



La Tourelle

OCEAN VIEW VILLAS — MAURITIUS



WHERE LIFE
ENCOUNTERS SERENITY

The sun slowly sinks on the distant horizon as a palette of soft, soothing colours splashes across the evening sky and the ocean. Turtledoves gently coo as shadows lengthen and day turns to dusk. A stillness envelops the air as a feeling of peace and tranquillity settles over the mountain slope.



26 EXQUISITE VILLAS

perched on the hillside of La Tourelle du Tamarin mountain

Set on the west coast of Mauritius, arguably the most beautiful part of the island, La Tourelle Ocean View Villas offers residents the opportunity to truly own their private slice of paradise. Each villa provides panoramic views of the Indian Ocean and its azure hue bringing a sense of serenity and well-being to each resident.

Extending on some 33 acres, La Tourelle Ocean View Villas will be developed in phases and the first phase will consist of 26 luxury villas spanning over 8 acres and giving the glorious feeling of being suspended between heaven and earth.

Concept Architects
Wimberly Allison Tong & Goo

WATG | G+F

IRS Design Architect
G+F Architects



The villas blend into the hillside of La Tourelle du Tamarin Mountain seamlessly, offering unrivalled views of the west coast of the island, the turquoise blue Indian Ocean, silhouettes of distant mountain ranges, salt pans glistening in the sunshine. La Tourelle villas provide the opportunity to live in the charm of what Mauritius is truly about.

Built in a contemporary style, but with traditional local materials - stone, slate and wood - the villas will be imbued with an indefinable feeling of calm and serenity - a serenity which will overflow into the daily lives of the owners. To return home from work or a day out and find oneself in a place of such natural beauty will surely calm and revitalise all the senses...

A magical and continuing encounter between life and serenity.



UNRIVALLED VIEWS West Coast of Mauritius

* Grand Infinity Villa



TROPICAL OUTDOOR LIVING

The Mauritian Way of Life

From the minute one steps into the luxury of La Tourelle, it is evident that the various villas have been designed to create a seamless flow between interior and exterior. The idea of veranda living has been encouraged in the layout with the creation of outdoor covered terraces. These draw from the vernacular architecture that takes advantage of the Mauritian tropical climate which has made outdoor living a way of life on the island.

Tropicana	322 m ²
Paradiso	358 m ²
Sérénité	365 m ²
Eden	434 m ²
Utopia	468 m ²
Harmony	504 m ²
Infinity	551 m ²
Grand Infinity	712 m ²

YOUR PIECE OF PARADISE

Soak in the magic of Indian Ocean

Imagine relaxing in your beautifully designed living room and having the luxurious opportunity to gaze through a panoramic glass window. In front of you is a view that will leave you breathless time and time again.

The magic of the Indian Ocean, stretching as far as the eye can see, appears to be at the tip of your fingers and you feel as if you could be sailing on the deck of a glorious yacht under the azure blue sky whilst the ocean's gentle waves rock you into a state of relaxation.



* Harmony / Infinity / Grand Infinity Villa



* Harmony / Infinity / Grand Infinity Villa



MAXIMISING VISTAS from contemporary interiors

The architectural style embodies the essence of Mauritian living in tropical elegance, a contemporary approach using traditional materials. High quality interior finishes create a sense of refined luxury and elegance in a contemporary style.





ENCHANTING INFINITY POOLS

Overflowing beauty

Linking the internal and external living areas to the panoramic vistas beyond is the enchanting beauty of an infinity pool in some villas. The terrace will be the perfect place to enjoy a refreshing swim and a reviving sundowner as the day draws to a close. Relax, sip your drink and watch as the sun slowly slips into the horizon's gentle embrace.





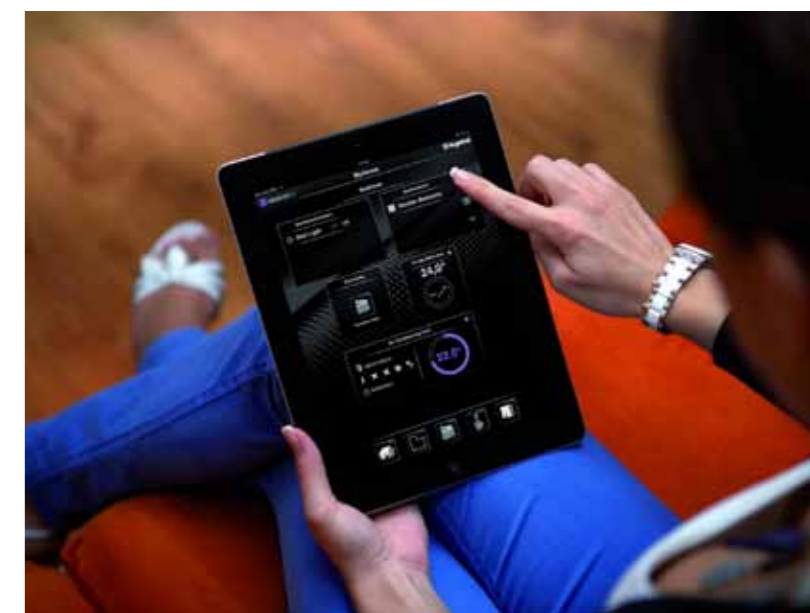
* Sérénité Villa

CRAFTED TO PERFECTION

The culmination of luxury and technology

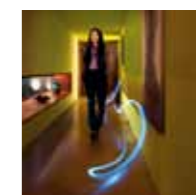
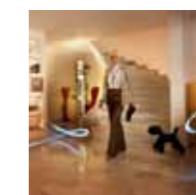
Imagine living in a home that comes to life with a simple gesture, allowing for a high degree of comfort with walls that are gifted with intelligence and sophistication. Each villa has the luxurious option of being fitted with the very latest high-tech home automation, interactive multimedia systems and interactive TV systems as well as the latest flow of energies.

The technology is designed to be efficient, initiative and elegant - adapting to the needs of each person. It allows residents to seamlessly control lighting, temperature, multimedia and sound systems, shutters, alarm and provides a range of online services including radio, traffic, weather and broadcasts. Staying in touch across the globe, or even the island, is simplicity at its finest.



TOUCH | CUSTOMISE | VISUALISE | CONTROL | SUPERVISE

* Home Automation is optional.





** Harmony/Infinity/Grand infinity Villa*

Relax in a warm, scented bath as you gaze at a panorama of magnificent sky and sparkling ocean.



** Harmony / Infinity / Grand Infinity Villa*

Explore your culinary creativity in a strikingly contemporary yet practical kitchen.



IMMERSE YOURSELF
in the ocean's embrace

* Paradiso Villa

EXCEEDING YOUR EXPECTATIONS The Residents Club at La Tourelle

To enhance the La Tourelle Ocean View Villas experience, a Residents' Club will form part of the estate. The Club will house a residents' lounge and bar for the ultimate in relaxation after a long day. To keep villa residents fit, healthy and pampered, the Club will also feature a gymnasium, swimming pool and hammam facilities.





Nestled within extensively landscaped gardens of indigenous trees and plant species, La Tourelle Ocean View Villas is the new definition of exotic island living. Grand and spacious plot sizes ensure maximum privacy and provide a sense of seclusion.

A TASTEFUL BLEND
of nature and modern convenience



SITE DEVELOPMENT PLAN

Site area = 31 588m²

- Tropicana
- Paradiso
- Sérénité
- Eden
- Utopia
- Harmony
- Infinity
- Grand Infinity



Twin Villa:
TROPICANA
4 units



Twin Villa:
PARADISO
7 units



Twin Villa:
SÉRÉNITÉ
10 units



Luxury Villa:
EDEN
1 unit



Luxury Villa:
UTOPIA
1 unit



Luxury Villa:
HARMONY
1 unit



Luxury Villa:
INFINITY
1 unit



Luxury Villa:
GRAND INFINITY
1 unit



M A G I C A L M A U R I T I U S
the pearl of the Indian Ocean

Mauritius is known for its magical coastline, sheltered crystal-clear lagoons and moderate tropical climate. The island has a wonderfully eclectic mix of races, due to colonization and migration, including descendants of French, British, Indian, Chinese, African and Malagasy origin. The result is a blend of cultures which imbues into every facet of life – religion, customs, cuisine, music – and makes Mauritius a unique and fascinating place to visit and live.



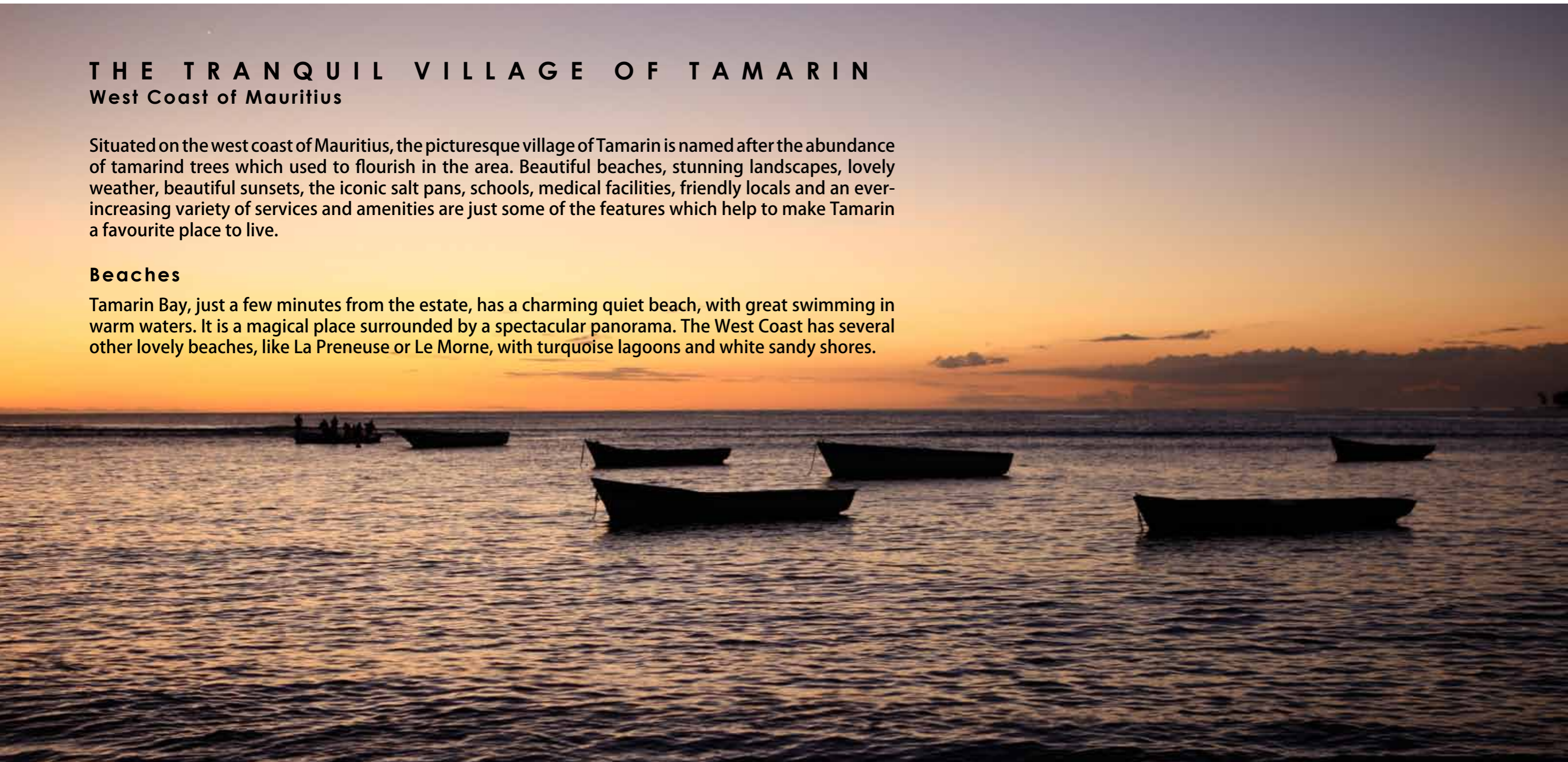
THE TRANQUIL VILLAGE OF TAMARIN

West Coast of Mauritius

Situated on the west coast of Mauritius, the picturesque village of Tamarin is named after the abundance of tamarind trees which used to flourish in the area. Beautiful beaches, stunning landscapes, lovely weather, beautiful sunsets, the iconic salt pans, schools, medical facilities, friendly locals and an ever-increasing variety of services and amenities are just some of the features which help to make Tamarin a favourite place to live.

Beaches

Tamarin Bay, just a few minutes from the estate, has a charming quiet beach, with great swimming in warm waters. It is a magical place surrounded by a spectacular panorama. The West Coast has several other lovely beaches, like La Preneuse or Le Morne, with turquoise lagoons and white sandy shores.



Tamarin and the surrounding area offer a wide range of water sports throughout the year including surfing, windsurfing and kite surfing. The lagoon at the foot of Le Morne Brabant mountain, less than a 15 minute drive from Tamarin, is a windsurfers' and kite surfers' paradise. It is the best windsurfing / kite surfing spot in Mauritius with a flat, shallow surface on one side and huge perfect swells on the other, set in a turquoise lagoon bordered by a white sandy beach.

This spot entertains all levels of windsurfers and kite surfers because of its exposure to winds varying from low to very strong intensity.



A PLETHORA OF WATER SPORTS

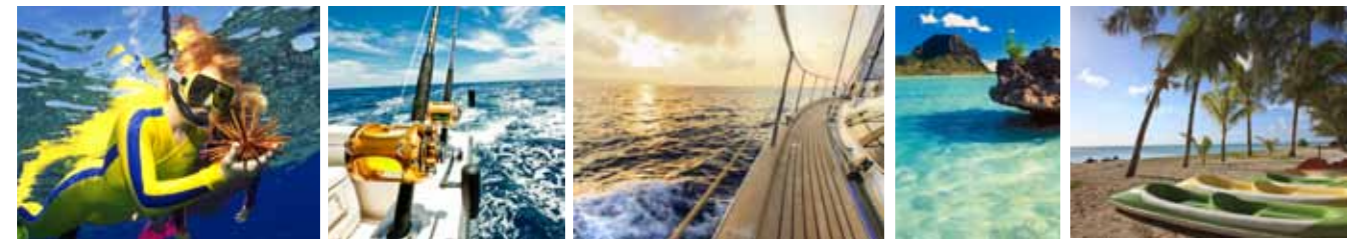




THE BIG BLUE YONDER

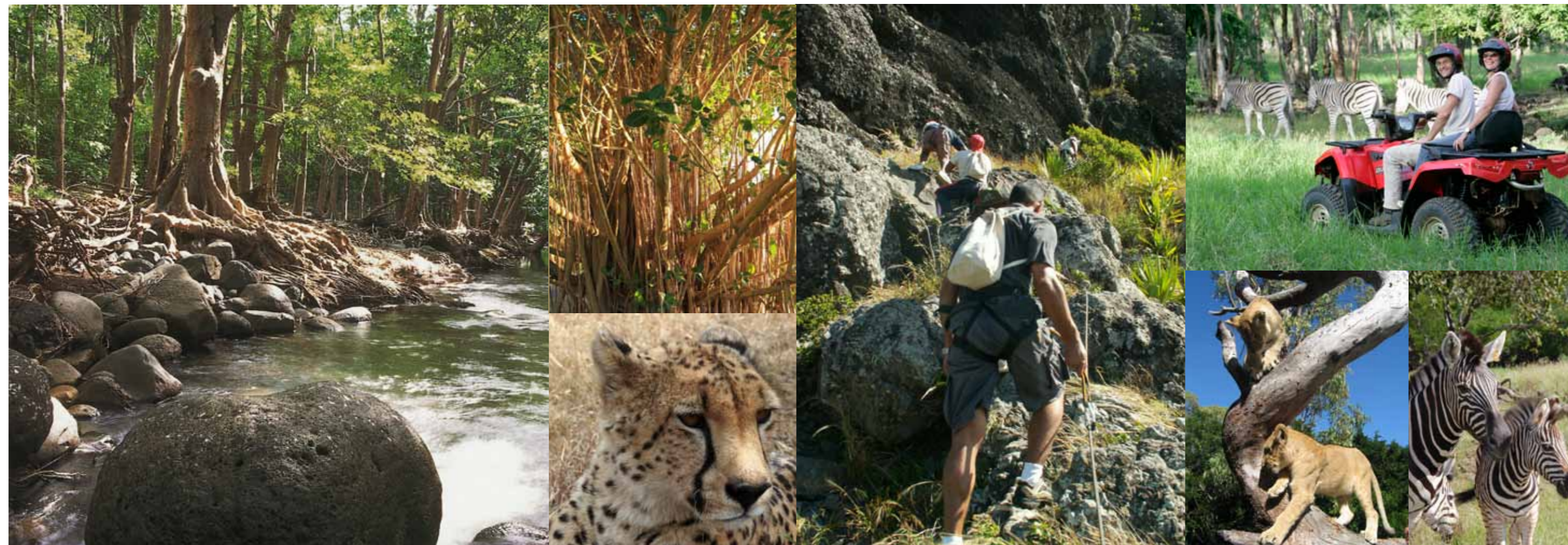
Where pleasure is boundless

You can snorkel or scuba dive in crystal-clear lagoons and discover wonderful tropical underwater scenery with stunning coral beds inhabited by colourful undersea life. On the West Coast you will find some of the most spectacular underwater caves and fascinating coral blocks with amazingly diverse marine life. Those in search of fun and excitement can enjoy water sports available at the Le Morne beach boathouse - water skiing, kayaking, pedalos, laser sailing boats and much more. A swim with the dolphins is definitely the highlight of any trip to Tamarin Bay!



The island, and West Coast in particular, is renowned for being one of the best fishing destinations worldwide, especially for big game fishing. Besides the hunt for the giant blue and black marlin, anglers also catch many other exciting fish - varieties of tuna, sailfish, bonito, wahoo and shark. A variety of other sea excursions can be organized, aboard catamarans or speedboats, offering a scenic sailing experience in the azure tropical seas of the West Coast.

Nature lovers will delight in the stunning scenery and landscapes of the west. You can go mountain climbing and explore the lush tropical forest at the Black River Gorges National Park. The Black River Gorges is the largest public nature park in Mauritius. Enjoy a picnic close to the spectacular waterfalls or go jogging on mountain tracks. Horse riding is available at Le Ranch, situated in Black River, offering a full range of equestrian facilities, including trail riding, showjumping, dressage and 'voltige' as well as riding lessons. The more adventurous, and those in search of adrenaline-pumping experiences, can hunt in the game reserves situated on the West Coast.



THE NATURAL WONDER
A beauty for every kind of explorer

COLOURED DUNES OF CHAMAREL

The unique seven-coloured earth dunes of Chamarel, a 15 minute drive from Tamarin, are well worth a visit. They are among the oldest and most spectacular landmarks of the island. The multi-coloured earth, with shades of red, brown, violet, green, blue, purple and yellow, is believed to be the result of the weathering of volcanic rocks.

CASELA NATURE & LEISURE PARK

Casela Nature & Leisure Park hosts some 140 varieties of birds from all around the world, including the Mauritian Pink Pigeon - one of the rarest birds, as well as many other animals such as monkeys, tigers and giant tortoises. Attractions at the park include a petting farm, walking trails, quad biking, adventurous hiking tour with several ziplines, hanging bridges and safaris where visitors can even walk with lions!



S P O R T S

Riverland Sports Club, situated in Tamarin, is a unique complex on the West Coast of Mauritius that provides various sports and leisure activities on a surface area of more than 40 000m² set on a magnificent site with superb views on the river. Sports and activities include football, tennis, swimming, rugby, golf (tee-off practice mat), karate, tai chi, archery, dance, aqua gym, spinning, step, power pump, total body conditioning, body sculpture and personal training programmes. There are also a number of 18-hole championship golf courses in Tamarin and the surrounding area.

L E I S U R E

When the sun goes down on the West Coast, the fun continues! Nightlife in Tamarin and Flic en Flac (15 minutes from Tamarin) is varied, providing entertainment for every taste; from the romantic sundowner at one of the bars, to exquisite dining, nightclubs, live entertainment and sega shows relating the island's history and culture, or the thrill of casinos. Tamarin also has a wide variety of shops – including Shoprite and London Way for daily grocery shopping and Le Ruisseau Créole Shopping Centre for luxury items and designer products.



A LIFE IN PARADISE AWAITS

Investing in international living opportunities

The IRS (Integrated Resort Scheme) was introduced in Mauritius to allow high net-worth, non-citizens to acquire freehold, luxury residential units of international standard in specific resorts approved by the Board of Investment (BOI).

La Tourelle Ocean View Villas Mauritius is an approved project of the BOI under the IRS scheme and foreign buyers and their immediate families are eligible for permanent Mauritian Residence. The residence permit shall remain in force as long as the buyer retains ownership of the property under the IRS. Ideally positioned to do business on an international level,

Mauritius continues to be among the most competitive, stable and successful economies in Africa and prides itself on being open to foreign investment. Mauritius has also grown into an attractive and competitive location for cross-border investments and is regarded as an appropriate platform for investments in Africa. Mauritius offers an ideal environment in which to do business with such incentives as a flat corporate tax of 15%, no inheritance tax, no capital gains tax and double treaty agreements with various continents including Africa, Europe and Asia.



THE PROMOTERS

Sunset in Paradise Ltd

Sunset in Paradise Ltd is part of the Bhunjun Group which is classified among the TOP 50 companies in Mauritius. Spanning fifty years of family-owned, ethically minded accomplishment within property development and key infrastructure projects backed by governmental trust, the Bhunjun Group have soared to unimagined heights.

The Group has played a major role in the development of Mauritius and the numerous landmark projects undertaken nationwide include the University of Mauritius, the Cyber Tower1-Ebene, Swami Vivekananda International Convention Centre, Voile D'or Resort and Spa, La Tourelle Ocean View Residence in Tamarin to name a few.

La Tourelle Ocean View Residence has been successfully completed and delivered on time in November 2012. The project has been awarded the "Best Apartment Mauritius" and "Best Apartment Africa" by the International Property Awards 2011.

The arrival of the Red Eagle shipping tanker heralds the next phase in the Bhunjun Group success story. Now, as the exclusive provider of petroleum to Mauritius, the Group is presently mulling over future expansion strategies in Africa and the Indian Ocean region.



Voile D'Or Resort & Spa - Bel Ombre - Mauritius



La Tourelle Ocean View Residence - Tamarin - Mauritius



For more information visit www.bhunjungroup.com

THE ARCHITECTS

WATG Wimberly Allison Tong & Goo
Escape artists * Storytellers * Creators of dreams * Designers of destinations

CONCEPT ARCHITECT OF INFINITY VILLA

The world's leading design consultants for the hospitality, leisure and entertainment industries, WATG is renowned for design and for creating a sense of style and place. Many WATG projects have become international landmarks.

- Emirates Palace – United Arab Emirates
- The Palace of the Lost City - South Africa
- Disneyland ° Hotel – France
- Sheraton Maui Resort - Hawaii

Local projects include:

One&Only Le Saint Géran Resort renovation and Hilton Mauritius Resort & Spa

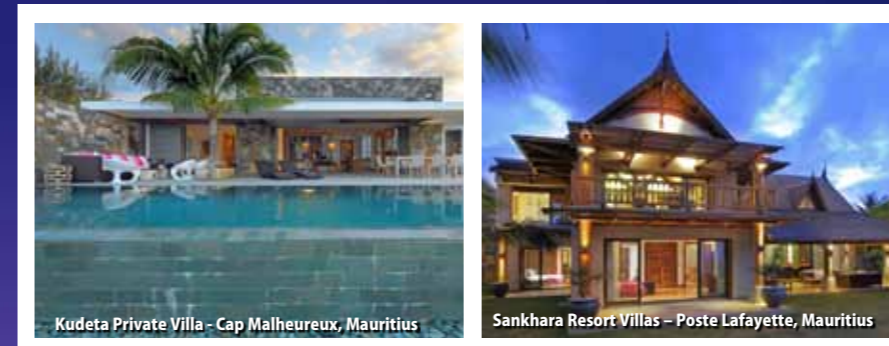


The Palace of the Lost City – South Africa



Emirates Palace – United Arab Emirates

G+F IRS Design Architect
G+F Architects



Kudeta Private Villa - Cap Malheureux, Mauritius

Sankhara Resort Villas - Poste Lafayette, Mauritius

A design-based architectural studio, G+F Architects undertakes a broad range of project types and has built a solid reputation for its work in coastal luxury villas. The studio's projects demonstrate the architects' skills in providing comprehensive architectural services as well as their ability to work within time constraints.

- Recif Attitude – Mauritius
- Crystal Beach Resort
- Lorlamer – Mauritius
- Beau Rivage Pool – Mauritius

OWN A SLICE OF PARADISE
La Tourelle Ocean View Villas





La Tourelle

OCEAN VIEW VILLAS — MAURITIUS

YOUR NEW LIFE STARTS HERE

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