



🏠 322 m<sup>2</sup> 📄 Domaine de Palmyre, Mauricius 📅 Reserved



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Aneta Větrovská**  
ASSISTANT

info@luxent.cz  
+420 731 300 400

|                                    |                                      |             |                          |
|------------------------------------|--------------------------------------|-------------|--------------------------|
| Order number                       | <b>MO-BP</b>                         | Price       | <b>Reserved</b>          |
| Address                            | <b>Domaine de Palmyre, Mauricius</b> | Type        | <b>Apartments</b>        |
| Disposition                        | <b>4 + kitchenette</b>               | Usable area | <b>322 m<sup>2</sup></b> |
| Offer status                       | <b>Reserved</b>                      | Floor area  | <b>157 m<sup>2</sup></b> |
| Energy performance of the building | <b>G - Extremely uneconomical</b>    | Floor       | <b>2nd floor</b>         |
| Parking                            | <b>2</b>                             | Terrace     | <b>150 m<sup>2</sup></b> |

## About real estate

We are offering for sale a luxury 3 bedroom penthouse in the emerging luxury project Montana Oceano in the southwest of the island of Mauritius. The residence is set amidst lush tropical nature at 118 metres above sea level and offers breathtaking 180 degree views of the mountains, savannah and Indian Ocean. Sunsets, periodic rainbows, starry skies, spectacular panoramas of the sea and mountains can be enjoyed from your private terrace every day.

The layout of the apartment with a living area of 157 m<sup>2</sup> includes three bedrooms with en-suite bathrooms (25 m<sup>2</sup>, 21 m<sup>2</sup>, 14 m<sup>2</sup>) and terraces. The spacious living room (42 m<sup>2</sup>) with kitchen (18 m<sup>2</sup>) has large bay windows through which you can access the spacious terraces, which are partly covered. The apartment also includes laundry room (4 m<sup>2</sup>), guest toilet (4 m<sup>2</sup>), kitchen courtyard (13 m<sup>2</sup>), hallway (14 m<sup>2</sup>) and entrance hall (3 m<sup>2</sup>). This apartment also includes two parking spaces.

A private hot tub for 5-7 people can be placed on the terrace if desired.

The development project consists of 13 apartments and 4 private villas and is situated on two plots close to each other: The three-block Montana Oceano Apartments comprises a total of 3 luxury penthouses and 10 modern apartments, all with expansive terraces with panoramic views of the surrounding area, thoughtful ventilation and ample sunlight. The project's undisputed strength is its thoughtful outdoor space - the secure private residence includes a swimming pool, garden, fitness area and children's playground. All properties have secure parking for two vehicles.

Montana Oceano Villas are four separate spacious homes with private pools on private grounds.

Montana Oceano is located on a hilltop in Domaine de Palmyre in the sought-after Black River/Le Morne area, opposite Les Salines and just 500 metres from La Balise marina. This area has great potential thanks to its perfect combination of sea, best beaches and nature, making it an ideal choice for a myriad of activities including snorkelling, diving, windsurfing, kitesurfing, kayaking, paddleboarding, sailing or hiking. For golf lovers there are four top golf courses (15-30 min drive).

The international airport is 52 km away and takes around 70 minutes to get there, the capital Port Louis is 35 km away and can be reached by car in about an hour.

The island of Mauritius is one of the safest and most sought-after places in the world to relocate or second home today, and whether you are a digital nomad or planning to spend your retirement or business here. With top-notch amenities and healthcare, a well-developed transport infrastructure, international schools and countless sporting and cultural opportunities, it's rightly called a tropical paradise where it's great to live, work and play.

Construction of the project is scheduled for 2Q 2024, with the project to be completed by the end of 2025.

For more information about the development project, please contact the broker.

| The order | Layout           | Floor        | Usable area        | Living area        | Terrace / Balcony / Loggia   | Land                      | Price          |
|-----------|------------------|--------------|--------------------|--------------------|------------------------------|---------------------------|----------------|
| MO-A1     | 4 + kitchenette  | ground floor | 198 m <sup>2</sup> | 135 m <sup>2</sup> | 46 m <sup>2</sup> / No / No  | Yes (108 m <sup>2</sup> ) | 29 583 525 CZK |
| MO-A2     | 4 + kitchenette  | ground floor | 206 m <sup>2</sup> | 154 m <sup>2</sup> | 44 m <sup>2</sup> / No / No  | Yes (24 m <sup>2</sup> )  | 27 711 150 CZK |
| MO-A3     | 4 + kitchenette  | 1st floor    | 175 m <sup>2</sup> | 125 m <sup>2</sup> | 41 m <sup>2</sup> / No / No  | No                        | 27 087 025 CZK |
| MO-A4     | 4 + kitchenette  | 1st floor    | 187 m <sup>2</sup> | 141 m <sup>2</sup> | 40 m <sup>2</sup> / No / No  | No                        | 28 709 750 CZK |
| MO-AP     | 4 + kitchenette  | 2nd floor    | 342 m <sup>2</sup> | 182 m <sup>2</sup> | 165 m <sup>2</sup> / No / No | No                        | 46 060 425 CZK |
| MO-B1     | 4 + kitchenette  | ground floor | 199 m <sup>2</sup> | 136 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B2     | 4 + kitchenette  | ground floor | 192 m <sup>2</sup> | 135 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B3     | 4 + kitchenette  | 1st floor    | 177 m <sup>2</sup> | 125 m <sup>2</sup> | 42 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-B4     | 4 + kitchenette  | 1st floor    | 180 m <sup>2</sup> | 135 m <sup>2</sup> | 45 m <sup>2</sup> / No / No  | No                        | RESERVED       |
| MO-BP     | 4 + kitchenette  | 2nd floor    | 322 m <sup>2</sup> | 157 m <sup>2</sup> | 150 m <sup>2</sup> / No / No | No                        | RESERVED       |
| MO-C1     | 4 + kitchenette  | ground floor | 221 m <sup>2</sup> | 138 m <sup>2</sup> | 69 m <sup>2</sup> / No / No  | No                        | 36 199 250 CZK |
| MO-C2     | 4 + kitchenette  | 1st floor    | 213 m <sup>2</sup> | 139 m <sup>2</sup> | 54 m <sup>2</sup> / No / No  | No                        | 36 448 900 CZK |
| MO-CP     | 3 + kitchenette  | 2nd floor    | 178 m <sup>2</sup> | 98 m <sup>2</sup>  | 73 m <sup>2</sup> / No / No  | No                        | 33 702 750 CZK |
| MO-VB     | 5 and more rooms | ground floor | 373 m <sup>2</sup> | 242 m <sup>2</sup> | 124 m <sup>2</sup> / No / No | 1 428 m <sup>2</sup>      | SOLD           |
| MO-CTA    | 3 rooms          |              | 155 m <sup>2</sup> | 117 m <sup>2</sup> | 33 m <sup>2</sup> / No / No  | 675 m <sup>2</sup>        | RESERVED       |
| MO-CTB    | 3 rooms          |              | 149 m <sup>2</sup> | 110 m <sup>2</sup> | 26 m <sup>2</sup> / No / No  | 658 m <sup>2</sup>        | RESERVED       |