



OCEAN POINT
BEACHFRONT RESIDENCES



A PREMIUM BEACHFRONT LIFESTYLE EXPERIENCE

where luxurious
features &
everyday adaptability
come together

Ocean Point is a boutique development set on the picturesque shoreline of the North of the island with 15 exclusive luxurious apartments boasting the best possible combination of location and living space. Exquisitely polished from the ground up and enriched with refined premium fixtures, sumptuous textures and colours, the residences are delivered with the convenient option of a modern deco-pack.

Design for homemakers, vacation seekers and astute investors, the two and three bedroom contemporary residences are destined to cater to your every need.

RISE & SHINE to life on the North Coast



La Croisette Shopping Mall	15 min
Jumbo Riche Terre	19 min
Super U Grand Baie	21 min
Mont Choisy Golf Estate	22 min
Port Louis	28 min
Bagatelle Shopping Mall	37 min
SSR International Airport	55 min



CONVENIENCE AROUND EVERY CORNER

Ocean Point offers the perfect blend of slow paced tranquility with the convenience of a well connected location. Situated in Pointe aux Biches within the peaceful surroundings of several prestigious hotels, the residential development is as little as 15 minutes away from the vibrant touristic seaside village of Grand Baie. Ocean Point thus cements its position as ideal, within the vicinity of a selection of fine dining restaurants, nightclubs and bars, luxury spas, leisure facilities and shopping centers, all jostling for attention.

AQUATIC AND LAND ADVENTURES

The North is also known for providing delightful aquatic and land activities, such as the Blue Safari submarines and professional golf courses, and inspiring natural coastal beauty, including the white sandy sceneries and the stunning Balaclava Marine Park.

ESSENTIAL AMENITIES

Ocean Point offers a life without compromise where convenient food stores, health care centers as well as local and international schools are only moments away. The residences are easily accessible from the center of the island through the Verdun highway and numerous handy bypasses.



MONT CHOISY LE GOLF

Ocean Point is ideally situated 10 min from Mont Choisy Le Golf, a renowned 18-hole championship course.

The golf course enhances the natural beauty of the North of the island for special and authentic moments to share with your family and loved ones.



THE EXCLUSIVE PROXIMITY

to some of
the most
luxurious hotels
of the island

Ocean Point is nestled on the coast home to several luxury hotels such as Le Méridien, The Oberoi and Victoria Beachcomber Resort & Spa.

The residents shall be delighted to use the hotels amenities, including their restaurants, spas, as well as their nautical sports facilities.





THE ARCHITECTURE

weaving together
the coast & home



Designed with both luxury and flexible living in mind, the architecture caters for spacious functional interiors brightened up by abundant natural light and cooled by natural cross-flow ventilation. The structure maximises the amazing endless sea views with full-length glazing that create seamless flow between the indoor and outdoor living spaces.

Each apartment is positioned to enjoy endless views of the ocean while the penthouses are designed with extended open-sky terraces. The design reveals a Mauritian feel inspired by the textures and tones of local timber elements, rock cladding, sands and flora weaved into a tropical resort overall structure and amenities.

THE the MASTER PLAN legend

1. entrance
2. gate post
3. bin area
4. technical area
5. parking
6. water feature
7. kiosk
8. swimming pool
9. kids pool
10. decking and sunloungers



OCEAN POINT MASTER LAYOUT

Ocean Point consists of three blocks housing 5 apartments each. Each three storey building includes 4 three-bedroom apartments crowned with a beautiful two-bedroom penthouse.

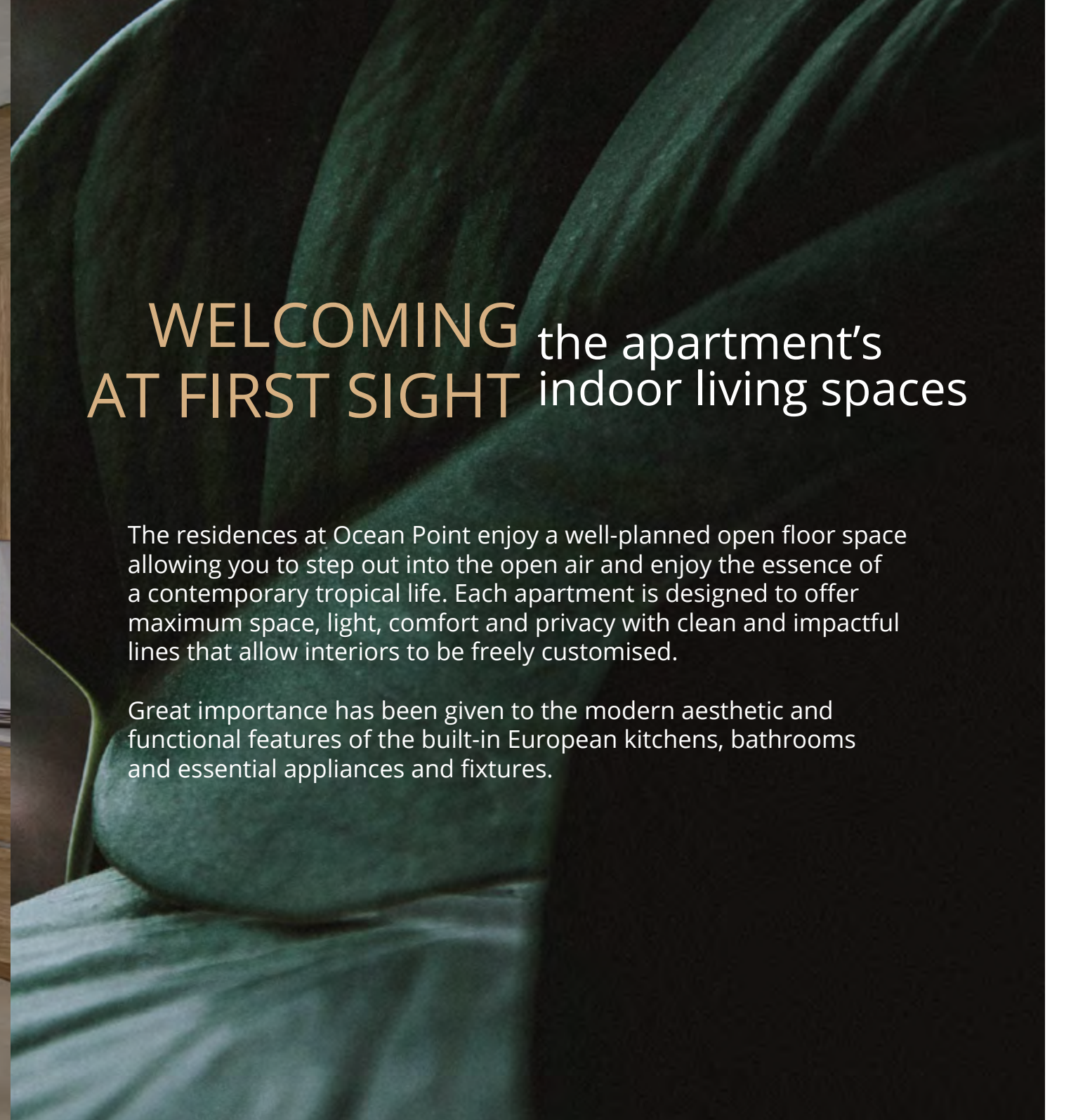
All floors are accessible through lifts. The site is beachfront with direct access to the beach and includes a kiosk and a 25-meter long common swimming pool attached to a kids' pool, surrounded by lush decking and a carefully manicured garden.



manicured tropical landscapes

The common green spaces are covered with neat lawns and cautiously sculptured tropical plants. Those include palm and coconut trees as well as colourful frangipani and bougainvilers. Not only refreshing to the senses, the garden is where you can enjoy tranquil and relaxing moments whenever needed.





WELCOMING the apartment's AT FIRST SIGHT indoor living spaces

The residences at Ocean Point enjoy a well-planned open floor space allowing you to step out into the open air and enjoy the essence of a contemporary tropical life. Each apartment is designed to offer maximum space, light, comfort and privacy with clean and impactful lines that allow interiors to be freely customised.

Great importance has been given to the modern aesthetic and functional features of the built-in European kitchens, bathrooms and essential appliances and fixtures.





A SUMPTUOUS WAY
TO BEGIN &
END THE DAY

overlooking the ocean,
inhaling the soft
salt-tinged air





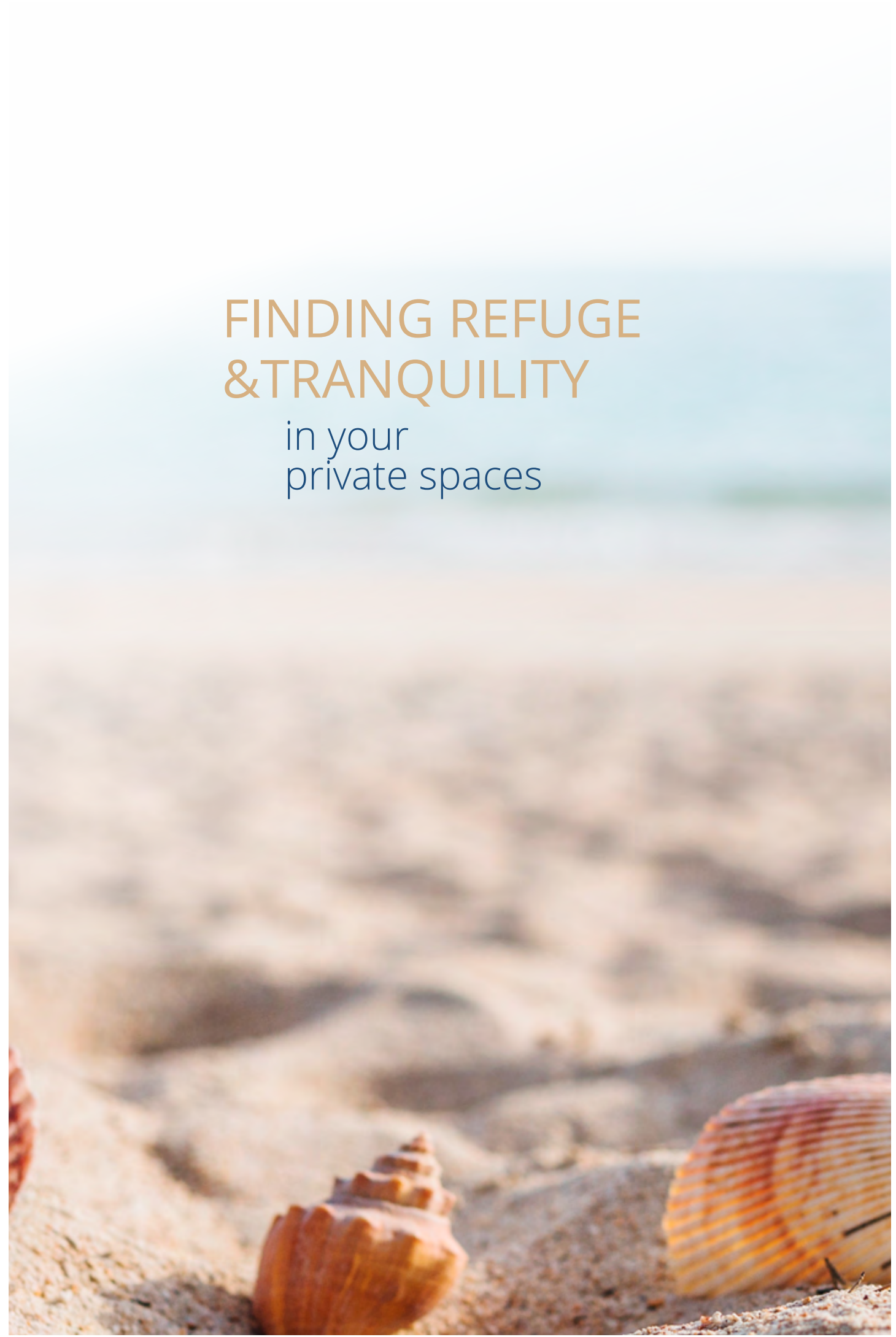
UPSCALE with gorgeous
LIVING panoramic
seaviews

Bringing sophistication and functionality together, the indoor living spaces and roof terraces of the penthouses are stylishly designed for entertaining and lounging.





FINDING REFUGE
&TRANQUILITY
in your
private spaces





THE CURATED RESORT AMENITIES

providing the ideal
escape from the
outside world



INFINITY SWIMMING POOL & KIDS POOL

Where you and your children can spend quality time off soaking up the sun.

PRIVATE SUN LOUNGERS

Where you can watch the day fade into iconic sunsets.

BBQ KIOSK

Where you can entertain your guests for lunch or diner on a hot summer day.

24/7 CONCIERGE

For someone you can truly trust whenever you need it.

24/7 SECURITY

So you and your family can feel safe at all times.

ON SITE PARKING

Where you and your visitors can leave the car in total peace of mind.



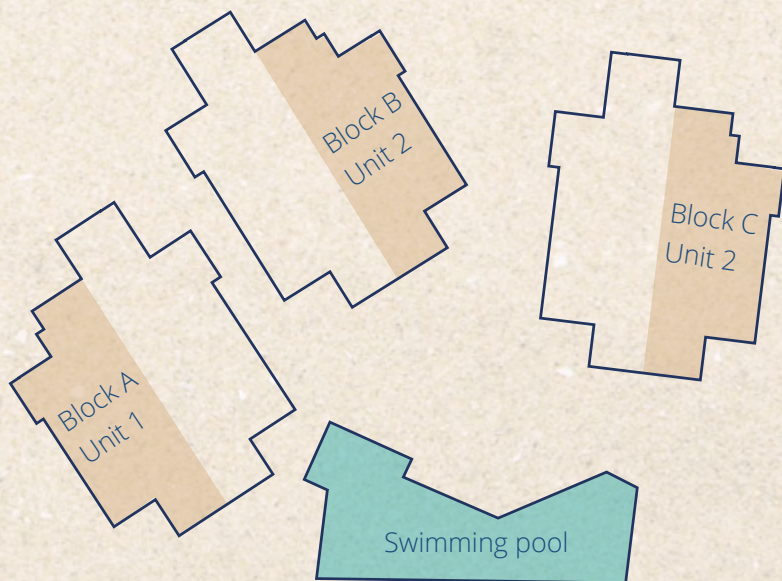
GROUND FLOOR
APARTMENT
TYPE 1



Surface Areas (M2)

- | | |
|-----------------------|------|
| 1. Entrance lobby | 3.0 |
| 2. Guest toilet | 4.7 |
| 3. Kitchen | 25.9 |
| 4. Bedroom 3 | 11.1 |
| 5. Bedroom 2 | 13.1 |
| 6. Bedroom 2 ensuite | 4.4 |
| 7. Eating area | 17.8 |
| 8. Lounge | 20.9 |
| 9. Passage | 2.0 |
| 10. Bedroom 1 | 13.5 |
| 11. Bedroom 1 ensuite | 4.4 |
| 12. Balcony/terrace | 15.2 |

TOTAL INTERNAL AREA 135.6
TOTAL EXTERNAL AREA 15.2
TOTAL BUILT AREA 150.8



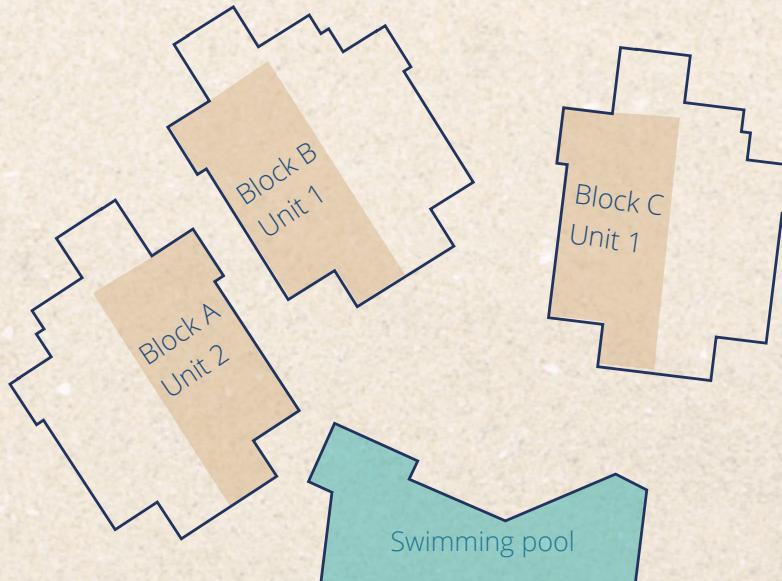
GROUND FLOOR
APARTMENT
TYPE 2



Surface Areas (M2)

- | | |
|-----------------------|------|
| 1. Entrance lobby | 1.8 |
| 2. Guest toilet | 4.6 |
| 3. Kitchen | 26.1 |
| 4. Bedroom 3 | 12.3 |
| 5. Bedroom 2 | 13.1 |
| 6. Bedroom 2 ensuite | 4.4 |
| 7. Eating area | 17.8 |
| 8. Lounge | 20.9 |
| 9. Passage | 2.0 |
| 10. Bedroom 1 | 13.5 |
| 11. Bedroom 1 ensuite | 4.4 |
| 12. Balcony/terrace | 15.2 |

TOTAL INTERNAL AREA 135.6
TOTAL EXTERNAL AREA 15.2
TOTAL BUILT AREA 150.8



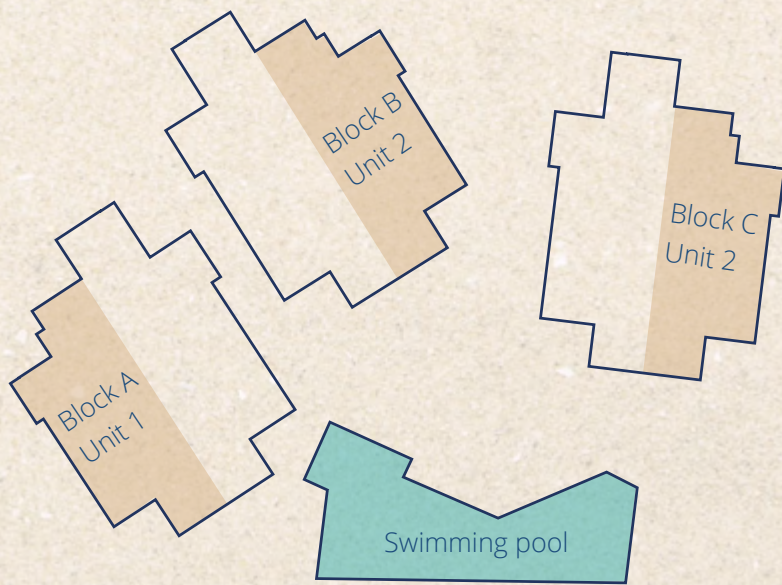
FIRST FLOOR
APARTMENT
TYPE 1



Surface Areas (M2)

- 1. Entrance lobby _____ 3.0
- 2. Guest toilet _____ 4.7
- 3. Kitchen _____ 25.9
- 4. Bedroom 3 _____ 11.1
- 5. Bedroom 2 _____ 13.1
- 6. Bedroom 2 ensuite _____ 4.4
- 7. Eating area _____ 17.8
- 8. Lounge _____ 20.9
- 9. Passage _____ 2.0
- 10. Bedroom 1 _____ 13.5
- 11. Bedroom 1 ensuite _____ 4.4
- 12. Balcony/terrace _____ 15.2

TOTAL INTERNAL AREA _____ **135.6**
TOTAL EXTERNAL AREA _____ **15.2**
TOTAL BUILT AREA _____ **150.8**



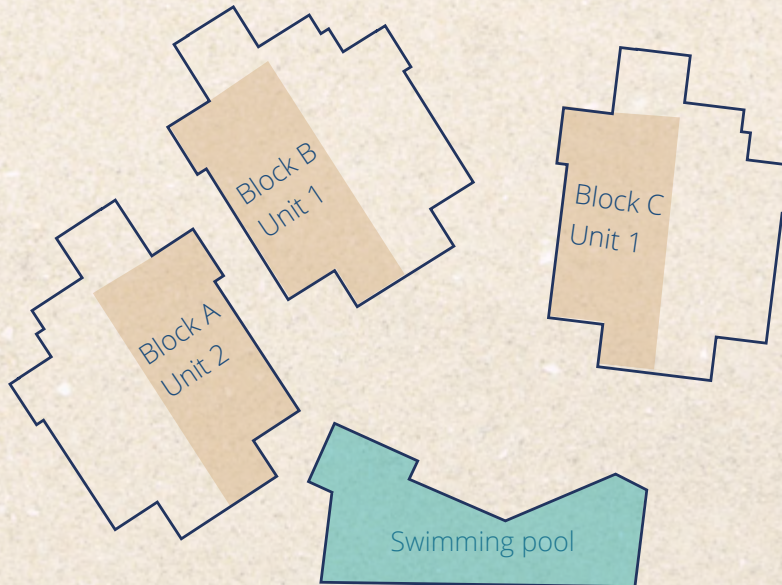
FIRST FLOOR
APARTMENT
TYPE 2



Surface Areas (M2)

- 1. Entrance lobby _____ 1.8
- 2. Guest toilet _____ 4.6
- 3. Kitchen _____ 26.1
- 4. Bedroom 3 _____ 12.3
- 5. Bedroom 2 _____ 13.1
- 6. Bedroom 2 ensuite _____ 4.4
- 7. Eating area _____ 17.8
- 8. Lounge _____ 20.9
- 9. Passage _____ 2.0
- 10. Bedroom 1 _____ 13.5
- 11. Bedroom 1 ensuite _____ 4.4
- 12. Balcony/terrace _____ 15.2

TOTAL INTERNAL AREA _____ **135.6**
TOTAL EXTERNAL AREA _____ **15.2**
TOTAL BUILT AREA _____ **150.8**



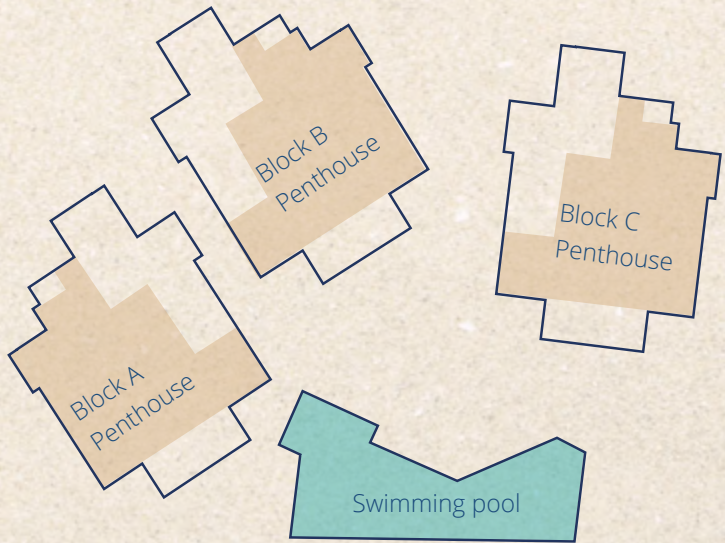
THIRD FLOOR
PENTHOUSE



Surface Areas (M2)

1. Entrance courtyard	9.2
2. Entrance lobby	5.5
3. Passage	6.6
4. External shower	5.3
5. Drying balcony	3.7
6. Bedroom 1	13.5
7. Guest toilet	6.8
8. Kitchen	12.7
9. Bedroom 2	11.0
10. Bedroom 1 ensuite	7.2
11. Lounge	18.1
12. Outdoor living/terrace	80.3

TOTAL INTERNAL AREA	100.1
TOTAL EXTERNAL AREA	98.5
TOTAL BUILT AREA	198.6



TECHNICAL
SPECIFICATIONS

BUILDING WORKS
Substructure
Conventional strip footings

Concrete work
Reinforced concrete columns, beams, floor slabs and flat roof slabs

Walls
200mm thick block wall and 150mm for non-structural internal walls.
Dividing wall between apartments to be filled with concrete.

Openings and balustrades
Powder coated aluminum windows and doors with clear glazing
Solid timber entrance doors
Semi solid flush internal doors
Tempered glass balustrade to terraces

Roofing
Flat roof slab to receive waterproofing treatment approved by the Architect

External wall finishes
Walls rendered smooth finish and painted with anti fungus paint.
Stone cladding to designated areas

Internal wall finishes
Generally smooth render and emulsion paint, ceramic tiles to walls in showers. Timber skirting generally to interiors.

Floor finishes
Grade A ceramic tiles generally to internal floors
Combination of decking and ceramic tiles to terraces

Ceiling finishes
Plastered and emulsion paint finish
False ceilings to designated areas

Plumbing installation
Hot and cold-water installations to bathrooms and kitchen.
Hot water generation by means of solar water heaters with electrical booster.
Water tank and pumps to be provided.
Bathrooms fitted with European quality sanitary and tap wares.

Kitchen furniture and appliances
Modern European designed kitchen cupboards with quartz work surfaces
Blum or equivalent fittings and fixtures, to be used for kitchen furniture
Oven, hob, hood to be provided in each apartment. Brand of appliances in standard supply will be in the range of Bosch and/or brand of similar standard.

Bedroom furniture
All bedrooms will be fitted with built-in cupboards.
All internal built-in furniture structures will be of composite board structure.

Electrical installations
Concealed power and lighting installations throughout including standard accessories and functional light fittings.

Air conditioning and ventilation
Split air conditioning units in all bedrooms

Communication system
TV/Telephone point will be provided.

LIFT AND GENERATOR
Lift with capacity of 450kg – 6 persons
Generator for common areas and essential loads of apartments.

SECURITY
Watchman cabin, CCTV system and automatic gate

EXTERNAL WORKS
Driveway and external parking driveway in combination of asphalt and paves

LANDSCAPING
Professionally designed and constructed landscaped gardens to all common areas.

SWIMMING POOL
Common swimming pool and kids pool

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FINISHES & AMENITIES

the European kitchen & equipments

The sleek European kitchen integrated in each apartment is superbly fitted with modern and stylish essential appliances as well as stunning quartz bench tops and flush surfaces. Perfectly blended with the surrounding area, the exquisite materials and clever touches make this space a real conversation starter and create the most pleasant cooking and culinary experience.

Quality built in fixtures & appliances

At Ocean Point, all essentials are built in and presented in the most refined manner.

Bosch appliances have been specified to fit your beautiful modern interiors.

THE modern REFRESHING bathrooms

After a long day of work, your bathroom is the ultimate private sanctuary where you can rejuvenate and feel pampered in tranquillity and, at Ocean Point, everything is provided to assist you in doing so. Carefully chosen quality and elegant fixtures harmoniously fit together creating an atmosphere of serenity for you to enjoy.

TAILOR-MADE finishes reflecting you

Whether you prefer wooden flooring, marble surfaces or stylish colourful textured walls, Ocean Point offers the option to shape your interiors according to your own taste. On demand, you shall be able to work closely with our interior decorator to achieve your desired look and feel.

THE DEVELOPER we deliver



DEVELOPMENTS	TYPE	TOTAL UNITS	Villa	Townhouse	Apt.	Office	STATUS APRIL 2019
Cape Bay - Beach Resort	RES	49			49		DELIVERED
Grand Baie Business Quarter / 2Futures	OFFICE	-				62	DELIVERED
Element Bay Beach	RES	19			19		DELIVERED
La Résidence	RES	24		24			DELIVERED
AO - Résidence de Luxe	RES	29	3	14	12		DELIVERED
Element Bay II	RES	24			24		DELIVERED
Mont Choisy Le Parc	IRS	211	72		139		DELIVERED
Le Barachois - Beachfront Residences	LOCAL	14		14			UNDER CONSTRUCTION
Ki Residences	PDS	56			56		UNDER CONSTRUCTION
Ki Resort Villas	PDS	19	19				SELLING NOW
Ki Resort Apartments	PDS	93			93		SELLING NOW
Serenity Villas & Apartments	PDS	84	10		74		SELLING NOW
Manta Cove	RES	14			14		UNDER CONSTRUCTION
Le Domaine de Grand Baie	RES	135			135		INVESTMENT/ UNDER CONS.
Les Résidences de Mont Choisy	RES	20			20		UNDER CONSTRUCTION
Mont Choisy Business Quarter hQ & iQ	OFFICE					29+29	NEW (2 Buildings)
Casuarina Residences (not released)	PDS	98			98		COMING SOON
Bain Boeuf Apartments (not released)	G+2 / PDS	75			75		COMING SOON
2Beach Club	/	/					UNDER RENOVATION

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