

Serena Residences
by Sands

Preview Book

A SIGNATURE



DÉVELOPPEMENT
FRENCH DEVELOPER

10 YEARS IN MAURITIUS

French leader of prestigious new real estate in Mauritius





A stunning view, a unique place.

Within a lush plant environment, Serena Residences by Sands is a unique project between lagoon and mountain. On the west coast of Mauritius near **Flic-en-Flac and Tamarin, 30 exceptional properties** have been designed, less than a minute walk from Wolmar beach, offering a spectacular panorama on the lagoon, Le Morne, and the west coast mountain range.

24 luxury apartments and 6 exclusives penthouses with private pool on the roof, are nestled in the heart of a cocoon of greenery with a large and **beautiful communal swimming pool** at its center. A pool bar, reception conciergery and a high-end hotel services give the place a **prestige anchored in the DNA of the hotel group** to which Serena Residences by Sands belongs : **The Maradiva Villas Resort & Spa and The Sands Suites Resort & Spa.**

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.

SERENA RESIDENCES BY SANDS



Sands Suites Resort & Spa

ONE OF THE MOST TRANQUIL
BEACHFRONT BOUTIQUE HOTELS
IN MAURITIUS



Experience Four star superior offering ultimate luxury. Sands Suites Resort & Spa is located on the most pristine beach stretch of Wolmar. Located in the Mauritian West Coast, the resort is in a prime location overlooking the scenic views of Tamarin Bay's turquoise lagoon and the prominent Morne mountain. As a green globe certified resort, this boutique hotel provides an exquisite experience that unfolds in a peaceful and serene atmosphere. Offering a luxurious experience, this property offers an array of amenities, including a spa, a well-equipped gym and two tennis courts. Lovers of aquatic leisure activities will be delighted, as a variety of water activities are organized.



Singular services for exceptional moments.

Through the Sands Suites Resort and Spa services, discover turquoise seas, golden sands and sunsets so beautiful that they touch the soul.



Foodies will have the choice of **three exceptional restaurants** at the Sands Suites Resort. **Tamarind Terrace** offers local and international cuisine, while **Spices** offers a la carte dining for unique dining experiences. For a romantic and relaxed ambiance, the **PinkPepperCorn restaurant** is ideal with its seaside dining. Lively evenings are also organized by the hotel, and you can enjoy a selection of cocktails at the bar.

For total relaxation, **the spa has four treatment rooms**, a **sauna**, a **hammam** and a **hair and beauty salon**. In addition to wellness facilities, a range of **water activities such as windsurfing and snorkeling** are available. **Boat trips and diving courses** can also be arranged.



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

Maradiva Villas Resort & Spa

A 5-STAR LUXURY RESORT

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 : 64 luxury villas with private warmed swimming pool and tropical garden, spread over 8 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.



THE LEADING HOTELS
OF THE WORLD®

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

A universe of exceptional services.

The Maradiva Villas Resort & 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

The Cellar, the island's largest humidor, exclusive cigars, fine wines and single-malt whiskies

Award-winning Maradiva Spa - focused on Ayurveda, with an on-site Ayurvedic doctor (1000m², 6 treatment rooms)

Seaside picnic in a Rolls Royce with Rolls Royce picnic basket

Airport transfers in Rolls-Royce Phantom, BMW i7, BMW iX and BMW ix40, Mercedes Vitto, BMW X5 with driver-guide

1 kids club/1 games room

1 fitness center with private coach

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

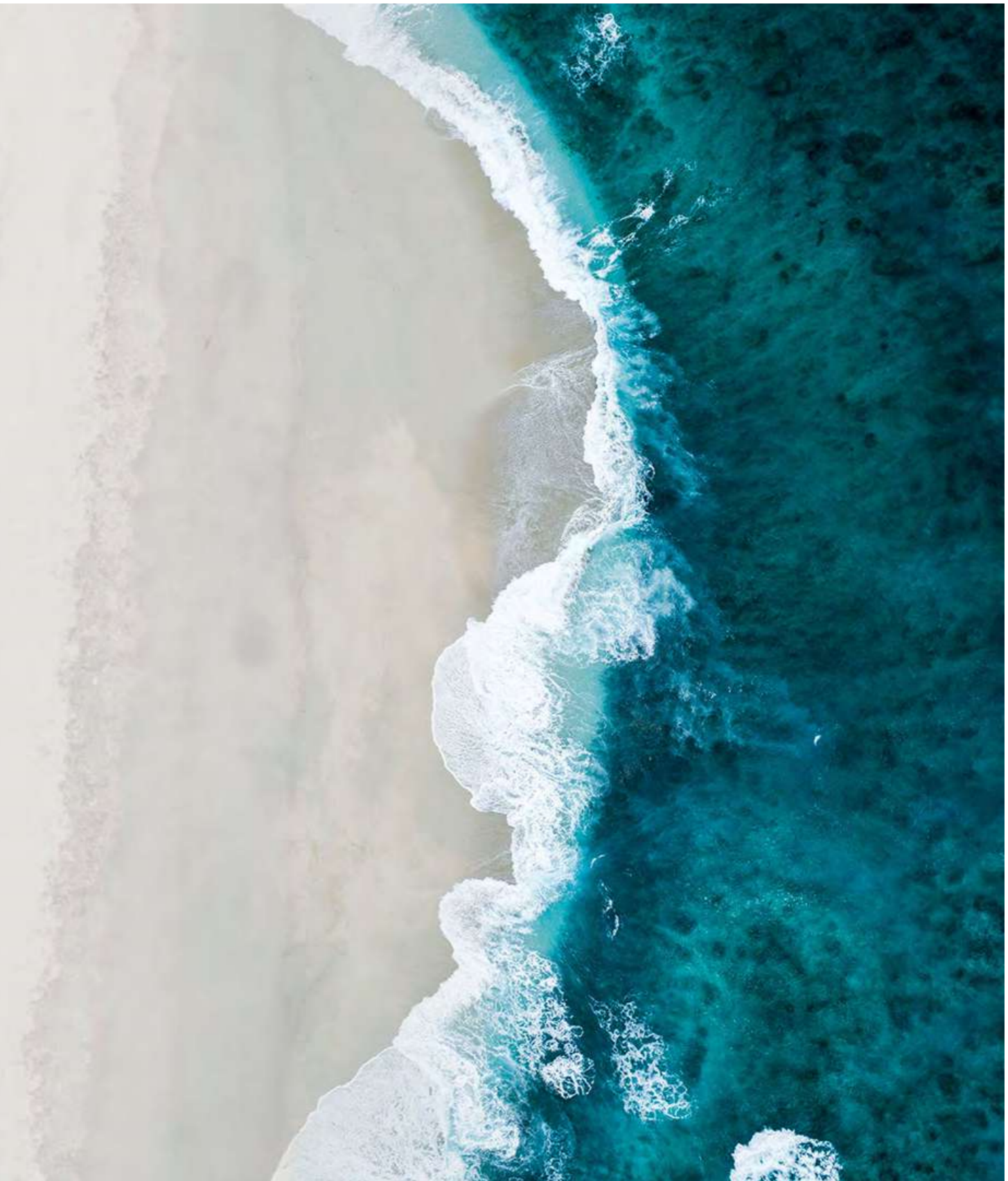
2 tennis courts

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





▲
FLIC-EN-FLAC

(2km)

TAMARINA GOLF CLUB
18 trous / 18 holes



Entrée
Main entrance

**SERENA RESIDENCES
BY SANDS**

Boat house

Restaurant

Boutiques

Restaurants
& Cocktail Bar

Beach house
Grill

Main pool

Spa
& wellness

Main Lobby

Business centre
& Library

Restaurant

Tennis
courts

Fitness
Centre

Kids
club

MARADIVA RESORT

Tennis
courts

SHOBA

Spa
& Fitness

Conference
room

Shops

SANDS RESORT

Beach bar

3 Restaurants
& 1 Cocktail Bar

Boat house
& diving centre

Main pool

Beach Volley

Serena Residences by Sands,
between nature and lagoon

Masterplan





Serena Residences by Sands, main pool and pool bar

An exceptional living environment.

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

Located 80m from the Wolmar beach, Serena Residences by Sands with its tropical gardens and luxuriant scenery, ensures privacy, space and services.

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 signed by DH Architecture.



Apartment

2 BEDROOMS

The apartments are designed as private, cosy havens sheltered by an exuberant vegetation. Suspended between sea and mountain, they promise an enchantment beyond compare. **Only 6 units of this typology available.**

All apartments have beautiful and large terraces. Ground floor apartments **have direct access to the shared swimming pool** from their terrace

Surfaces

Living area of 133 sqm
Inside area of 99 sqm
Outside area of 34 sqm



Apartment

2 BEDROOMS AND
PRIVATE SWIMMING POOL

The Block 6 ground floor apartments are especially designed with **their own garden and private swimming pool**.

There are **only 2 units of this typology available** for sale on the project

Living area of 133 sqm
Inside area of 99 sqm
Outside area of 53 sqm
Private swimming pool of 18 sqm



Apartment

3 BEDROOMS

The apartments are designed as private, cosy havens sheltered by an exuberant vegetation. Suspended between sea and mountain, they promise an enchantment beyond compare. **16 units of this typology are available** for sale on this projet.

All apartments have beautiful and large terraces. Ground floor apartments **have direct access to the shared swimming pool** from their terrace

Surfaces

Living area from 152 sqm to 173sqm

Inside area from 118 sqm to 137sqm

Outside area from 34 sqm to 36 sqm



Penthouse

3 BEDROOMS AND
PRIVATE POOL

With private pool on the roof offer a tremendous panoramic view on the marvels of Mauritian nature. **Only 4 penthouses of this typology available.**

The terrace suspended between the blue sky and crystal-clear waters, naturally extends the luxurious interior. Noble materials and ethnic fabrics make up a decoration of unrivalled beauty.

Surfaces

Living area from 270 sqm to 301sqm
Inside area from 186 sqm to 189sqm
Outside area from 84 sqm to 112 sqm
Private pool from 31 sqm to 32 sqm

View of Le Morne and lagoon from the terrace, Penthouse Block 5



Aerial view of the 6 penthouses

Penthouse

3 BEDROOMS, OFFICE AND PRIVATE POOL

Only 2 penthouses with 3 bedrooms, office and private pool are available.
The office can be, on demand, changed in bedroom.

The terrace suspended between the blue sky and crystal-clear waters, offer a tremendous panoramic view on the marvels of Mauritian nature. Noble materials and ethnic fabrics make up a decoration of unrivalled beauty.

Surfaces

Living area 241 sqm
Inside area 150 sqm
Outside area 91 sqm
Private pool 34 sqm

Services & Finishes

- Deck flooring in anti-slip tiling 60x120
- Warmed infinity pool (heat pump) and Salt system pool for penthouses and ground floor apartment (block 6)
- Recycled water for the watering of the garden areas Paved driveway from the entrance to the parking
- Facade cladding in stone, aluminum, plaster and wood
- Interior floors for all parts of the property in large-format 60x120
- Air conditioner **LG®** (or equivalent) for all bedrooms
- Ceiling fans in living room, veranda and all bedrooms

- Double sink for master bathrooms, **Roca®** (or equivalent)
- Furnished dressing room for master bedrooms
- Fitted wardrobes in the other bedrooms
- Flat screens in the living room and master bedroom
- Kitchen with quartz, marble, ceramic or **Corian®** worktops
- Electrical equipment brand **Legrand®** (or equivalent)
- Kitchen appliances **Bosch®** (or equivalent) single stainless steel sink, taps, induction hob, extractor hood, microwave
- Interior door laquered or wood finishes
- Walls, frames, glazing and roofs meet the International anticyclonic standards validated by the independent technical control office.



Main entrance of the resort

Non-contractual services subject to change.

Serena Residences by Sands, a mixed investment project

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

With a rental management provided by **The Maradiva Villas Resort & Spa** and **The Sands Suites Resort & Spa**, Serena Residences by Sands 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 historic luxury hotel group and high profitability.**

The uniqueness of the project, its location with immediate access to the beach and its exceptional level of services, gives the project a unique hotel appeal, with owner's NET rental return up to 7%*, depending on the owner's occupation of the property.

*See full conditions in the sales office



The Maradiva Villas Resort & Spa services The Sands Suites Resort & Spa services

AN UNRIVALED ASSET
FOR SERENA RESIDENCES BY SANDS
OWNERS

Buying a Serena Residence by Sands property means a direct access to all the services of the Maradiva Villas Resort & Spa and all the services of The Sands Suites Resort & Spa.

In agreement with **The Maradiva Villas Resort & Spa** and **The Sands Suites Resort & Spa**, an easement of access and use of the various hotel services is attached to the ownership of each property.

In addition, certain specific commercial discounts will be applied for the benefit of Serena Residences by Sands 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 Serena Residences by Sands property and will be binding on any successive owners and operators if these were to change in the future.

A SIGNATURE



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