block walls to be 200mm & 150mm thick with internal partitions consisting of 150mm & 100mm thick block work.

### Roof

- Roof slabs shall be in reinforced concrete as per Engineers' specifications & drawings.
- Sloping thatch roofing on selected units as per Engineers' & Architects' specifications & drawings.

### Timber doors

- Internal Doors: coated semi-solid timber doors as per Architect & ID's specifications & drawings.
- Main Entrance Door: solid timber door as per Architect & ID's specifications & drawings.

### Aluminium doors and windows

All aluminium windows and doors to be powder coated aluminium extruded sections with special reinforcement and suitable glass thickness to resist cyclonic wind speed., as per Architects' specifications & drawings.

### Wall finishes

- Rendering to external and internal wall shall be 20mm and 13mm thick respectively.
- External wall finish will be a mix of smooth and Tyrolean finish. With cladding to parts of the facades.
- Wall tiles in showers only, as per ID's specifications & drawings.
- Vanity tops, bathtub surrounds, splash backs and edges of worktops to be as per ID's specifications & drawings.

### Floor finishes

- Tiles to external areas, as per ID's specifications & drawings.
- Tile finish to internal areas, as per ID's specifications & drawings.
- Tiles to floor and wall of swimming pools, as per ID's specifications & drawings.

### Ceilings

- Internal finishes: plaster and painting to all flat and pitched Reinforced Concrete (RC) slabs soffit.
- Part suspended ceilings to underside of roof in gypsum boards, fixed to galvanized steel framework, joints covered with wire skim and taped.

### Ironmongery

Internal doors, where applicable will be fitted with stainless steel butt hinges, lockset, rubber door stop, flush bolts and flush pall handles, as per Architect & ID's specifications & drawings.

### Skirtings

Hardwood timber skirting to all rooms as per ID's specifications & drawings.

### Cupboards

- All bedrooms will have built-in cupboards, as per ID's specifications & drawings.
- All bathrooms will have built-in vanities & mirrors, as per ID's specifications & drawings.

### Plumbing

- Complete sewer system, with manholes, gully traps, grease traps, septic tanks, absorption pits & leaching field as per M&E specifications & drawings.
- Rainwater reticulation system in accordance with Architect & Engineer's specifications & drawings.
- Solar water heater shall be used for hot water production.
- A fully pressurised cold water distribution, with a reserve made for 2 days of storage, as per M&E specifications & drawings.

### Waterproofing

Double layer waterproofing membrane will be laid on all flat roofs, in accordance with specialist specification.

### External works

- Instant lawn & full landscaping will be done everywhere possible.
- Irrigation taps will be installed in accordance with landscaper specifications & drawings.
- New sand for beach refurbishment.
- A mixture of tarmac, interlocking precast concrete paving block & evergreen block will be laid in driveway and parking with precast concrete kerbs.
- Textured concrete slabs to all ground floor walkways.

05

TEAM

HIGHLY SKILLED.  
PERFECT EXPERTISE.

## PROJECT TEAM.

PROMOTER	: Les Relais de La Mivoie
DEVELOPER	: Blue Life Ltd
ARCHITECTURAL SERVICES	: Architects Studio Ltd
INTERIOR SERVICES	: INUN Ltd
QUANTITY SURVEYING	: Rider Levett Bucknall (Mauritius) Ltd
M&E ENGINEERING	: Prodesign
STRUCTURAL & CIVIL ENGINEERING	: Daniel Wong Chung Co. Ltd
NOTARY	: Maître Jean Pierre Montocchio
PROPERTY MANAGEMENT	: Horizon
MARKETING	: Sophie Maingard Lagesse
DESIGN	: Capgraph
3D ILLUSTRATIONS	: Xworx



# HORIZON, YOUR PROPERTY PARTNER.

Owners at La Mivoie will benefit from an enjoyable and professional management service offered by Horizon.

Established in 2008, Horizon is a reputed player in the property management marketplace focusing on luxury beachfront properties. Managing a portfolio of over 60 beachfront properties, its team is composed of a core of solid professionals, structured in areas of sales and marketing, maintenance, accounts and administration, housekeeping and guest relations. With consistent results in guest and owner satisfaction, as well as bottom line yields. Horizon is a premier choice for the stress free management of your investment and will work with you to find the best management solution to fit your needs.

## Long term rental solutions

Black River is popular with ex-patriates seeking stylish beachfront accommodation. We will manage the whole process from start to finish ensuring you good tenants, above average rents and overall stress free ownership, with regular monthly income.

## Short Term Rental solutions

With the benefit of your own personal use, Horizon will let out your unit as a luxury holiday rental to carefully managed guests.

Focused primarily on an upmarket clientele, Horizon strives to achieve above average nightly rates and occupancy, consistent quality housekeeping operations, as well as ensuring management presence on site for check-in's and check-outs, daily supervisions as well as a tried and tested concierge service.

# HORIZON

*unforgettable holidays*



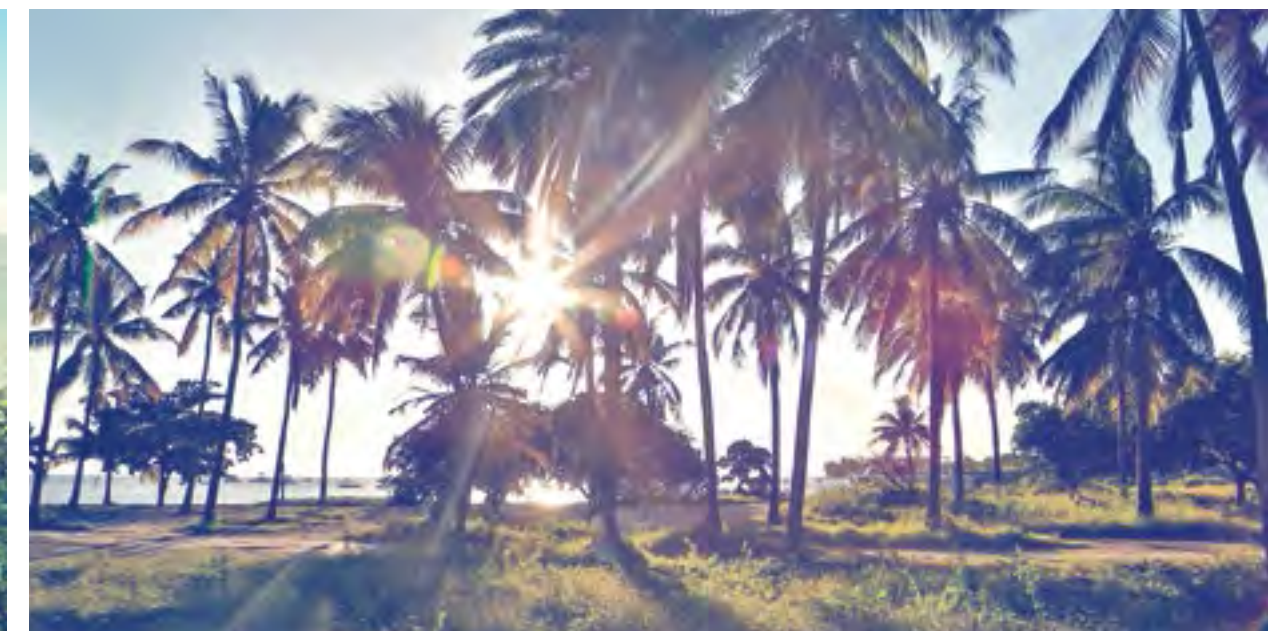
## SALES TEAM



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Pointe aux Canoniers  
+230 263 0360  
admin@ladresseimmo.com



Ruisseau Creole  
La Mivoie, Black River  
+230 483 7199  
info@advalorem.mu





[lamivoie.mu](http://lamivoie.mu)

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