



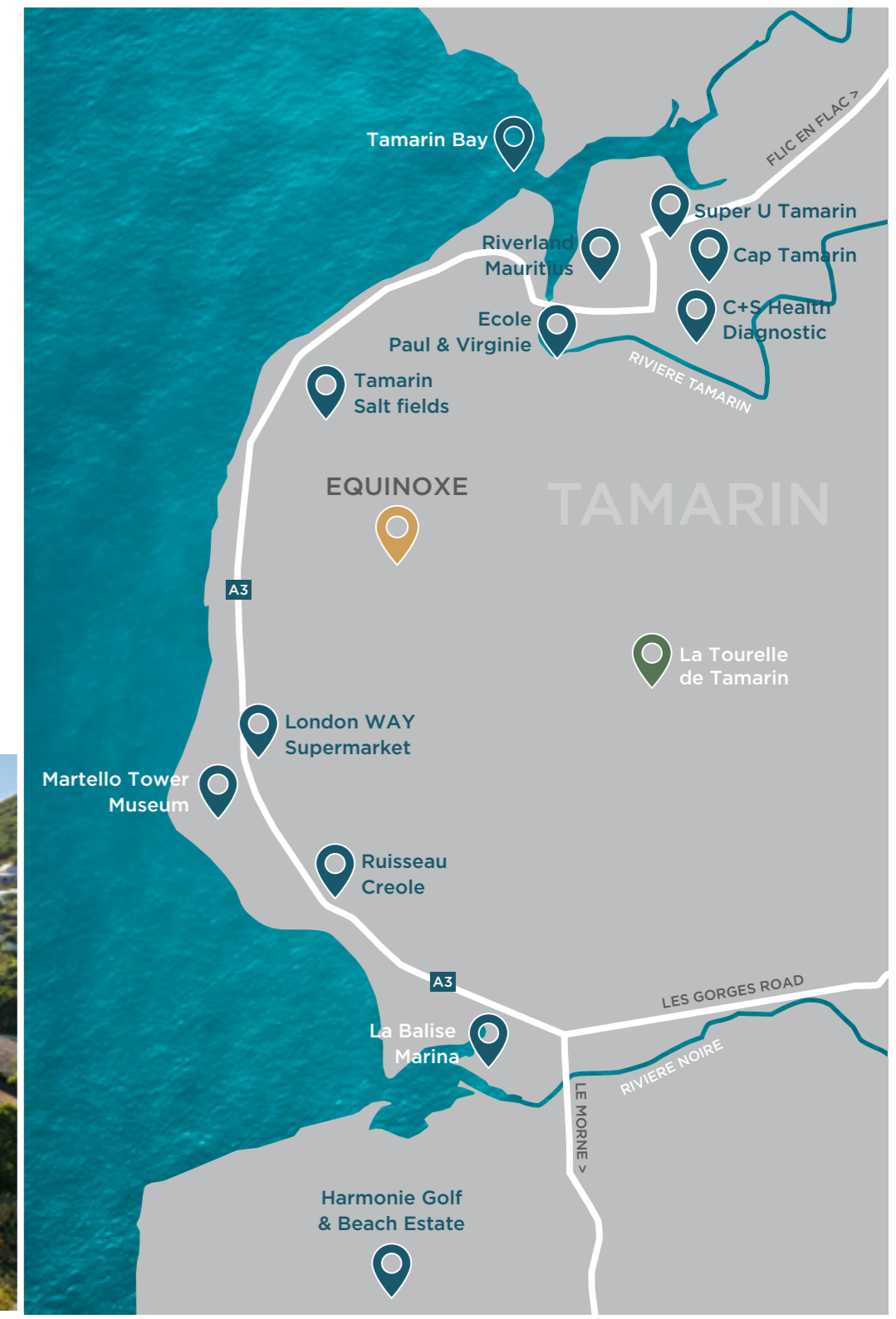
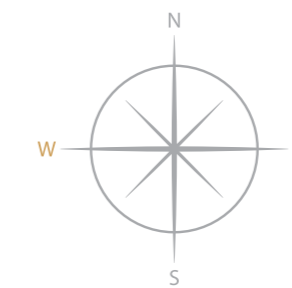
EQUINOXE



Located in the sought-after Domaine de Mont Calme, Equinoxe is a private development of 8 units on the slope of *la Tourelle de Tamarin*. Enjoy a unique living environment combining comfort, security and views of the sunset.

A panoramic view of a coastal town with a blue sky and ocean. The foreground shows a dense residential area with many houses featuring brown roofs, interspersed with lush green trees and palm trees. In the middle ground, the town meets a vibrant blue ocean. The background is dominated by a vast, clear blue sky with a few wispy clouds near the horizon. The overall scene conveys a sense of peace and tranquility.

FREEDOM AND SERENITY



- The only project accessible to non-citizens in the Domaine de Mont Calme
- Access to permanent residency permit
- A few minutes away from commercial centres, sports complexes, international schools and private medical centres
- Senior-adapted architecture

SPACIOUS AND GENEROUS DESIGN

- 3 ground-floor apartments with private pool
- 3 first-floor apartments
- 2 second-floor penthouses with private pool
- 2 private parking spaces per unit
- A gym
- Ample storage space for each unit
- A stretcher lift
- Airy and luminous design





THE FACADE AND BASEMENT ENTRANCE

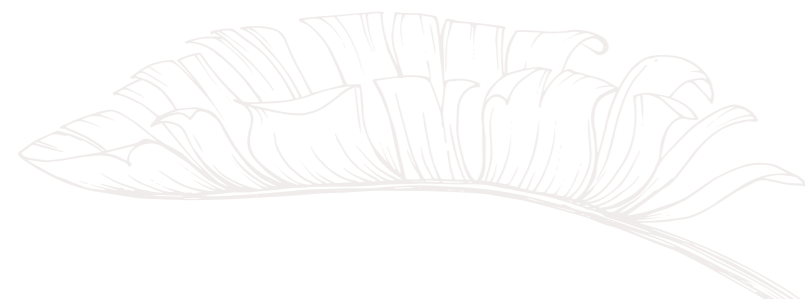
COMFORT ABOVE ALL

The refined architecture from Architects Studio Ltd exudes simple and natural comfort by combining noble and refined materials. Fluid, bright and airy living spaces make the most of the tropical lifestyle. The apartments are 100% adapted to the senior lifestyle in terms of safety and space layout.



STYLISH AND REFINED

The underground parking layout allows Equinox to maintain a clean exterior appearance while providing comfort and security. The gym on the parking level provides the perfect complement to this unique offering within a private estate.





APARTMENT | THE LIVING TO TERRACE

LUMINOUS AND AIRY SPACES

The open-plan kitchen and lounge provide a warm and welcoming living space. The generous terrace is key to the luminous design of each unit. All apartments and penthouses enjoy sea-views.

REFINED INTERIOR ARCHITECTURE

The interior architects, Mauz'Art, have favoured a design that combines comfort and serenity. The bedrooms and bathrooms offer a generous and harmonious space design.



3 BEDROOMS APARTMENTS

UNITS 1, 2 & 3 | GROUND FLOOR



		UNIT 1	UNIT 2	UNIT 3
1	Lobby	5 m ²	7 m ²	5 m ²
2	Master bedroom	15 m ²	16 m ²	15 m ²
3	Master Ensuite	7 m ²	5 m ²	8 m ²
4	Wardrobe	3 m ²	-	3 m ²
5	Bedroom 2	14 m ²	12 m ²	15 m ²
6	Bedroom 3	12 m ²	12 m ²	12 m ²
7	Office	-	11 m ²	-
8	Laundry	3 m ²	5 m ²	3 m ²
9	Guest bathroom	7 m ²	6 m ²	6 m ²
10	Corridor	8 m ²	11 m ²	8 m ²
11	Kitchen	9 m ²	9 m ²	10 m ²
12	Living	24 m ²	24 m ²	23 m ²
13	Covered terrace	25 m ²	24 m ²	24 m ²
14	Circulation, walls and ducts	22 m ²	25 m ²	21 m ²
	Total covered area	154 m ²	167 m ²	153 m ²
15	Pool and wooden deck	19 m ²	16 m ²	19 m ²
	Total gross area	173 m ²	183 m ²	172 m ²

3 BEDROOMS APARTMENTS

UNITS 4, 5 & 6 | FIRST FLOOR



		UNIT 4	UNIT 5	UNIT 6
1	Lobby	5 m ²	7 m ²	5 m ²
2	Master bedroom	15 m ²	16 m ²	15 m ²
3	Master Ensuite	7 m ²	5 m ²	8 m ²
4	Wardrobe	3 m ²	-	3 m ²
5	Bedroom 2	14 m ²	12 m ²	15 m ²
6	Bedroom 3	12 m ²	9 m ²	12 m ²
7	Office	-	11 m ²	-
8	Laundry	3 m ²	5 m ²	3 m ²
9	Guest bathroom	7 m ²	6 m ²	6 m ²
10	Corridor	8 m ²	11 m ²	8 m ²
11	Kitchen	9 m ²	9 m ²	10 m ²
12	Living	24 m ²	24 m ²	23 m ²
13	Covered terrace	25 m ²	24 m ²	24 m ²
14	Circulation, walls and ducts	23 m ²	26 m ²	22 m ²
	Total gross area	155 m ²	168m ²	154m ²



TOP OF THE ESTATE

Equinox penthouses offer a magnificent view on the West Coast, from the matching rooftops of the Domaine de Mont Calme, to the horizon and the sunset. The refined architecture provides generous open spaces and offers a serene lifestyle at the top of the estate.





3 BEDROOMS PENTHOUSE

UNIT 7 | SECOND FLOOR



UNIT
7

1	Lobby	7 m ²
2	Master bedroom	11 m ²
3	Master Ensuite	9 m ²
4	Wardrobe	8 m ²
5	Bedroom 2	14 m ²
6	Ensuite 2	5 m ²
7	Bedroom 3	11 m ²
8	Laundry	6 m ²
9	Guest bathroom	4 m ²
10	Corridor	13 m ²
11	Kitchen	18 m ²
12	Living	19 m ²
13	Covered terrace	36 m ²
14	Circulation, walls, ducts and planters	52 m ²
Total covered area		213 m ²
15	Pool and wooden deck	12 m ²
Total gross area		225 m ²







3 BEDROOMS PENTHOUSE

UNIT 8 | SECOND FLOOR



**UNIT
8**

1	Lobby	5 m ²
2	Master bedroom	24 m ²
3	Master Ensuite	10 m ²
4	Bedroom 2	14 m ²
5	Ensuite 2	5 m ²
6	Bedroom 3	14 m ²
7	Ensuite 3	4 m ²
8	Laundry	7 m ²
9	Corridor	7 m ²
10	Study	8 m ²
11	Guest WC	2 m ²
12	Kitchen	18 m ²
13	Living	18 m ²
14	Covered terrace	63 m ²
15	Circulation, walls and ducts	60 m ²
Total covered area		259 m ²
16	Pool and wooden deck	43 m ²
Total gross area		302 m ²



BASEMENT

1	Lobby
2	Gym
3	Pumproom
4	Water tank
5	Garden store
6	Technical
7	Generator room



GROUND+2 SCHEME AND COMPLETION' GUARANTEE

Equinox meets the criteria for a G+2 project: it is accessible to non-citizens and offers permanent residence if the investment exceeds 375,000 USD.

The buyer receives a Completion Guarantee from the developer, ensuring that they will receive their new apartment as presented and sold no matter what happens to the promoter and the builder.

Equinox's completion guarantee is provided by the MCB (The Mauritius Commercial Bank), the largest Mauritian banking institution.

The buyer is thus assured that their property will be completed and delivered in accordance with sales agreement.

Through the acquisition and investment process, the developer Flow Properties offers a personalised and professional assistance, using its knowledge of Mauritian legal and fiscal regulations, to facilitate the administrative procedures of your investment.

DISCLAIMERS

CGI's (Computer Generated Images):

Computer Generated Images are intended for illustrative purposes only and should be treated as general guidance.

Any Computer Generated Images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Images may include optional upgrades at additional cost.

Site Plans:

Site plans are intended for illustrative purposes only and should be treated as general guidance. The layout including parking arrangements, play areas and public open spaces may vary to reflect changes in the planning permission and/or other restrictions for the development.

Floor Plans:

Floor plans are intended to give a general indication of the proposed floor layout only and could be subject to slight variations.



SPECIFICATIONS

1. GENERAL

1.1 Foundations

- Reinforced concrete foundations from sound excavation, damp proofed, and termite proofed as per engineer's specifications.
- Substructure to be protected with cement sand render and 3 coats waterproof acrylic paint as per architect's specifications.

1.2 Superstructure

- Reinforced concrete frame and floors, 200mm block work external walls as per engineer's specifications.

1.3 Roof

- Slab, inclined at 2% for water shedding, and waterproofed with Double Layer waterproofing.
- Waterproofing specialist shall give a minimum 10-year guarantee for all waterproofing works.
- Water proofing full height to parapet wall and coping.

2. APARTMENTS AND PENTHOUSES

2.1 Floors

- Internal and veranda floors to large format rectified full bodied porcelain tiles, laid with expansion joints and tight joints and grouting to architect's specifications.
- Decks to be suspended hardwood or composite decking, ash, composite bamboo or equivalent.
- Expansion Joint - MIGUA or Equivalent.

2.2 Skirting

- Generally internal skirting will be pre-painted treated timber.
- Bathrooms to have porcelain tile skirting.

2.3 Walls

- Internal walls are 200, 150 and 100mm blockwork, smooth rendered with gypsum skim coat and finished with water-based non-toxic paint.
- Palette of smooth and textured external cement sand rendering + high quality colour-fast emulsion paint, as per architect's specifications.
- Feature walls will be clad in selected field stone with closed jointing.

2.4 Ceilings

- Flush plastered ceilings, taped joints and smooth matt skim finish, base coat and 2 coats matt emulsion.
- Bathrooms ceilings in water resistant board with humidity proof acrylic paint.
- Selected accent ceilings will be smooth rendered and off-shutter concrete.

2.5 Kitchens

- Fully fitted and equipped custom designed kitchens with quartzite worktops and splashbacks.

2.6 Bathrooms

- Sanitary ware to British Standards with attendant guarantees and attic stock.
- Tapware to British Standards with attendant guarantees and attic stock.
- Frameless tempered glass shower screens.

2.7 Internal doors

- Solid hardwood main entrance door.
- Semi-solid internal doors, British Standard architectural ironmongery, timber veneer finish.

2.8 Built-in cupboards

- Proprietary built-in cupboards, sliding doors with veneer or vinyl finish.

2.9 External Openings

- Powder coated aluminium profiles and laminated glass, certified for cyclonic loading.

2.10 Balustrades and Screens

- Tempered glass frameless systems.
- Treated hardwood or softwood decorative screenings.

2.11 Lighting and Power

- Lighting and power installations integrated as per architect's and ID's specifications.

3. COMMON AREAS

3.1 Non-slip large format full bodied porcelain tiles and skirting.

3.2 Staircase with non-slip tiles with proprietary tread nosing.

3.3 Treated hardwood or softwood handrail on GMS brackets.

3.4 Passenger lift to 10 persons capacity with architect selected finishes.

3.5 Architect selected wall and ceiling lighting.

4. EXTERNAL WORKS

4.1 Boundary and Security.

- Enclosed and secured site with rendered and painted blockwork walls and vegetated fencing.

- Digi code / intercom for pedestrian access and CCTV points.

4.2 Parking

- Permeable paving to parking areas mixed with tarmac.
- Total parking bays number is 18, for a total of 8 units.

4.3 Owner Lock up storage space

- Secured owners lock ups, in the basement area.

5. LANDSCAPING

- Strong intention given to the landscape with a mix of palms and other tropical species for a great colour and species balance.
- Contemporary tropical planting, lawns and edging by professional consultant and team.
- Green spaces to be maximised for use as raingardens and humid zones for strategic storm water management and screening and shading of large façades.

6. SERVICES

6.1 Potable water

- On-site potable water storage with 3 days reserve.

6.2 Hot water

- Hot water generation by thermodynamic system to be installed on the building's roof.

6.3 Hot water

- Three phase power supply with step down transformer and generator back-up.

6.4 Electric car charging points

- Electric car charging provisions, with the option of installing charging poles at the discretion of owners.

6.5 HVAC

- Split system AC provision to all bedrooms with outdoor unit integrated into the building envelope and placed on the roof.
- AC unit provision in living room as option.
- Ceiling fans to all bedrooms and living rooms, with attention to openings to ensure maximum cross ventilation.

6.6 IT and data

- Structured IT and data cabling integrated into building envelope.
- Central parabola distribution for satellite TV.

6.7 Waste strategy

- Compact sewage treatment plant for treatment of black water, releasing treated grey water for irrigation.

6.8 Storm water

- All rainwater collected and channelled to on-site disposal either in underground absorption or in open landscaped rainwater gullies doubling as landscape features.

6.9 Refuse

- Refuse area for municipal collection, inclusive of recycling option.

7. OPTIONS

- Deco pack (soft and loose furniture).
- Veranda shutters (specified model and colour).
- Electric car charging station.
- AC unit in living rooms.

