



Baerz & Co

LUXURY HOMES

INTERNATIONAL



PROPERTY BROCHURE



Baerz & Co

LUXURY HOMES

INTERNATIONAL

MICHAËL

by

ZINGRÄF

Baerz & Co

LUXURY HOMES

ILOT FORTIER

90304 - MAURITIUS

€1,850,000

ILOT FORTIER

MAURITIUS



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VRAAGPRIJS

€1,850,000

Soort woonhuis

Penthouse, Apartment

Woonoppervlakte

223 m²



MICHAEL
by
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LUXURY HOMES



BAERZ & CO MAURITIUS

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ILOT FORTIER

MAURITIUS

INDELING

Aantal kamers	4
Aantal slaapkamers	3
Aantal badkamers	3
Voorzieningen	Air-conditioning, Sliding windows, Engine generator, Internet, Outdoor lighting, Fire alarm system, Optical fiber, Intercom, Swimming pool, Single glazing metal, Solar panels, Lift, Electric gate

DIVERSEN

Onderhoud buiten	New
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C.V.

Verwarming	Radiator
Warm water	Solar



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ILOT FORTIER

MAURITIUS

OMSCHRIJVING

Located on the west coast, this new project enjoys a unique geographical position by being on one of the few islets in Mauritius and in full ownership with these waterfront residences.

- Less than 5 minutes by boat from Île aux Bénitiers, a popular excursion destination.
- Near the Black River Gorges National Park, home to the natural heritage of Mauritius and its last tropical forests: waterfalls, unusual viewpoints, hiking trails, many species of flowering plants and endemic birds.
- Near Tamarin and Flic en Flac, seaside resort renowned for its beach and its festive and nocturnal entertainment.
- Near Le Morne Brabant, a majestic UNESCO World Heritage mountain.

Penthouse of 486 m² which is on the top floor and which also benefits from a private swimming pool overlooking the lagoon and the Mauritian mountains.

A real favorite for investors who wish to acquire a luxurious villa surrounded by terraces, bioclimatic pergolas, infinity pool with private wooden deck and a barbecue/plancha area. The large master suite which is on the east side of the penthouse includes a bathroom and a dressing room on the mezzanine. On the west side, the two adjoining double bedrooms are also equipped with a bathroom, a dressing room and an office on the mezzanine. At the heart of this penthouse stands a magnificent living room including a fully equipped kitchen, a dining room, a living room with impeccable ceiling height opening directly onto the terrace. Add to that a lounge area on the mezzanine, and you have a real little corner of paradise in a unique place.

This program represents a great opportunity for foreign investors who wish to invest in an R+2 program. It has all the necessary assets to obtain excellent profitability in high-end furnished rental with services.

By purchasing this property you can also benefit from:

- An elevator.
- A generator.
- An island accessible by a pontoon.

- Direct access to the beach.
- An anchorage for your boat near the garden.

(Indicative rate Rs 45 = 1 euro - Variable according to Rupee / Euro exchange rate)



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