

A woman with her back to the camera is sitting on a wooden swing. She is wearing a bright green sleeveless dress and a large, round, light-colored straw hat with a dark band. She is barefoot and standing on a sandy beach. The swing is made of thick ropes and hangs from a large, leafy tree on the left. In the background, there is a clear blue sky, a calm turquoise ocean, and a white sandy beach. The overall scene is peaceful and tropical.

OCEAN SUITES

THE
WEST
COAST
LIFE



OCEAN SUITES

Welcome to Ocean Suites





For a Lifetime of Cherished Memories

Located right opposite La Preneuse beach, Ocean Suites gives you the exclusive opportunity to escape to the warm and friendly coastal community of Black River. The development presents a unique collection of 9 beautifully designed two-bedroom residences, including 6 elegant apartments and 3 sumptuous penthouses with roof terrace. Ocean Suites shines with luxurious details for a wonderful tropical living experience with everything you need within easy reach; excitement and relaxation, discovery and tranquility, history and modernity. The enviable location and refined features define Ocean Suites as a great second home or a smart investment with reliable rental returns.

Built to the highest specifications, the apartments are delivered with an optional deco pack, for a convenient turnkey solution.





Exploring Black River



An exciting new location

Located near the iconic Martello Tower, built in the 19th century by the British, Ocean Suites is perfectly placed to enjoy the serenity of coastal living while being minutes away from everything that matters to enjoy life to the fullest.

OCEAN SUITES

A new angle on life

Mont Calme

La Bonne Chute
Restaurant & Bar

Esplanade by Horizon
Holidays

La Preneuse Snack

La Preneuse
Public Beach

La Tour
Martello

Food Lover's
Market

La Tourelle Ocean View
Residence Mauritius

BLACK RIVER

London Way
Supermarket

Mam Gouz

Ruisseau Creole

LA PRENEUSE

Black River
Post Office

Love Mauritius

Le Morne Anglers' Club

Dolswim

Fun Adventure
Mauritius
Seakart

La Balise Marina

River View Commercial
Centre

Tamarin Arts Centre

Residence Matala
Lifestyle & Spa

Inspiring easy living

A Wealth of Things to See, Do & Experience

Only moments away from the residences, you shall find shopping malls to enjoy relentlessly, supermarkets to meet your everyday needs and museums to brush up on your history. La Balise Marina, the aquatic sports centers and public beaches nearby shall allow you to live in the moment and enjoy any exciting or calming maritime activities. The neighbourhood is also full of charming restaurants, luxury resorts and spas where you can treat yourself and your loved ones.





Bringing people together

When you are not enjoying the scenic views from your new apartment, you could leisurely enjoy the common area. Perfect for relaxation and social interaction with your fellow neighbours, the swimming pool is the place that allows you to leave the stress of life behind and enjoy the simple pleasures of life.

The concept

The contemporary architecture is built with consideration of the very best approaches to slick design and layout, intended to suit your needs

and lifestyle. Using meticulously chosen materials and finishes, the colours, textures and tones blend harmoniously together for a timeless appeal while creating an atmosphere that both uplifts and calms.

The masterplan

Ocean Suites features 9 sophisticated apartments spread across 3 floors and a roof top terrace area allocated to each penthouse. The development includes an extensive common swimming pool with a relaxing sunbathing deck.

For total peace of mind, the residences are gated and secured with 24-hour security as well as provide private on-site underground parking.

1. Entrance
2. Underground parking access
3. Stairs to underground
4. Common swimming pool
5. Common garden





A seamless transition
from inside out

The elegant living spaces and tranquil outdoor retreats

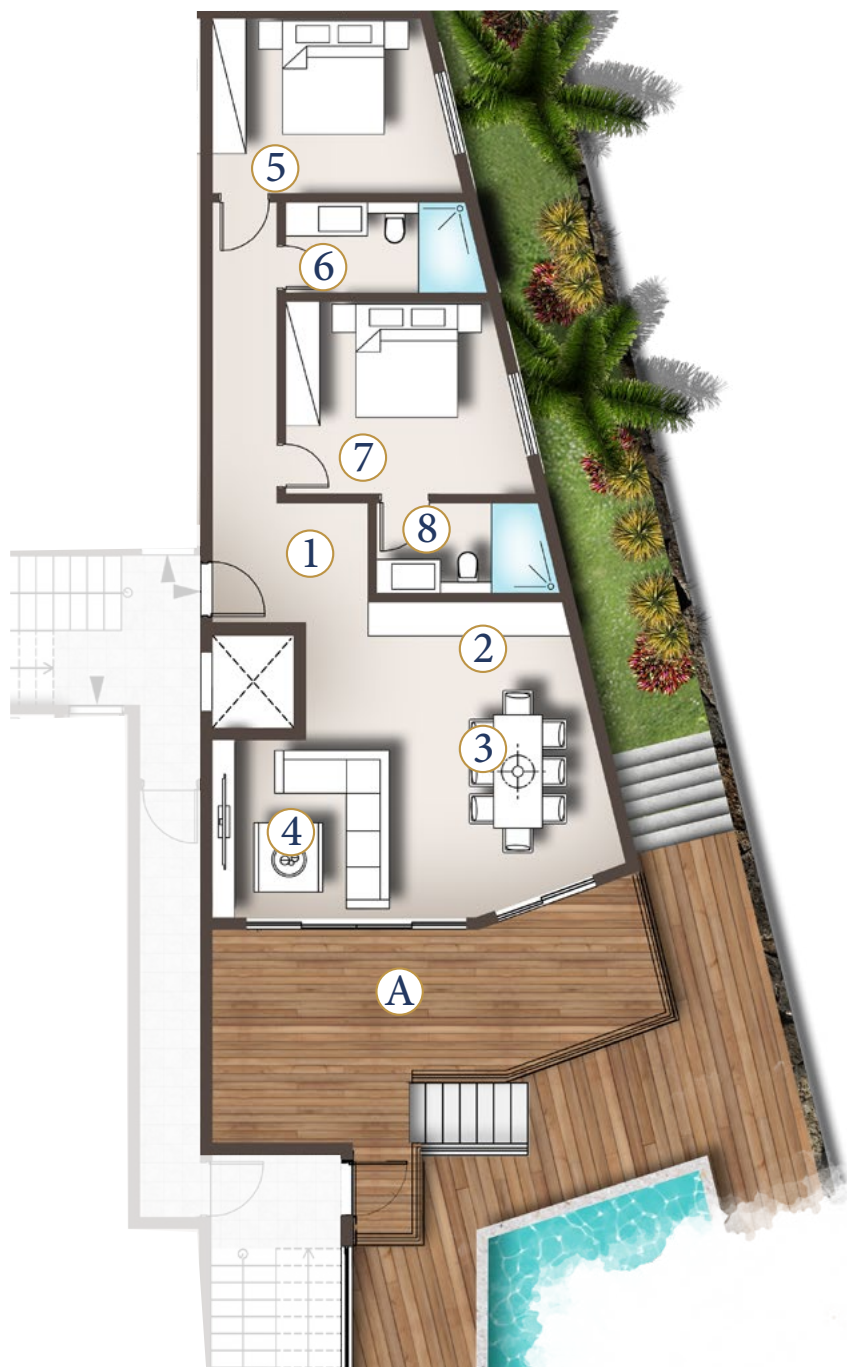
Functional and convivial, the open plan living area is the focal point of each apartment. The large openings fill each room with light and fresh air while individual balconies inspire wonderful outdoor living with the superb view of the ocean.

THE PENTHOUSE ROOF TERRACE

Warmed by stunning ever-changing
light and panoramic views

With sophisticated design and details that make a difference, each penthouse includes a spacious roof terrace overlooking the ocean, offering an ideal backdrop to entertain friends and family or to simply enjoy on your own in a quiet seating nook.





The Floorplan

GROUND FLOOR APARTMENT TYPE 1

Surface Areas (M²)

1	Circulation	16.1
2	Kitchen	8.0
3	Dining room	10.0
4	Living room	15.8
5	Bedroom 1	14.2
6	Bathroom 1	6.4
7	Bedroom 2	15.2
8	Bathroom 2	5.8

Total internal area (incl.walls) 91.4

Terrace A 19.6

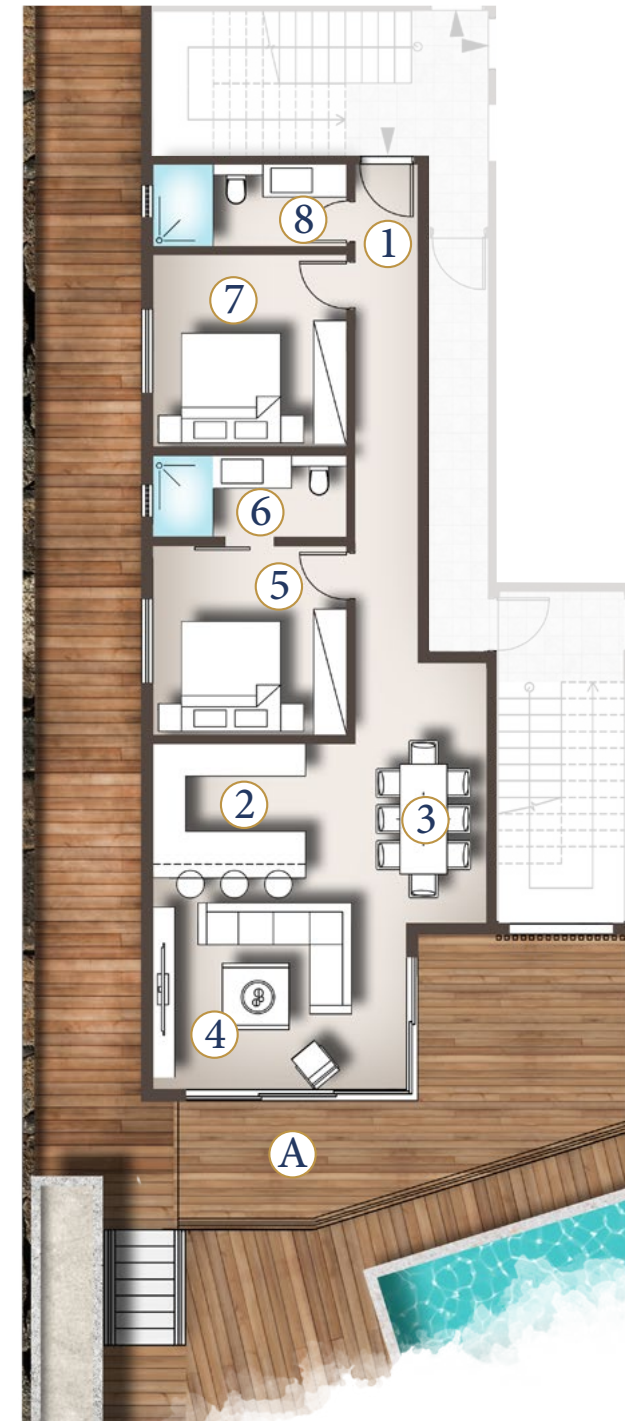
TOTAL BUILD AREA 111.0

The Floorplan

GROUND FLOOR APARTMENT TYPE 2

Surface Areas (M²)

1	Circulation	12.1
2	Kitchen	9.4
3	Dining room	12.9
4	Living room	19.1
5	Bedroom 1	13.9
6	Bathroom 1	6.3
7	Bedroom 2	13.9
8	Bathroom 2	6.3
Total internal area (incl.walls)		93.7
Terrace A		26.3
TOTAL BUILD AREA		120.0





The Floorplan

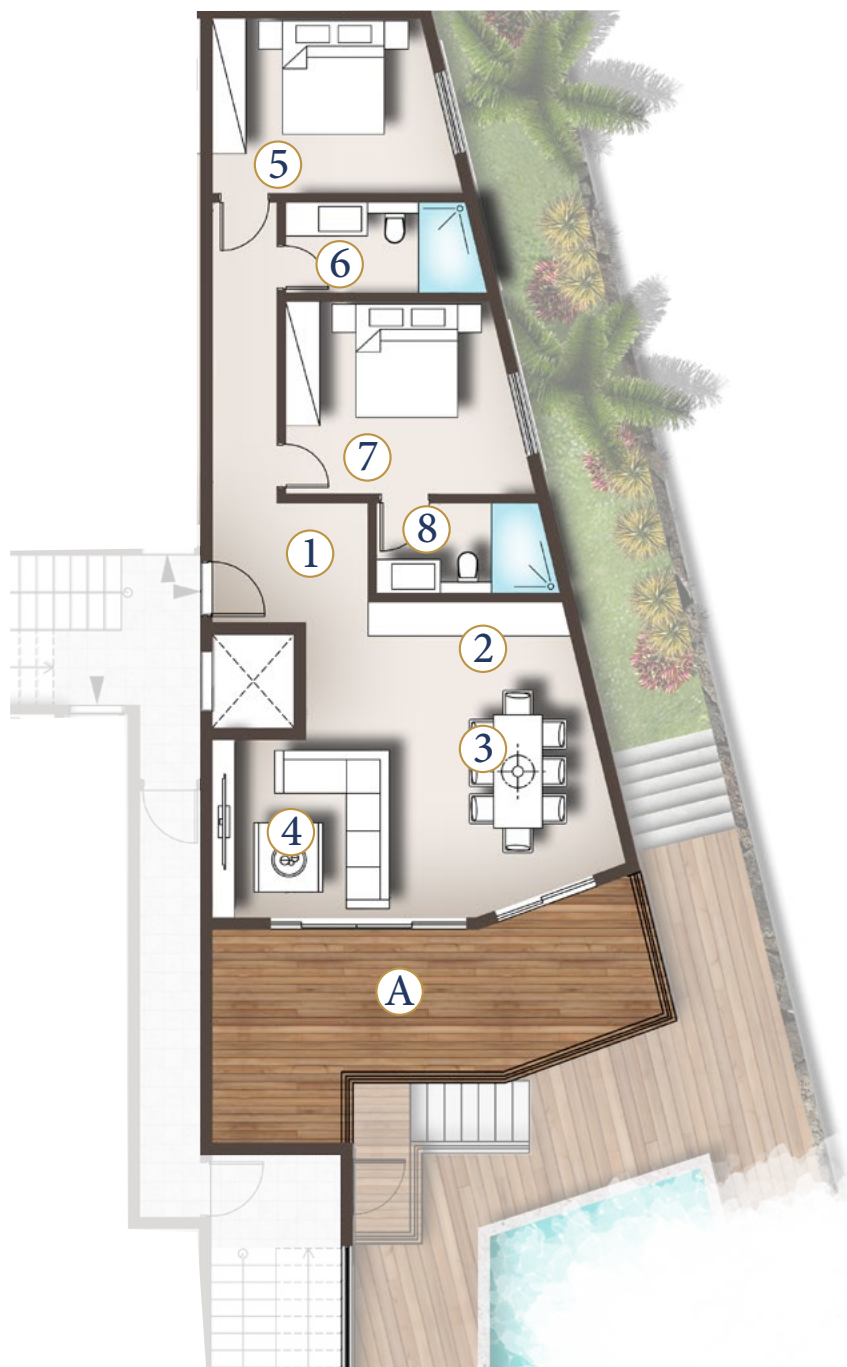
GROUND FLOOR APARTMENT TYPE 3

Surface Areas (M²)

1	Circulation	10.6
2	Kitchen	10.6
3	Dining room	12.2
4	Living room	18.5
5	Bedroom 1	16.2
6	Bathroom 1	6.1
7	Bedroom 2	16.8
8	Bathroom 2	6.6

Total internal area (incl.walls) 97.8

TOTAL BUILD AREA 97.8



The Floorplan

FIRST FLOOR APARTMENT TYPE I

Surface Areas (M²)

1	Circulation	16.1
2	Kitchen	8.0
3	Dining room	10.0
4	Living room	15.8
5	Bedroom 1	14.2
6	Bathroom 1	6.4
7	Bedroom 2	15.2
8	Bathroom 2	5.8

Total internal area (incl.walls) 91.4

Terrace A 25.0

TOTAL BUILD AREA 116.4

The Floorplan

FIRST FLOOR APARTMENT TYPE 2

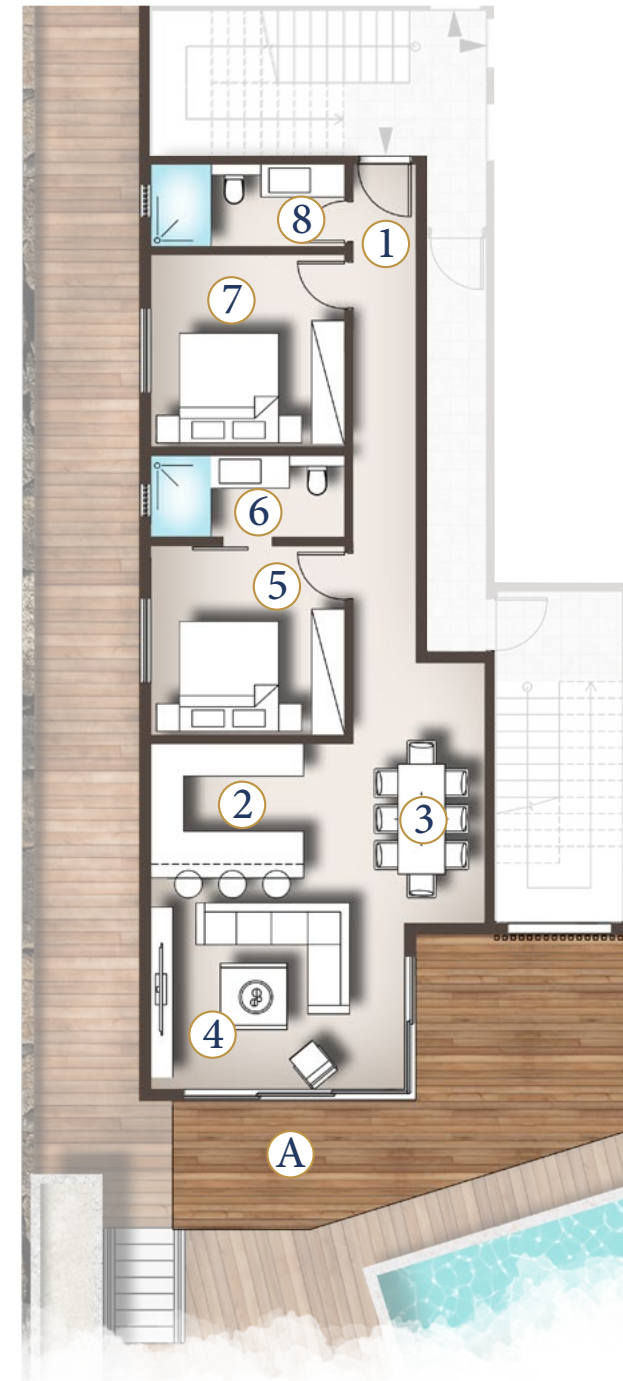
Surface Areas (M²)

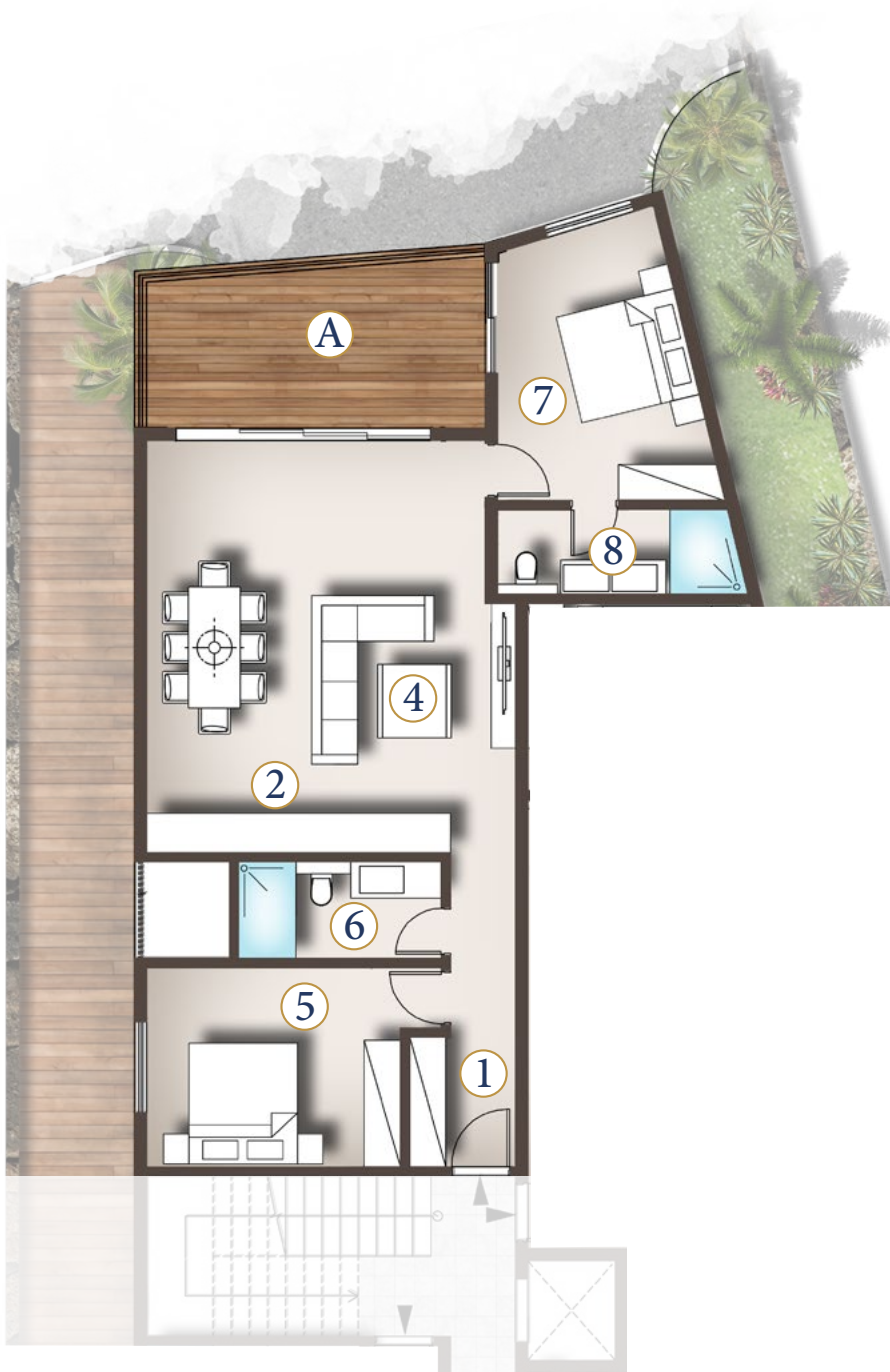
1	Circulation	12.1
2	Kitchen	9.4
3	Dining room	12.9
4	Living room	19.1
5	Bedroom 1	13.9
6	Bathroom 1	6.3
7	Bedroom 2	13.9
8	Bathroom 2	6.3

Total internal area (incl.walls) 93.7

Terrace A 26.3

TOTAL BUILD AREA 120.0





The Floorplan

GROUND FLOOR

APARTMENT TYPE₃

Surface Areas (M²)

1	Circulation	10.6
2	Kitchen	10.6
3	Dining room	12.2
4	Living room	18.5
5	Bedroom 1	16.2
6	Bathroom 1	6.1
7	Bedroom 2	16.8
8	Bathroom 2	6.6

Total internal area (incl.walls)	97.8
Terrace	16.8

TOTAL BUILD AREA	114.6
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The Floorplan

Surface Areas (M²)

1	Circulation	16.1
2	Kitchen	8.0
3	Dining room	10.0
4	Living room	15.8
5	Bedroom 1	14.2
6	Bathroom 1	6.4
7	Bedroom 2	15.2
8	Bathroom 2	5.8

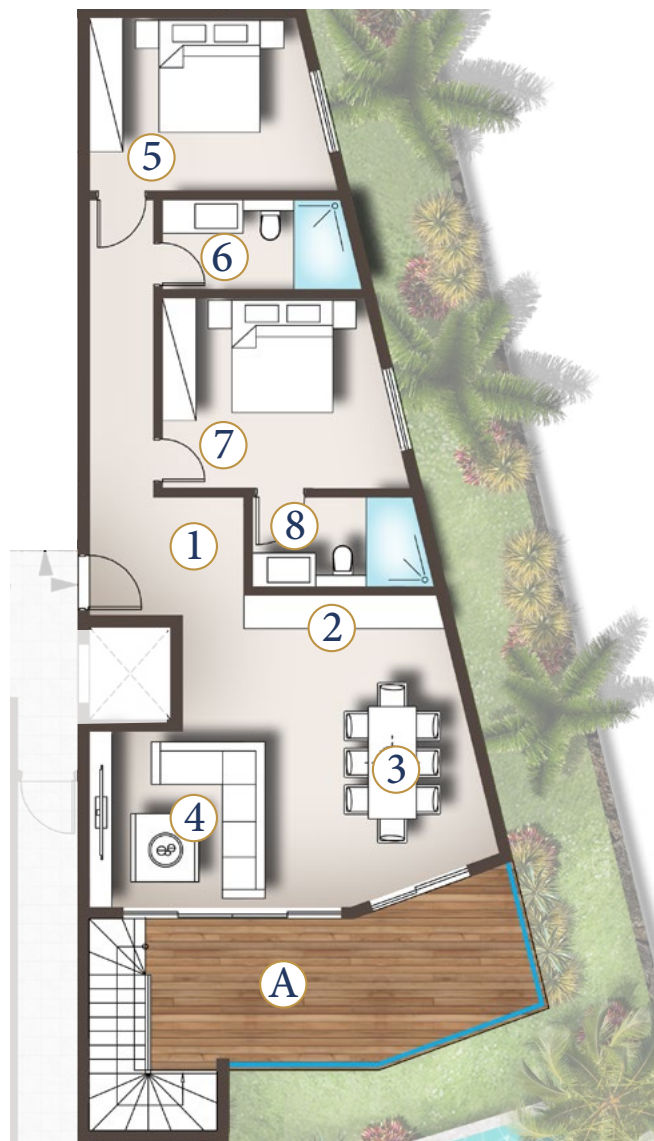
Total internal area (incl.walls) 91.4

Terrace A 25.0

Roof terrace B 125.8

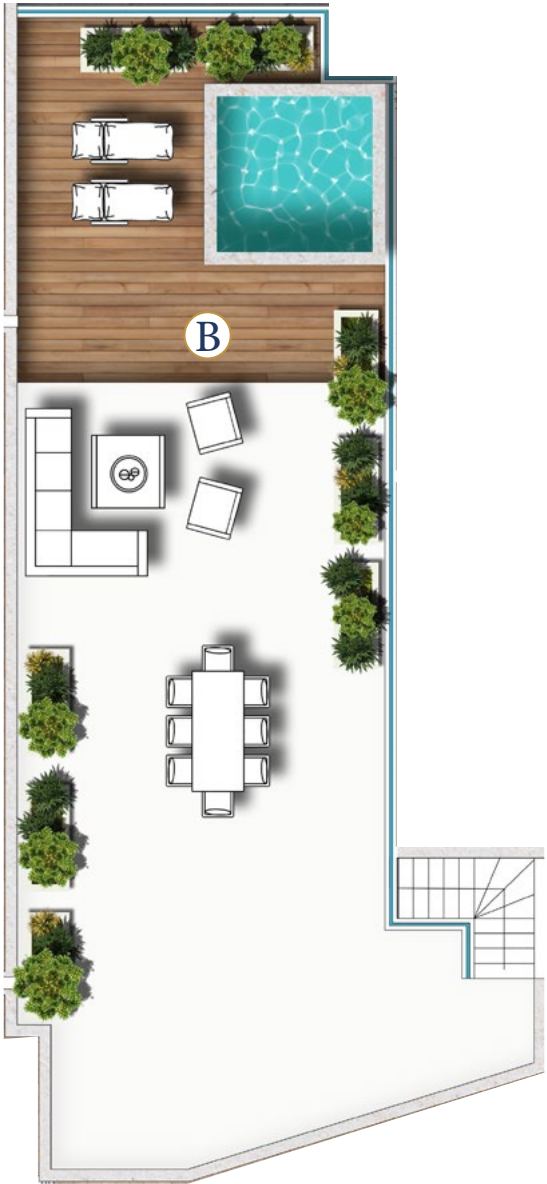
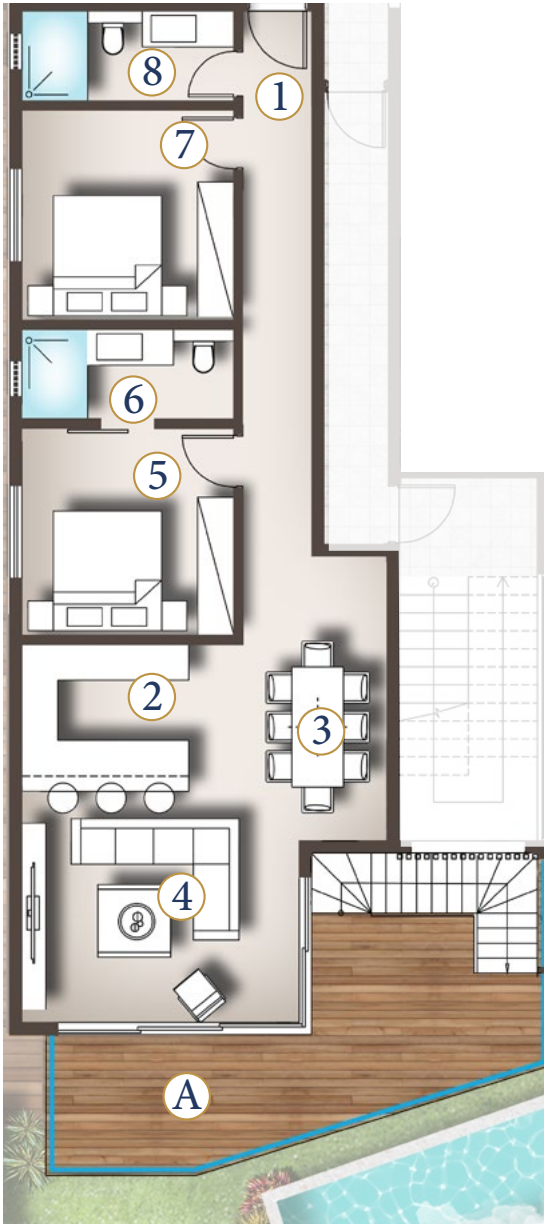
TOTAL BUILD AREA 242.2

PENTHOUSE TYPE I & ROOF TERRACE



PENTHOUSE
TYPE 2

ROOF
TERRACE



The Floorplan

Surface Areas (M²)

1	Circulation	12.1
2	Kitchen	9.4
3	Dining room	12.9
4	Living room	19.1
5	Bedroom 1	13.9
6	Bathroom 1	6.3
7	Bedroom 2	13.9
8	Bathroom 2	6.3
Total internal area (incl.walls)		93.7
Terrace A		26.3
Roof terrace B		130.4
TOTAL BUILD AREA		250.4

The Floorplan

Surface Areas (M²)

1	Circulation	10.6
2	Kitchen	10.6
3	Dining room	12.2
4	Living room	18.5
5	Bedroom 1	16.2
6	Bathroom 1	6.1
7	Bedroom 2	16.8
8	Bathroom 2	6.6

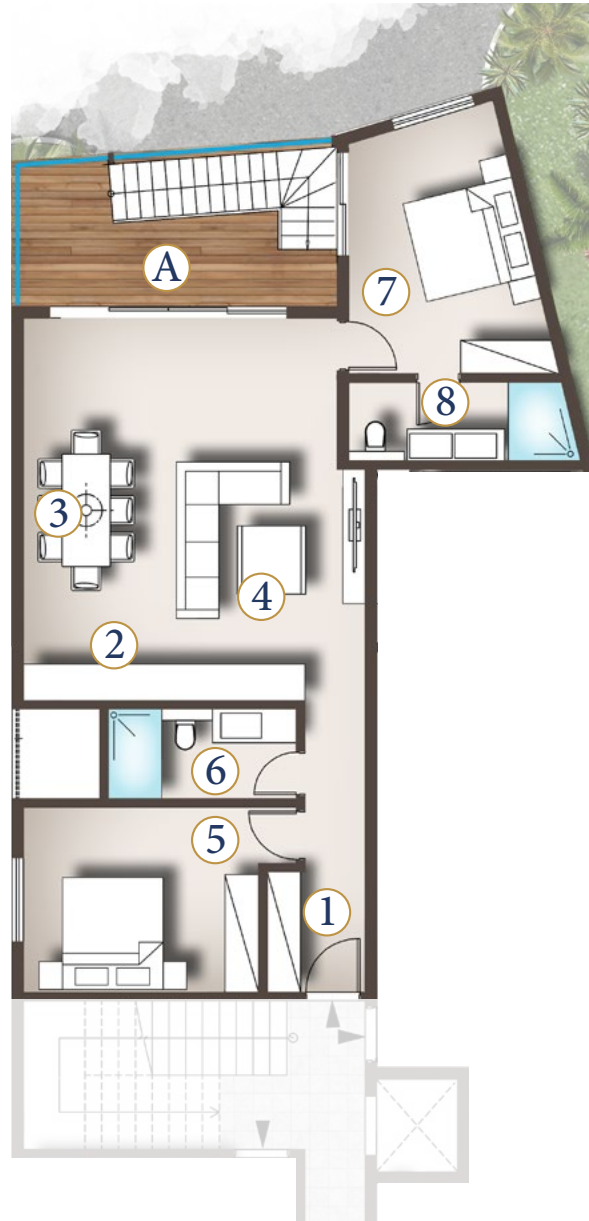
Total internal area (incl.walls) 97.8

Terrace A 16.8

Roof terrace B 93.8

TOTAL BUILD AREA 208.4

PENTHOUSE TYPE 3



ROOF TERRACE



Technical Specifications

1. CONSTRUCTION

- 1.1. Foundation: Reinforced concrete and strip footing
- 1.2. Superstructure: Reinforced concrete and block walling, columns, beams, intermediate slabs and flat roof slabs

2. COMMON AREAS

- 2.1. Floors
Passageway: Asphalt and/or paving
- 2.2. Walls:
External walls: Reinforced concrete or blockwork, rendered smooth finish generally or possible 'Tyrolean' finish to designated areas and emulsion paint
Internal walls: Reinforced concrete or blockwork, rendered smooth finish and emulsion paint
- 2.3. Doors: Main entrance: Automatic gate
Duct doors: Aluminium or GMS doors and/or paint finish
- 2.4. Electrical installation: concealed in building fabric to MS 63 standard
- 2.5. TV Antenna: Common satellite dishes
- 2.6. Lightning Protection: In compliance with Engineer's specifications
- 2.7. Waterproofing: Waterproofing to all exposed slabs, terraces, balconies and roofs

3. APARTMENTS

- 3.1. Floors: Entrance, Circulation, Kitchen, Bedrooms, Guest Toilet, store, Linen, Dressing, Veranda and Balcony: Porcelain tiles and/or timber decking to designated areas.
- 3.2 Walls: Entrance, Circulation, Bedrooms, Guest Toilet, Store, Linen, Dressing, Veranda and Balcony: Rendered and Emulsion paint finish.
Toilet and bathrooms: Porcelain wall tiles to selected walls.
Kitchen: Granite backsplash 200mm above Counter top and emulsion paint finish to selected walls.
- 3.3. Ceilings: Kitchen, bathrooms: Flush plastered rendered and emulsion paint finish
- 3.4. Doors:
Main Entrance: Solid door
Bedrooms, bathrooms, kitchen, bathroom and laundry: Timber flush door or similar
Veranda and balconies: Aluminium powder coated glazed door, designed to resist cyclonic conditions.
Ironmongery: Selected quality locksets to the main entrance door and other internal doors
- 3.5. Balustrade:
Main balconies: Frameless glass balustrade
Service balconies and roof top terraces: Block wall or GMS handrail.
Staircase: Inox or GMS handrail
- 3.6. Kitchen: Kitchen furniture with granite worktop, stainless steel sink and mixer.
- 3.7. Toilet and bathroom: wash basin with mixer, 1 shower cubicle with shower mixer and 1 toilet
- 3.8. Light fittings: General and task light fitting

to internal areas, garden areas

3.9. Air Conditioning: Air Conditioning system to bedrooms

3.10 Electrical Installation and TV /Telephone Point: Concealed electrical wiring with switches and sockets. Satellite socket outlet in living room and master bedroom wired to satellite dish on roof.

Telephone socket outlet to each living room and master bedroom wired to a junction box.

3.11 Lift: Lift till second floor.

4. GENERAL

- 4.1. Generator to be provided for all common areas and only essential load to apartments
- 4.2. Swimming Pool: Swimming pool and timber deck

5. LANDSCAPED GARDEN WILL BE PROVIDED

6. EXCLUDING

Home appliances, audio visual equipment, all furniture, interior decoration. CEB, MT Satellite dish connections

NOTE: All specifications are subject to change as per consultants' recommendations and availability on the market.



excellia
PROPERTIES

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