



SHOBA

VILLAS & RESIDENCES
BY MARADIVA




PAM GOLDING
PROPERTIES • IMMOBILIER

View of Le Morne and lagoon from the terrace, Villa 1



A STUNNING VIEW, A UNIQUE PLACE

Feet in the water, facing Le Morne. On the west coast of Mauritius near **Flic-en-Flac and Tamarin**, 17 exceptional properties have been designed, shaped and cut like precious stones on Wolmar beach, offering a spectacular view of Le Morne.

7 villas, 8 apartments and 2 penthouses are subtly anchored on the sidelines of the major rehabilitation project of the 5-stars luxury **Maradiva Villas Resort & Spa**. A historic figure in the prestigious hotel industry in Mauritius, the parent company **Maradiva opens its doors and its world of exceptional services to this new project of excellence** : Shoba, villas & residences by Maradiva.

The west coast of Mauritius

Naturally privileged, sheltered from the wind and enjoying an exceptional sunshine, the west coast of Mauritius has the most beautiful beaches on the island. Among the emblematic villages of the west coast of the island : **Flic en Flac and Tamarin.**

Luxurious hotels, mythical golf courses, water activities, surf spots and sunsets...this part of the west coast attracts many tourists from all over the world for its diversity and its landscapes.

SHOBA

VILLAS & RESIDENCES
BY MARADIVA





Maradiva Villas Resort & Spa

A 5-STAR LUXURY RESORT

The Maradiva group, parent company of the Shoba project, **welcomes the 17 new exceptional properties to its land**, and supported by its expertise in 5-stars luxury hotels, will ensure rental management. Part of the only three 5-star luxury hotels in Mauritius to be certified "Leading Hotels of the World", the **Maradiva Villas Resort & Spa meets strict specifications of several hundred comfort criteria, equipment and services.**

With a breathtaking view of Le Morne and Tamarin Bay, the Maradiva Villas Resort & Spa is a true haven of peace between lush flora and fauna : 65 luxury villas with private swimming pool and tropical garden, spread over 27 hectares on the edge of one of the most beautiful beaches on the west coast (Wolmar beach) offering 750 meters of fine white sand beach.

Shared swimming pool of Maradiva Villas, Resort and Spa, warmed in winter.



The Leading Hotels of the World

- Outstanding and authentic luxury hotel collection
- Label founded in 1928, headquartered in New York
- 400 hotels spread across 80 countries including ancient castles, palaces, private islands or urban gems
- Guarantee of quality and unique experience via specifications stringent of several hundred criteria relating to the structure hotel, services, commitments, history

Maradiva Villas Resort & Spa

A HISTORIC REHABILITATION

Still in this search for excellence, the Maradiva Resort & Spa closed its doors from March to November 2023 for a historic rehabilitation.

This project was supervised by renowned companies in the international luxury hotel industry and marks a turning point in the move upmarket of this already exceptional establishment.

A rehabilitation project supervised by :

HIRSCH BEDNER ASSOCIATES : hotel design company based in Singapore collaborating specifically with companies in the luxury market.

VK DESIGN : Mauritian interior design company, specialized in tertiary and residential real estate, working in Mauritius, South Africa, Kenya and in the Indian Ocean region.

DH ARCHITECTURE : renowned architectural firm with a track record of projects prestigious in Mauritius, Seychelles, Dakha, Rodrigues and Sydney.

DANIELA COLELLA : designer with a remarkable career, who designed the Maradiva store. His portfolio includes the design of Dior, Ferragamo and Louis Vuitton stores on the Amalfi Coast and Paris

DOMUS DESIGN : subsidiary of Domus D Atelier d'Interni (Italy) and present in Mauritius since 2003. They are specialized in architecture, interior design and design chart. They designed the Maradiva local craft shop.





A universe of exceptional services

The Maradiesort & Spa represents the quintessence of Mauritian hospitality and an extraordinary luxury hotel experience :

In-villa butler service available - 2 "Clefs d'Or"
Concierges

Concierge service 24/7 (in-villa services, excursions, nautical counter)

1 shared swimming pool warmed in winter

4 restaurants including 1 gourmet restaurant and beach restaurant

2 bars

1 cigar cellar

1 award-winning holistic spa (1000m², 6 treatment rooms)

1 kids club

1 fitness center with private coach

1 pontoon with boats (water skiing, snorkeling, sailing boat, pedal boat, kayak, windsurf, paddle board)

2 tennis courts

Currency exchange counter 24/7

2 boutiques (branded watches and clothing), 1 art gallery, 1 florist

100% connected and equipped business center

1 infirmary with doctor 24/7




SHOBA
 VILLAS & RESIDENCES
 BY MARADIVA

An exceptional project on the west coast

Masterplan


SHOBA
VILLAS & RESIDENCES
BY MARADIVA

A, B : Apartments & Penthouses
1 à 7 : Villa



Shoba, aerial view



Stunning view, absolute luxury.

Unique location, **unusual viewpoint over Morne Brabant**, pristine white sand beach, striking color palette, lush vegetation and unforgettable sunset...

Shoba subtly stands on the land of the parent company Maradiva Villas Resort & Spa, 5-star luxury, for an unrivaled and **privileged experience of exotic luxury on the Mauritian west coast**. An architecture signed DH Architecture.





Villa 1

A UNIQUE PROPERTY IN MAURITIUS

In the continuity of this **permanent search for excellence**, Villa 1 (4 en-suite bedrooms) is part of the perfection of detail, in the real estate myth which introduces you to the exceptional, to the unique.

The interior atmosphere signed by the interior designer **Paule de Romeuf** and the level of services deployed are at the service of an elegant and contemporary architectural design.

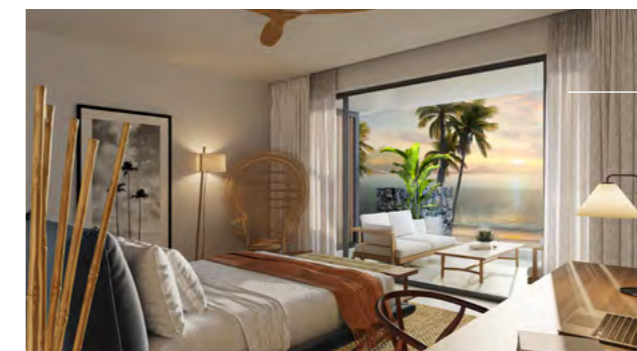
Surfaces

Surface area of 462 sqm

Inside area of 299 sqm

Outside area of 163 sqm

Warmed infinity pool



View of Le Morne from bedroom, Villa 1

Villa 1 , view from the lagoon



TOTAL LIVING AREA 462 m²

TOTAL INSIDE LIVING AREA 299 m²

ENTRANCE	8 m ²
BEDROOM 1	17 m ²
ENSUITE 1	11 m ²
DRESSING	9 m ²
TOILET	3 m ²
CIRCULATION	13 m ²
STAIRCASE	11 m ²
KITCHEN	24 m ²
BACK KITCHEN	10 m ²
OFFICE	10 m ²
LOBBY	6 m ²
STORE	5 m ²
DINING	30 m ²
LIVING	25 m ²

CORRIDOR	14 m ²
MASTER BEDROOM	24 m ²
MASTER ENSUITE	11 m ²
MASTER WALK-IN	9 m ²
BEDROOM 2	23 m ²
ENSUITE 2	6 m ²
BEDROOM 3	17 m ²
ENSUITE 3	13 m ²

TOTAL OUTSIDE LIVING AREA 163 m²

CARPORT	22 m ²
TERRACE 4	77 m ²

TERRACE 1	17 m ²
TERRACE 2	5 m ²
TERRACE 3	42 m ²

TOTAL CONSTRUCTION AREA (inclu.*) 553 m²**

TOTAL CONSTRUCTION (Interior + Exterior + Walls)	- 521 m ²
SWIMMING POOL **	- 32 m ²
EXTERNAL BATH **	- 10 m ²

GROUND FLOOR PLAN

*The layout of the garden's equipment and plantings is given as an indication and therefore cannot be considered contractual.
 The company reserves the right to make changes to this plan due to technical or administrative requirements.
 The surfaces indicated are likely to undergo slight variations.
 Dimensions indicated on the plan are Structural dimensions.
 The fallout of beams, soffits, false ceilings, pipes do not appear on this plan.
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GRAPHIC SCALE: 1:100

VILLA NO. 1



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



Architect: DH ARCHITECTURE



TOTAL LIVING AREA 462 m²

TOTAL INSIDE LIVING AREA 299 m²

ENTRANCE	8 m ²
BEDROOM 1	17 m ²
ENSUITE 1	11 m ²
DRESSING	9 m ²
TOILET	3 m ²
CIRCULATION	13 m ²
STAIRCASE	11 m ²
KITCHEN	24 m ²
BACK KITCHEN	10 m ²
OFFICE	10 m ²
LOBBY	6 m ²
STORE	5 m ²
DINING	30 m ²
LIVING	25 m ²

CORRIDOR	14 m ²
MASTER BEDROOM	24 m ²
MASTER ENSUITE	11 m ²
MASTER WALK-IN	9 m ²
BEDROOM 2	23 m ²
ENSUITE 2	6 m ²
BEDROOM 3	17 m ²
ENSUITE 3	13 m ²

TOTAL OUTSIDE LIVING AREA 163 m²

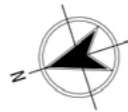
CARPORT	22 m ²
TERRACE 4	77 m ²
TERRACE 1	17 m ²
TERRACE 2	5 m ²
TERRACE 3	42 m ²

TOTAL CONSTRUCTION AREA (inclu.*) 553 m²**

TOTAL CONSTRUCTION (Interior + Exterior + Walls)	- 521m ²
SWIMMING POOL **	- 32 m ²
EXTERNAL BATH**	- 10 m ²

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GRAPHIC SCALE: 1:100



VILLA NO. 1



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



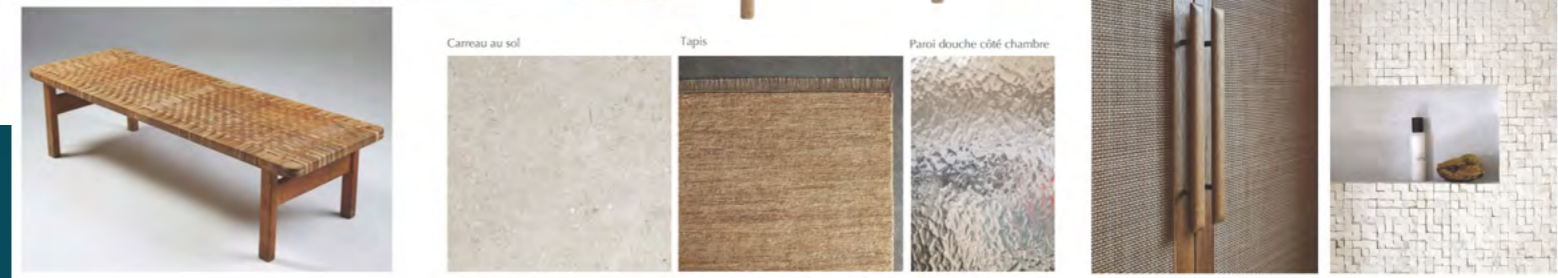
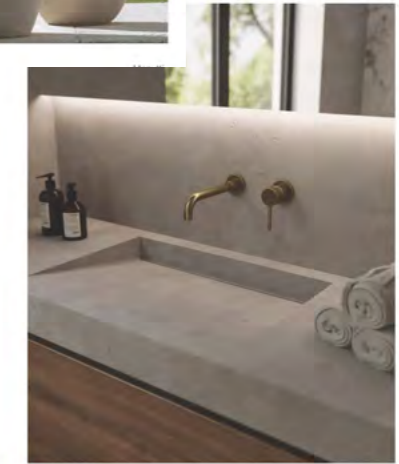
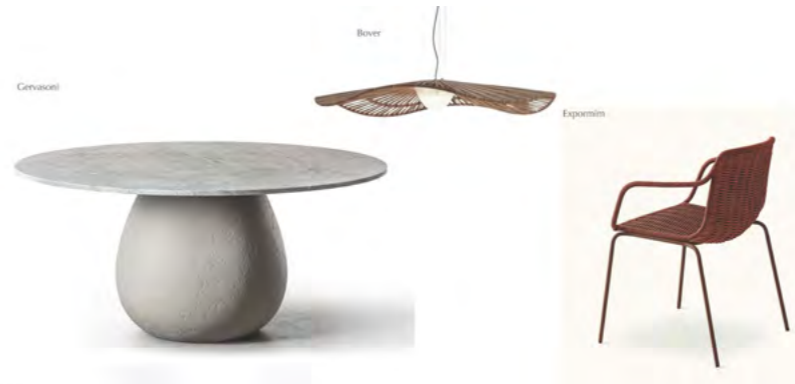
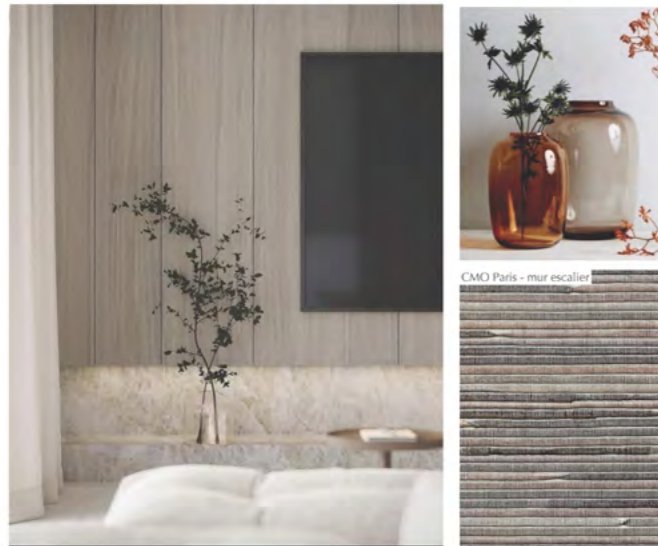
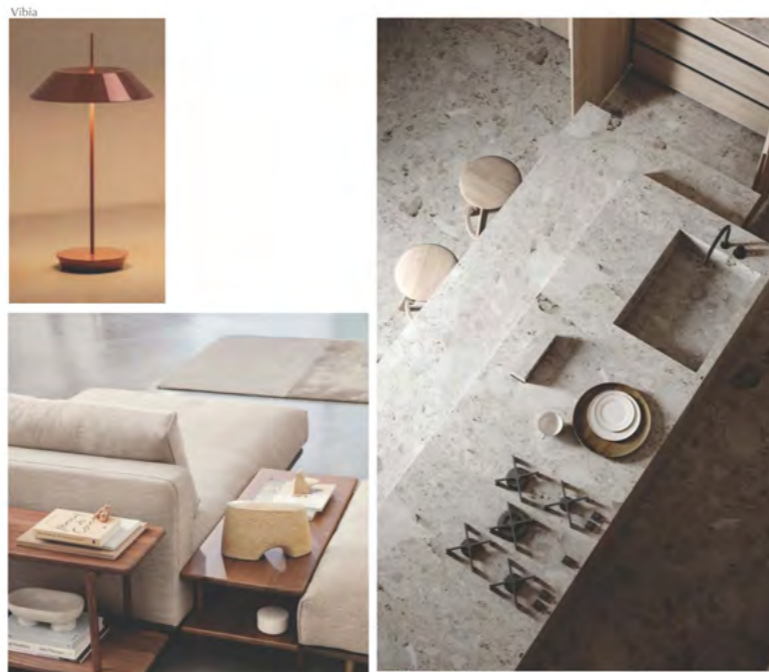
DÉVELOPPEMENT PROMOTEUR CONSTRUCTEUR

Architect: DH ARCHITECTURE



An interior ambiance

SIGNED PAULE DE ROMEUF



Villas 2 to 7

EXCEPTIONAL PROPERTIES

With 4 en-suite bedrooms, the villas offer a majestic living space, with outdoor terrace and private infinity pool, with direct access to the lagoon, offering a view conducive to daydreaming. Exceptional interior services serving large volumes of life. Here luxury and comfort combine to create a prestigious living environment. **Interior atmosphere signed by the interior designer Paule de Romeuf.**

Surfaces

Surface area of 340 sqm

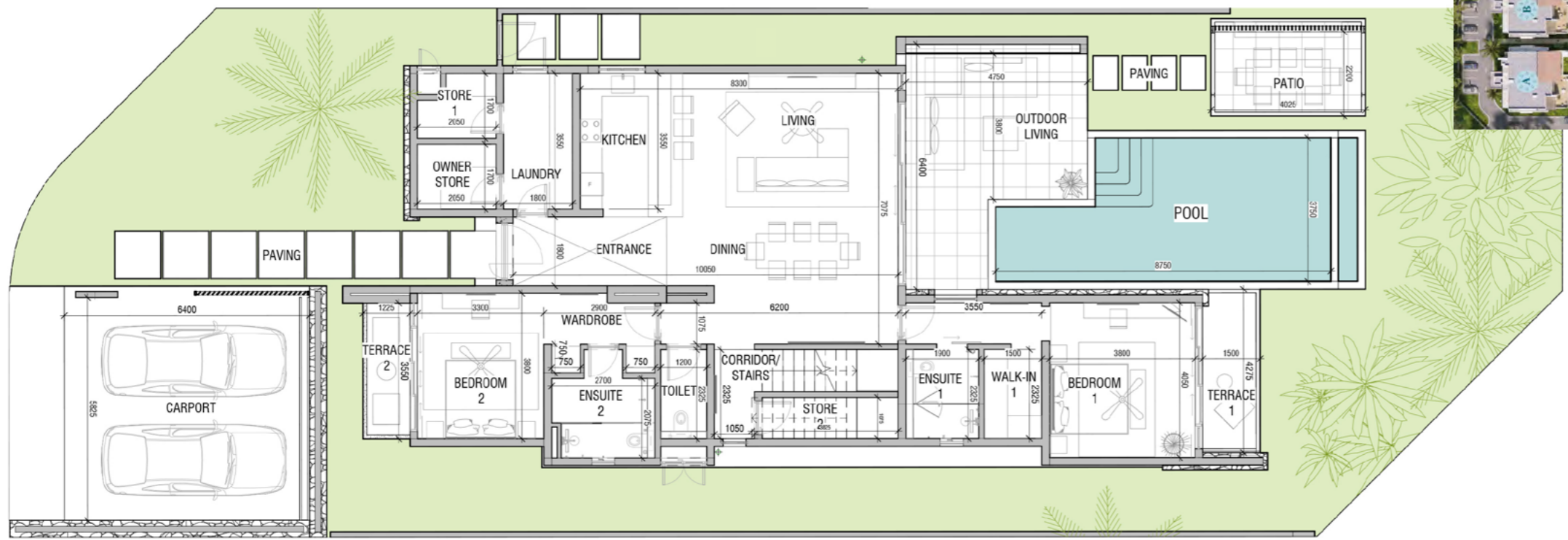
Inside area of 213 sqm

Outside area of 127 sqm

Warmed infinity pool



Salle de bain,
villa n°3



GROUND FLOOR PLAN

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GRAPHIC SCALE: 1:100

VILLA NO. 3



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



M DÉVELOPPEMENT PROMOTEUR CONSTRUCTEUR

Architect: DH ARCHITECTURE



TOTAL LIVING AREA 340m²

TOTAL INSIDE LIVING AREA 213m²

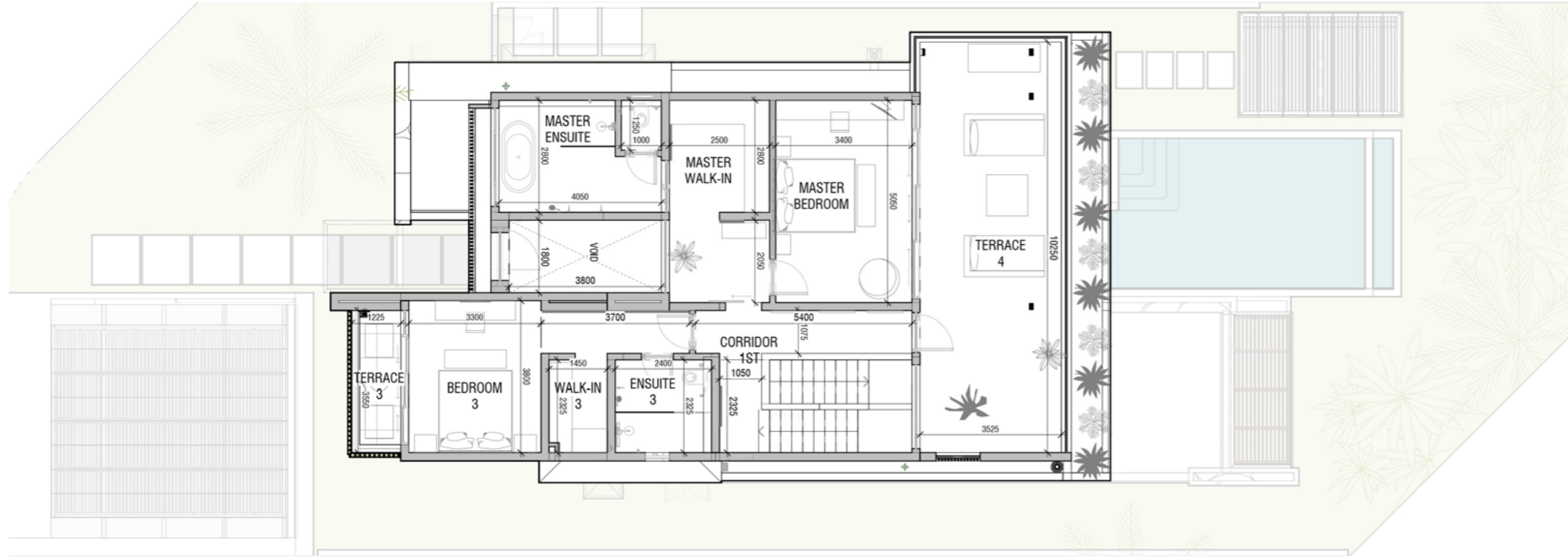
TOTAL OUTSIDE LIVING AREA 127m²

ENTRANCE	8 m ²
LAUNDRY	6 m ²
OWNER STORE	3 m ²
STORE 1	3 m ²
KITCHEN	8 m ²
LIVING	23 m ²
DINING	14 m ²
BEDROOM 1	19 m ²
WALK-IN 1	3 m ²
ENSUITE 1	4 m ²
BEDROOM 2	13 m ²
WARDROBE	5 m ²
ENSUITE 2	6 m ²
TOILET	3 m ²
STORE 2	4 m ²
CORRIDOR/ STAIRS	14 m ²
MASTER BEDROOM	18 m ²
MASTER WALK-IN	12 m ²
MASTER ENSUITE	11 m ²
BEDROOM 3	17 m ²
WALK-IN 3	3 m ²
ENSUITE 3	6 m ²
CORRIDOR 1ST	9 m ²

CARPORT	35 m ²
TERRACE 2	4 m ²
TERRACE 1	6 m ²
OUTDOOR LIVING	24 m ²
PATIO	10 m ²
TERRACE 3	4 m ²
TERRACE 4	43 m ²

TOTAL CONSTRUCTION AREA(inclu.**): 466m²

TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls)	=406m ²
SWIMMING POOL**	=38m ²
PAVING **	=21m ²



FIRST FLOOR PLAN

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GRAPHIC SCALE: 1:100

VILLA NO. 3



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



Architect: DH ARCHITECTURE



TOTAL LIVING AREA	340m²	TOTAL OUTSIDE LIVING AREA	127m²
TOTAL INSIDE LIVING AREA	213m²	TERRACE 2	4 m ²
ENTRANCE	8 m ²	TERRACE 1	6 m ²
LAUNDRY	6 m ²	OUTDOOR LIVING	24 m ²
OWNER STORE	3 m ²	PATIO	10 m ²
STORE 1	3 m ²	TERRACE 3	4 m ²
KITCHEN	8 m ²	TERRACE 4	43 m²
LIVING	23 m ²		
DINING	14 m ²		
BEDROOM 1	19 m ²		
WALK-IN 1	3 m ²		
ENSUITE 1	4 m ²		
BEDROOM 2	13 m ²		
WARDROBE	5 m ²		
ENSUITE 2	6 m ²		
TOILET	3 m ²		
STORE 2	4 m ²		
CORRIDOR/ STAIRS	14 m ²		
MASTER BEDROOM	18 m ²		
MASTER WALK-IN	12 m ²		
MASTER ENSUITE	11 m ²		
BEDROOM 3	17 m ²		
WALK-IN 3	3 m ²		
ENSUITE 3	6 m ²		
CORRIDOR 1ST	9 m ²		
		TOTAL CONSTRUCTION AREA (inclu.**)	466m²
		TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls)	= 409m ²
		SWIMMING POOL**	= 36m ²
		PAVING **	= 21m ²



An interior ambiance

SIGNED PAULE DE ROMEUF



suspension cuisine
Marset



Tapis salon

Crédence cuisine

Carreau au sol

Revêtement mur central à l'entrée - CMO Paris



Villa 4B - Moodboard - Entrée et Salon



Bover



Expormim



Bover

Expormim

Expormim



Bover

Tapis

Carreau au sol

Papier peint - Elltis





View of lagoon from terrace, apartment A101

PRESTIGIOUS

Apartments

All with **3 en-suite bedrooms**, the apartments are designed as a link between sky, land and sea. Large terrace open onto a unique panorama, to enjoy the bliss of every moment. Chic and charming thanks to a decoration favoring space and light. **Interior atmosphere signed by the interior designer Paule de Romeuf**

Surfaces

Surface area from 148 sqm to 162 sqm

Inside area of 118 sqm

Outside area from 30 sqm to 44 sqm

Warmed infinity pool for groundfloor apartments



Living room, apartment A 102



TOTAL LIVING AREA 162 m²

TOTAL INSIDE LIVING AREA 118 m²

ENTRANCE	6 m ²
OWNER'S STORE	1 m ²
LINEN	4 m ²
KITCHEN / DINING	19 m ²
LIVING	23 m ²
MASTER BEDROOM	16 m ²
MASTER ENSUITE	8 m ²
BEDROOM 2	15 m ²
BATHROOM 2	5 m ²
BEDROOM 1	13 m ²
BATHROOM 1	5 m ²
GUEST BATHROOM	2 m ²

TOTAL OUTSIDE LIVING AREA 44m²

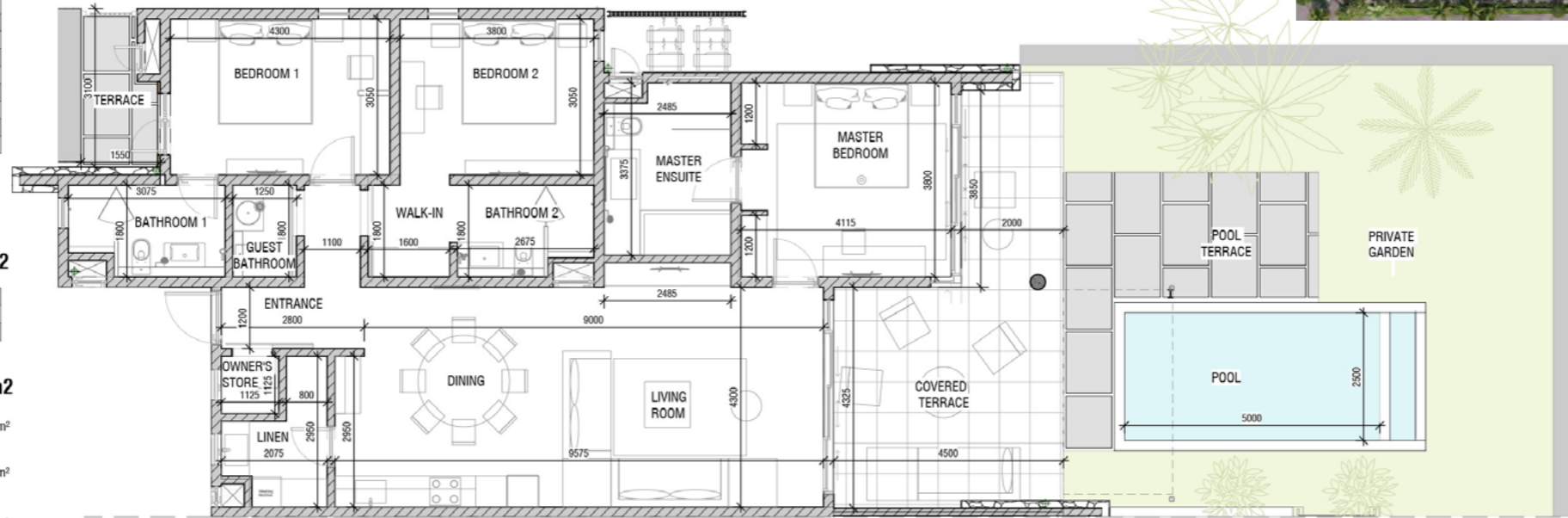
COVERED TERRACE	25 m ²
POOL TERRACE	15 m ²
TERRACE	4 m ²

TOTAL CONSTRUCTION AREA (inclu. **) 189m²

TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls) 171 m²

SWIMMING POOL ** 18 m²

PRIVATE GARDEN 83m²



GROUND FLOOR PLAN

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GRAPHIC SCALE: 1:100

**3BR APT
A102**



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



Architect: DH ARCHITECTURE





TOTAL LIVING AREA 148 m²

TOTAL INSIDE LIVING AREA 118 m²

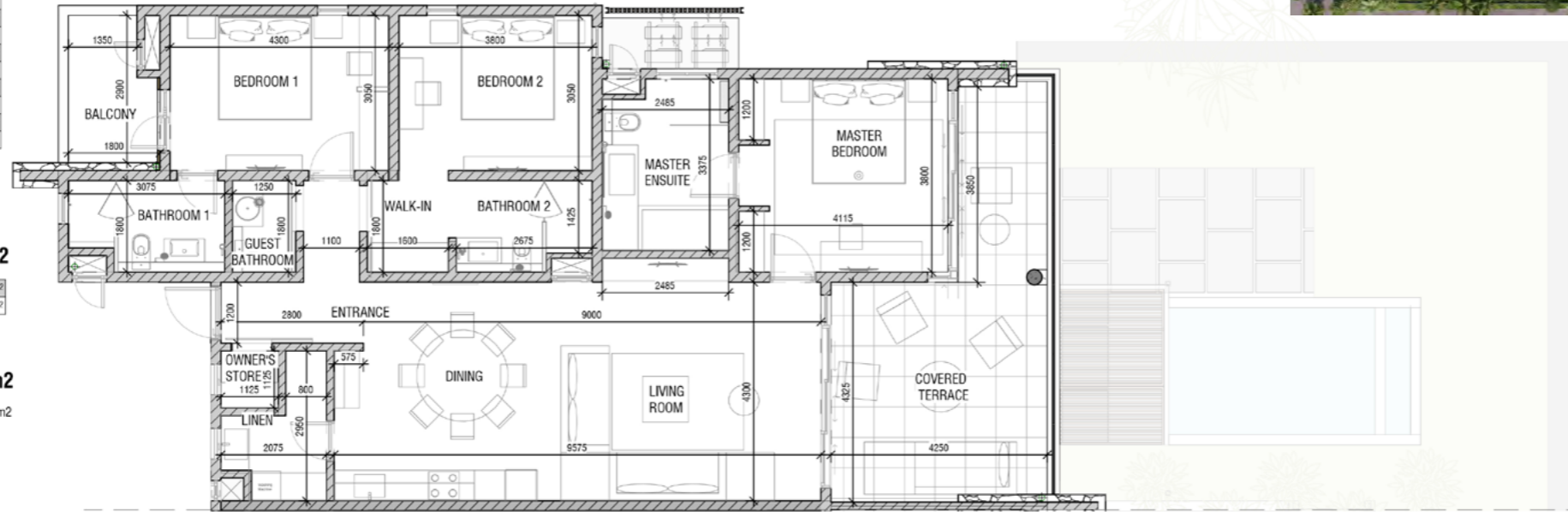
ENTRANCE	6 m ²
OWNER'S STORE	1 m ²
LINEN	4 m ²
KITCHEN / DINING	19 m ²
LIVING	23 m ²
MASTER BEDROOM	16 m ²
MASTER ENSUITE	8 m ²
BEDROOM 2	15 m ²
BATHROOM 2	5 m ²
BEDROOM 1	13 m ²
BATHROOM 1	5 m ²
GUEST BATHROOM	2 m ²

TOTAL OUTSIDE LIVING AREA 30 m²

COVERED TERRACE	25 m ²
BALCONY	5 m ²

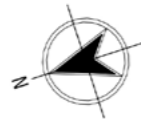
TOTAL CONSTRUCTION AREA 171 m²

TOTAL CONSTRUCTION AREA 171 m²
(Interior + Exterior + Walls)



FIRST FLOOR PLAN

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GRAPHIC SCALE: 1:100

**3BR APT
A202**



SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:



Architect: DH ARCHITECTURE



An interior ambiance

SIGNED PAULE DE ROMEUF



suspension cuisine
Marsset



Tapis salon



Crédence cuisine



Carreau au sol

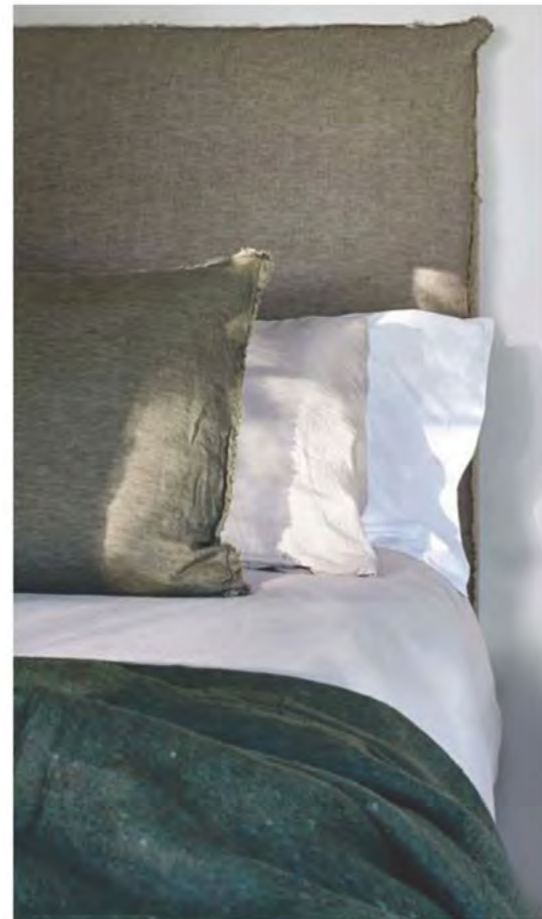


Revêtement mur central à l'entrée - CMO Paris



An interior ambiance

SIGNED PAULE DE ROMEUF



Bover



Vibia



Expormim



Tapis



Carreau au sol



Papier peint - Elitis



carreau mur douche & wc



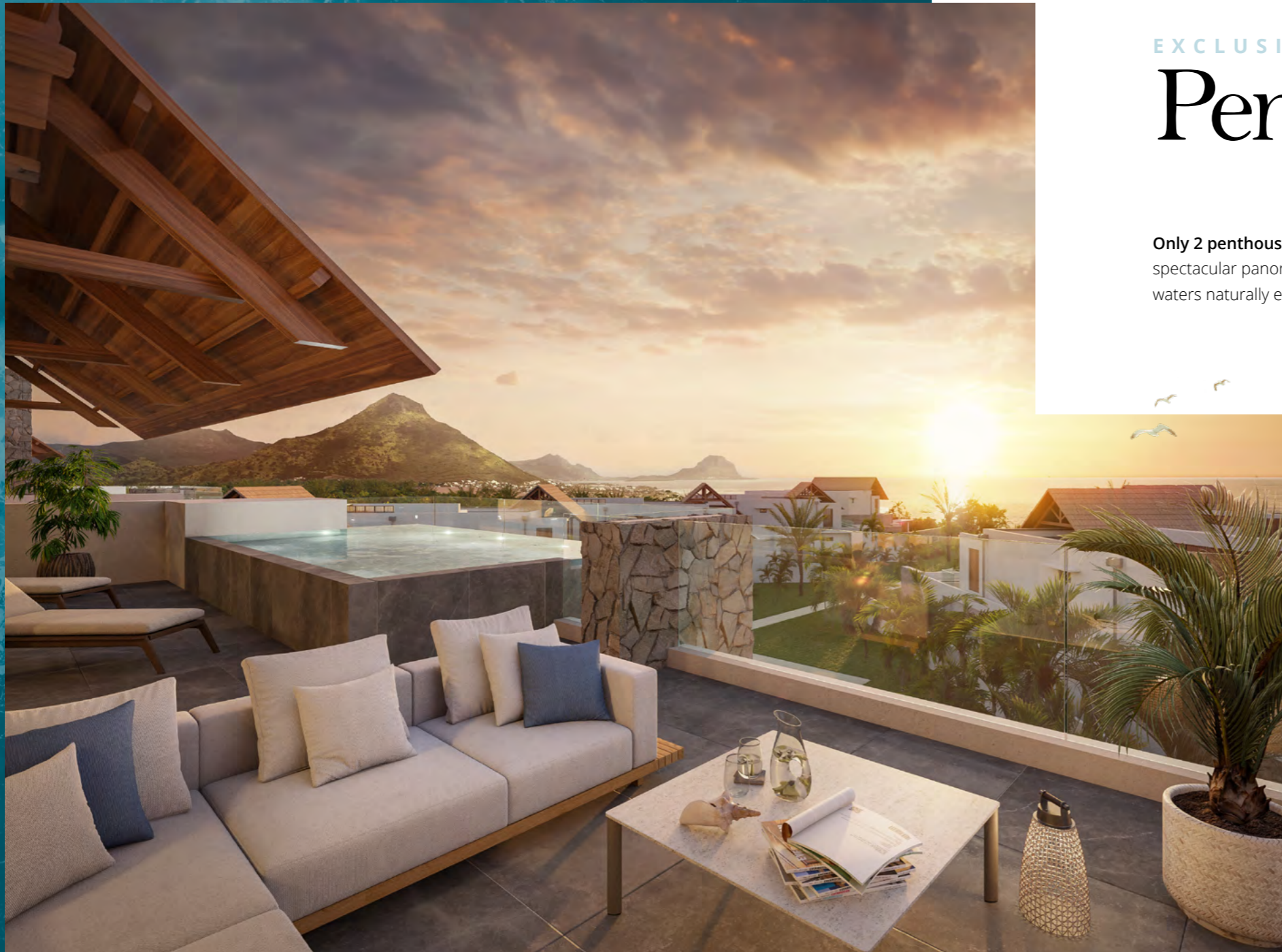
carreau mur vanity & sol



EXCLUSIVE

Penthouses

Only 2 penthouses with rooftop swimming pool, 3 en-suite bedrooms + office, offering a spectacular panoramic view of Le Morne. The terrace suspended between azure and turquoise waters naturally extends a luxurious interior.



View of lagoon and Le Morne from terrace, penthouse A301

Surfaces

Surface area of 272 sqm

Inside area of 188 sqm

Outside area of 84 sqm

Warmed infinity pool



Living room, Penthouse A301



TOTAL LIVING AREA 272 m²

TOTAL INSIDE LIVING AREA 188 m²

ENTRANCE LOBBY	10 m ²
LINEN	4 m ²
OWNER'S STORE	3 m ²
KITCHEN	10 m ²
LIVING / DINING ROOM	57 m ²
STUDY	7 m ²
CIRCULATION	8 m ²
GUEST BATHROOM	3 m ²
BEDROOM 3	16 m ²
BATHROOM 3	5 m ²
MASTER BEDROOM	20 m ²
MASTER ENSUITE	10 m ²
WALK-IN MASTER	5 m ²
BEDROOM 2	14 m ²
BATHROOM 2	16 m ²

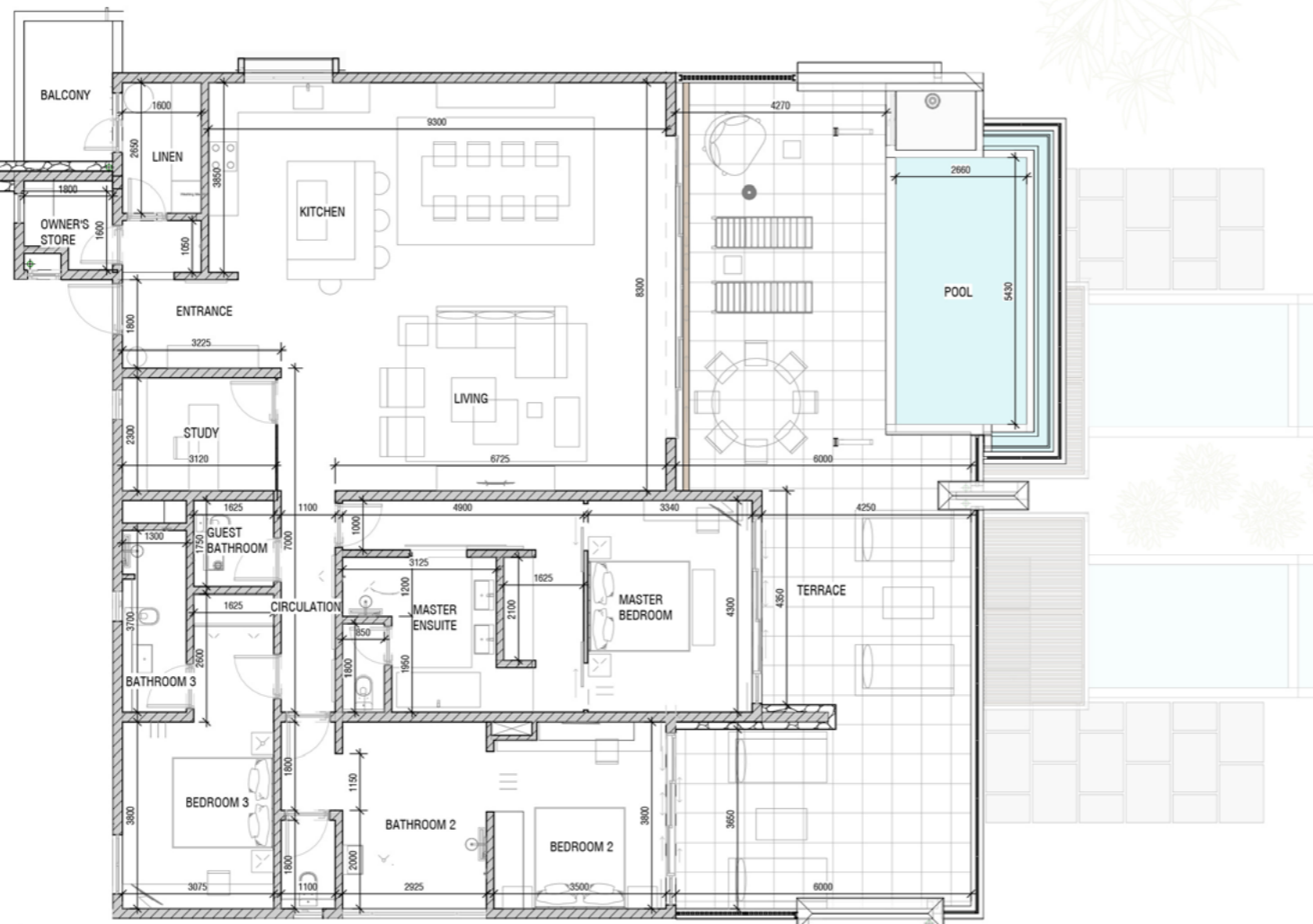
TOTAL OUTSIDE LIVING AREA 84 m²

TERRACE	79 m ²
BALCONY	5 m ²

TOTAL CONSTRUCTION AREA (inclu. **) 330 m²

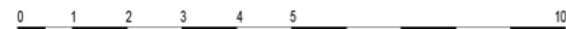
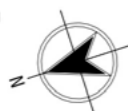
TOTAL CONSTRUCTION AREA (Interior + Exterior + Walls) 302 m²

SWIMMING POOL ** 28 m²



SECOND FLOOR PLAN

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3BR APT A301

SCALE: 1:100

Date: 22.09.23

REV 1

Promoter:

Architect: DH ARCHITECTURE



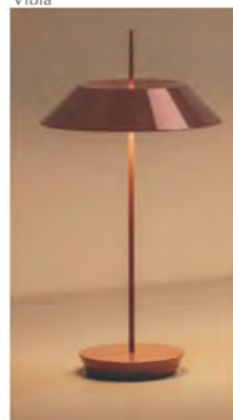
An interior ambiance

SIGNED PAULE DE ROMEUF



suspension cuisine
Maset

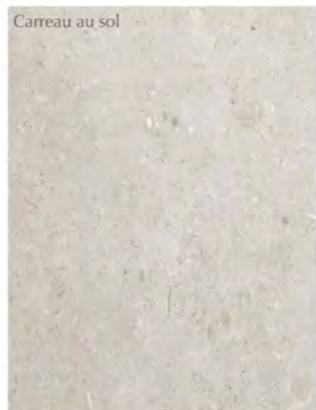
Vibia



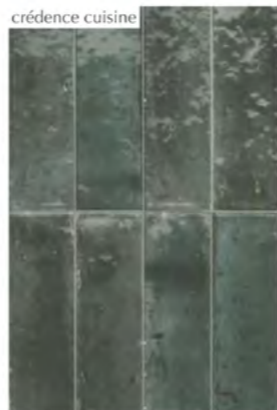
Tapis salon



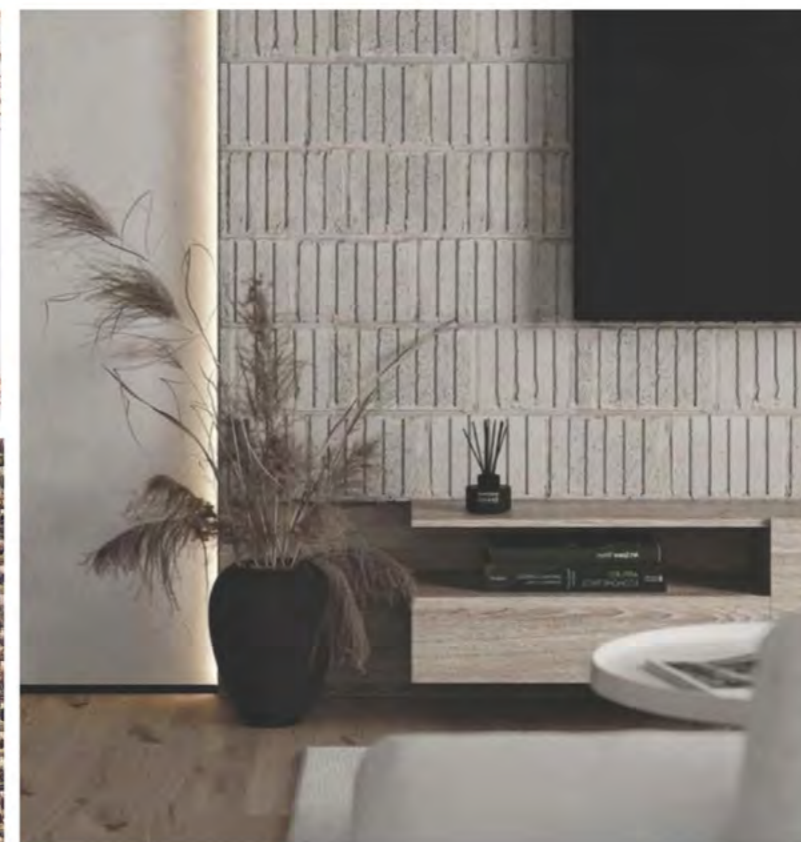
Carreau au sol



crédence cuisine



Mur dining



Penthouse - Moodboard Entrée et Salon

An interior ambiance

SIGNED PAULE DE ROMEUF



Bover



Expormim



Bover



Jardinico



Bover



Tribu

Services & Finishes

Deck flooring in anti-slip tiling 60x120, model Lao Sand, **Entrepôt de la Pierre®**

Warmed infinity pool (heat pump) and Salt system pool

Outdoor shower (villas)

Sprinkler system with recycled water, connected to the Maradiva Villas Resort and Spa's wastewater treatment plant

Paved driveway from the entrance to the parking

Exotic garden created by a landscape architect

Facade cladding in stone, aluminum, plaster and wood

Walls and ceilings : smooth paint and decorative wallpaper selected by interior designer Paule de Romeuf, **CMO Paris®** (Natural Fiber)

Interior floors for all parts of the property in large-

format 60x120, model Lao Sand, **Entrepôt de la Pierre®**

Air conditioner **LG®** for all the parts of the property

Double sink for master bathrooms, The gap Clardy, **Roca®** (or equivalent)

Bathroom tiles model Riad Lao Sand, **Harmony® Paffoni®** mixer taps

Furnished dressing room for master bedrooms

Fitted wardrobes in the other bedrooms

Electrical equipment brand model Mallia Senses White, **Legrand®**

Television, Internet, Telephone connected to the PABX (Private Automatic Branch EXchange) of Maradiva Villas Resort and Spa

Flat screens in the living room and master bedroom

Kitchen counter tops in Creamic, **Sapienstone®**

Kitchen appliances **Bosch®** (single stainless steel sink, taps, oven, induction hob, extractor hood, microwave) for apartments, penthouses and villas, **Gaggenau®** for Villa 1

Entrance door on pivot (villa) in solid wood with electronic lock for magnetic card

Interior door with honeycomb core, lacquered finish

Walls, frames, glazing and roofs meet the International anticyclonic standards validated by the independent technical control office.

Shoba, a mixed investment project

SECOND HOME AND EXCELLENT INVESTMENT WITH RETURN UP TO 7 % *

With a rental management provided by the Maradiva Resort & Spa, the Shoba project presents a major asset for any buyer wishing to live and invest in Mauritius : **it is a “mixed” real estate project combining purchasing pleasure within a 5-stars historic luxury resort and high profitability.**

The uniqueness of the project, its waterfront location, its exceptional level of services, gives the project a unique hotel appeal, with owner’s NET rental return of 7%, depending on the owner’s occupation of the property.

*See full conditions in the sales office

Living room, Villa 3





Maradiva services

AN UNRIVALED ASSET
FOR SHOBA OWNERS

Buying a Shoba property means a direct access to all the services of the Maradiva Villas Resort & Spa

In agreement with the Maradiva Villas Resort & Spa, an easement of access and use of the various hotel services is attached to the ownership of each property. (see full list of services on page 8).

In addition, certain specific commercial discounts will be applied for the benefit of Shoba owners on a number of paid services described on page 8.

The conditions of application will be given to customers upon acquisition and the easement will be described and included in the property titles. This easement being attached to the property, it will benefit the successive owners of the Shoba property and will be binding on any successive owners and operators of the Maradiva Villas Resort and Spa if these were to change in the future.



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