

LE SAVOY

MAURITIUS - GRAND BAIE

LE SAVOY

Fall under the spell of Mauritius, a radiant gem set in the turquoise waters of the Indian Ocean. It's contrasting colours, cultures and flavours give the island a unique charm that sets the scene for the perfect holiday. With its warm, crystal-clear waters and its picturesque landscape, Mauritius is simply your tropical dream come true.



LE SAVOY

An Exclusive Address in Mauritius Island

Nestled on the hill of Pointe Aux Canonniers on the North Coast of Mauritius Island - Grand Baie, the luxury apartments offer the perfect living experience within a peaceful residential area. The apartments are surrounded by charming views of the ocean and nearby islets and is only a few minutes away from the beach, restaurants, shopping malls, excellent health care and readily and easily accessible services.



LE SAVOY

the Gem of the Indian Ocean



the natural luxe

Setting new standards in Luxury Residential living, *Le Savoy* residence offers you the opportunity to spend your life with family and friends living in the lap of luxury with cutting edge architecture and state of the art finishes. *Le Savoy* offers a distilling experience, serving up only the best in design and details in terms of space, equipment and interiors.

Le Savoy is one of the most sought after locations on the island - Grand Baie and together with its unique offering, sets it in a class of its own.



LE
SAVOY



the Masterpiece

Le Savoy boasts **42 apartments** and a total of 8247,60m². Of the 42 units there are:

14 Penthouses

12 Two bedroom apartments

16 Three bedroom apartments

Each apartment includes a private pool, entertainment area (patio) and includes an undercover parking space.

Each apartment has access to a fibre optic internet connection, includes card controlled access, 24 hour security and has full access to the Wellness Centre located within the development.

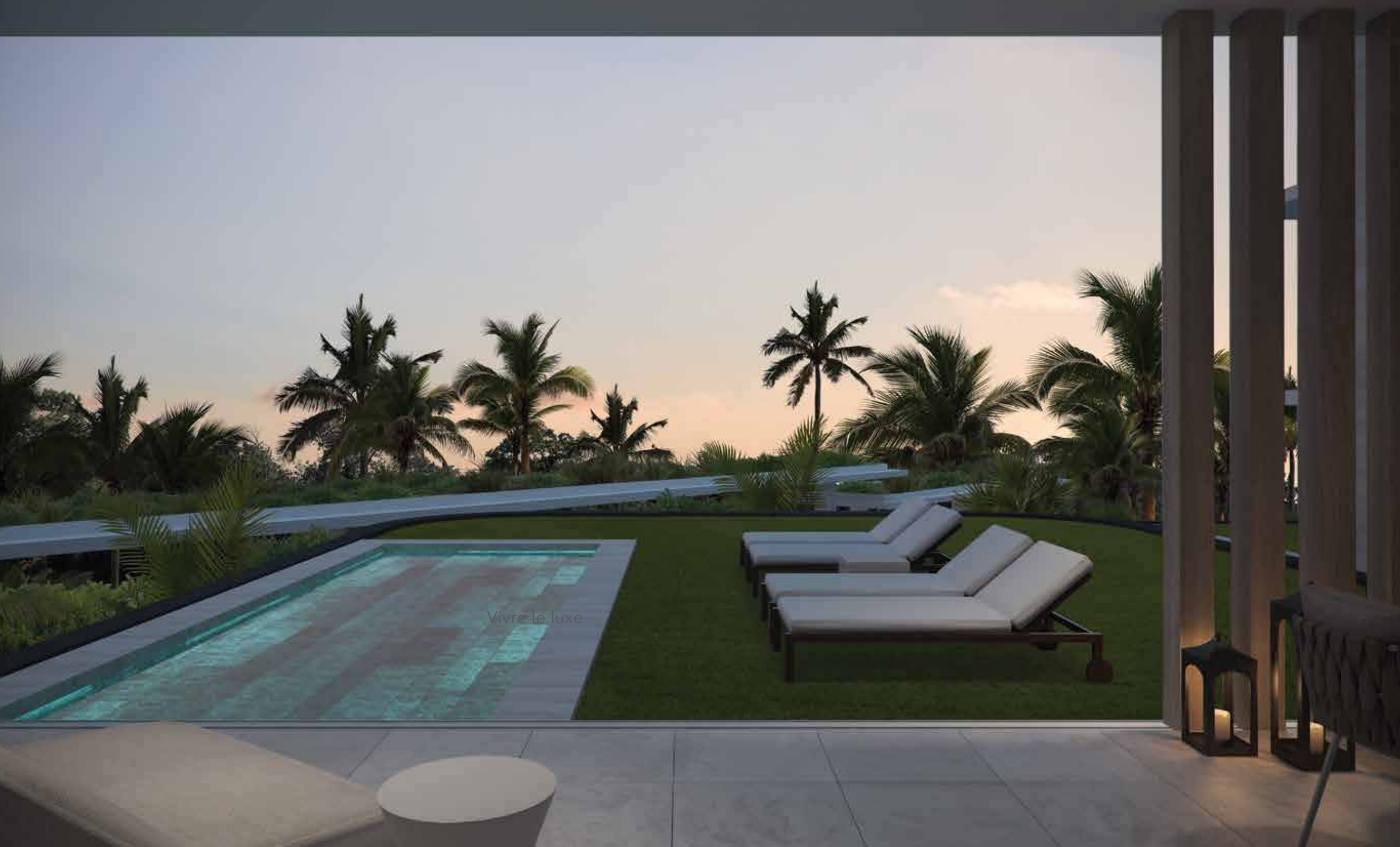
living luxury

These modern, contemporary lock - up - go units offer the luxuries of the Mauritian island lifestyle, where the location's natural beauty is legendary, with green and mountainous inlands and 300 kilometers of golden beaches encircled by exquisite blue seas and a thriving high-end tourism industry.

The Le Savoy Apartments offer neat, well equipped spaces with exquisite finishes and are conveniently situated near the hub of the island, Grand Baie.

Featuring floor to ceiling windows and covered patios, the luxury apartments offer some of the best views available in Grand Baie.





2 Bedroom Apartment

Ground Floor

01 LIVING / DINING	35.65 m ²
02 KITCHEN	12.14 m ²
03 CORRIDOR	3.38 m ²
04 MASTER BEDROOM	17.99 m ²
05 MASTER EN-SUITE	12.55 m ²
06 BEDROOM 01	11.31 m ²
07 BATHROOM 01	6.65 m ²
08 MAIN TERRACE	31.94 m ²
09 POOL (OPTIONAL EXTRA)	12.00 m ²
10 PARKING	12.50 m ²
11 STORE (OPTIONAL EXTRA)	2.25 m ²

TOTAL USABLE AREA	158.36 m²
TOTAL BUILT UP AREA	179.22 m²

FACILITIES

PRIVATE SWIMMING POOL	✓
WELLNESS CENTRE ACCESS	✓
24 HOUR SECURITY	✓
PARKING BAY	✓
VISITORS PARKING BAY	✓





2 Bedroom Apartment

First Floor

01 LIVING / DINING	35.65 m ²
02 KITCHEN	12.14 m ²
03 CORRIDOR	3.38 m ²
04 MASTER BEDROOM	17.99 m ²
05 MASTER EN-SUITE	12.55 m ²
06 BEDROOM 01	11.31 m ²
07 BATHROOM 01	6.65 m ²
08 MAIN TERRACE	31.94 m ²
09 ROOF TERRACE	45.56 m ²
10 POOL	6.81 m ²
11 STORE (OPTIONAL EXTRA)	2.25 m ²
12 PARKING	12.50 m ²

TOTAL USABLE AREA	198.73 m²
TOTAL BUILT UP AREA	240.34 m²

FACILITIES

PRIVATE SWIMMING POOL	✓
WELLNESS CENTRE ACCESS	✓
24 HOUR SECURITY	✓
PARKING BAY	✓
VISITORS PARKING BAY	✓





2 Bedroom Penthouse

01 LIVING / DINING	35.65 m ²
02 KITCHEN	12.14 m ²
03 CORRIDOR	3.38 m ²
04 MASTER BEDROOM	17.99 m ²
05 MASTER EN-SUITE	12.55 m ²
06 BEDROOM 01	11.31 m ²
07 BATHROOM 01	6.65 m ²
08 MAIN TERRACE	31.94 m ²
09 ROOF TERRACE	47.00 m ²
10 POOL	10.20 m ²
11 STORE	2.25 m ²
12 PARKING	12.50 m ²

TOTAL USABLE AREA 203.56 m²
TOTAL BUILT UP AREA 246.80 m²

FACILITIES

- PRIVATE SWIMMING POOL ✓
- WELLNESS CENTRE ACCESS ✓
- 24 HOUR SECURITY ✓
- PARKING BAY ✓
- VISITORS PARKING BAY ✓





3 Bedroom Apartment

Ground Floor

01 LIVING / DINING	38.60 m ²
02 KITCHEN	14.06 m ²
03 CORRIDOR	3.60 m ²
04 MASTER BEDROOM	15.50 m ²
05 MASTER EN-SUITE	11.03 m ²
06 BEDROOM 01	11.77 m ²
07 BATHROOM 01	6.29 m ²
08 BEDROOM 02	15.82 m ²
09 EN-SUITE 02	6.30 m ²
10 MAIN TERRACE	38.33 m ²
11 POOL (OPTIONAL EXTRA)	12.00 m ²
12 PARKING	12.50 m ²
13 STORE (OPTIONAL EXTRA)	2.25 m ²

TOTAL USABLE AREA	188.05 m²
TOTAL BUILT UP AREA	211.44 m²

FACILITIES

PRIVATE SWIMMING POOL	✓
WELLNESS CENTRE ACCESS	✓
24 HOUR SECURITY	✓
PARKING BAY	✓
VISITORS PARKING BAY	✓





3 Bedroom Apartment

First Floor

01 LIVING / DINING	38.60 m ²
02 KITCHEN	14.06 m ²
03 CORRIDOR	3.60 m ²
04 MASTER BEDROOM	15.50 m ²
05 MASTER EN-SUITE	11.03 m ²
06 BEDROOM 01	11.77 m ²
07 BATHROOM 01	6.29 m ²
08 BEDROOM 02	15.82 m ²
09 EN-SUITE 02	6.30 m ²
10 MAIN TERRACE	38.33 m ²
11 ROOF TERRACE	50.86 m ²
12 POOL	10.01 m ²
13 STORE (OPTIONAL EXTRA)	2.25 m ²
14 PARKING	12.50 m ²

TOTAL USABLE AREA	236.92 m²
TOTAL BUILT UP AREA	286.43 m²

FACILITIES

PRIVATE SWIMMING POOL	✓
WELLNESS CENTRE ACCESS	✓
24 HOUR SECURITY	✓
PARKING BAY	✓
VISITORS PARKING BAY	✓



3 Bedroom Penthouse

01 LIVING / DINING	38.60 m ²
02 KITCHEN	14.06 m ²
03 CORRIDOR	3.60 m ²
04 MASTER BEDROOM	15.50 m ²
05 MASTER BATHROOM	11.03 m ²
06 BEDROOM 01	11.77 m ²
07 BATHROOM 01	6.29 m ²
08 BEDROOM 02	15.82 m ²
09 EN-SUITE 02	6.30 m ²
10 MAIN TERRACE	38.33 m ²
11 ROOF TERRACE	50.46 m ²
12 POOL	11.07 m ²
13 STORE	2.25 m ²
14 PARKING	12.50 m ²

TOTAL USABLE AREA	237.58 m²
TOTAL BUILT UP AREA	290.26 m²

FACILITIES

PRIVATE SWIMMING POOL	✓
WELLNESS CENTRE ACCESS	✓
24 HOUR SECURITY	✓
PARKING BAY	✓
VISITORS PARKING BAY	✓



Health & Wellness

Le Savoy Wellness Centre is the perfect tranquil environment exclusively for residents offering a haven of relaxation within the development. Large, open plan areas provide the perfect environment for free form or body weight exercise, yoga, pilates or functional training.

The Wellness centre also includes a luxury sauna and steam room to help you feel great and stimulate a relaxed body and mind. Showers are available if you wish to freshen up directly after a workout, sauna or steam session.



Masterplan

Le Savoy has been strategically and carefully planned out in order to maximize sea views and create privacy between apartments. The site has exceptional panoramic views overlooking Grand Baie. The use of large glass sections allows for the enjoyment of outdoor living in this warm tropical climate with all bedrooms having access to the views. The natural material palette uses natural earth elements, raw timber, glass and touches of off shutter concrete.



ACCESSORIES



BRUSHED STEEL ROBE HOOK



BRUSHED SOAP DISH HOLDERS



DOUBLE SS KITCHEN SINK



DRAW INNER



PULL OUT KITCHEN BIN



600MM TOWEL RAIL



PREP BOWL AND SINK MIXER

APPLIANCES



SMEG 4 BURNER ELECTRIC HOB (OR SIMILAR)

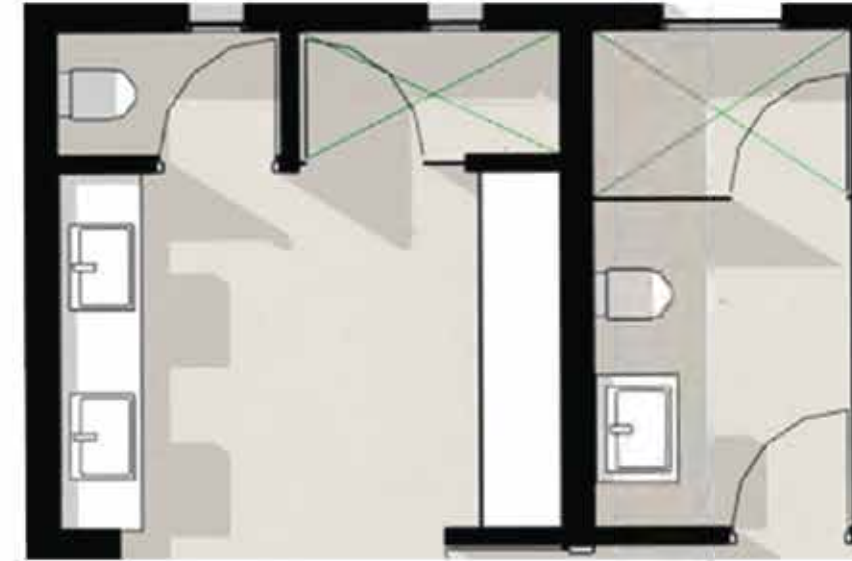


SMEG 60CM OVEN (OR SIMILAR)



SMEG EXTRACTOR (OR SIMILAR)

BATHROOM



CATALANO SQUARE BASINS



HANSGROHE LOGIS



WALL MOUNTED VANITY

OPTION 1



NATURAL OAK

OPTION 2



ALL WHITE DUCO

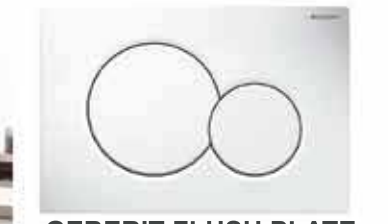


ICE SNOW STONE TOPS

457x457 TRAVERTINE FLOOR AND WALL TILE



GEBERIT SOFT CLOSE WALL HUNG TOILET



GEBERIT FLUSH PLATE



300X300 SQUARE WALL MOUNTED RAIN SHOWER HEAD.

FLOORING



FLOOR AND BATHROOM WALLS

457 X 457 LIGHT TRAVERTINE TILE
TILES WILL BE BUTT JOINED AND SEALED

WALL PAINT



INTERNAL WALLS

ALL INTERNAL WALLS WILL BE FINISHED IN A HIGH QUALITY PLASCON PAINT (OR SIMILAR) IN THE COLOUR 'RESPLENDENT'

INTERNAL DOORS



HORIZONTAL SLATTED

Internal Door Semi Solid Core White
2,4m high

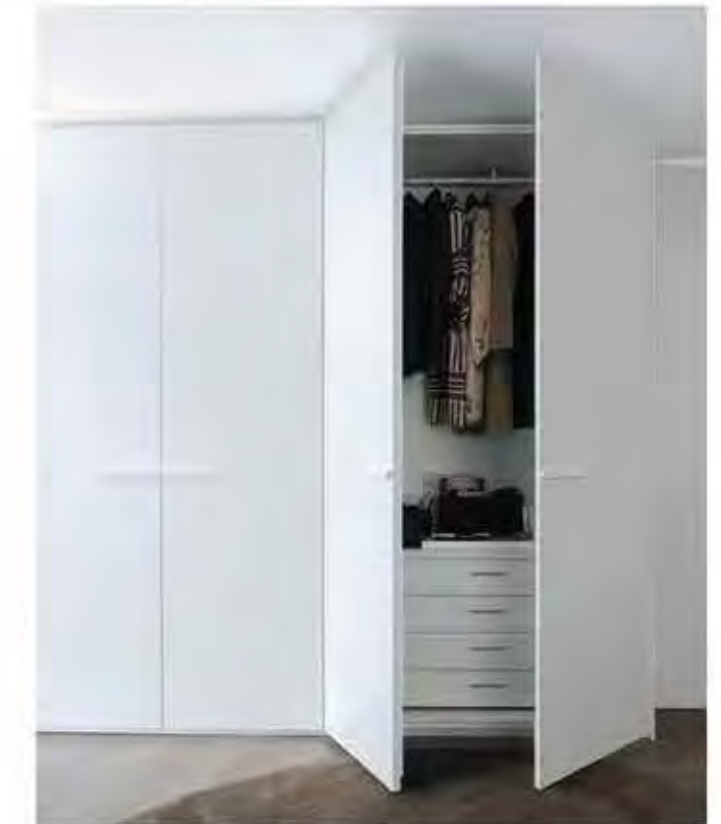


19X 90MM WHITE SKIRTING SHADOWLINE



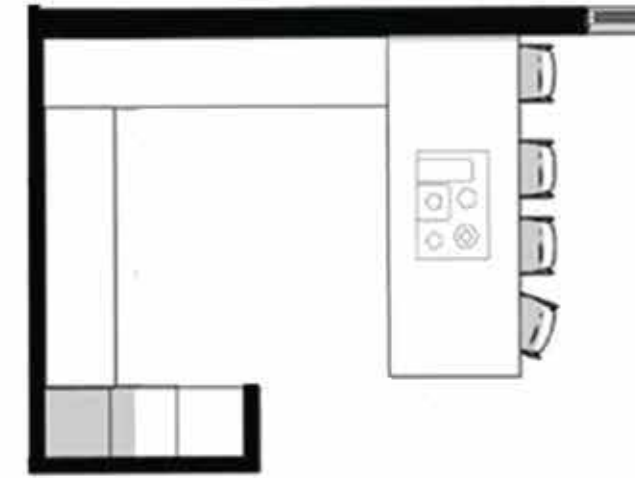
BRUSHED STEEL INTERNAL DOOR HANDLES

BUILT IN CLOSET



MATTE WHITE DUCO BUILT IN CLOSET WITH WHITE INNER SHELVING AND SOFT CLOSE HINGES

KITCHEN



LIGHTING



W/WHITE 7W GU10 EUROLUX



WALL LIGHT- UP AND DOWN

SWITCHES & SOCKETS



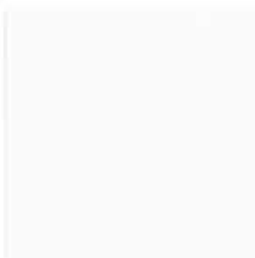
CLIPSAL 3000 MODENA (OR SIMILAR)

OPTION 1

OPTION 2



NATURAL OAK



ALL WHITE DUCO



ICE SNOW STONE TOPS



MATTE DUCO DOORS



SOFT CLOSE RUNNERS AND HINGES



Site Plan - Apartments



LEGEND

- 3 BEDROOM
- 2 BEDROOM
- GROUND FLOOR UNITS
UNITS 1 - 14
- FIRST FLOOR UNITS
UNITS 15 - 28
- PENTHOUSE UNITS
UNITS 29 - 42

Site Plan - Roof





EXTRA DIMENSIONS
PROPERTY GROUP



ONE LUXURY

the Professional team

Extra Dimensions began developing and building fine homes and residential communities in 1996. Brothers Craig, Shaun and Matthew Toweel believe that three words sum up what the custom home buyers are searching for: workmanship, value and satisfaction. These are the key stones of the companies success.

By Understanding exactly what customers want, and providing excellence in design and construction, Extra Dimensions principles have built and sold a number of exclusive homes.

The Homes showcased by them have distinctive contemporary Bali Modern architecture. Each project undertaken by Extra Dimensions has a clear vision to drive it, and the most exciting moment of each multi million Dollar development is not when it is sold out, its when they purchase the land that will give them the opportunity to create that development.

We also know that we will require utmost passion, drive and hard work to see that vision become a reality. If you have one without the other - vision or passion, you will never have extreme success.

www.edimensions.co.za - www.bloc.archi - www.oneluxe.mu



LE SAVOY

benefits and services

- 42 Luxury Apartments
- Private and covered parking
- Health and Wellness Centre
- Spacious balconies
- 24/7 Security
- Private pools
- Mont Choisy Golf course nearby
- Fibre internet connectivity
- Airport Concierge services
- Maintenance pool and garden services



Global Information Technology
2016 Report

1st in Africa
49th in the World



Doing Business 2017
World Bank

1st in Africa
49th in the World



Global Competitiveness
Index 2016-2017

1st in Africa
45th in the World



Mo Ibrahim 2016
Index of African Governance

1st in Africa



Best Countries for Business
Forbes Survey 2017

1st in Africa
39th in the World



Social Progress
Index 2016

1st in Africa
40th in the World



Democracy Index 2015
Economist Intelligence Unit

1st in Africa
18th in the World



Economic Freedom of the World
2016 - Fraser Institute

1st in Africa
5th in the World

becoming a Resident of Mauritius

Strategically located in the Indian Ocean at the crossroads of Africa and Asia, Mauritius presents itself as a premier International business hub and a window of opportunity for foreigners wishing to establish viable investment projects on the island.

Attracting foreign capital has always been a major objective in the country's economic development strategy. Advantages, including tax incentives, are already offered to foreign investors in Mauritius, alongside numerous others such as political and social stability, preferential access to regional markets, sound macro-economic management, and effective private/public sector partnership.

Permanent residency is also an easy possibility, with permits available upon having made an investment of USD 500 thousand or more in Mauritius.

The nation is also remarkably well-connected to Europe, Asia and Africa through airline links, making travel convenient, as Mauritius serves well as a base from which to travel. Infrastructure in general is well-developed, with an adequate network of paved roads and reliable water and power supply systems. The island also enjoys the benefits of competent medical and dental facilities, with qualified practitioners from India, France, China and South Africa.

With regards to lifestyle, Mauritius boasts an enjoyable climate, gorgeous white sand beaches and relatively well-developed infrastructure.

The population of Mauritius is diverse, tolerant and peaceful, and now stands at about 1.3 million. Retired life mostly revolves around golf and boating, the ocean swimming, snorkeling, scuba diving and kite surfing are also popular.

Mauritius offers many quality golf courses and the ocean provides a haven for boating, sailing and fishing.

Who is the developer?

One Luxury Ltd (Multi International Award Winning developers).

Which body governs this development?

This is a Property Development Scheme (PDS) and is governed by the Board of Investment (BOI) of Mauritius.

Where are the nearest shops, hospitals and business nodes in the area?

Le Savoy Private Residence is situated in the heart of Grand Baie offering a variety of lifestyle, business and entertainment amenities. La Croisette and Super U shopping centres with their supermarkets (Intermart and Super U), hardware stores and petrol station, are right on Le Savoy's doorstep along with various Business Parks. Medical & Diagnostic facilities, are also all in close proximity to Le Savoy to cater for all medical needs.

What security measures are in place for the protection of the residents?

A gated entrance and 24-hour security.

How is the property ownership managed?

A Body Corporate (Syndic) management company will be appointed to represent the owners, and thereafter manage the common spaces and facilitate decisions taken by the Home Owner's Association (HOA). This will be established by the developer during the first year of the project.

What documents that govern living at Le Savoy will apply?

A Co-Ownership Rules and Regulation document will be established by an official notary and will be distributed upon signature of the deed of sale.

When will construction start and end?

Construction will commence during the first quarter of 2019 and will take approximately 18-24 months to be completed.

When will I be able to move into my apartment?

Residents will be able to move into their apartments on completion of construction and final settlement as been paid in full.

How much is the levy and when is the first payment due?

To be determined.

Who is responsible for electricity, water and property rate payments?

Residents will pay a monthly fee to the appointed syndic who will be responsible for these payments.

Will there be any on-site management services?

Yes, the Body Corporate (Syndic) manager and his/her team and in addition to this, an appointed rental management entity will also be there for long and short term rentals.

Will I be allowed to rent out my own property?

Yes, but only through the appointed rental management entity.

Will there be air conditioning in the units, or will I be able to install my own?

Yes, all units will be equipped with air conditioning.

Where can my guests park?

There will be designated visitors parking bays.

Can I use the facilities when my property is being rented out?

Use of the facilities is exclusively for the occupants of the apartments.

Can I buy additional parking bays?

No.

How do I get internet connection, telephone connection and satellite?

It will be readily available to residents, however the responsibility of the owners to activate. The appointed Body Corporate (Syndic) will be able to assist with this.

frequently asked questions

Has the Body Corporate (Syndic) been established and, if not, when will it be?

The management has been earmarked however their appointment will only become effective once a minimum of 2 buyers have concluded their purchase.

Will there be a generator?

There will be a generator that will provide power for essential services.

Will the building be certified?

Yes, it will have independent QS approval that will be carried out during set phases of the development.

What is the building warranty?

The promoter will finance the development and a Completion Guarantee will be provided by a reputable bank as per BOI guidelines, so that if the promoter defaults, the completion of development is guaranteed. This is mandatory within the regulations of PDS.

What fire protection systems are in place?

The building is fully compliant with the local fire safety requirements.

What are the municipal rates?

There are no municipal rates in this area of Mauritius. The only cost born to the resident will be the Body Corporate (Syndic) cost.

What payment amount is required upfront?

In terms of the PDS structure, 10% of the purchase amount as a reservation deposit is due within 10 days of the CRP Agreement. A further 20% is due prior to signing the DOS (Deed of Sale) plus 5% Registration Duties. The balance of the purchase will need to be secured via a letter of credit, bank guarantee or Escrow deposit. This secured amount will be payable at different stages of the construction process (see CRP Agreement).

Duties and taxes applicable on PDS acquisitions

Duties and Taxes applicable on PDS Acquisitions

Duty/ Tax	Rates
	Land Transfer Tax (payable by the PDS Company at the time of registration)
	5% of the value of the property

Registration duty (payable by the purchaser at the time of registration)	5% of the value of the property
---------------------------------------------------------------------------------	----------------------------------------

No duties and taxes shall be payable on a deed witnessing the transfer of residential property to a person holder of a registration certificate under the Mauritian Diaspora Scheme.

Duties and taxes on resale of residential property

Duty/ Tax	Rates
	Land Transfer Tax (payable by the seller of residential property)
	5% of the value of the property

Registration duty (payable by the purchaser)	5% of the value of the property
-----------------------------------------------------	----------------------------------------

Other costs to be incurred during the acquisition process:

- Notary fees;
- Admin costs (for the preparation of the Deed of Sale and registration and transcription of the latter);
- Fees charged by the client's bank if any (to be borne directly by the client);

The owner of a residential property may rent his/her property through the PDS Company holding the PDS certificate or a service provider appointed by the PDS Company to provide property rental management services.

Residential property sales

Residential properties under the PDS can be sold off-plan, during construction and after completion. Transfer is achieved by Deed Of Sale and delivery is by acknowledging completion of the building through an authentic instrument. A sale in a future state of completion is the contract by which a seller immediately transfers to the buyer his/her rights in the ground as well as ownership of the future structure. The works become the buyer's property as they proceed with the buyer bound to pay for them as work continues.

In terms of the sale price (excluding Registration Duties) buyers will be required to pay:

35% on conclusion of the DOS, and thereafter
5% on the completion of the ground floor slabs
15% on the completion of first floor slabs
15% on roof completion
25% on internal completion and
5% at handover.

Is there any minimum period one is legally obliged to stay in Mauritius under a Residency Permit?

The law does not provide for a minimum number of days per year to stay in Mauritius under a Residency Permit. However, to be considered a **'resident'** for tax purposes, you should stay in Mauritius for a minimum of **183 days per calendar year**.

What is the difference between a Permanent Residence Permit (PRP) and Citizenship?

A PRP is a permit that allows an eligible non-citizen to work and/or live in Mauritius for 10 years, following which the permit must be renewed. Whereas by obtaining citizenship, the investor becomes citizen of the country and is entitled to carry a Mauritian passport.

Can a Residence Permit holder apply for Citizenship?

A person may apply for Citizenship by naturalization if one has lived **'continuously'** in Mauritius for 5 years, however the application for this is highly discretionary.

The life that you deserve ...

LE
SAVOY

LE SAVOY

DISCLAIMER: The information contained within this brochure is for illustration purposes only and is subject to change. Statements, figures, calculations, plans, images and representations are indicative only. Images may include artists' impressions and computer generated images. Changes may be made during the further planning or development stages of any development; and dimensions, fittings, finishes and ongoing costs, specifications and representations, are subject to change without notice at the discretion of the Developer.

Whilst all reasonable care has been taken in providing this information, the Developer and its related companies and their representatives, consultants, and agents accept no responsibility for the accuracy of any information contained herein for any action taken in reliance thereon by any party whether purchaser, potential purchaser or otherwise. The information contained in this material is a guide only and does not constitute an offer, inducement, representation, warranty or contract.





ONE LUXURY

INTERNATIONAL PROPERTY DEVELOPERS



info@oneluxe.mu

www.oneluxe.mu

Shaun Toweel

Vince Hardy

RSA: +27 83 4179641

MUR: +230 5 423 2929

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

This brochure is used for marketing purposes only and may vary from the completed finished product.