

THE
WATERCLUB

LA BALISE **W** BLACK RIVER

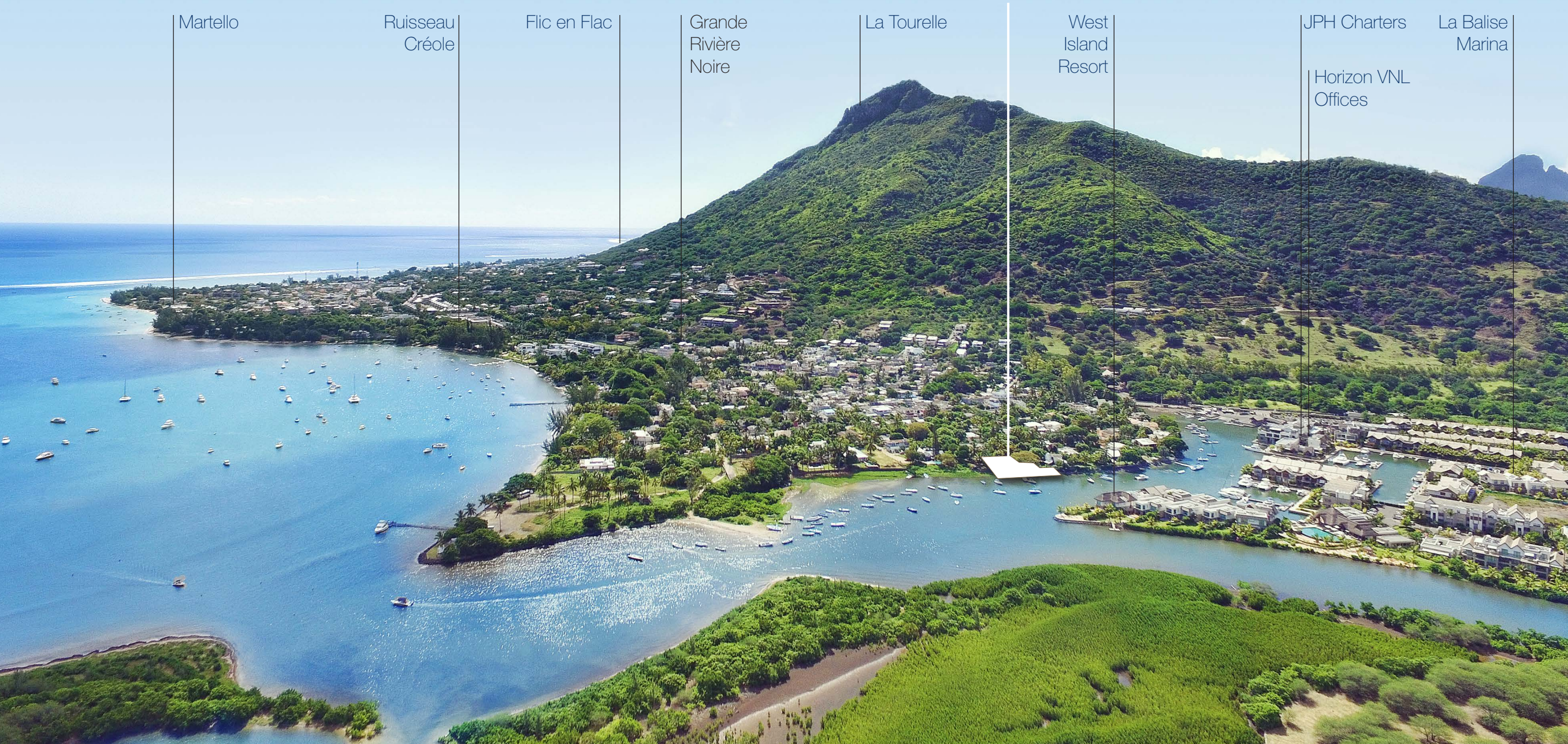


A UNIQUE WATERFRONT
DEVELOPMENT ON THE WEST
COAST OF MAURITIUS

Offering foreign ownership and direct access to the clear turquoise lagoon, The WaterClub provides buyers with an exotic tropical lifestyle set within a marina environment.

With only 12 apartments and 3 exclusive penthouses overlooking the leisurely movements on the marina, The WaterClub is yours to own in a truly exceptional location.

SITUATION MAP



IN THE HEART OF THE WEST

The WaterClub is situated minutes away from everyday conveniences, such as shops and restaurants, for a carefree lifestyle.





TROPICAL MINIMALISM AND ISLAND LIVING AT ITS BEST

Drawing inspiration from “simplicity and tropical minimalism”, local architect Nicolas Paturau has designed an elegant facade while keeping interior spaces generous and efficient.

Well integrated into a mature tropical garden with unobstructed views onto the marina and passing boats, peacefulness and tranquility can almost be touched.

Front facade
Non contractual image

LEGEND

A, B, C - Apartment Blocks
D, E - Studio Blocks

1. Entrance
2. Parking
3. Technical room
4. Owners' storage
5. Pool
6. Pool House
7. Barbecue area
8. Fire pit
9. Nautical storage
10. River
11. Pontoon (subject to permit)



MASTER PLAN THE RESIDENTIAL DEVELOPMENT

The WaterClub consists of 12 apartments, 3 exclusive penthouses and 7 optional studios. Common facilities include generous parking, a 16-meter swimming pool and deck, a pool house and a lush tropical garden overlooking the marina and passing boats.

The outside lounge area offers various amenities such as a small bar, a barbecue space and a fire pit to be enjoyed during relaxing social gatherings around the pool.

Non contractual illustration



LIFE ON THE WATER'S EDGE

Poetically designed with tropical colours and fragrances, the common outdoor space perfectly expresses a peaceful convivial concept.

Living at The WaterClub, you can enjoy a cool mountain breeze on hot summer days, relax around the pool under the sun and peacefully stare at the stunning view of Le Morne from your terrace. Take your loved ones out for a sunset cruise or paddle around the marina on your stand up paddle board.





THE BOAT CLUB.
FREEDOM, SERENITY,
CONVENIENCE

Owners at The WaterClub will enjoy a 2-year exclusive membership to the Boat Club, which will own a fully fitted, all options, luxury Beneteau 7.7 Spacedeck as well as provide access to quality stand up paddles and kayaks on the river bank.

Owners will be able to book outings on the boat for morning, day or sunset cruises at preferential rates, without the stress of owning or managing the boat. Professional management will be handled by Yacht Management, a leading charter and boat management company on the island, located within the marina.





INTERIORS THAT FEEL LIKE HOME

Quality materials, fixtures and fittings are used together with an optional “deco-pack” designed by Namakoa’s young and dynamic team to stand out from any other project on the Island.

Ground floor
Non contractual image



Ground floor
Non contractual image

ITALIAN DESIGNED KITCHENS

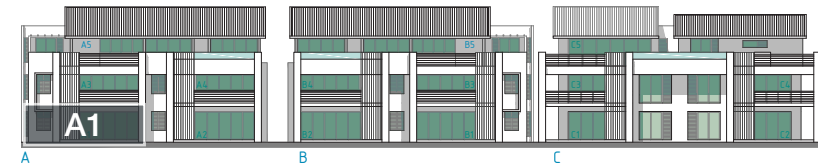
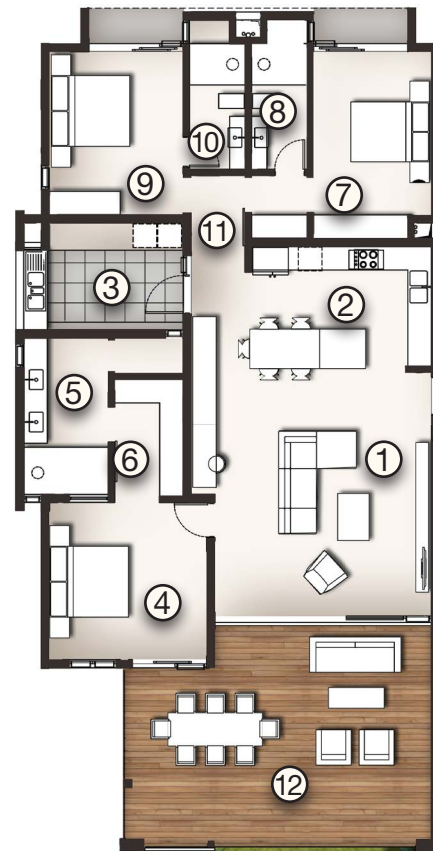
With fully integrated appliances, the kitchens have been carefully designed to maximize space and practicality within the open-plan living areas.



APARTMENT

A1

Ground Floor



TYPE A1	AREA (M ²)
Total Internal Area	160
1. Living	41
2. Kitchen	14
3. Utilities	11
4. Master bedroom 1	16
5. Master bathroom 1	10
6. Dressing	5
7. Bedroom 2	14
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Circulation, Walls, Ducts	26
External Areas	42
12. Covered verandah	42
Net Sellable Area	202

APARTMENT

B1

Ground Floor

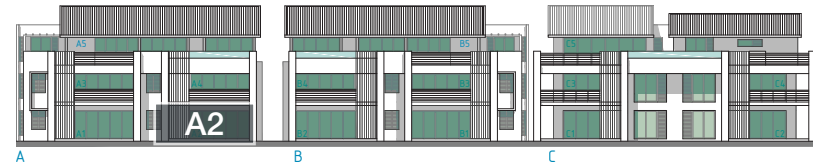
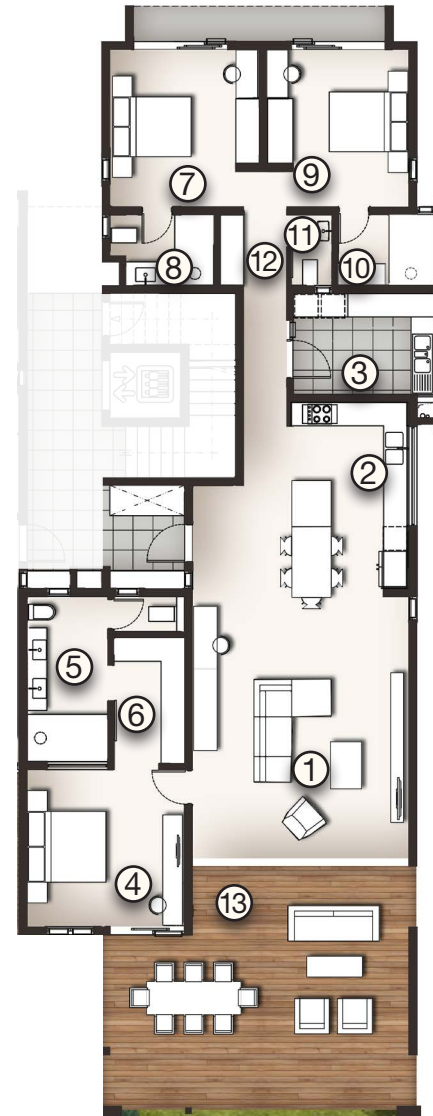


TYPE B1	AREA (M ²)
Total Internal Area	160
1. Living	41
2. Kitchen	14
3. Utilities	11
4. Master bedroom 1	16
5. Master bathroom 1	10
6. Dressing	5
7. Bedroom 2	14
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Circulation, Walls, Ducts	26
External Areas	42
12. Covered verandah	42
Net Sellable Area	202

APARTMENT

A2

Ground Floor

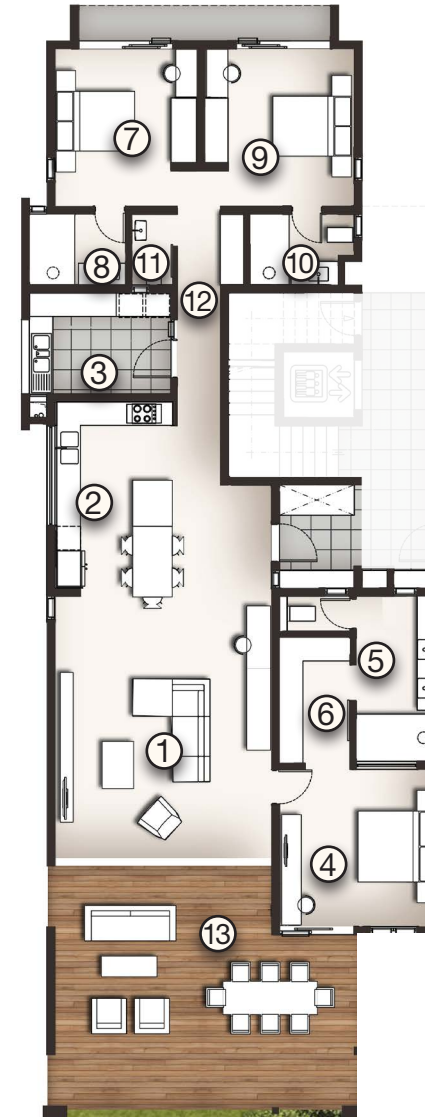


TYPE A2	AREA (M ²)
Total Internal Area	170
1. Living	47
2. Kitchen	14
3. Utilities	10
4. Master bedroom	16
5. Master bathroom 1	10
6. Dressing	6
7. Bedroom 2	15
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Guest WC	2
12. Circulation, Walls, Ducts	27
External Areas	46
13. Covered verandah	46
Net Sellable Area	216

APARTMENT

B2

Ground Floor

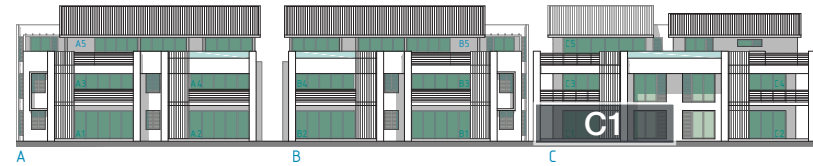
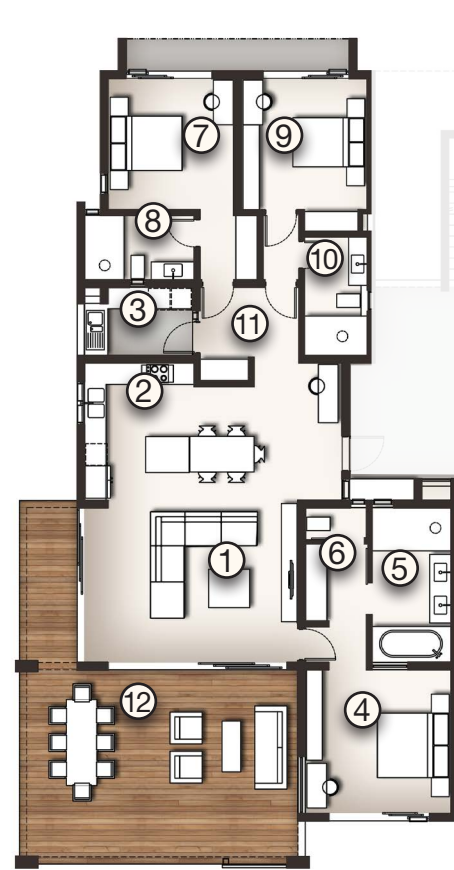


TYPE B2	AREA (M ²)
Total Internal Area	170
1. Living	47
2. Kitchen	14
3. Utilities	10
4. Master bedroom	16
5. Master bathroom 1	10
6. Dressing	6
7. Bedroom 2	15
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Guest WC	2
12. Circulation, Walls, Ducts	27
External Areas	46
13. Covered verandah	46
Net Sellable Area	216

APARTMENT

C1

Ground Floor

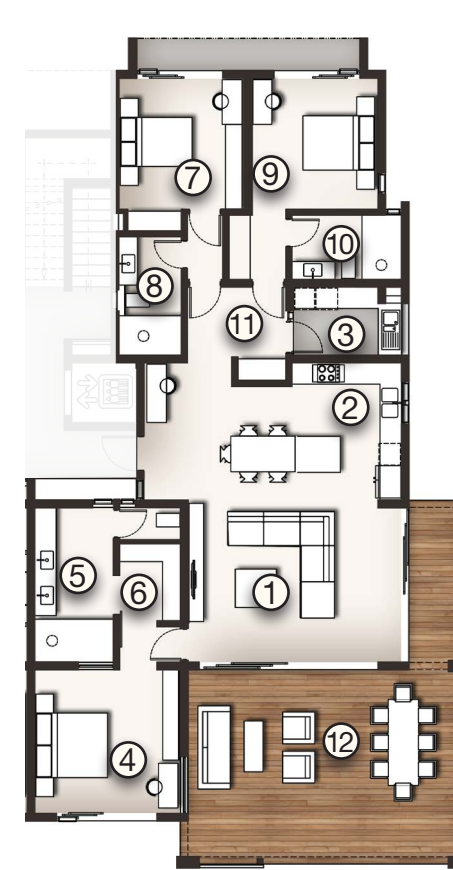


TYPE C1	AREA (M ²)
Total Internal Area	161
1. Living	42
2. Kitchen	12
3. Utilities	6
4. Master bedroom 1	18
5. Master bathroom 1	11
6. Dressing	3.5
7. Bedroom 2	16
8. Bathroom 2	6
9. Bedroom 3	14
10. Bathroom 3	6
11. Circulation, Walls, Ducts	26.5
External Areas	49
12. Covered verandah	49
Net Sellable Area	210

APARTMENT

C2

Ground Floor



TYPE C2	AREA (M ²)
Total Internal Area	161
1. Living	42
2. Kitchen	12
3. Utilities	6
4. Master bedroom 1	18
5. Master bathroom 1	11
6. Dressing	3.5
7. Bedroom 2	16
8. Bathroom 2	6
9. Bedroom 3	14
10. Bathroom 3	6
11. Circulation, Walls, Ducts	26.5
External Areas	49
12. Covered verandah	49
Net Sellable Area	210



First floor
Non contractual image

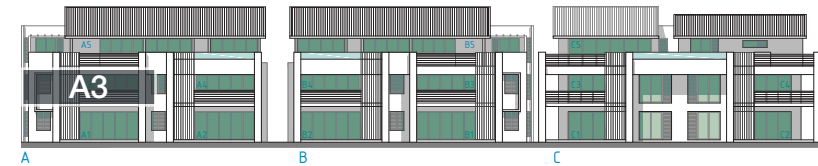
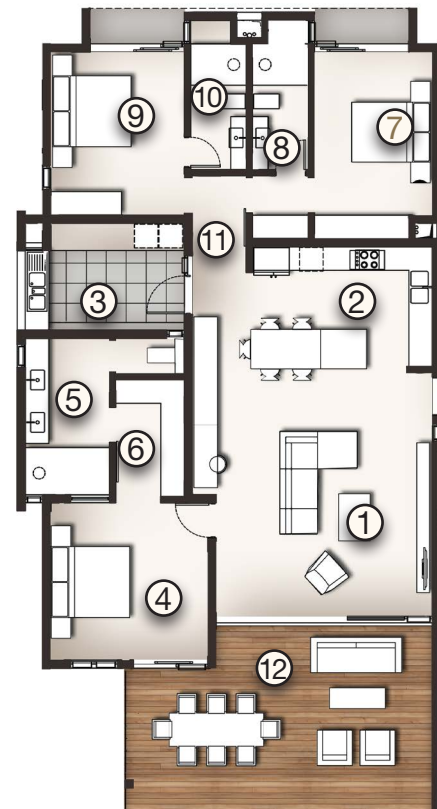
CASUAL CHIC SIMPLICITY

Make full use of open and efficient living spaces with accent on a modern casual indoor dining / kitchen concept which eliminates old fashioned duplication.

APARTMENT

A3

First floor



TYPE A3	AREA (M ²)
Total Internal Area	170
1. Living	41
2. Kitchen	14
3. Utilities	11
4. Master bedroom 1	16
5. Master bathroom 1	10
6. Dressing	5
7. Bedroom 2	14
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Circulation, Walls, Ducts	27
External Areas	42
12. Covered verandah	42
Net Sellable Area	202

APARTMENT

B3

First floor

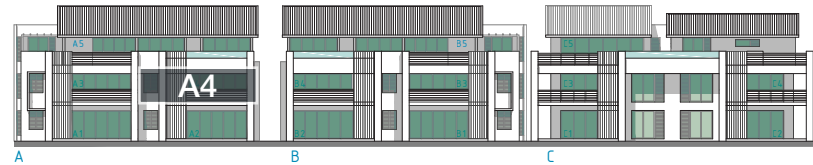
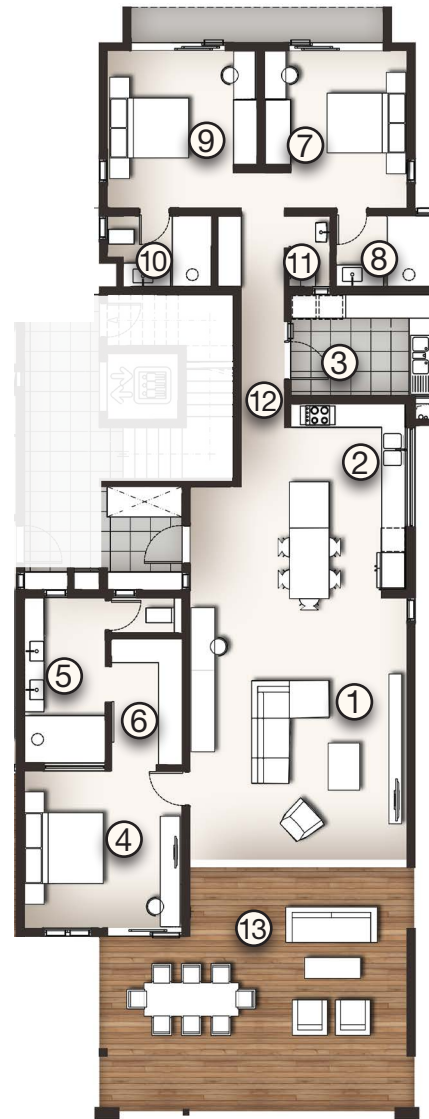


TYPE B3	AREA (M ²)
Total Internal Area	170
1. Living	41
2. Kitchen	14
3. Utilities	11
4. Master bedroom 1	16
5. Master bathroom 1	10
6. Dressing	5
7. Bedroom 2	14
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Circulation, Walls, Ducts	27
External Areas	42
12. Covered verandah	42
Net Sellable Area	202

APARTMENT

A4

First floor



TYPE A4

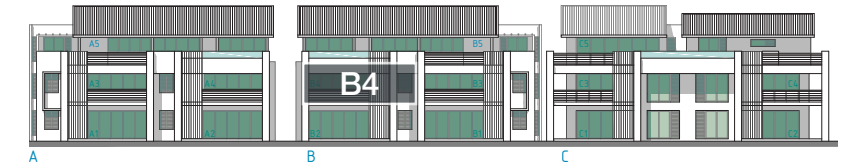
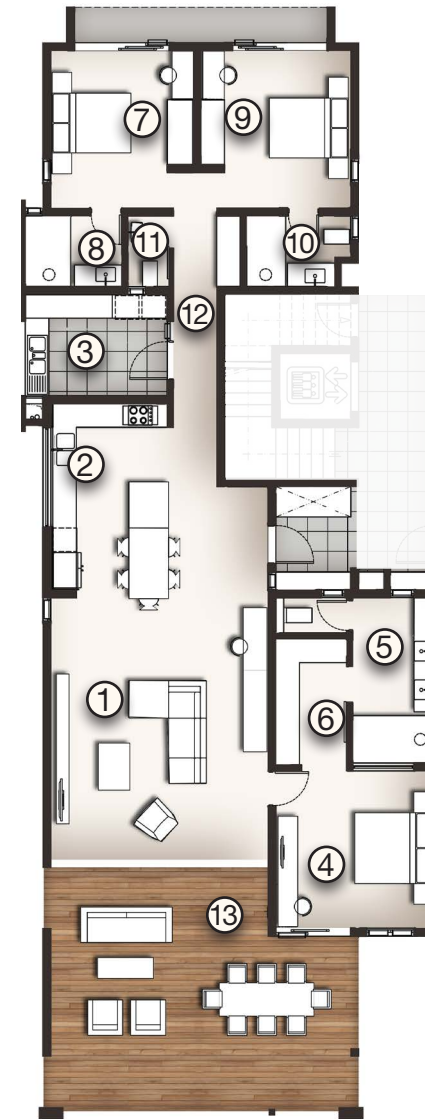
AREA (M²)

Total Internal Area	170
1. Living	47
2. Kitchen	14
3. Utilities	10
4. Master bedroom 1	16
5. Master bathroom 1	10
6. Dressing	6
7. Bedroom 2	15
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Guest WC	2
12. Circulation, Walls, Ducts	27
External Areas	46
13. Covered verandah	46
Net Sellable Area	216

APARTMENT

B4

First floor



TYPE B4

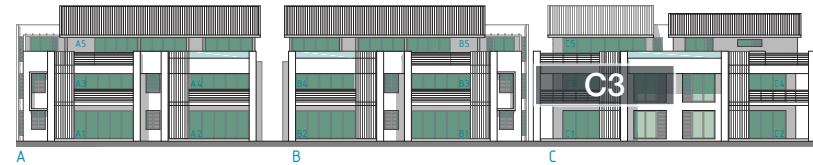
AREA (M²)

Total Internal Area	170
1. Living	47
2. Kitchen	14
3. Utilities	10
4. Master bedroom 1	16
5. Master bathroom 1	10
6. Dressing	6
7. Bedroom 2	15
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Guest WC	2
12. Circulation, Walls, Ducts	27
External Areas	46
13. Covered verandah	46
Net Sellable Area	216

APARTMENT

C3

First Floor



TYPE C3

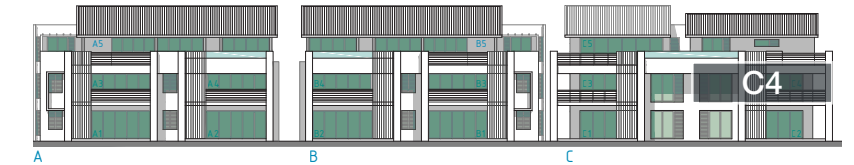
AREA (M²)

Total Internal Area	155
1. Living	42
2. Kitchen	12
3. Utilities	6
4. Master bedroom 1	18
5. Master bathroom 1	11
6. Dressing	3.5
7. Bedroom 2	16
8. Bathroom 2	6
9. Bedroom 3	14
10. Bathroom 3	6
11. Circulation, Walls, Ducts	28.5
External Areas	49
12. Covered verandah	49
Net Sellable Area	210

APARTMENT

C4

First Floor



TYPE C4

AREA (M²)

Total Internal Area	155
1. Living	42
2. Kitchen	12
3. Utilities	6
4. Master bedroom 1	18
5. Master bathroom 1	11
6. Dressing	3.5
7. Bedroom 2	16
8. Bathroom 2	6
9. Bedroom 3	14
10. Bathroom 3	6
11. Circulation, Walls, Ducts	28.5
External Areas	49
12. Covered verandah	49
Net Sellable Area	210



THE PENTHOUSE: AN OASIS OF TRANQUILITY

The architecture accentuates panoramic views over the water and mountains, promoting the circulation of coastal air and bringing light into all living areas.

Second floor penthouse
Non contractual image



GENEROUS OPEN PLAN
LIVING AREAS WITH
PANORAMIC VIEWS

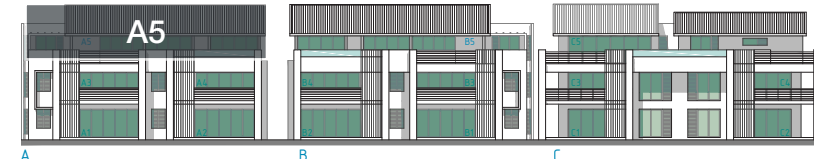
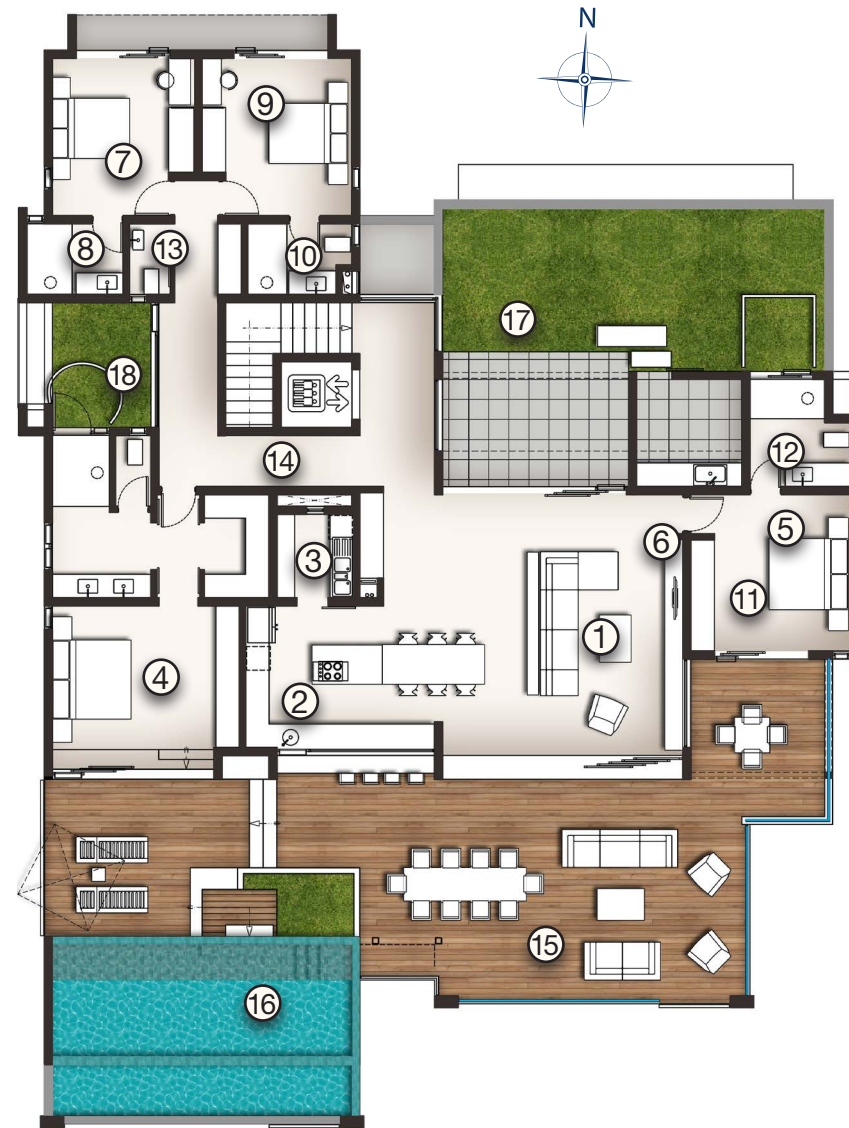
Peacefully looking over La Balise Marina and West Island Resort, there is no better place to call home.

Second floor penthouse
Non contractual image

APARTMENT

A5

Penthouse



TYPE A5 AREA (M²)

Total Internal Area	234
1. Living	50
2. Kitchen	13
3. Utilities	4
4. Master bedroom 1	18
5. Master bathroom 1	10
6. Dressing	4
7. Bedroom 2	15
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Bedroom 4	16
12. Bathroom 4	6
13. Guest WC	2
14. Circulation, Walls, Ducts	73
External Areas	139
15. River view terrace	94
16. Swimming pool	22
17. Mountain view terrace	16
18. Yard	7

Net Sellable Area 457

APARTMENT

B5

Penthouse



TYPE B5 AREA (M²)

Total Internal Area	234
1. Living	50
2. Kitchen	13
3. Utilities	4
4. Master bedroom 1	18
5. Master bathroom 1	10
6. Dressing	4
7. Bedroom 2	15
8. Bathroom 2	5
9. Bedroom 3	14
10. Bathroom 3	4
11. Bedroom 4	16
12. Bathroom 4	6
13. Guest WC	2
14. Circulation, Walls, Ducts	73
External Areas	139
15. River view terrace	94
16. Swimming pool	22
17. Mountain view terrace	16
18. Yard	7

Net Sellable Area 457

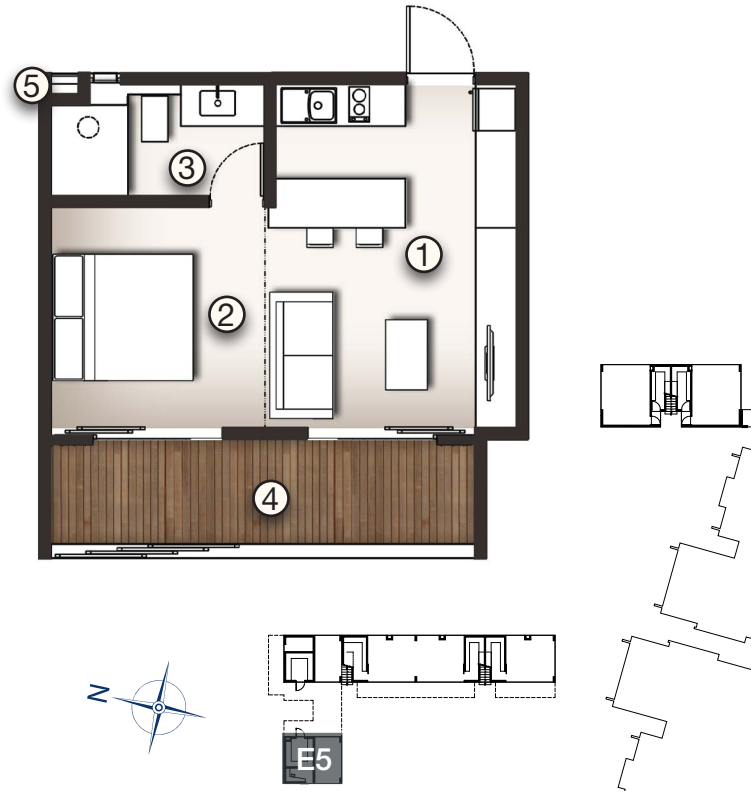
SPACE FOR GUESTS

With its enviable location, stress-free atmosphere and so much more, family and friends will surely love to visit. When the time comes, the lucky few will be delighted to invite guests to stay over in their cozy private studio.



Entrance, garage and studio
Non contractual image

STUDIO D1, D2, E1 - E5



TYPE E5

	AREA (M ²)
1. Living / Kitchen	17.2
2. Bedroom	10.5
3. Bathroom	5
4. Balcony	9.1
5. Walls, Ducts	5.9

Net Sellable Area 47.7



TYPE D1, D2, E1 - E4

	AREA (M ²)
1. Living / kitchen	17.1
2. Bedroom	9.6
3. Bathroom	5
4. Balcony	9.3
5. Walls, Ducts	5.7

Net Sellable Area 46.4





STRESS FREE OWNERSHIP

Property Management

Horizon Holidays, created in 2008, has grown into the largest property management and holiday rentals company in Mauritius, currently managing over one hundred and twenty five high-end properties on the island. Recently joined by Village and Life from Cape Town, the company is proud to offer its expertise to The WaterClub owners who wish to enjoy a stress-free ownership and rental returns from their property.

Beneteau

The WaterClub is a proud partner of Beneteau, as the Boat Club will feature a Beneteau Flyer 7.7 SpaceDeck for owners to enjoy. Beneteau is offering special deals on new boats for The WaterClub owners, as well as advantages regarding the boat maintenance and skippers' services.

Land Rover

The iconic brand is supporting The WaterClub by offering special deals to the property owners on new cars, along with privileged services regarding the maintenance of the cars.

Technical specifications

<p>1. GENERAL</p> <p>1.1 Foundations Reinforced concrete foundations from sound excavation, damp proofed and termite proofed as per engineer's specifications.</p> <p>Substructure to be protected with cement sand render and 3 coats waterproof acrylic paint as per architect's specifications.</p> <p>1.2. Superstructure Reinforced concrete frame and floors, 200mm block work external walls as per engineer's specifications.</p> <p>Palette of smooth and textured external cement sand rendering, applied in 2 coats and sealed with base coat and 3 coats of high quality colour-fast anti-fungus emulsion paint, as per architect's specifications.</p> <p>Thermally insulated concrete masonry units to be used for party walls and walls exposed East and West.</p> <p>External facades feature thermowood treated timber slatted screens on g.m.s. framing for privacy and shading.</p> <p>Feature walls will be clad in selected field stone with closed jointing, and painted with antifungal emulsion paint.</p> <p>1.3. Roofs Flat slabs will be insulated, inclined at 2% for water shedding, and waterproofed with liquid applied polyurethane membrane.</p> <p>Inclined slabs will be shaded and finished with pre-painted profiled metal sheeting on steel substructure.</p> <p>BS standard rainwater goods, gms fittings and pvc downpipes, integrated within building envelope.</p>	<p>2. APARTMENTS</p> <p>2.1. Floors Internal floors to large format rectified full bodied porcelain tile, laid with expansion joints and tight joints and grouting to architect's specifications.</p> <p>Veranda floors to be suspended hardwood decking, Cumaru or equivalent, treated with non-penetrating oil finish.</p> <p>2.2. Skirting Generally internal skirting will be 90mm pre-painted treated timber.</p> <p>Bathrooms to have porcelain tile skirting 50mm.</p> <p>2.3. Walls Internal walls are 200,150 and 100mm blockwork, smooth rendered with gypsum skim coat and finished with washable water based non-toxic emulsion.</p> <p>2.4. Ceilings Flush plastered ceilings, taped joints and smooth matt skim finish, base coat and 2 coats matt emulsion.</p> <p>Bathrooms ceilings in water resistant board with humidity proof acrylic paint.</p> <p>Selected accent ceilings will be smooth rendered and off-shutter concrete.</p> <p>2.5. Kitchens Fully fitted and equipped custom designed kitchens with quartzite worktops and splashbacks.</p> <p>All material and equipment to be certified moisture resistant and termite proof.</p> <p>2.6. Bathrooms Sanitary ware to BS standards with attendant guarantees and attic stock.</p>	<p>Tapware to BS standards with attendant guarantees and attic stock.</p> <p>Frameless tempered glass shower screens.</p> <p>2.7. Internal doors Solid hardwood main entrance door, coupled with aluminium louvre sidelight.</p> <p>Semi-solid internal doors, BS standard architectural ironmongery, timber veneer finish.</p> <p>2.8. Storage Proprietary built-in cupboards, sliding doors with veneer or vinyl finish.</p> <p>2.9. External openings Powder coated aluminium profiles and laminated glass, certified for cyclonic loading.</p> <p>2.10. Balustrades and Screens Tempered glass frameless proprietary systems.</p> <p>Treated hardwood framing and slats with stainless steel cables and ironmongery.</p> <p>2.11. Lighting and power Lighting and power installations integrated as per architect's and ID's specifications.</p> <p>3. COMMON AREAS</p> <p>3.1. Non-slip large format full bodied porcelain tiles and skirting.</p> <p>3.2. Ditto for staircase with non-slip proprietary tread nosing's.</p> <p>3.3. Treated hardwood handrail on g.m.s. brackets.</p> <p>3.4. Passenger lift to 10 persons capacity with architect selected finishes.</p> <p>3.5. Architect selected wall and ceiling lighting.</p>	<p>4. EXTERNAL WORKS</p> <p>4.1. Boundary and security Enclosed and secured site with rendered and painted blockwork walls, selected field stone walls and vegetated fencing.</p> <p>Manned security post at main entrance, digicode/intercom for secondary pedestrian entrances and CCTV points.</p> <p>4.2. Parking Permeable paving to parking areas within existing mango orchard and along private lane.</p> <p>Minimum 1 parking per unit and 20% ratio of visitors parking.</p> <p>50% of parking's will be covered under garden studios.</p> <p>4.3 Footpaths, decks and pontoons Recycled hewn stone existing on site reused as main nodes, connections and squares, laid level with sand cement jointing.</p> <p>Brushed concrete in situ walkways with pebble and grass jointing.</p> <p>Selected pathways in landscaped rain garden zones will be raised treated hardwood decks.</p> <p>Poolside sun deck in treated hardwood with timber balustrade.</p> <p>Proprietary floating timber pontoons for light water craft and mooring access depending on obtention of relevant permits from the local authorities.</p> <p>4.4 Owner lock ups and sport stores Secured 4m2 owners lock ups, either associated with garages or freestanding.</p> <p>Lockable racking system close to water's edge for SUP, surf ski and kayak storage.</p>	<p>4.5 Swimming pool 16x5m horizon overflow slate lined concrete pool, 1.1 - 1.4m deep.</p> <p>Magnesium or oxygen treated pool water.</p> <p>Pool terrace combination brushed in situ concrete with sealer and recycled hewn stone terraces, laid level with close jointing.</p> <p>4.6 Pool lounge and boma Pool side lounge in treated hardwood structure and pergola with tensile shade fabric and treated hardwood decking.</p> <p>Clay brick fire pit with recycled stone surround and built in timber lined rc seating.</p> <p>4.7 Landscaping Extensive existing landscaping to be respected and retained to a maximum, feature mature fruit trees, endemics and palms.</p> <p>Contemporary tropical planting, lawns and edging by professional consultant and team.</p> <p>Existing land features to be accentuated as raingardens and humid zones for strategic storm water management and screening and shading of large facades.</p> <p>5. SERVICES</p> <p>5.1. Potable water On site potable water storage to BS standards with 3 days reserve.</p> <p>Firefighting reserve integrated into water storage.</p> <p>5.2 Hot water Hot water generation via flat plate solar panels with electrical back up.</p> <p>5.3 Power Three phase power supply with step down</p>	<p>transformer, and generator back up for essential loading.</p> <p>5.4 HVAC Split system ac provision to all bedrooms with outdoor unit integrated into building envelope.</p> <p>Ceiling fans to all main spaces, with attention to openings to ensure maximum cross ventilation.</p> <p>5.5. IT and data Structured IT and data cabling integrated into building envelope. Central parabola distribution for satellite tv.</p> <p>5.6. Waste strategy Compact Sewage Treatment plant for treatment of black water, releasing treated grey water fit for irrigation.</p> <p>5.7. Storm water All rainwater collected and channelled to on-site disposal either in underground absorption or in open landscaped rainwater gullies doubling as landscape features.</p> <p>5.8. Refuse Refuse area for municipal collection, inclusive of recycling provision.</p> <p>6. OPTIONS</p> <p>Deco-Pack (soft and loose furniture). Swimming pools for Ground Floor Units. Kitchen Upgrade.</p>
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TECHNICAL TEAM

Promotor
Horizon Projects

Architect
Taktik Architects

Interior architect
Namakoa Design

Structural engineering
Limbada and Limbada Consulting Engineers

Design and CGIs
Crealy's Branding and Design

The illustrations, drawings and specifications contained
in this document are indicative and non-contractual.

OUR PARTNERS



THE
WATERCLUB
LA BALISE W BLACK RIVER

This is an approved project by the Board of Investment under the Investment Promotion
(Property Development Scheme) Regulations 2015.

Photos & illustrations contained in this document are informative & non contractual.

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