



COASTALVIEW3
ELEGANT LIVING



YOUR GATEWAY TO AFFORDABLE LUXURY

VOTRE PORTE D'ENTRÉE VERS LE LUXE ABORDABLE

Discover Coastal View 3, the latest addition in Northern Mauritius, featuring a range of contemporary, top-notch apartments that won't break the bank. Situated in a prime location, our development ensures easy reach to beautiful public beaches, well-known shopping centres, and an abundance of dining and sports facilities.

Découvrez Coastal View 3, notre nouveau projet au nord de l'île Maurice, qui propose une gamme d'appartements contemporains de premier ordre à des prix abordables. Bénéficiant d'un emplacement de choix, notre projet permet d'accéder facilement à de magnifiques plages publiques, à des centres commerciaux réputés et à une multitude de restaurants et d'installations sportives.



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IMMERSE YOURSELF IN ELEGANCE: YOUR NEW HOME AWAITS

S'IMMERGER DANS L'ELEGANCE: VOTRE NOUVELLE MAISON VOUS ATTEND



LOCATION PLAN PLAN DU LIEU

Coastal View 3 enjoys year-round sunbathing weather and boasts a prime location in the most coveted area of the island. Nestled along the renowned Vingt Pieds Road, our property provides convenient access to a wealth of nearby amenities and excellent connectivity to all corners of the island.

Coastal View 3 bénéficie d'un climat propice aux bains de soleil tout au long de l'année et d'un emplacement de choix dans la zone la plus convoitée de l'île. Nichée le long de la célèbre route des Vingt Pieds, notre propriété offre un accès pratique à une multitude de commodités à proximité et une excellente connectivité avec tous les coins de l'île.





COASTALVIEW3

LUXURY APARTMENT



LEGEND

- | | | |
|-------------|-----------------------|------------|
| 1. Entrance | 3. Pump Room | 5. Block A |
| 2. Parking | 4. Swimming Pool Area | 6. Block B |

MASTER PLAN

LE PLAN DE MASSE

The overall residential development comprises two blocks, presenting a combined collection of 16 high-standard living apartments. Each unit features three bedrooms, encompassing a Master bedroom with an en-suite bathroom, two standard bedrooms with a shared bathroom, along with a kitchen, living area, dedicated parking amenities and access to a communal swimming pool area.

L'ensemble résidentiel se compose de deux blocs, présentant une collection combinée de 16 appartements de haut standing. Chaque unité comprend trois chambres, dont une chambre principale avec salle de bain aienante, deux chambres standard avec salle de bain commune, ainsi qu'une cuisine, un espace de vie, un parking dédié et l'accès à une piscine commune.

THE POOL AREA: YOUR RELAXING OASIS
L'ESPACE PISCINE : VOTRE OASIS DE DÉTENTE





MASTERING INDOOR LIVING MAÎTRISER LA VIE INTÉRIEURE

The open-plan living room is thoughtfully crafted with clean lines and a neutral color scheme, creating a contemporary atmosphere that exudes relaxation. Authentic elegance, serenity, and intimacy are at the heart of it all.

Le salon 'open plan' a été conçu avec soin, avec des lignes épurées et une palette de couleurs neutres, créant une atmosphère contemporaine qui respire la détente. L'élégance authentique, la sérénité et l'intimité sont au cœur de tout cela.

GENEROUS KITCHEN CUISINE GÉNÉREUSE

All the kitchens at Coastal View 3 adhere to European standards, blending modern design seamlessly with practical functionality that aligns with your kitchen needs. The kitchen's meticulous detailing harmonizes with the development's overarching aesthetic. These kitchens are not only distinguished by their elegant finishes but also offer intelligent storage solutions to maximize your living space.

Toutes les cuisines de Coastal View 3 sont conformes aux normes européennes et allient un design moderne à une fonctionnalité pratique qui répond à vos besoins en matière de cuisine. Les détails méticuleux de la cuisine s'harmonisent avec l'esthétique générale du projet. Ces cuisines ne se distinguent pas seulement par leurs finitions élégantes, mais offrent également des solutions de rangement intelligentes pour maximiser votre espace de vie.





THE SLEEPING QUARTERS LES CHAMBRES À COUCHER

Every apartment includes two standard bedrooms with a shared bathroom, alongside a master bedroom complete with an en-suite bathroom. The primary bedroom conveniently connects to a balcony and each bedroom is adorned with glass doors and/or windows, ensuring ample fresh air and sunlight, cultivating a serene and inviting atmosphere.

Chaque appartement comprend deux chambres standard avec une salle de bains commune, ainsi qu'une chambre principale dotée d'une salle de bains privative. La chambre principale est reliée à un balcon et chaque chambre est ornée de portes vitrées et/ou de fenêtres, ce qui garantit une grande quantité d'air frais et de lumière du soleil, cultivant ainsi une atmosphère sereine et invitante.

APARTMENT
TYPE A

1. Living Area	35m ²
2. Kitchen	14m ²
3. Master Bedroom	18m ²
4. Walk-in-closet	4m ²
5. Master Bathroom	7m ²
6. Bedroom 1	13m ²
7. Bedroom 2	13m ²
8. Main Bathroom	5m ²
9. laundry	5m ²
10. Balcony	16m ²
TOTAL	130m ²



APARTMENT
TYPE B

1. Living Area	35m ²
2. Kitchen	14m ²
3. Master Bedroom	18m ²
4. Walk-in-closet	4m ²
5. Master Bathroom	7m ²
6. Bedroom 1	13m ²
7. Bedroom 2	13m ²
8. Main Bathroom	5m ²
9. laundry	5m ²
10. Balcony	16m ²
TOTAL	130m ²



BLOCK A
APARTMENT
1-8

CONCRETE WORKS

- Reinforced concrete, beams, staircases
- Intermediate slabs, sloping roof slabs and flat roof slabs

WALLS

- Generally 150mm thick and 100mm thick block wall for non-structural internal walls

OPENINGS

- Powder coated aluminium windows and doors with clear glazing
- Solid timber entrance doors
- Semi-solid flush doors

ROOFING

- Flat area of roof slab treated with waterproofing membrane

EXTERNAL WALL FINISHES

- Smooth and textured render finish to walls and emulsion paint

INTERNAL WALL FINISHES

- Generally smooth render and emulsion paint

FLOOR FINISHES

- Generally render and emulsion paint to soffit of slabs
- Selected slabs areas to be off shutter concrete finish and emulsion paint. (Parking areas)

ELECTRICAL INSTALLATION

- General Power and earthing system for each apartment
- Stand by generator for specific reticulation
- Sanitary wares to Architects selection
- Tap ware to Architects selection
- Electrical outlet for kitchen appliances

PLUMBING INSTALLATION

- Hot, cold water installation to kitchen and bathrooms

FIRE FIGHTING SYSTEM

- Portable fire extinguishers + Fire Hose reel
- Conventional Fire Alarm System
- Allowance for future centralised satellite television
- Passengers Lifts
- Common area internal and external lighting
- CCTV Camera

AIR CONDITIONING INSTALLATION

- Provision for sockets

WASTE DISPOSAL

- Connection to main sewer

REFUSE DISPOSAL

- All units to have refuse enclosure to take wheels bins

SECURITY

- Main entrance located adjacent to 24hr manned security post
- Single syndic controlled alarm and rapid response

SUNDRIES

- Built in furniture for kitchen including granite work tops are to be discussed with the prospective owners
- Balustrades / External Balustrade to be painted

The promoter reserves the right to make reasonable alterations and or substitutions to the specifications in which case the change will be equal or of the superior quality/aesthetics as compared to the original specifications.

SPECIFICATIONS



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TECHNICAL TEAM

Promotor

Coastal Properties Ltd

Architect

KP Architect

Contractor

One Group Construction Ltd

Notary

Etude Bertrand Maigrot

Bank

MCB

CGI

Elysign

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