

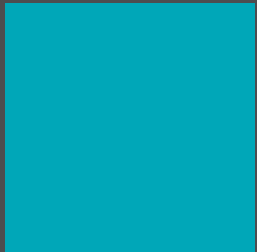




## Sunshine living

Carlos Bay is a modern and luxurious island-style residential complex established under the Real Estate Scheme (RES) and is thus open to international freehold purchase.

Carlos Bay brings together functionality, beauty and safety, rhyming sophisticated décor with comfort. The residence is harmoniously balanced across beautiful living spaces with a warm and welcoming atmosphere.

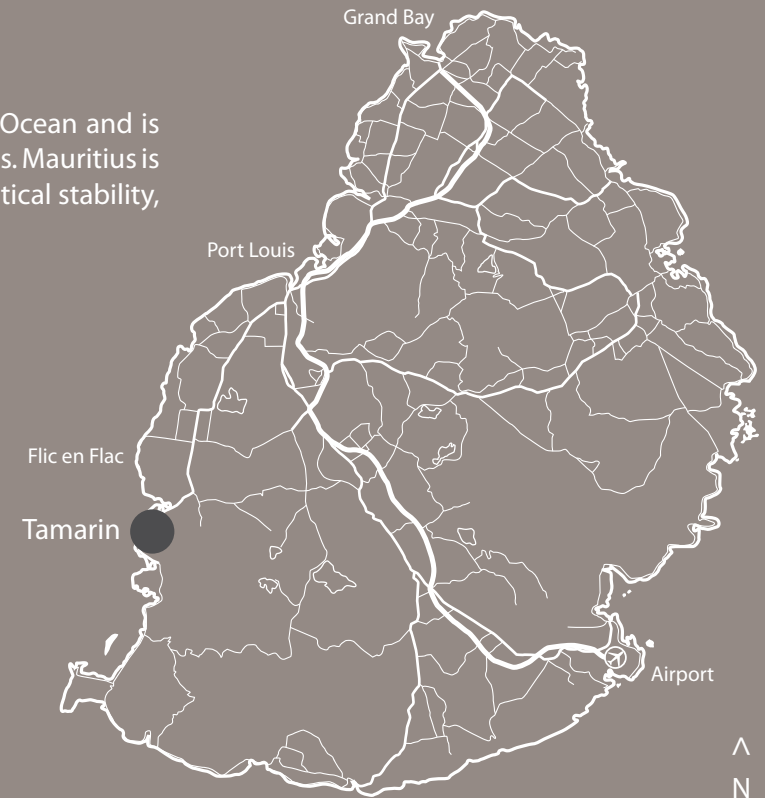


Located on the west coast of Mauritius, on the hillside of La Tourelle, Carlos Bay overlooks the sunny village of Tamarin. It offers a panoramic view over Tamarin Bay and the iconic mountains of Rempart and Trois Mamelles.



# Mauritius: Dream destination

The island is situated at the heart of the Indian Ocean and is ideally located in terms of air traffic and time zones. Mauritius is a perfect example in terms of economic and political stability, social harmony and racial tolerance.



A former French and British colony and now an upscale tourist destination combining tropical beauty, moderate tropical climate and modern facilities - Mauritius offers a unique multicultural experience and an innate sense of hospitality.





The country is now recognised on the international market as a safe destination for real estate purchase. Mauritius is also known to be attractive for those looking for the perfect blend of a place to work and live, as a second home or simply an island getaway.



## An endless summer

Sheltered from the prevailing winds, the west coast of Mauritius is the sunniest of the island all year round. You will be surrounded by idyllic beaches, protected lagoons and lush nature - representative of a typical tropical island. You will have everything you need for a satisfying life.

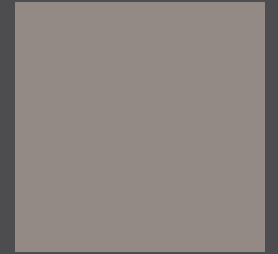


Active living, relaxation, land and water sports, world-class golf courses, eco-tourism activities and deep-sea fishing are only a few steps away from your residence. You will also find luxury shops, supermarkets, local, ethnic and gourmet restaurants, bars and nightclubs nearby.





## The good life



Tamarin is the perfect example of a harmonious modern island development, influenced by beauty and the search for the highest standard of living. The village has gained luxurious residential development without losing its coastal charm.

Tamarin is famous for its salt pans, unique silver beach and rolling waves favoured by surfers. All the necessities for a functional day-to-day life can be found nearby: international schools, medical services, fitness clubs and commercial centres.



Carlos Bay offers 18 residential units consisting of apartments, duplex apartments and penthouses. The units are arranged into five blocks ingeniously spread over the property so as to offer unimpeded access to the magnificent view of the mountains and Tamarin bay.

**Blocks A to D are three-level buildings each housing 3 residential units.**

The first two levels of each block consist of two duplex apartments of 191 m<sup>2</sup> and 230 m<sup>2</sup> respectively. Each duplex apartment has three en-suite bedrooms and a 32 m<sup>2</sup> private garden at lower level. The ground floor of the units includes an entrance lobby, a visitors' toilet, an open-plan kitchen and a spacious living-dining room opening onto a covered terrace. Both units also come with a laundry room, drying area and two parking spaces, one of which is covered.

The upper level is entirely dedicated to a 325 m<sup>2</sup> penthouse. A ground floor entrance, private staircase and lift all lead to the penthouse level. The living and dining rooms open onto a large terrace with a plunge pool. The four en-suite bedrooms each have a terrace or balcony with mountain or bay views. A large kitchen, office area, visitors' toilet, storage, laundry and drying balcony complement the living spaces. The penthouse also comes with two covered parking spaces.

Block E is a three-level building on the northern part of the site. It has six residential units and is serviced by two lifts and two emergency staircases. The lower ground level includes six private double garages and storage areas – one for each unit.

Three single-storey apartments are located on the ground level. They each offer three bedrooms, two of which are en-suite. The living - dining space opens onto a covered terrace on the bay side. An open-plan kitchen, laundry and drying area and a cozy private garden complements the apartments.

The topmost level consists of three penthouses, each offering three bedrooms, two of which are en-suite bedrooms. The living - dining space opens onto a covered and open terrace with a private plunge pool on the bay side. An open-plan kitchen, laundry and drying area are also featured in each of these residential units.





- Duplex apartment - type 1
- Duplex apartment - type 2
- Penthouse - type 3
- Apartment - type 4
- Penthouse - type 5
- Common area
- Reception







## Facing the sea with the mountains as backdrop

Located in a welcoming area, Carlos Bay looks out towards the sea and the spectacular sunset. All residences fully enjoy the panoramic views. The architecture optimizes natural light and ventilation.

Your property  
in Mauritius:  
a haven of  
peace

As well as having a very modern influence, the architecture also utilizes local, natural materials. Spaces are generous and well-ventilated.



The manicured garden provides a recreational area that does not impede on the residents' privacy.



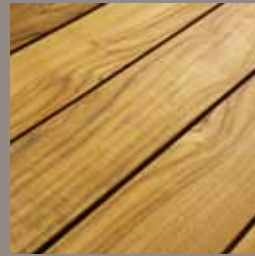




Internal courtyard



## Penthouse view



Carlos Bay offers seven penthouses. The ultimate luxury of the penthouses is undeniably the spacious, sheltered open terrace with its private pool offering a panoramic view of the bay and mountains.





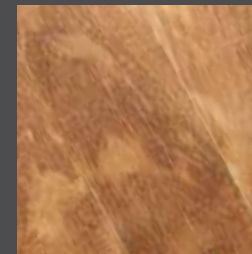
Deck view Penthouse A3 (Type 3)





## Natural elegance

Opulent open plan spaces characterize the interiors and exterior. The elegant decor mixes geometric lines, noble organic materials and chromatic sobriety.



The bright and airy common room is the centrepiece, offering an expansive living space.





Living / Dining Penthouse A3 (Type 3)



Block A to D penthouses boast 325 m<sup>2</sup> and have four bedrooms, all with en-suite bathrooms.

# Penthouse Type 3

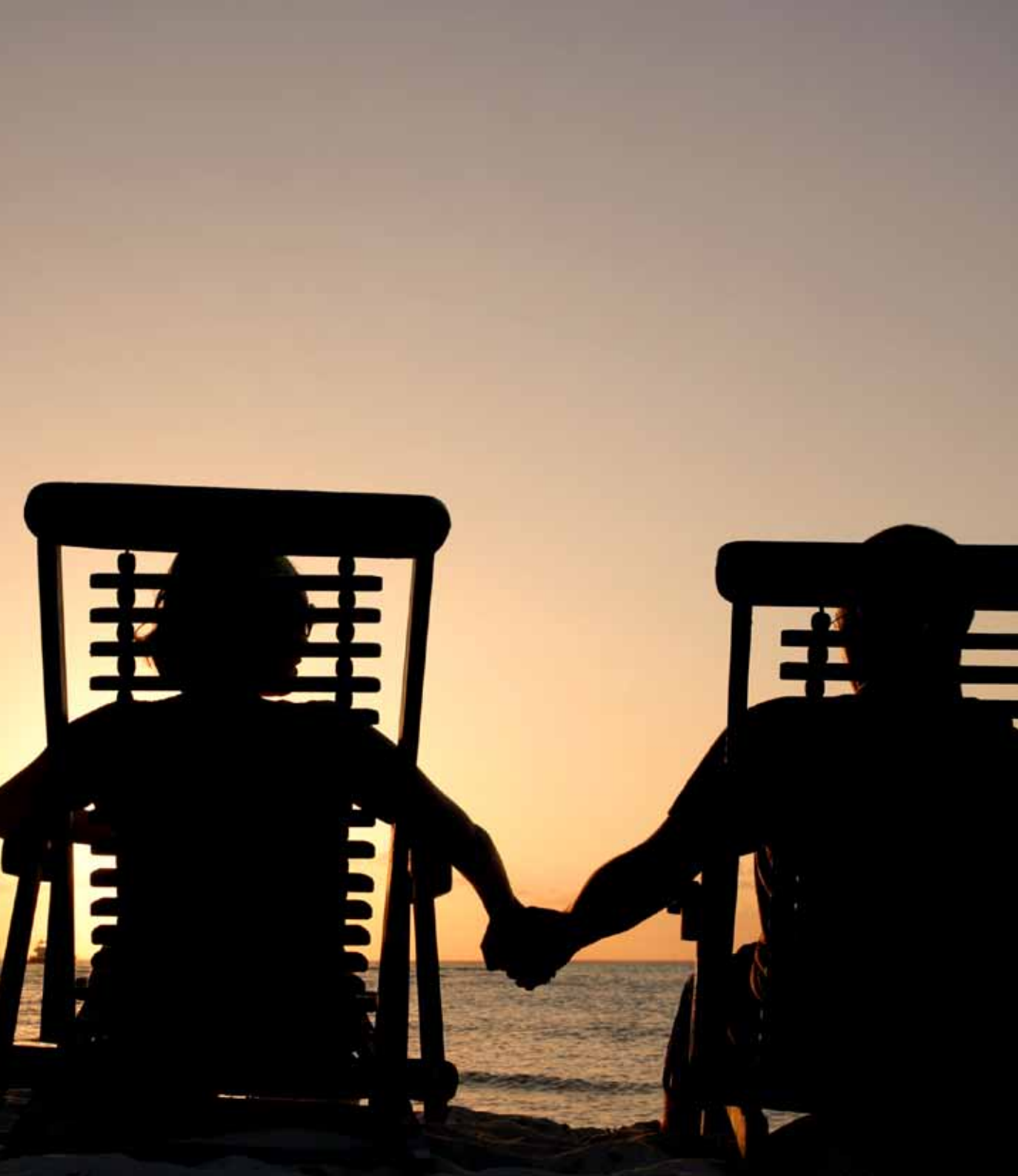
(A3, B3, C3, D3)

Gross total area : 325 m<sup>2</sup>



1	Lift		9	Dressing	6.5 m <sup>2</sup>	17	Study	15.0 m <sup>2</sup>
2	Lift lobby		10	Bedroom 2	14.5 m <sup>2</sup>	18	Covered terrace	23.0 m <sup>2</sup>
3	Entrance lobby	12.0 m <sup>2</sup>	11	En-suite 2	4.0 m <sup>2</sup>	19	Rooftop terrace	62.5 m <sup>2</sup>
4	Kitchen	17.0 m <sup>2</sup>	12	Bedroom 3	14.5 m <sup>2</sup>	20	Plunge pool	
5	Living	22.0 m <sup>2</sup>	13	En-suite 3	4.0 m <sup>2</sup>	21	Rooftop terrace	
6	Dining	15.0 m <sup>2</sup>	14	Bedroom 4	16.0 m <sup>2</sup>	22	Terrace	7.5 m <sup>2</sup>
7	Master bedroom	15.0 m <sup>2</sup>	15	En-suite 4	3.0 m <sup>2</sup>	23	Kitchen Terrace	5.0 m <sup>2</sup>
8	En-suite	8.0 m <sup>2</sup>	16	Guest toilet	2.0 m <sup>2</sup>	24	Linen	4.0 m <sup>2</sup>





ELEVATION

The Block E penthouses offer three bedrooms, two with en-suite bathrooms and vary between 182 and 188 m<sup>2</sup> of surface area.

All the penthouses have a living and dining room, open-plan kitchen as well as a laundry room with sheltered drying area outside.

# Penthouse Type 5

(E4, E5, E6)

Gross total area : 221 m<sup>2</sup>



1	Lift		8	En-suite	6.5 m <sup>2</sup>	15	Rooftop terrace	20.0 m <sup>2</sup>
2	Entrance lobby		9	Bedroom 2	12.0 m <sup>2</sup>	16	Kitchen terrace	5.5 m <sup>2</sup>
3	Kitchen	15.0 m <sup>2</sup>	10	Bathroom 2	3.5 m <sup>2</sup>	17	Linen	3.5 m <sup>2</sup>
4	Living	20.0 m <sup>2</sup>	11	Bedroom 3	12.5 m <sup>2</sup>	18	Staircase	
5	Dining	12.0 m <sup>2</sup>	12	En-suite 3	4.5 m <sup>2</sup>		Garage & storage	29.0 m <sup>2</sup>
6	Master bedroom	14.5 m <sup>2</sup>	13	Lobby	7.0 m <sup>2</sup>			
7	Dressing	3.5 m <sup>2</sup>	14	Covered terrace	17.0 m <sup>2</sup>			



## Highly stylish



The functional design and decor extends to the kitchen area and promotes interactivity and facility.



Schmidt kitchens says a lot about the quality of the equipment proposed. Stylish contemporary stools are set around the central island - strategic meeting point of the household.





Apartment A1 kitchen (Type 1)



## Rest area

Opening out onto the mountains, the resting area is fresh and equipped with modern furniture.





Apartment C1 bedroom (Type 1)





## Pure pleasure

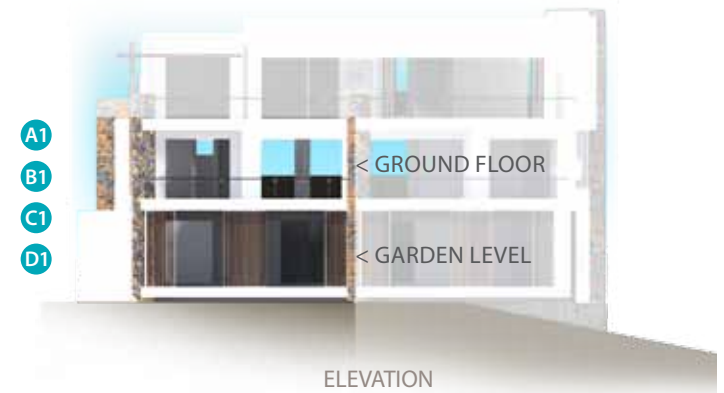


The en-suite bathrooms are beautiful and so sophisticated! Smooth shapes and chrome lines blend perfectly and the light coloured wood complements the sense of intimacy and well-being.



Apartment C1 bathroom (Type 1)





Living here turns every day into a blessing

# Duplex Apartment Type 1

(A1, B1, C1, D1)

Gross total area: 191 m<sup>2</sup>

Private garden: 32 m<sup>2</sup>



GROUND FLOOR

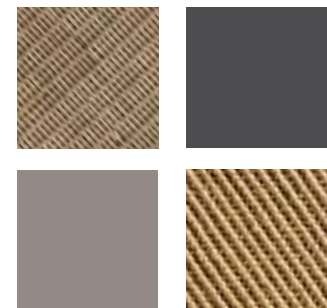


GARDEN LEVEL

1	Entrance	
2	Kitchen	15.0 m <sup>2</sup>
3	Living	16.0 m <sup>2</sup>
4	Dining	13.5 m <sup>2</sup>
5	Guest toilet	1.5 m <sup>2</sup>
6	Linen	3.0 m <sup>2</sup>
7	Verandah	21.0 m <sup>2</sup>
8	Balcony	2.5 m <sup>2</sup>

9	Staircase	
10	Master bedroom	17.0 m <sup>2</sup>
11	En-suite	8.0 m <sup>2</sup>
12	Dressing	5.0 m <sup>2</sup>
13	Bedroom 2	12.5 m <sup>2</sup>
14	En-suite 2	4.0 m <sup>2</sup>
15	Bedroom 3	12.0 m <sup>2</sup>
16	En-suite 3	4.0 m <sup>2</sup>

17	Lobby	5.0 m <sup>2</sup>
18	Terrace	9.0 m <sup>2</sup>





# Duplex Apartment Type 2

(A2, B2, C2, D2)

Gross total area: 230 m<sup>2</sup>

Private garden: 32 m<sup>2</sup>



GROUND FLOOR



GARDEN LEVEL

1	Entrance	
2	Kitchen	15.5 m <sup>2</sup>
3	Living	25.0 m <sup>2</sup>
4	Dining	10.0 m <sup>2</sup>
5	Guest toilet	2.0 m <sup>2</sup>
6	Linen	4.5 m <sup>2</sup>
7	Verandah	19.0 m <sup>2</sup>
8	Balcony	2.5 m <sup>2</sup>

9	Staircase	
10	Master bedroom	15.0 m <sup>2</sup>
11	En-suite	8.5 m <sup>2</sup>
12	Dressing	5.0 m <sup>2</sup>
13	Bedroom 2	13.5 m <sup>2</sup>
14	En-suite 2	4.0 m <sup>2</sup>
15	Bedroom 3	12.0 m <sup>2</sup>
16	En-suite 3	3.5 m <sup>2</sup>

17	Lobby	10.0 m <sup>2</sup>
18	Study	6.0 m <sup>2</sup>
19	Store	4.5 m <sup>2</sup>
20	Terrace	9.0 m <sup>2</sup>



ELEVATION

Happiness is a meeting point. Its meeting place is up to you!

# Apartment Type 4

(E1, E2, E3)

Gross total area: 204 m<sup>2</sup>



1	Lift		8	En-suite	6.0 m <sup>2</sup>	15	Bedroom terrace	4.0 m <sup>2</sup>
2	Entrance lobby		9	Bedroom 2	12.0 m <sup>2</sup>	16	Balcony	2.5 m <sup>2</sup>
3	Kitchen	15.0 m <sup>2</sup>	10	Bathroom 2	3.5 m <sup>2</sup>	17	Linen	3.5 m <sup>2</sup>
4	Living	20.0 m <sup>2</sup>	11	Bedroom 3	12.0 m <sup>2</sup>	18	Staircase	
5	Dining	12.0 m <sup>2</sup>	12	En-suite 3	4.5 m <sup>2</sup>		Garage & storage	29.0 m <sup>2</sup>
6	Master Bedroom	14.5 m <sup>2</sup>	13	Lobby	7.0 m <sup>2</sup>			
7	Dressing	3.5 m <sup>2</sup>	14	Covered terrace	19.0 m <sup>2</sup>			



# A first-choice residence

Beautiful beaches and idyllic lagoons may be only a few steps away but nothing beats the pleasure of relaxing in one's own home. At the heart of the complex, a spacious slate-tiled pool surrounded by a tropical garden invites you for a refreshing dip and an adjacent gym helps you keep in shape.







Common area





Professionally yours

CARLOS BAY



TAMARIN - MAURITIUS



# Specifications and finishes

## GENERAL

### FOUNDATION

- Reinforced Concrete as per Structural Engineer's specifications.
- Anti termite treatment as per Engineer's specifications.
- Reinforced Concrete Retaining walls + damp proof membranes where applicable.

### SUPERSTRUCTURE

- Reinforced Concrete & 200 mm External block walling as per Structural Engineer's specifications.
- Between 2 apartments, 2 layers of 150 mm block walling separated by 50 mm air gap for acoustical isolation.
- General External Finish: 18 mm Render with finely crushed Tyrolean finish.

## APARTMENTS

### FLOOR

- Living, Dining, Kitchen, Bedrooms, Bathrooms, Terraces & Balconies & common passageway: Homogeneous ceramic tiles.
- Staircase: Floor tiles steps & risers.

### WALL

- Living, Dining, Kitchen, Bedrooms, and Internal Walls: Reinforced Concrete/ Block work + smooth trowelled render finish.
- Paint: 1 coat binder + 3 coats Emulsion Paint.
- Terraces & Balconies & common passageway: Rendered smooth finish generally and/or 'Tyrolean' finish to designated areas + Emulsion paint.
- Common & En suite bathrooms: Homogeneous ceramic wall tiles inside shower cubicles and bath tub wall + Emulsion paint finish on other surfaces.

### CEILING

- Living, Dining, Kitchen, Bedrooms, bathrooms, Terraces & Balconies & common passageway: Rendered + Emulsion Paint Finish. False Ceiling to specified areas.
- Air-conditioning units (split systems) will be provided in all bedrooms.

### DOORS

- Main Entrance: Solid Timber Door.
- Bedrooms, bathrooms, kitchen & laundry: Semi-solid timber door.
- Terraces & balconies: Aluminum powder coated glazed doors with laminated glass to specialist's specifications.
- Toilets: Toughened/Laminated glass doors as applicable.
- Ironmongery: Selected quality locksets to the main timber doors and other semi-solid timber doors.
- Lever mortise locksets with chrome plated handles.
- 1 ½ Pairs of Stainless steel hinges.

### BALUSTRADES

- Terraces & balconies: Toughened glass balustrade.

### KITCHEN

- Full fledged Kitchen Furniture of Schmidt type or similar will be installed with worktop + stainless steel sink and Mixer.

### BATHROOMS & SANITARY FITTINGS

- 1 Vanity top fitted with 1 or 2 washbasin and mixer/s.
- 1 shower cubicle with shower mixer.
- 1 toilet (British/European Standard).
- Laminated glazed fixed panels to shower cubicles as applicable.

- Mixers & Taps: British /European standard.
- Spot Lights in bathroom false ceilings where applicable.
- Waterproofing Treatment to all shower cubicles.

### ELECTRICAL INSTALLATION & TV/TEL POINT

- Concealed electrical wiring.
- Switches & sockets to high quality standard (Legrand or equivalent).
- Solar Heater panels.
- Common standby generator.

### WATERPROOFING

- Waterproofing to Specialist's details on all flat roofs (Double layer membrane).
- Balconies & Terraces to be waterproofed + screed to fall prior to tiling.

## COMMON AREAS

### FLOOR

- Staircases & Passageways: Cement Screed anti skid washed rock sand finish.
- Driveway & Car park: Tarmac and Concrete finish and/or cobble stone finish to designated areas as per drawing.
- Poolside Terrace: Cement paving slabs with washed rock sand finish and/or sandstone finish
- Kiosk: Cement screed Finish.

### WALL

- External Walls: Reinforced Concrete / 200 mm Block work + Rendered smooth finish generally and/or 'Tyrolean' finish to designated areas + Emulsion paint.
- Internal Walls: Reinforced Concrete/ 150 mm Block work + Rendered smooth finish.
- Paint: 1 coat binder + 3 coats Emulsion Paint.

### CEILING

- Parking: Reinforced concrete slab + Emulsion Paint.
- Staircases: Reinforced concrete slab + Emulsion Paint.

### DOORS

- Main Entrance: Automated metal/timber double door.
- Duct Doors: GMS louvered doors + epoxy paint finish.

### BALUSTRADES

- Staircase & Passageways: GMS balustrade.

### ELECTRICAL INSTALLATION

- Concealed Electrical wiring.

### TV ANTENNA

- Common satellite dishes.

### LIGHTNING PROTECTION

- In compliance with engineer's specifications.

### SECURITY

- 24 hours Watchman/ Camera Surveillance to Perimeter.

### WATERPROOFING

- Waterproofing to Specialist's details on all flat roofs (Double layer membrane).
- Balconies & Terraces to be waterproofed + screed to fall prior to tiling.

### RECREATIONAL FACILITIES

- 4 X 11 m Swimming Pool with Reinforced concrete shell & natural slate finish.

### GYM FACILITIES

- 1 Sauna/or hammam annexed to Gym area.
- Change rooms.
- Outdoor Shower.

### LANDSCAPING

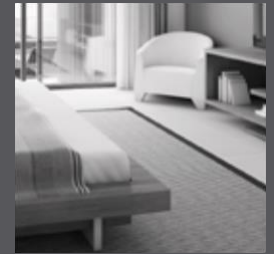
- Garden Areas will be professionally landscaped with grass lawns, shrubs & a good mix of indigenous plants.
- Landscape road reserves with stone wall features.

## MISCELLANEOUS

- Lifts in Lower Apartment blocks (E1- E6).
- Gate Post + Automatic Gates at main Entrance.
- 2 reserved covered car parks for Upper Penthouses (A3, B3, C3 & D3).
- 2 reserved (1 covered) car parks for Duplex Apartments.

## EXCLUDING

- Home appliances & audiovisual equipment.
- Wardrobe furniture, other loose furniture & Interior Decoration.
- Lightings/Light fittings.



## Mauritius Real Estate Scheme (RES): benefits to buyers from abroad

As part of its liberal economic policy, the state of Mauritius has established an operational regulatory framework for foreign investment, to promote business development and the real estate sector, under the guidance of the Board of Investment - BOI.

The program for the opening and the promotion of international real estate allows foreigners to purchase freehold property in Mauritius, and even too acquire permanent residency if the investment exceeds USD500,000.

Subject to the most stringent regulatory standards, financial arrangements and the quality of the execution, these residential projects are of world-class standards.

The purchase can be in any currency approved by the local banking institutions. They even offer buyers credit financed in Mauritian currency (Rupee). Resale and rental are allowed on both the international and local market.

The rental market, managed by specialized service companies, can produce a source of income, offering another significant advantage of this type of investment.

Since the implementation of this program in 2007, the number of professionally active or retired buyers who have settled in Mauritius proves the success of such projects.





## Eligibility criteria for the purchase of residential property in Mauritius

The purchase of a residential property in the Real Estate Scheme can only be contracted through a company registered in Mauritius for the development and promotion of this type of real estate project. The Carlos Bay promoter is duly authorized for this purpose by the BOI.

Who is eligible for purchase?

1. A foreign citizen
2. A citizen of Mauritius
3. A company or foreign company duly incorporated (articles submitted) and registered under the Companies Act (Companies Act 2001) of Mauritius
4. A trust, managed by a management company duly registered and licensed under the jurisdiction of Mauritius, by the Financial Services Commission.

For more information please visit: [www.investmauritius.com](http://www.investmauritius.com)





## Promoted, developed and managed by a team of professionals

The Carlos Bay RES development is entirely managed by a team of international and professionals who have acquired vast experience in previous successfully completed projects. The work carried out will be in accordance with the legislation, including obtaining any administrative or security authorizations. All materials and equipment used for the execution of the work shall conform to professional standards.

Promoter	:	STEP AHEAD PROPERTY LTD
Architect	:	DH ARCHITECTURE
Project Manager	:	NILCANT AWOTAR ASSOCIATES
Quantity Surveyor	:	NILCANT AWOTAR ASSOCIATES
Civil & Structural Engineers	:	ARUP- SIGMA
Landscape Architect	:	MOONEERAM ASSOCIATES
M&E Consultant	:	MEPCON SERVICES LTD
M&E, Design Contractors	:	SYSTEM BUILDING CO. LTD
Graphic Design & 3D Illustrations	:	XWORX
INTERIOR ARCHITECT	:	MAURICE DESIGN LTD



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