



the
WAVES



The perfect escape

Discover our new collection of extraordinary apartments and penthouses in a beachfront property on the west coast of Mauritius. The property benefits from the most sought-after views, a perfect escape from the ordinary. Engage in the experience and lifestyle that this region has to offer and make the most of the mild climate all year round.



Une escapade exclusive

Découvrez ce sanctuaire pieds dans l'eau, consacré à l'art de vivre. Une vue imprenable sur la mer scintillante et les merveilles de la côte ouest complètent le panorama de ce site exceptionnel. Cette région regorge de beauté naturelle, d'un climat doux, de facilités et de possibilités pour se ressourcer à l'infini.

The inspiring west

If you are thinking about having a holiday home or investing in real estate, you are at the right place! Nestled amidst the serene beauty of the west coast, The Waves is also close to international schools, shops, malls, sports and health centres. The area embodies a relaxed coastal vibe with a wide range of activities such as water sports, fishing and hiking.



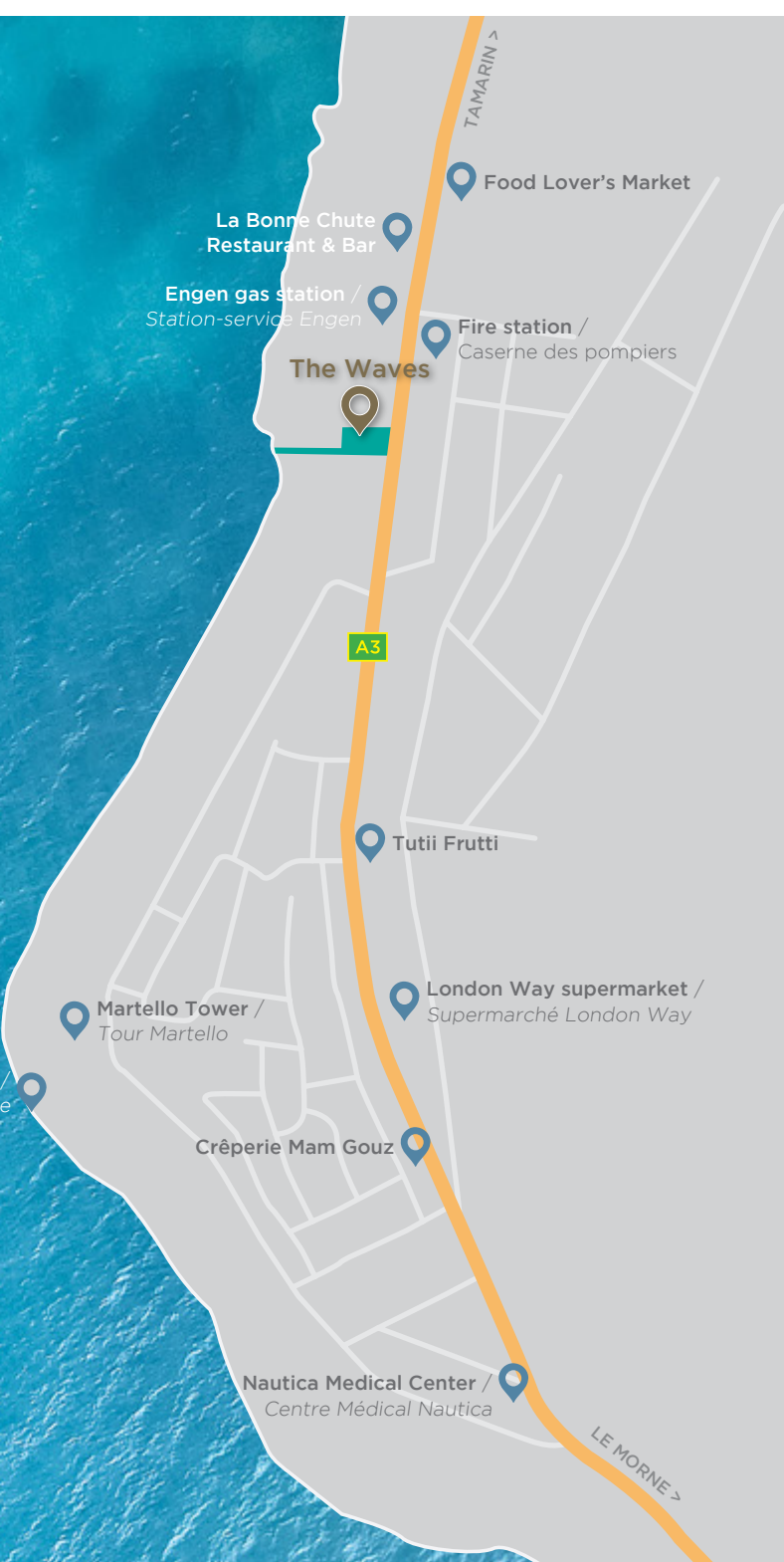
**Black River /
Rivière Noire**

Le Morne

Grand-Baie

Port-Louis

Airport /
Aéroport



En plein cœur de la côte ouest

*Vous songez à acquérir un bien secondaire ou à investir intelligemment ?
The Waves dépassera vos attentes par ses prestations et son design
placés sous le signe de l'excellence. Le site est à proximité des écoles,
des commerces, des centres de sport et de santé. Tout est réuni pour
une qualité de vie inégalable, un lieu où l'on peut s'adonner aux sports
nautiques, à la pêche, la plongée ou la randonnée.*





The Waves, an exquisite collection of homes

The four amazing three-bedroom apartments spread across the ground floor and the first floor of the two low-lying buildings and the two stunning penthouses with a swimming pool sitting on top, benefit from idyllic surroundings. Experience the epitome of luxury as you take the private path leading to the beach. The property also features a spacious parking for both residents and visitors.



The Waves, une véritable oasis de luxe

Quatre appartements de trois chambres à coucher arborent le rez-de-chaussée et le premier étage de deux modules et deux penthouses avec piscine, tels des perchoirs, trônent sous les étoiles au deuxième étage. Ces biens offrent l'évasion de l'ordinaire par leurs atouts et leur cadre enchanteur avec un passage privé menant à la plage. Un parking généreux pour les résidents et les visiteurs figurent parmi les prestations.





A stunning contemporary entrance

Step into a world of opulence! The inviting entrance is inspired by the breathtaking beauty of the natural setting. The design combined with the contemporary touches add to the holiday atmosphere. This guarded property is a haven of peace.



THE ENTRANCE & PARKING / L'ENTRÉE ET LE PARKING



Une expérience sur mesure

The Waves s'inspire de l'esprit des lieux. Dès l'entrée, on ressent l'atmosphère recherchée par l'architecte. On est plongé dans un décor aux allures de vacances et on se laisse guider. Ce site sécurisé renforce l'ambiance voulue et prête à la détente.



Intimately tucked away



*Naviguez entre design contemporain
et oasis tranquille*





Modern comforts

Bathed in natural daylight, a fully-fitted kitchen and an elegant living area unfold leading to the terrace, unveiling the turquoise ocean. Spend memorable moments with your family and close ones in the delightful beachfront home.



Coup de cœur

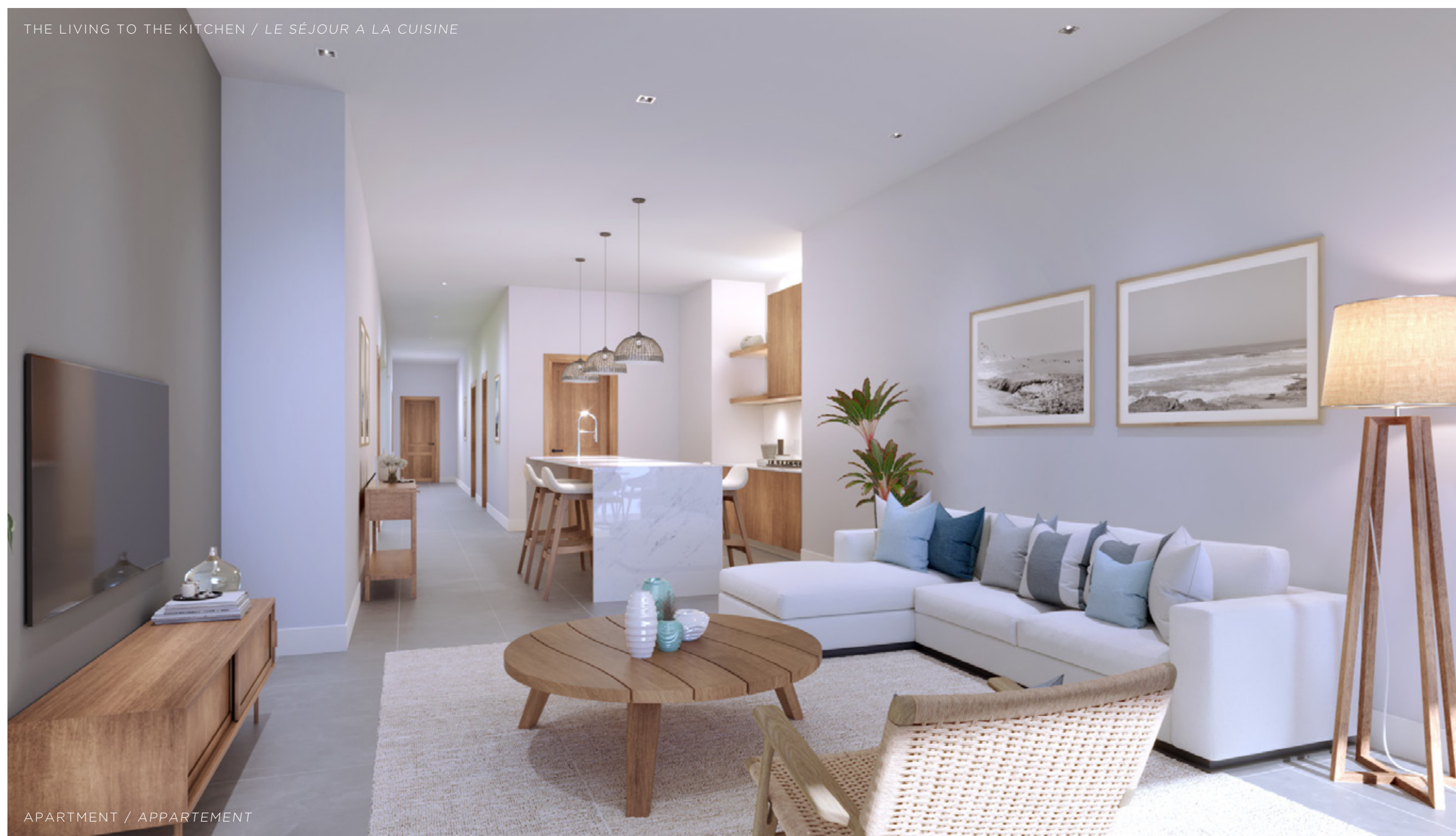
Vivez des moments mémorables dans cette demeure en bord de mer. Cette cuisine aérée, lumineuse et toute équipée occupe une place privilégiée annonçant la convivialité. L'espace de vie défile sans interruption vers la terrasse invitant le regard sur des vues à couper le souffle.



A one-of-a-kind experience



*Incarnant parfaitement l'âme
raffinée des lieux*



A secluded cove

This master bedroom features an ensuite bathroom and is designed as a secluded cove to maximise a calm and serene atmosphere. It oozes sophistication by its high-quality finishes. Filled with light, it opens onto a terrace overlooking soothing views.



Une chambre au paysage époustouflant

Laissez-vous bercer par la nature environnante dans cette chambre avec salle de bains attenante aux couleurs sobres. Flottant au-dessus de l'océan, contemplez les teintes turquoise de la terrasse. Cette chambre abrite une ambiance harmonieuse et reposante.

Apartment / Appartement

GROUND FLOOR / REZ DE CHAUSÉE

3 BEDROOMS / 3 CHAMBRES

	UNIT A1 UNITÉE A1	UNIT A2 UNITÉE A2
① Entrance & Passage / Entrée et Circulation	19.3 m²	19.0 m²
② Kitchen & Dining / Cuisine et Salle à manger	20.5 m²	20.9 m²
③ Living room / Séjour	20.8 m²	23.3 m²
④ Master Bedroom / Chambre principale	24.0 m²	24.1 m²
⑤ Master En-suite / Ensuite principale	5.7 m²	5.7 m²
⑥ Bedroom 2 / Chambre 2	17.8 m²	18.0 m²
⑦ En-suite 2 / Ensuite 2	5.6 m²	5.6 m²
⑧ Bedroom 3 / Chambre 3	13.4 m²	13.4 m²
⑨ En-suite 3 / Ensuite 3	5.6 m²	5.6 m²
⑩ Guest WC / Toilette invités	4.0 m²	3.6 m²
⑪ Back kitchen / Arrière cuisine	5.1 m²	5.2 m²
⑫ Covered terrace 1 / Terrasse couverte 1	32.7 m²	31.3 m²
⑬ Covered terrace 2 / Terrasse couverte 2	7.1 m²	7.3 m²
Total area / Surface nette	181.4 m²	183.0 m²



Apartment / Appartement

1ST FLOOR / 1^{ER} ÉTAGE
3 BEDROOMS / 3 CHAMBRES

	UNIT A3 UNITÉ A3	UNIT A4 UNITÉ A4
① Entrance & Passage / Entrée et Circulation	19.3 m²	19.0 m²
② Kitchen & Dining / Cuisine et Salle à manger	20.7 m²	20.8 m²
③ Living room / Séjour	21.8 m²	23.3 m²
④ Master Bedroom / Chambre principale	24.0 m²	24.1 m²
⑤ Master En-suite / Ensuite principale	5.7 m²	5.7 m²
⑥ Bedroom 2 / Chambre 2	17.8 m²	18.0 m²
⑦ En-suite 2 / Ensuite 2	5.6 m²	5.6 m²
⑧ Bedroom 3 / Chambre 3	13.4 m²	13.4 m²
⑨ En-suite 3 / Ensuite 3	5.6 m²	5.6 m²
⑩ Guest WC / Toilette invités	4.1 m²	3.6 m²
⑪ Back kitchen / Arrière cuisine	5.0 m²	5.2 m²
⑫ Covered terrace 1 / Terrasse couverte 1	31.5 m²	29.4 m²
⑬ Covered terrace 2 / Terrasse couverte 2	7.1 m²	7.3 m²
Total area / Surface nette	181.6 m²	181.0 m²





An elevated sense of design
and style

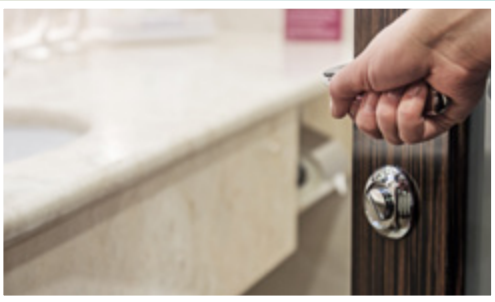


*Un sentiment de grandeur et
de confort*

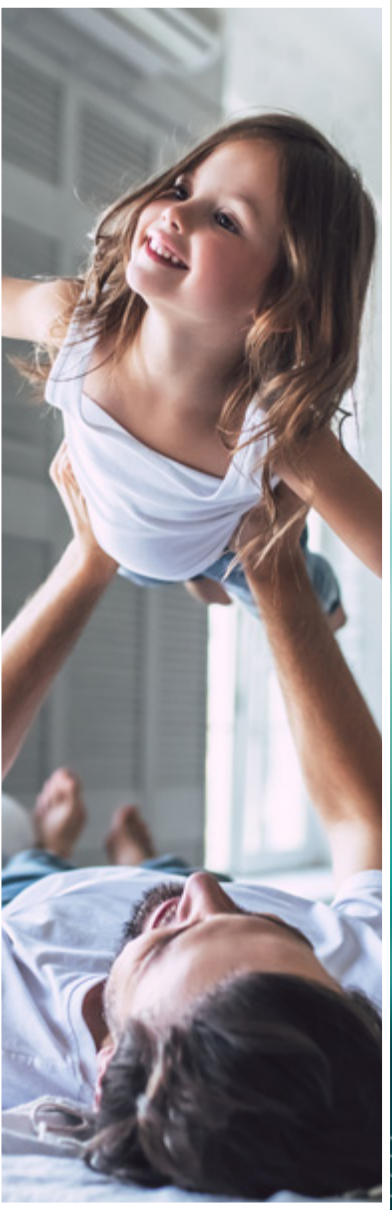


Avant-garde design

This bedroom with its en-suite bathroom is a sanctuary of tranquillity. Expertly designed to unwind, it bears state-of-the-art furnishing and light tones to create a relaxing atmosphere.



It opens on the terrace allowing you to let the waters wash your worries away.



Des prestations exceptionnelles

Plongez dans cet univers à la fois apaisant et revigorant. Perdez la notion du temps et laissez-vous séduire par cette belle chambre avec salle de bains attenante aux prestations haut de gamme.



L'accès à la terrasse lui procure un charme irrésistible.

Thoughtfully designed

Focused purposely on the well-being of its owners and guests, this bathroom showcases a minimalist yet thoughtful design. It exudes a sense of peace. The blend of modern equipment and light colours creates a relaxing ambience to slow down.



PENTHOUSE



Méticuleusement agencée

Cette salle de bains exquise est l'endroit où le luxe rencontre la tranquillité absolue. Entrez dans un monde d'opulence et profitez d'un moment de déconnexion dans cet espace lumineux où chaque recoin est conçu pour dégager un sentiment de sérénité.



THE TERRACE / LA TERRASSE

PENTHOUSE

The perfect setting for
cherished moments



*Échappez à l'ordinaire et
vivez l'extraordinaire*

Penthouse

2ND FLOOR / 2^{ÈME} ÉTAGE

3 BEDROOMS / 3 CHAMBRES

1	Entrance lobby / Hall d'entrée	28.0 m²
2	Kitchen / Cuisine	17.9 m²
3	Living room / Séjour	38.6 m²
4	Master Bedroom / Chambre principale	23.2 m²
5	Master Dressing / Dressing principale	6.0 m²
6	Master En-suite / Suite principale	9.5 m²
7	Study / Bureau	10.4 m²
8	Bedroom 2 / Chambre 2	18.5 m²
9	En-suite 2 / Suite 2	6.4 m²
10	Bedroom 3 / Chambre 3	18.5 m²
11	En-suite 3 / Suite 3	6.4 m²
12	Guest WC / Toilette invités	5.8 m²
13	Back kitchen / Arrière cuisine	12.8 m²
14	Covered terrace 1 / Terrasse couverte 1	50.1 m²
15	Open terrace 1 / Terrasse non-couverte 1	51.6 m²
16	Covered terrace 2 / Terrasse couverte 2	4.7 m²
17	Open terrace 2 / Terrasse non-couverte 2	18.7 m²
18	Covered terrace 3 / Terrasse couverte 3	4.7 m²
19	Open terrace 3 / Terrasse non-couverte 3	38.6 m²
Total area / Surface nette		370.4 m²



A home filled with warmth



*Ou la sophistication et
la convivialité s'allient*

THE PRIVE ROOF TERRACE / LA TERRASSE PRIVÉE SUR LE TOIT



Rooftop

1	Prive Roof Terrace / <i>Terrasse privée sur le toit</i>	96.8 m²
2	Pool / <i>Piscine</i>	11.8 m²
Total area / <i>Surface nette</i>		108.6 m²





Specifications

INTERNAL WALLS

Plastered Concrete Walls

- Concrete block walls of 150mm - 200mm.
- 12mm sand cement render, painted with tiled skirting.
- One base coat and three top coats satin emulsion paint.

Gypsum Plasterboard Partitions

- Metal studs with gypsum plasterboard (2 board thickness), skim finish, rock wool insulation between studs. Painted with tiled skirting.

FLOORS

- Selected indoor porcelain / ceramic tiles on cement screed.

CEILINGS

Gypsum Plasterboard Ceilings

- Metal studs (insulation between) with gypsum plasterboard with taped joints,
- skim and satin emulsion paint.

Ceilings Finishes

- One base coat and three top coats satin emulsion paint to all ceilings.

TERRACES

- Selected Cumaru non slip porcelain / ceramic tiles on cement screed laid to fall to outlets.

Tempered Glass Balustrades

- Frameless tempered glass balustrades fixed with concealed stainless steel "U" support channel.

Windows

- Selected square profile aluminium framed 'slimline' windows system finished in sand-finished 'noir volcan' dark grey.
- Clear toughened laminated glass thickness to Structural Engineers specification allowing for relevant wind speeds and design wind-loading.

DOORS

External Doors

- Solid wood doors and frames to full height - 2.4m high (Hardwood).
- All weathering seals, dead locks, etc. to be provided to complete the installation.

Internal Doors

- Semi-solid wood hinged/sliding/pivot doors with satin clear varnish or lacquer paint finish.
- Frames, locks, pivots, hinges, etc. to be provided to complete the installation.
- Ironmongery, door handles in satin stainless steel. All hinges to be concealed hinges.

WOOD / METAL SCREENS

Fixed Vertical & Horizontal Screens

- 45mm x 45mm & 21mm x 21mm wood battens at random centres fixed to galvanised metal framing system painted black.

Fixed Facade Aluminium Screens

- Aluminium sections fixed to support brackets. Colour to match windows.

BATHROOMS / SANITARYWARE

- Toilets to be wall hung type on KHOLER "Escale", dual flush system or 'Geberit' Framing system.
- Brassware (wall mounted taps, shower heads, mixers, etc.) to be 'KHOLER' or similar.
- Bathroom accessories (towel rails, toilet roll holders, etc. etc.) to be 'KHOLER' or similar.
- Selected Italian ceramic tiles to showers – full height.
- Tiled in Linear & Square drainage to shower floors.
- Large wall mirrors to be provided to bathrooms.

KITCHENS

- High Quality kitchens to include all fixed furniture and built in appliances only.
- The kitchens are composed of a back-storage wall containing fitted oven and a front island with integrated sink and hob.
- All kitchens have been designed as a full height back wall furniture and front island with integrated sink and table top mechanical extract.

LIGHTING

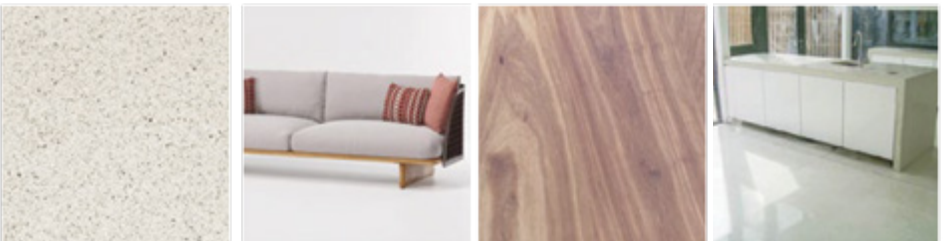
- All general lighting (recessed or surface mounted luminaires) to be 'DELTA' or similar quality generally throughout with some feature lighting where appropriate.

POOL

- Concrete base with waterproofing applied to receive the specified finish.
- Selected quartzite tile finish.

AIR CONDITIONING

- AC units are being provided to all lounge/kitchen/dining and bedrooms.



Promoter / *Promoteur*

EDENROCK
PROPERTY DEVELOPMENTS

Architect / *Architecte* : Studio Linear

Contractor / *Entrepreneur* : MAB Ltd

Kitchens supplier / *Cuisiniste* : Inside Living Ltd

Notary / *Notaire* : Etude Bertrand Maigrot

Bank / *Banque* : MCB Ltd

CGI & Graphic design /
Illustrations 3D & Conception graphique : Xworx Ltd

For more information, please contact /

Pour plus d'information, merci de contacter:

Mathieu

Tel: +230 5497 38 42 | **Email:** info@edenrock.mu

Alexandre

Tel: +230 5479 29 29 | **Email:** sales@edenrock.mu

www.edenrock.mu

The illustrations, drawings and specifications contained in this document are indicative and non contractual.
Les illustrations, dessins, spécifications ci-contenus le sont à titre purement indicatif et non-contractuels.

the
WAVES