



LA RESIDENCE

Grand Baie Mauritius

WELCOME

An exclusive development of twenty-six luxury townhouses built among lush gardens.

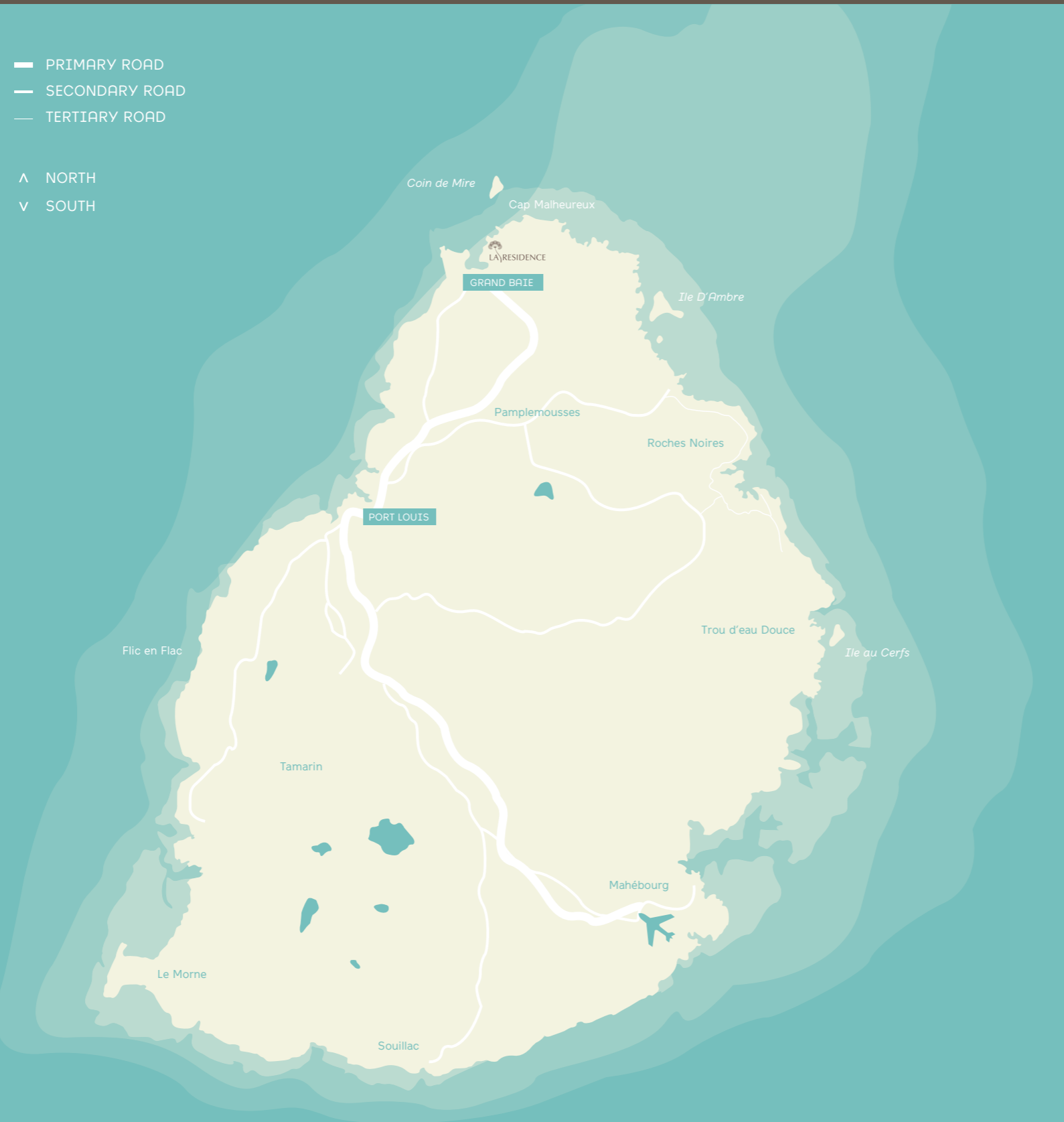


Ideally situated in the heart of Pereybere, five minutes from Grand Baie and just a short stroll from one of Mauritius' most pristine stretches of beach.

The design aesthetic incorporates natural materials, cooling waterways, slate floors and plantation-style shutters to keep energy demands and environmental impacts to a minimum.

MAURITIUS

Pereybere, Grand Baie, Mauritius.



NATURE SIGHTS

- Coin de Mire Island
- Pamplemousses Botanical Gardens
- Ile aux Cerfs Island
- Pereybere public beach

PLACES OF INTEREST

- Grand Baie Yacht Club
- Le Caudan Waterfront
- Royal Palm Hotel
- 6 golf courses

RESTAURANTS

- Beach House
- Happy Raja
- 1941
- Connoisseur

ACTIVITIES

- Blue Safari - Submarine
- Belle Mare - Water Sports
- St. Felix - Zip line Ride
- Tamarin - Dolphin Cruise
- Pereybere - Underwater walk
- Kite surfing
- Diving



GRAND BAIE LIVING

Become a citizen of Grand Baie.



Discover a village of shops, island lifestyle, hotels, restaurants and executive office suites.

DEVELOPERS VISION

We are proud to have achieved the status of the largest developer in Grand Baie.

However, at the end of the day, we are a small company that delivers less than a hundred homes a year. Our development capability provides us with buying power to provide quality apartments and villas that cannot be found elsewhere on the island, at the price that we are able to offer them to you! As a small company, we are able to engage with selected craftsman, in order to build your home or holiday retreat to exacting design specifications.

To sum it up..... our pledge to you: quality of service, value and a standard of construction that is not available elsewhere in Mauritius.

While our first three developments offered apartment living, La Residence is our first townhouse offering, where homes are of a more freestanding nature, with less density on site.

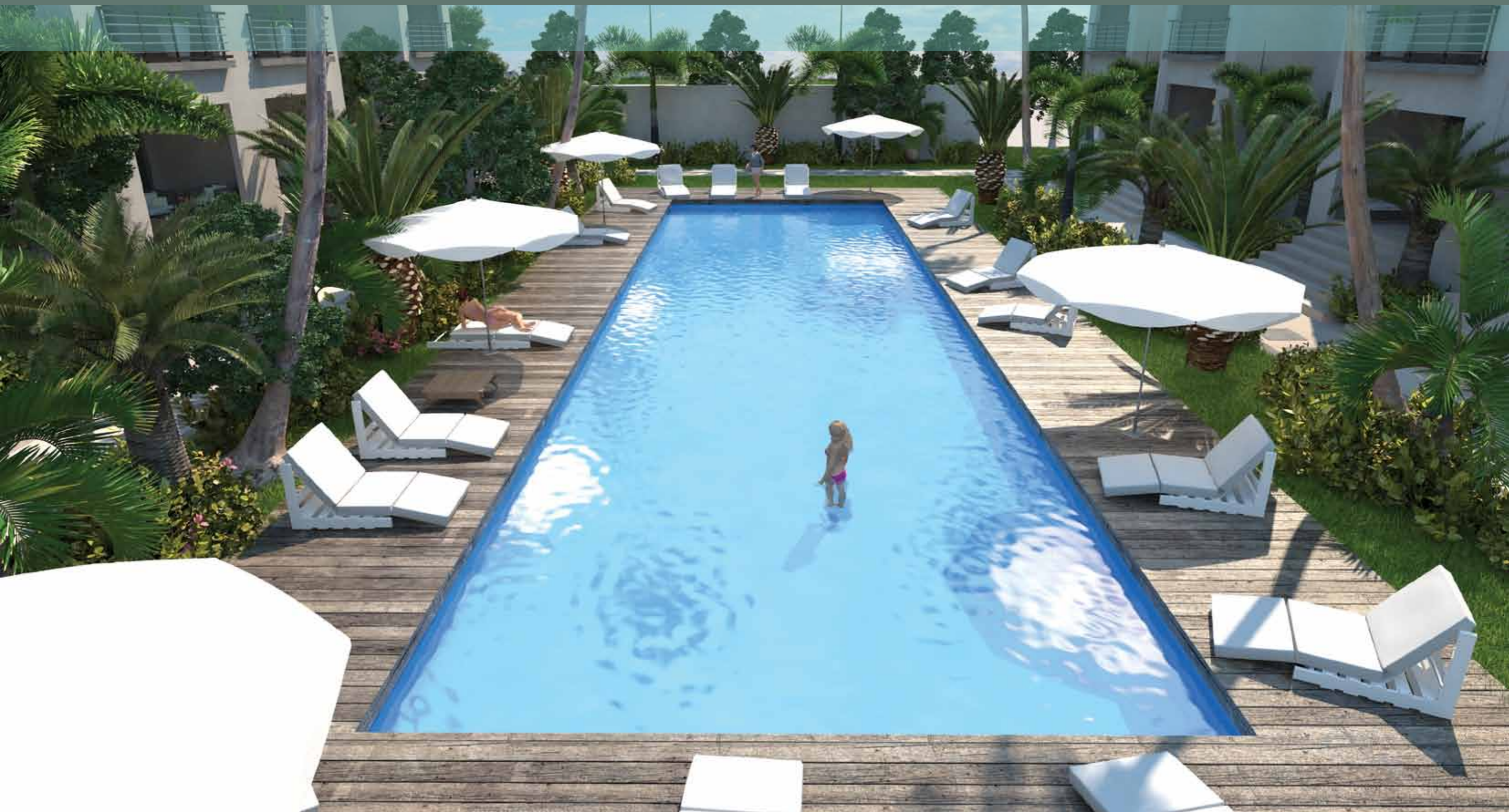
2tribes
developing futures



ARCHITECTURE



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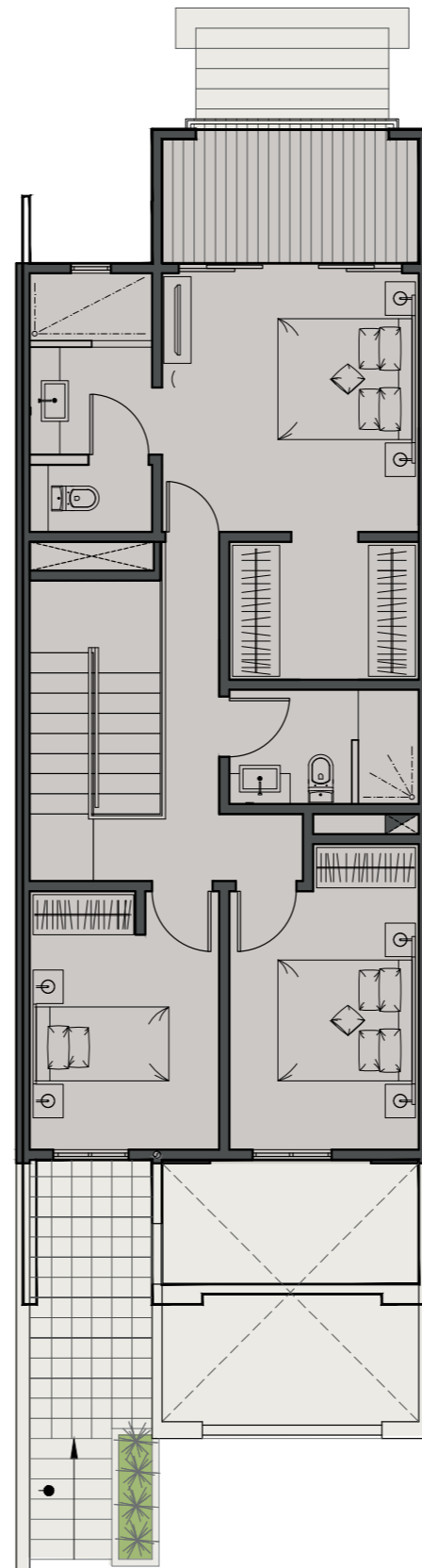
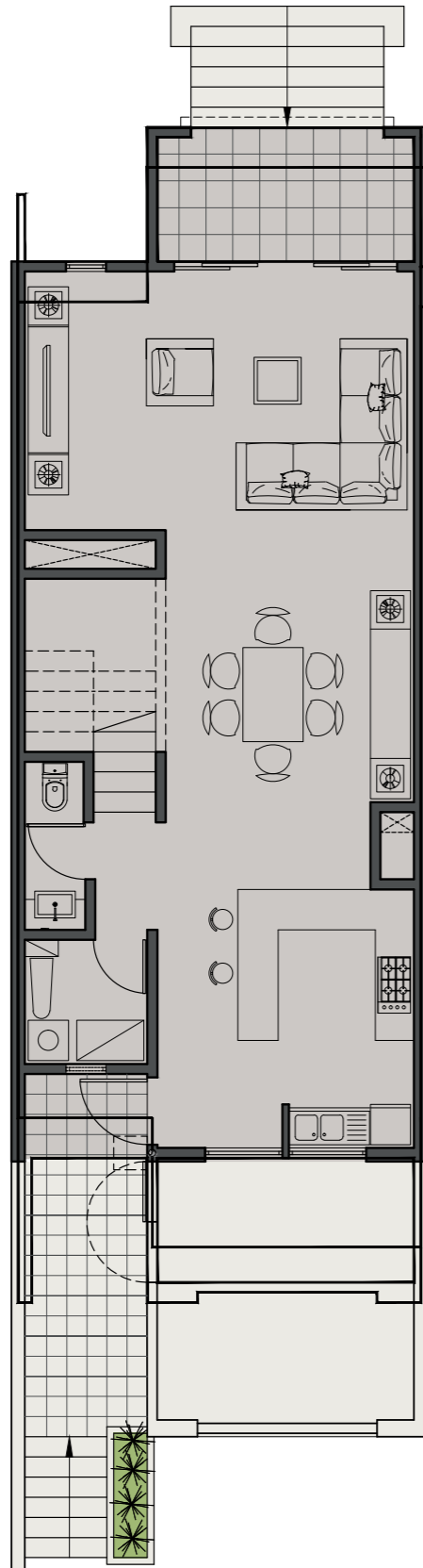


SITE PLAN



- TYPE A
- TYPE B
- TYPE C

UNIT PLAN : TYPE A



GROUND FLOOR

Internal Area 80 m²
Terrace 16 m²

FIRST FLOOR

Internal Area 80 m²

TOTAL COVERED 176 m²

Rs.20,900,000

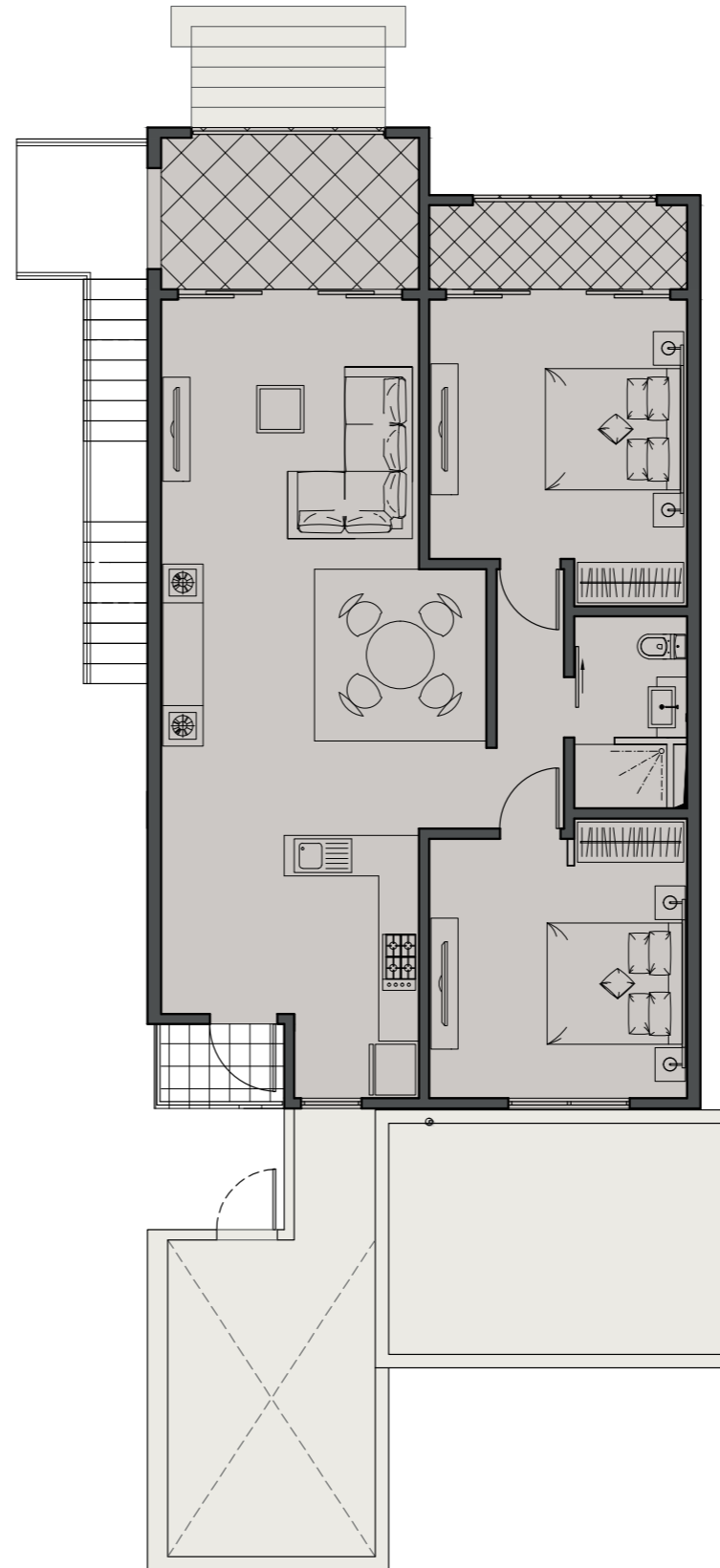
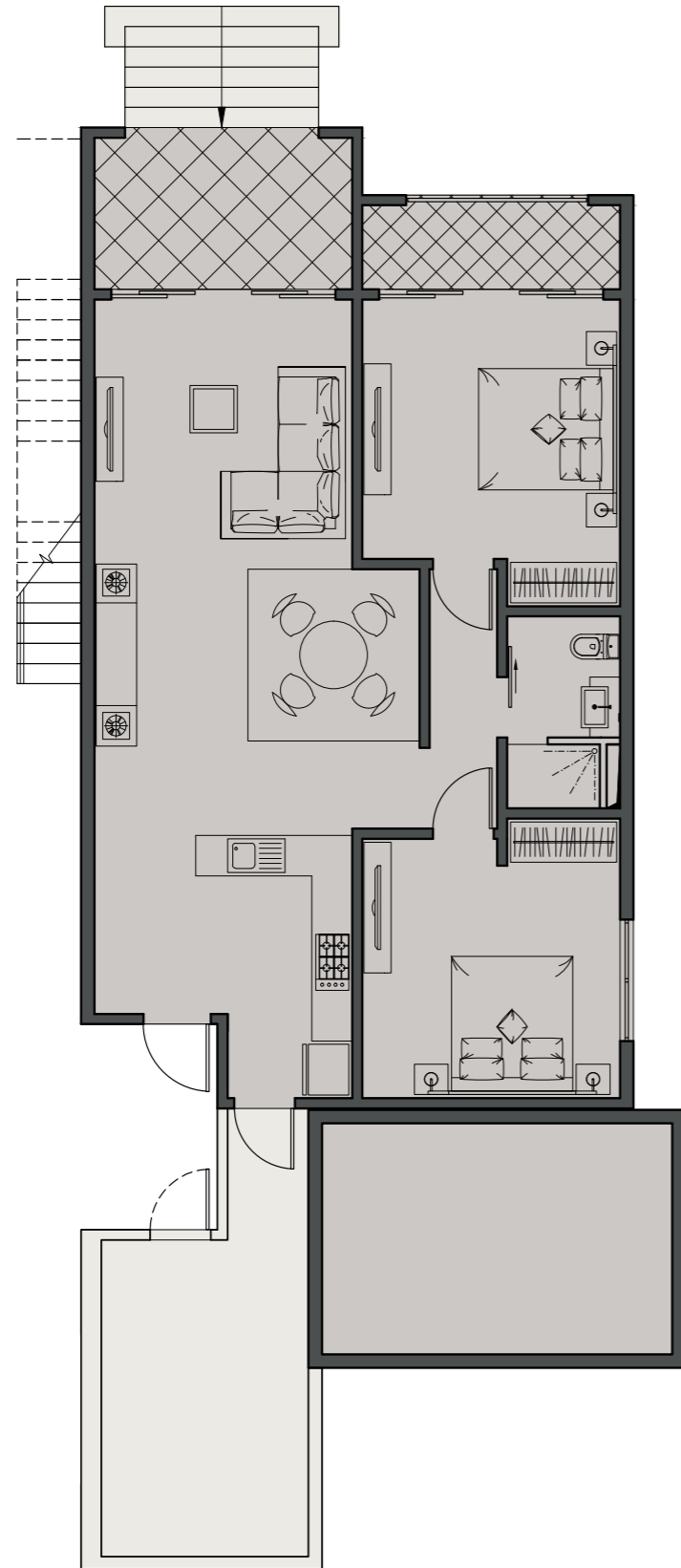
UNIT PLAN : TYPE B



GROUND FLOOR	
Internal Area	80 m ²
Terrace	16 m ²
FIRST FLOOR	
Internal Area	80 m ²
SECOND FLOOR	
Internal Area	49 m ²
TOTAL COVERED	225m²

Rs.22,950,000

UNIT PLAN : TYPE C



GROUND FLOOR	
Internal Area	97 m ²
Terrace	15 m ²
TOTAL COVERED	112m²

Rs.13,900,000 - 14,200,000

INTERIOR DESIGN

Island style furnishings similar to the Cape Bay development, combining contemporary design with a relaxed island feel.



FULLY FURNISHED

Furniture schedule as per Cape Bay Resort development.

Bedroom:

- Beds
- Bed-side tables and lamps
- Curtains and carpets
- Mirror and artwork
- Dressing table and stool, TV unit

Kitchen:

- Dishwasher
- Washing machine
- Tumble dryer
- Fridge and Microwave
- Electric hob and under-counter oven
- Barstools

Lounge:

- Couches and occasional chairs
- Coffee table
- TV unit and DVD
- Artwork

Patio:

- Wicker couches, chairs and cushions
- Coffee table and side tables
- 8 seater dining table, server and chairs
- Artwork

Dining area:

- 8 seater dining table, server and chairs
- Table lamps
- Mirror and artwork
- Computer desk and chair



RENTAL AGREEMENT

Furniture schedule as per Cape Bay Resort development.

ATTITUDE GROUP: HOTEL OPERATOR	KEY ASSUMPTIONS	REVENUE SIMULATIONS FOR RENTAL POOL																																																																																																																	
<ul style="list-style-type: none"> - Managed and supported by a long time hotel operator, operating the hotel for the last 18 years. - Guests and owners will benefit from a variety of services from Coin de Mire Hotel (part of the Attitude group - 600 rooms). - Operator is responsible for management of marketing, network, operational activities, maintenance and housekeeping, reservations and rental collection, leisure activities not provided by the residences such as beach activities, bar, spa, tennis... - Strong history of rentals - on occupancies of 16% upwards, owners will not be required to pay any monthly levies. 	<p>Average rate estimated at Euro100 per unit per night VAT inclusive</p> <ul style="list-style-type: none"> - Rates will fluctuate according to seasonal periods, number of pax, size of the units. <p>Occupancy forecasts</p> <table> <tr> <td>Year 1</td> <td>25%</td> </tr> <tr> <td>Year 2</td> <td>35%</td> </tr> <tr> <td>Year 3</td> <td>50%</td> </tr> <tr> <td>Year 4-5</td> <td>60%</td> </tr> </table> <ul style="list-style-type: none"> - Exchange rate at Rs 38 = 1 Euro. - Other expenses between 7% to 9% per annum. - FFE reserves budgeted at the rate 5% of total revenue. 	Year 1	25%	Year 2	35%	Year 3	50%	Year 4-5	60%	<table border="1"> <thead> <tr> <th></th> <th>Year 0</th> <th>Year 1</th> <th>Year 2</th> <th>Year 3</th> <th>Year 4</th> <th>Year 5</th> </tr> <tr> <th>Assumptions</th> <th>Rs 000</th> <th>Rs 000</th> <th>Rs 000</th> <th>Rs 000</th> <th>Rs 000</th> <th>Rs 000</th> </tr> </thead> <tbody> <tr> <td>Number of keys</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td>20</td> </tr> <tr> <td>Occupancy level</td> <td></td> <td>25%</td> <td>35%</td> <td>50%</td> <td>60%</td> <td>60%</td> </tr> <tr> <td>Operating days per annum</td> <td></td> <td>365</td> <td>365</td> <td>365</td> <td>365</td> <td>365</td> </tr> <tr> <td>Number of bednights available</td> <td></td> <td>7,300</td> <td>7,399</td> <td>7,300</td> <td>7,300</td> <td>7,300</td> </tr> <tr> <td>Double occ ratio</td> <td></td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Number of apartment nights projected</td> <td></td> <td>1,825</td> <td>2,555</td> <td>3,650</td> <td>4,380</td> <td>4,380</td> </tr> <tr> <td>TO Rates Unit exc VAT</td> <td>100</td> <td>86.96</td> <td>87.99</td> <td>89.02</td> <td>90.05</td> <td>91.08</td> </tr> <tr> <td>Exchange rate</td> <td>38</td> <td>38</td> <td>38</td> <td>38</td> <td>38</td> <td>38</td> </tr> <tr> <td>ADR</td> <td>Rs</td> <td>3,304</td> <td>3,343</td> <td>3,383</td> <td>3,422</td> <td>3,461</td> </tr> <tr> <td>Incremental rate</td> <td>3%</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Revenue</td> <td></td> <td>6,030</td> <td>8,543</td> <td>12,347</td> <td>14,987</td> <td>15,159</td> </tr> <tr> <td>Less FFE Reserves</td> <td>0%</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Revenue net after FFE reserves</td> <td></td> <td>6,030</td> <td>8,543</td> <td>12,347</td> <td>14,987</td> <td>15,159</td> </tr> </tbody> </table>		Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Assumptions	Rs 000	Rs 000	Rs 000	Rs 000	Rs 000	Rs 000	Number of keys	20	20	20	20	20	20	Occupancy level		25%	35%	50%	60%	60%	Operating days per annum		365	365	365	365	365	Number of bednights available		7,300	7,399	7,300	7,300	7,300	Double occ ratio		0	0	0	0	0	Number of apartment nights projected		1,825	2,555	3,650	4,380	4,380	TO Rates Unit exc VAT	100	86.96	87.99	89.02	90.05	91.08	Exchange rate	38	38	38	38	38	38	ADR	Rs	3,304	3,343	3,383	3,422	3,461	Incremental rate	3%						Revenue		6,030	8,543	12,347	14,987	15,159	Less FFE Reserves	0%	-	-	-	-	-	Revenue net after FFE reserves		6,030	8,543	12,347	14,987	15,159
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<p>COIN DE MIRE ATTITUDE : GUEST SERVICES</p> <ul style="list-style-type: none"> - 3 star hotel, ideally located along the north coast, close to Element Bay Resort. - 102 spacious and comfortable rooms, contemporary and refined in style. - A beautiful tropical garden. - Best value for money in its category. - Spa Attitude with 3 treatment rooms including 1 double room, 1 single room and 1 room fitted with an "affusion" shower. - Mini Club free of charge (3 to 12 years old incl.) open every day. - Internet and Wi-Fi zone next to the reception and bar. - Sea excursions aboard the hotel's private yacht "La Lutine". 	<p>ABOUT MAURITIUS</p> <ul style="list-style-type: none"> - Consistently rated the best destination for foreign direct investment in the region. - Internationally renowned as one of the world's premier luxury holiday destinations, Mauritius enjoys one of the highest rates of returning visitors in the world. - International airport currently being up-graded to accommodate tourist growth of 900 000 per year to 1 700 000 per year, by 2014. - There is a growing self-catering market alongside a presence of many of the world's leading hotels. - A celebration of diversity, the ultimate in relaxation and renewal. - Twice weekly flights now from China and Russia. - Daily flights from South Africa and France. 	<p>OPERATOR REMUNERATION TABLE</p> <table border="1"> <thead> <tr> <th>DETAILS</th> <th>FEES</th> <th>REFERENCE</th> </tr> </thead> <tbody> <tr> <td>Variable based fee</td> <td></td> <td></td> </tr> <tr> <td>If Occ > 0 < 40%</td> <td>25%</td> <td>On Revenue</td> </tr> <tr> <td>If Occ > 40% < 50%</td> <td>30%</td> <td>On Revenue</td> </tr> <tr> <td>If Occ > 50%</td> <td>35%</td> <td>On Revenue</td> </tr> </tbody> </table>	DETAILS	FEES	REFERENCE	Variable based fee			If Occ > 0 < 40%	25%	On Revenue	If Occ > 40% < 50%	30%	On Revenue	If Occ > 50%	35%	On Revenue																																																																																																		
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* Figures are indicative only

PROFESSIONAL TEAM



www.2tribes.net

2 Tribes is owned and managed by a group of young and energetic former executives. 2 Tribes have pooled their skills to offer diverse development and property management solutions to both local and foreign investors.



Currently the largest residential development company in Mauritius, they offer quality units at competitive prices.



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