



Oceana luxury villas
Mauritius

Welcome to Oceana Villas

"Mauritius was made first, and then heaven was copied after Mauritius"

Mark Twain

Nestled in the most sought area of Mauritius namely Pereybere, Oceana Villas offer a luxurious and spacious home in a serene and peaceful region. Ideally located 15 minutes drive from the centre of Grand Bay and offering major facilities like shopping malls, hospitals, schools, restaurants, night clubs and cafés and on top of all its beautiful scenery, pristine beaches and lagoon comparable to a sanctuary.





Mauritius

Heaven on Earth

Mauritius, known officially as the Republic of Mauritius, is an island nation located off the southeast coast of the African continent in the Indian Ocean. It is a volcanic island of lagoons and palm-fringed beaches with coral reefs surrounding most of the coastline.

Mauritius is known as a plural society where all the ethnic groups are present: Hindus, Muslims, Creoles, Chinese and Europeans live in peace and where all the ancestral cultures have been preserved. These features make the island a unique place in the world, and the Mauritians are known for their tolerance and kindness towards all people.

Most Mauritians are bilingual being equally fluent in French and English. English is the official language, but French and Creole are widely spoken. Oriental languages also form part of the linguistic mosaic.

Mauritius has preserved its image as one of Africa's few social and economic success stories, being a cane, tourism, manufacturing and financial economy and very attractive for foreign investors to live and do business.





Mauritius

Work Life Balance

A work-life balance encompasses everything that goes into a well-lived life. The work life balance concept forms an integral part of Oceana villas considering its strategic location.

This work-life balance themed project is in close proximity to the strategic region of Grand Bay with business facilities such as international banks, IT hubs, school facilities, sport and spa facilities, easy access to high-way leading to the international airport etc. We also offers a well connected conference room to have your business meeting while being in the proximity of your home.





Where is Oceana Villas?

Oceana Villas is located on Ave des Olympiens in Pereybere, in a very peaceful and serene environment, away from the hustle and bustle of the main road traffic.

Coordinates of Oceana Villas: **-20.00528203482047, 57.60911513164805**





Oceana Luxury Villas

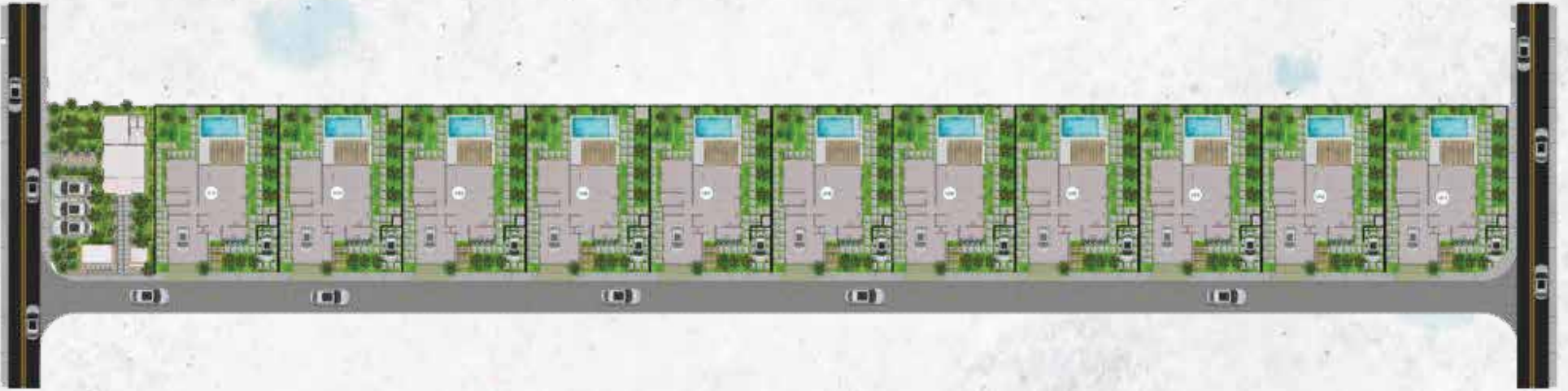


What do we offer?

Oceana Luxury Villas is a development on a freeload land offering the following:

- **Consist of 11 Luxury Villas**
- **Ground floor with a built-up area of 137.22m²**
- **First floor of with a built-up area of 76.90 m²**
- **A wellness zen space 45m²**





Carefully crafted, Upscale
Residential Development



Road Side Elevation



Pool Side Elevation

Ground Floor

1	Main Entrance	2.06 m2
2	Entrance Lobby	1.28 m2
3	Shoe Rack	0.44 m2
4	Storage/ Ironing space	1.72 m2
5	Grease Kitchen	4.53 m2
6	American Kitchen	17.36 m2
7	Open Space Living Area	18.90 m2
8	Staircase	5.71 m2
9	Store under Staircase	3 m2
10	Covered Terrace	20.46 m2
11	Storage space in Garage	3.52 m2
12	Closed Garage	23.55 m2

13	Guest Toilet	2.35 m2
14	Bedroom One	17.29 m2
15	Bedroom One ensuite	4.05 m2
16	Lobby 2	1.9 m2
17	Pool	18 m2
18	Visitors Parking	19 m2





- Covered Areas
- Semi-covered Areas
- External Areas

First Floor

1	Staircase Corridor	1.70 m2
2	Master Bedroom	16.50 m2
3	Master Bedroom Walk-in Closet	8.66 m2
4	Master Bedroom Ensuite	14.43 m2
5	Bedroom Two	14.22 m2
6	Bedroom Two Ensuite	5.48 m2



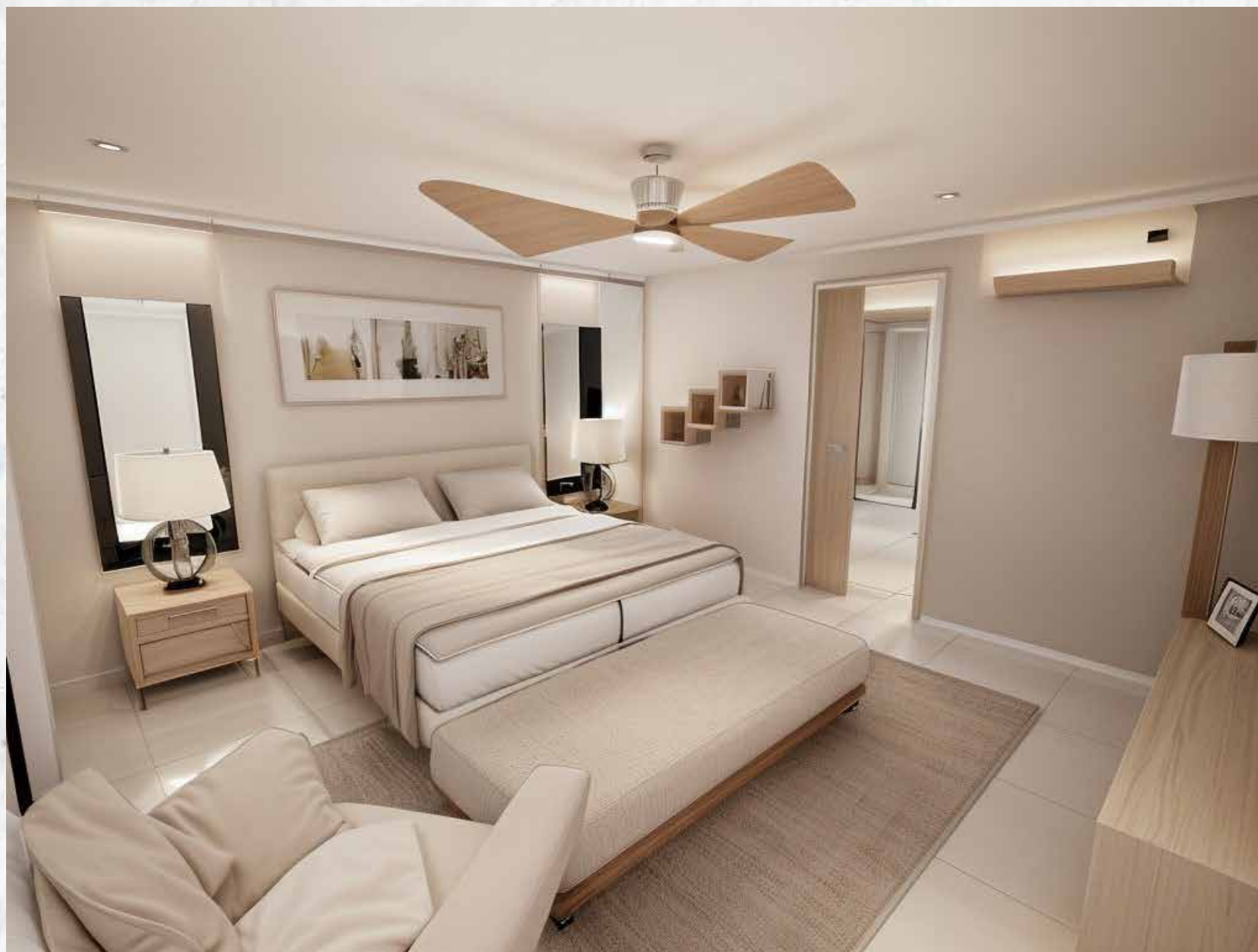
- Covered Areas
- Semi-covered Areas
- External Areas



Elegant and High-End Luxury Kitchen



Great sense of comfort & Luxury Living Room



Sleep in an Aura of Absolute Serenity



Styled with exquisite finishing touches



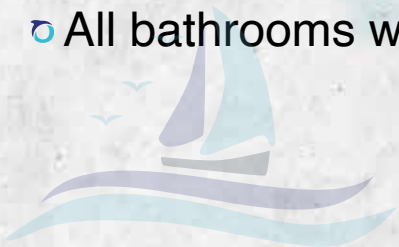
Ground Floor View



First Floor View

Technical Specifications and Finishes

- Block work and reinforced concrete structure
- Substructure to be treated with anti-termite application
- Plaster to walls internally and externally to Architect's specification
- Flat roof slabs to be treated with white reflective liquid polyurethane waterproofing
- External walls painted with high specification anti-fungus paint
- Homogeneous grade A quality floor tiles
- Modern international design kitchen
- Premium quality appliances provided – oven, microwave, gas hob, extractor hood, washing machine, dish washer and double door fridge
- Quality fans to be provided in the bedrooms, living room and terrace
- All bedrooms will be fitted with built in cupboards
- Wooden Internal doors and frames to Architect's specification
- All bedrooms will be air-conditioned
- The development will be provided with an electric fence on the perimeter wall
- 24 Hour security and access control at the entrance gate
- Powder coated aluminum external windows, doors and sliding doors
- All bathrooms will be fitted with quality European standard sanitary and tap wares



The Team

The team comprises of professionals in the construction industry with a minimum of 10 years experience in the realization of luxurious projects.

Development and Project Management : Oceana Luxury Villas Ltd

Architect : NK Architect Ltd

Civil/ Structural Engineer : Z3S Consulting Ltd

MEP Engineer : Oceana Luxury Villas Ltd

Quantity Surveyor : Oceana Luxury Villas Ltd

Interior Design : NK Architect Ltd

Quality Control Engineers : Apave Indian Ocean Ltee



Essence of Oceana Villas

The design of Oceana Villas are based on a market analysis coupled with years of experience in the building and property development to make it an enjoyable and unique life experience.

The project is in line with government policy to encourage expatriates willing to settle on the island through the Property Development Scheme (PDS). This sector is very successful owing to the unique value proposition Mauritius has to offer as a stable political, social and economic destination. In fact, Mauritius is ranked first in Africa in the Ease of Doing Business Report 2020 and the Global Innovation Index Report 2021, making it an attractive venue for foreign investors.

Contact Us

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"This is an approved project by the Economic Development Board under the Economic Development Board (Property Development Scheme) Regulations 2015"

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