



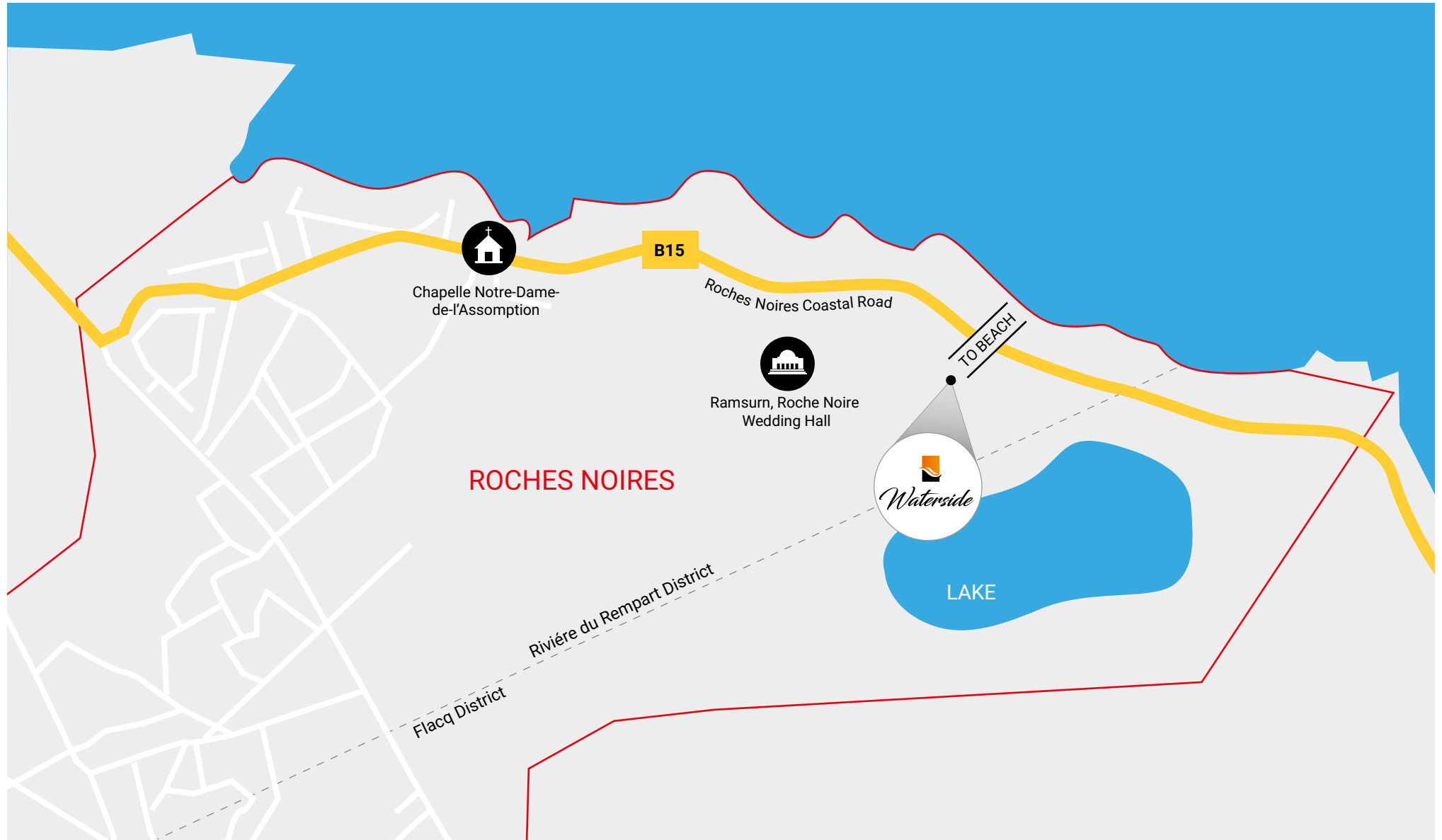
SHOW FLAT READY

Please make an appointment to arrange a viewing



Waterside

Luxury gated apartments & duplexes



YOUR KIND OF INVESTMENT



- Exclusive Development
- One minute walk to the beach
- Swimming pool and Gym
- Children's play area
- Private parking
- Secure gated development

EXCLUSIVE LIVING A SMART INVESTMENT WHICH MAKES SENSE



Watersides' exclusive collection of 24 mews style apartments and duplexes makes owning an investment or residential property in Mauritius that much more achievable, providing two bedroomed apartments and three bedroomed duplexes designed and priced with the investor in mind.

Watersides' carefully considered design and amenities makes the most of space. Each apartment's layout is created to maximise areas for every-day living and entertaining, while you will also find attention to little details in high quality finishes and appliances. Outside there is a swimming pool, children's pool, gym, landscaped gardens and sought after private parking.



They are nestled into a great location, a stones throw away from a secluded public beach, enjoying the local area conveniently placed for commuting and travelling to all parts of the island effortlessly.

Waterside aims to provide the investor with a property that they can live in for part of the year as well as earn an income from, should they wish, for the other part. A wise choice for those who are looking for good returns on their hard earned cash.



AN INTIMATE ATMOSPHERE GREAT FOR ADVENTURE, SHOPPING OR JUST TAKING IT EASY

As one of the world's most sought-after exotic destinations, Mauritius has much more to offer than just a holiday escape. The vibrancy, the culture, the scenery, the fragrances, the tropical environment, the people, the security, seem to have ingenuously been brought together in this island destination, creating the perfect place to live and or invest.

Waterside is situated in an exclusively residential area along the East coast of Mauritius, where most bungalows and villas are secondary residences; making it an ideal hideaway for those seeking peace and tranquillity, away from urban buzz. This part of the East coast of Mauritius is unique as it consists of several secluded tiny coves of white beach

ensuring privacy and intimacy. The lagoon is several kilometres long and magnificent with myriads of greens and blues.

Waterside pleases the sportsmen also as within a 20-minute drive towards the East, one can kitesurf (school and rental centre nearby,) play Golf on superb 18-hole courses of "Links" in "Belle Mare" or the "Ile aux Cerfs" championship course. In "Trou-d'eau-Douce" it is also possible to join a sailing boat trip or rent a power boat.

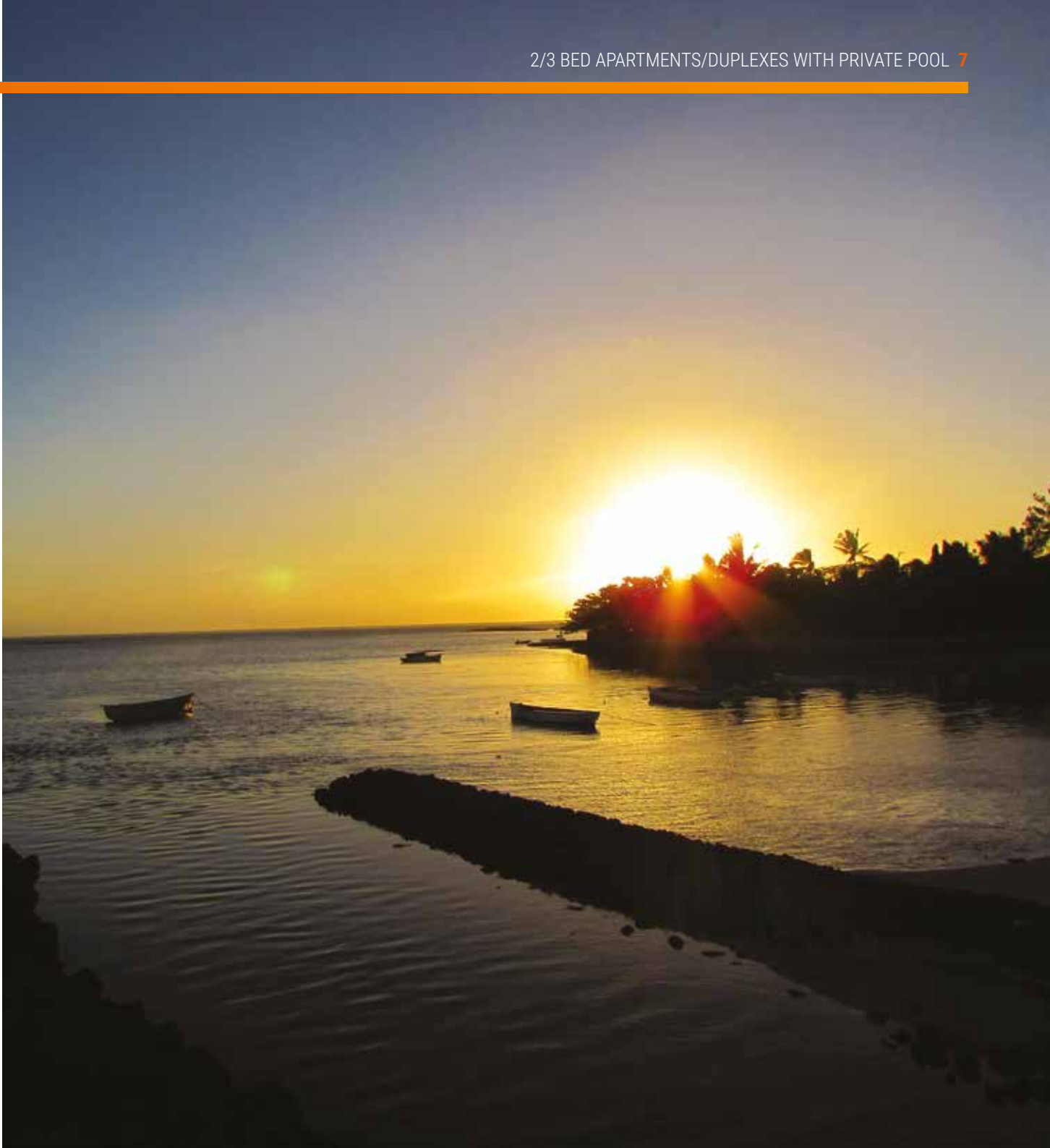
In terms of restaurants and greengrocers the region is well served. There are several supermarkets in the village. Riviere Du Rempart can be reached within

Victoria Falls

5-7 minutes drive where one can get buses and taxi to various places like Port Louis, Grand Baie, Triolet, Flacq, Goodlands and others.

Places to visit in Roches Noires include the “La Cave Madame” in the Royal Road, the public beach and also Pointe de Roches Noires also known as “La mer Milles” with a wonderful view. In several places around Roches Noires, the reef is less than 50 metres from the shore, and waves come crashing in even on a quiet day.

When opting not to cook in your marvellously equipped apartment you may want to sample the many restaurants in Belle Mare, Flacq or Riviere Du Rempart as well as those familiar fast food outlets such as KFC, McDonalds and Subway.





Roche Noires Caves

A stable democracy with regular free elections and a positive human rights record, the country has attracted considerable foreign investment and has earned one of Africa's highest per capita incomes.



A LITTLE MAURITIAN HISTORY

Although known to Arab and Malay sailors as early as the 10th Century, Mauritius was first explored by the Portuguese in the 16th Century and subsequently settled by the Dutch in the 17th Century. The French assumed control in 1715, developing the island into an important naval base before the British captured the island in 1810 during the Napoleonic Wars. Mauritius played an important role during World War II for anti-submarine and convoy operations. Independence from the UK was attained in 1968.

EXPANDING OUTREACH AROUND THE GLOBE

Since independence in 1968, Mauritius has developed from a low-income, agriculturally based economy to a middle-income diversified economy with growing industrial, financial, and tourist sectors. Annual growth has been in the main in the order of 5% to 6%. This achievement has been reflected in more equitable income distribution, increased life expectancy, lowered infant mortality, and ever improving infrastructure.

The economy relies on sugar, tourism, textiles and apparel, and financial services, and is expanding into fish processing, information and communications technology, hospitality and property development. Sugarcane is grown on about 90% of the cultivated land area and accounts for 15% of export earnings.

The government's development strategy centres on creating vertical and horizontal clusters of development in these sectors. Mauritius has attracted more than 32,000 offshore entities, many aimed at commerce in India, South Africa, and China. Investment in the banking sector alone has reached over \$1 billion. Mauritius, with its strong textile sector, has been well poised to take advantage of the Africa Growth and Opportunity Act (AGOA).

Mauritius' sound economic policies and prudent banking practices helped to mitigate negative effects from the global financial crisis in 2008-09. GDP grew more than 4% per year in 2010-11, and the country continues to expand its trade and investment outreach around the globe.



SPECIFICATIONS AND FEATURES

KITCHEN

- Contemporary quality kitchen with under wall unit lighting, quality hinges and soft closure
- 900mm height wall units to maximise storage
- High quality Quartz worktops
- A range of high quality appliances including induction hob, extractor and multifunctional stainless steel oven
- Integrated Microwave oven

BATHROOMS

- Contemporary style bathroom suites with chrome sanitary ware
- Fully tiled walls and floors

DECORATION

- All ceilings white and smooth finished
- All walls Soft Feel Premoglaze Paint
- All woodwork in white satinwood

ELECTRICAL FITTINGS

- Quality Lighting throughout
- Legrand Sinergy white contemporary fittings (other finishes available)
- Ample electrical sockets plus TV and telephone points in living/dining rooms and bedrooms
- Apartment ready for connection to broadband services

QUALITY FITTINGS

- Contemporary tiled floors throughout
- Quality finished white internal doors with trim and chrome ironmongery to all rooms
- Quality brown powder coated aluminium windows and doors with tempered 6mm glass
- Stainless steel and glass balustrades on patios

EXTERNAL FEATURES

- One allocated parking space (additional available)
- Visitor parking spaces
- Luxury swimming pool and childrens pool
- Childrens play area
- Outside gym

SECURITY & PEACE OF MIND

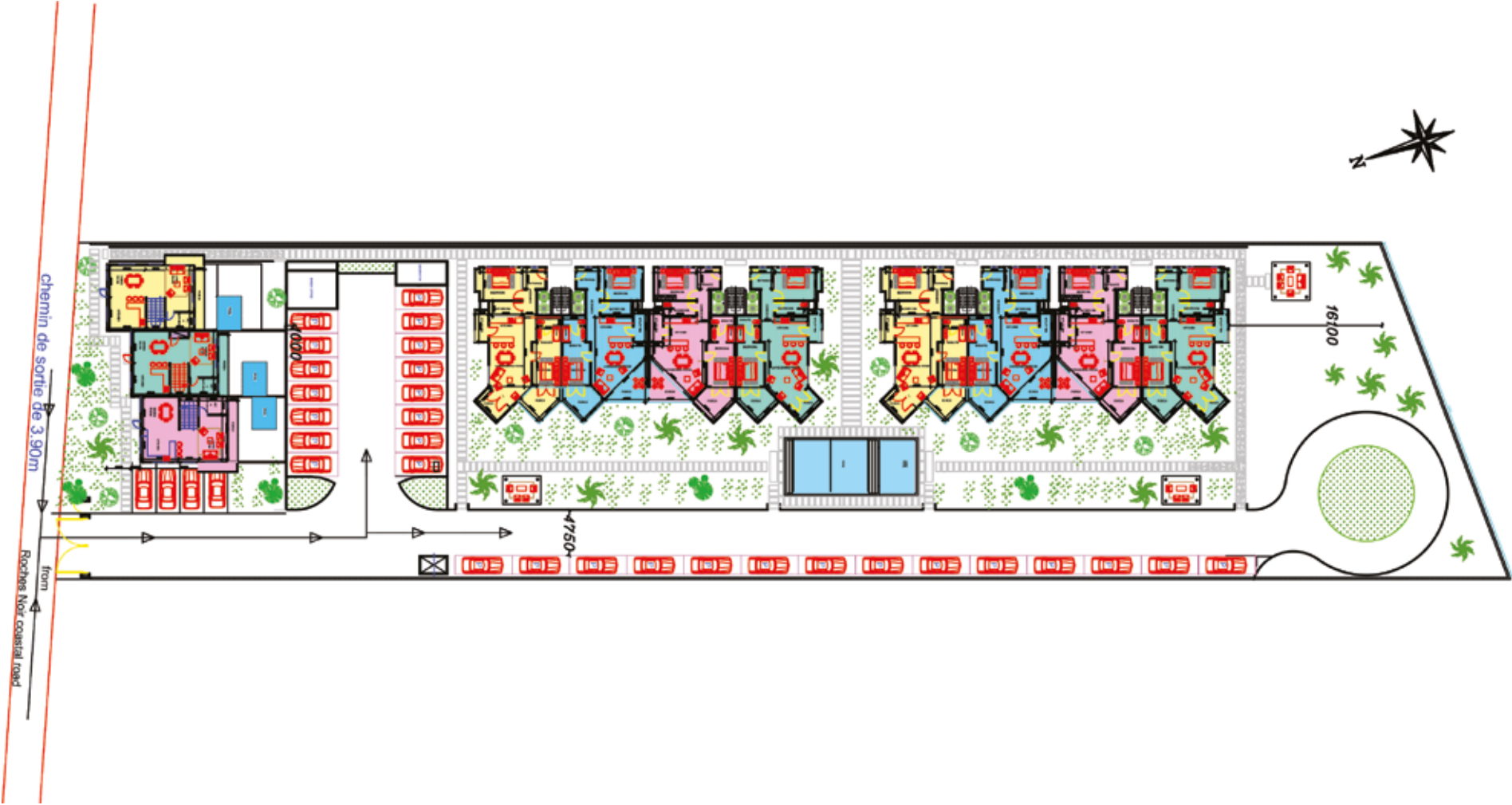
- 24 hours security
- CCTV
- Smoke detectors
- Gated development

ECO LIVING

- High performance Solar energy water heaters
- Dual flush toilet cisterns
- LED lighting



SITE PLAN



IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved.

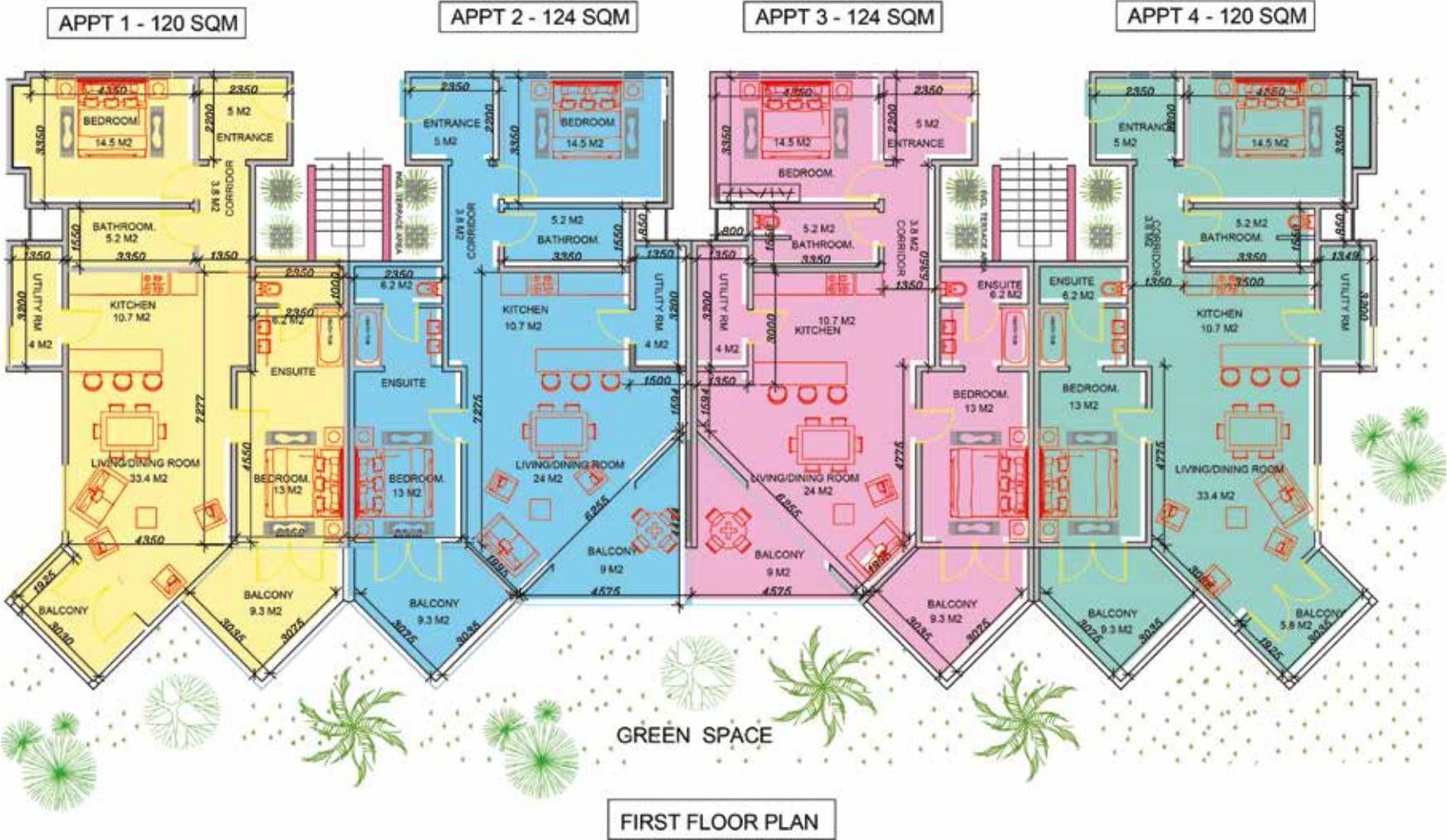
GROUND FLOOR APARTMENT PLAN



GROUND FLOOR PLAN

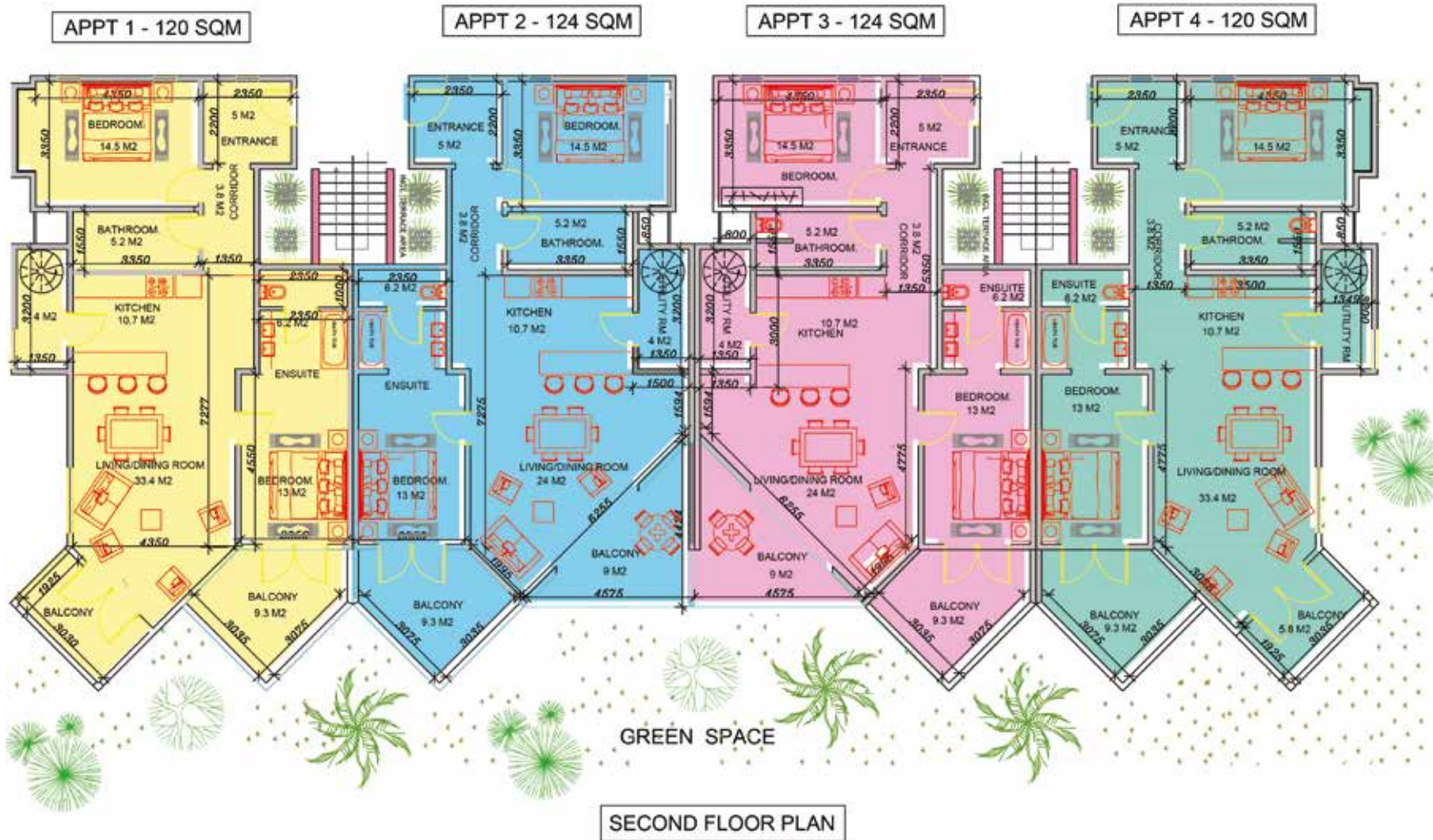
IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved.

FIRST FLOOR APARTMENT PLAN



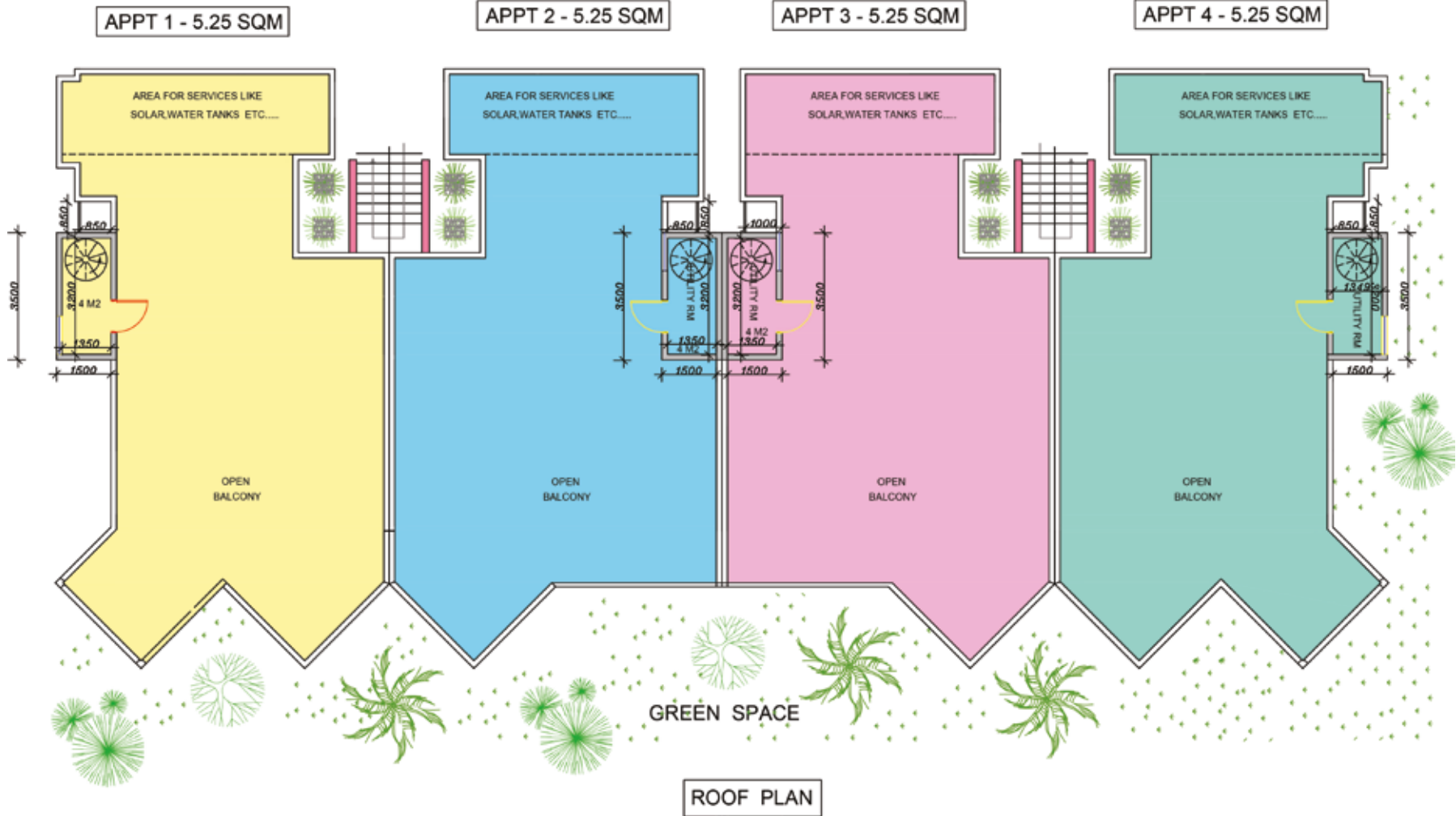
IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved.

SECOND FLOOR APARTMENT PLAN



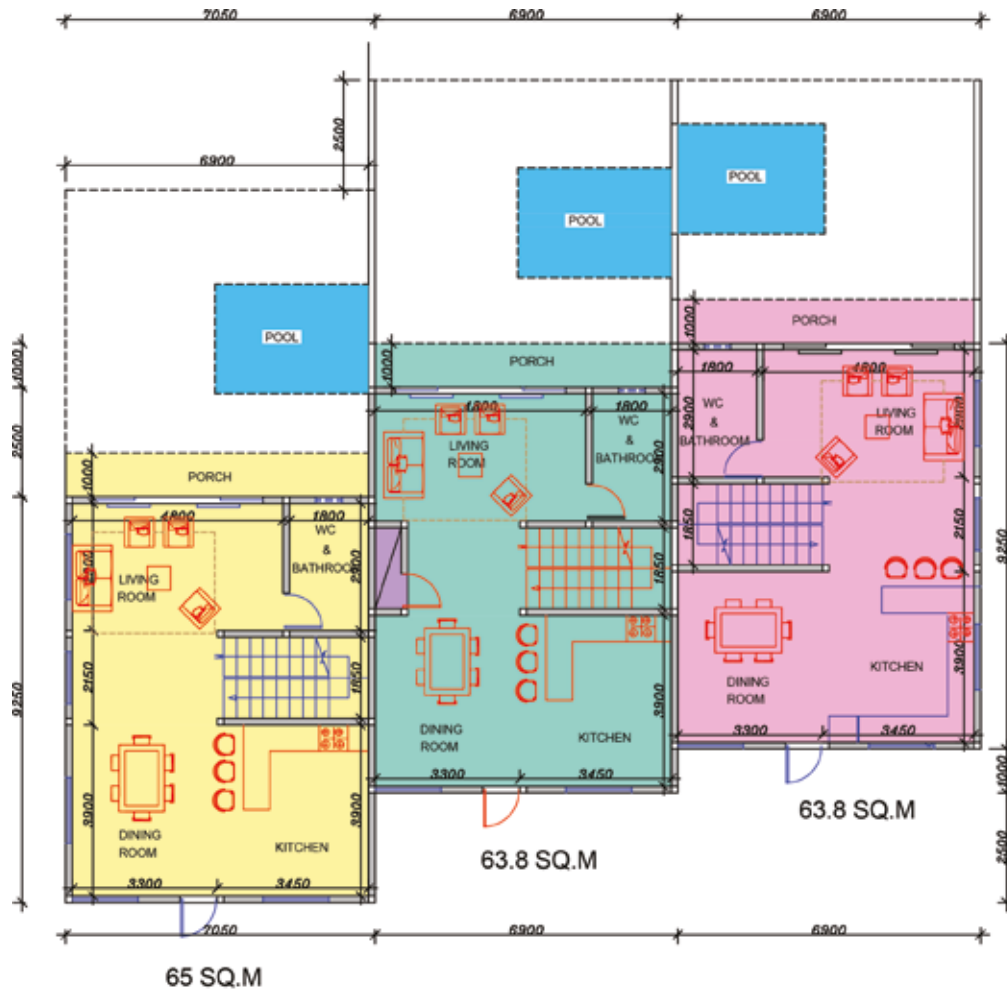
IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved.

ROOF PLAN



IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved.

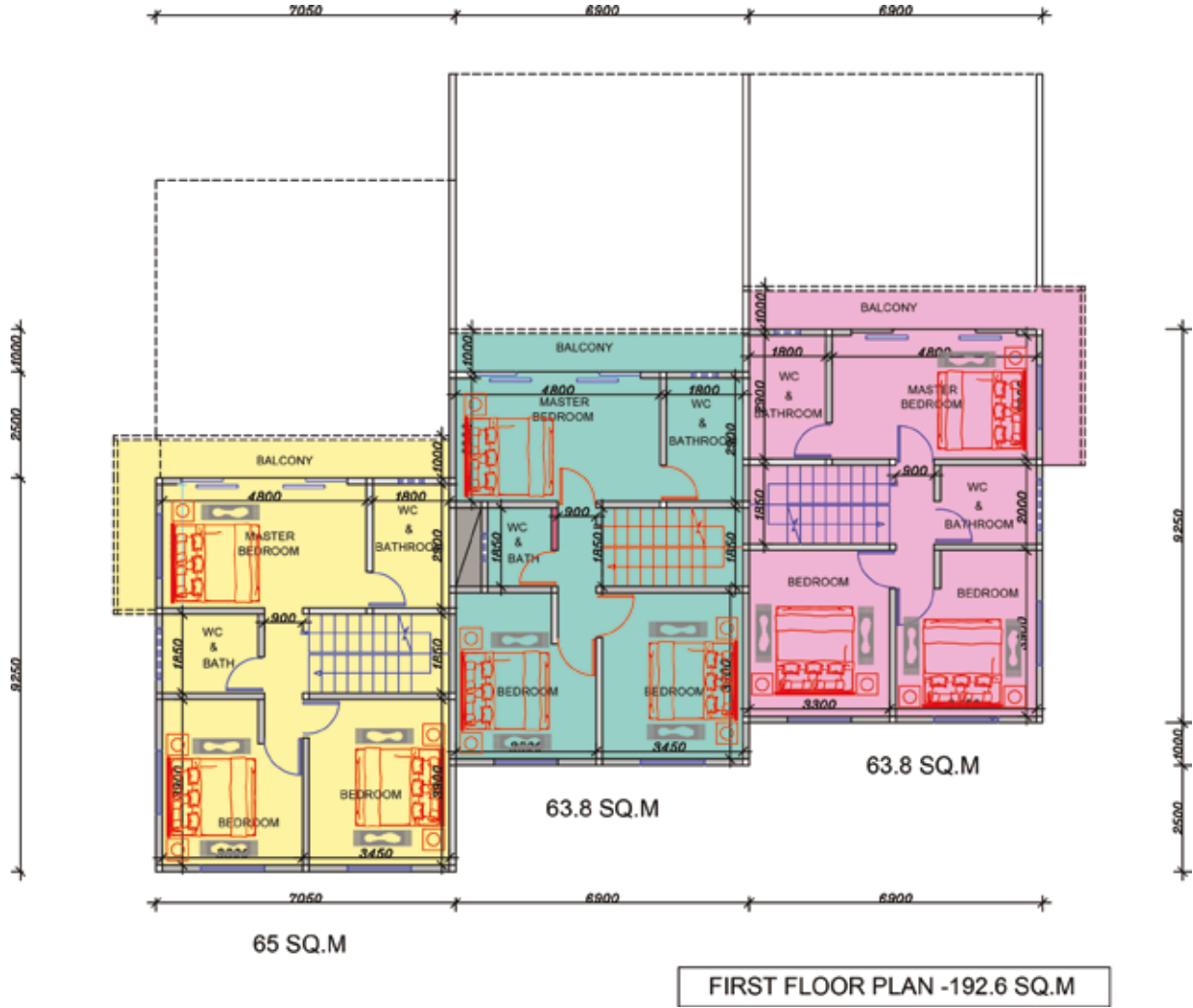
GROUND FLOOR DULPEXES PLAN



GROUND FLOOR PLAN -192.6 SQ.M

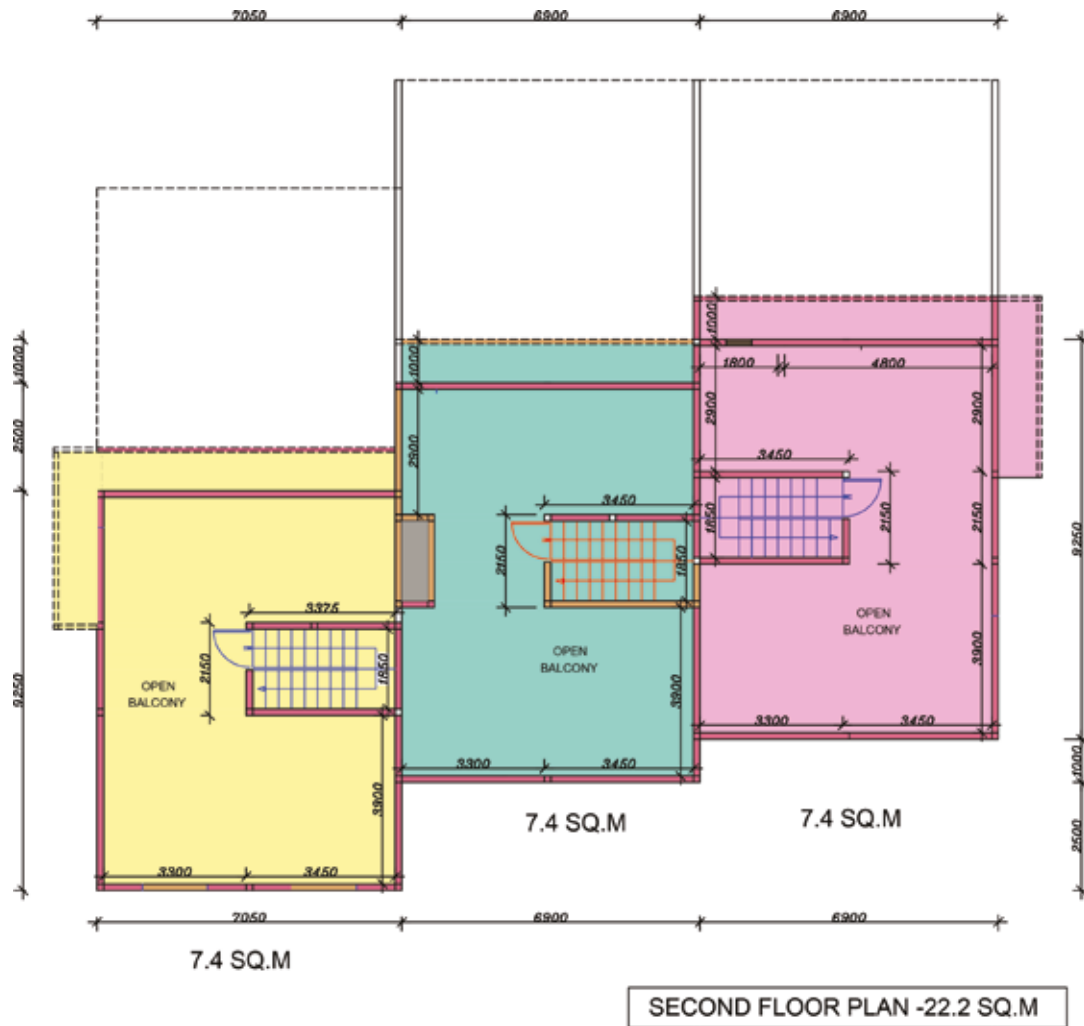
IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved.

FIRST FLOOR DUPLEXES PLAN



IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved.

SECOND FLOOR DULPEXES PLAN



STRATEGIC PARTNERS



Based in the UK



Based in Dubai and the UK



Promotor: H&H Residential (UK)

Contractor: IYAD Contracting Ltd

Notary: Me. Vedita Devi Peerun (Anju)

Architect: Venkatasamy Architects

Accountants: Kross Border Business Solutions Ltd

For sales enquiries please contact:

H&H Residential

Beagley's House
120 Landor Road
London SW9 9JB
United Kingdom

www.handhresidential.co.uk

t: +44 20 8339 4399

Waterside

Roches Noires
Riviere Du Rempart
Mauritius

info@watersidemauritius.mu

www.watersidemauritius.mu

t: 002 30 466 0752

Follow us on Facebook



Waterside

Luxury gated apartments & duplexes

IMPORTANT NOTICE: Whilst every care has been taken to ensure, these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. All measurements are given as a guide only. No liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission or mis-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this development or this property. Specifications for this development may not include fixtures, fittings and furnishings shown in photographs and illustrations.

