



Cutting edge design by the ocean...

To some, life is not simply to be lived but to be treasured. Days and nights filled with meaningful moments and exquisite experiences...

A home that is grand and artistic, yet comfortable and familiar, a place where splendor and sophistication come together with flawless ease...

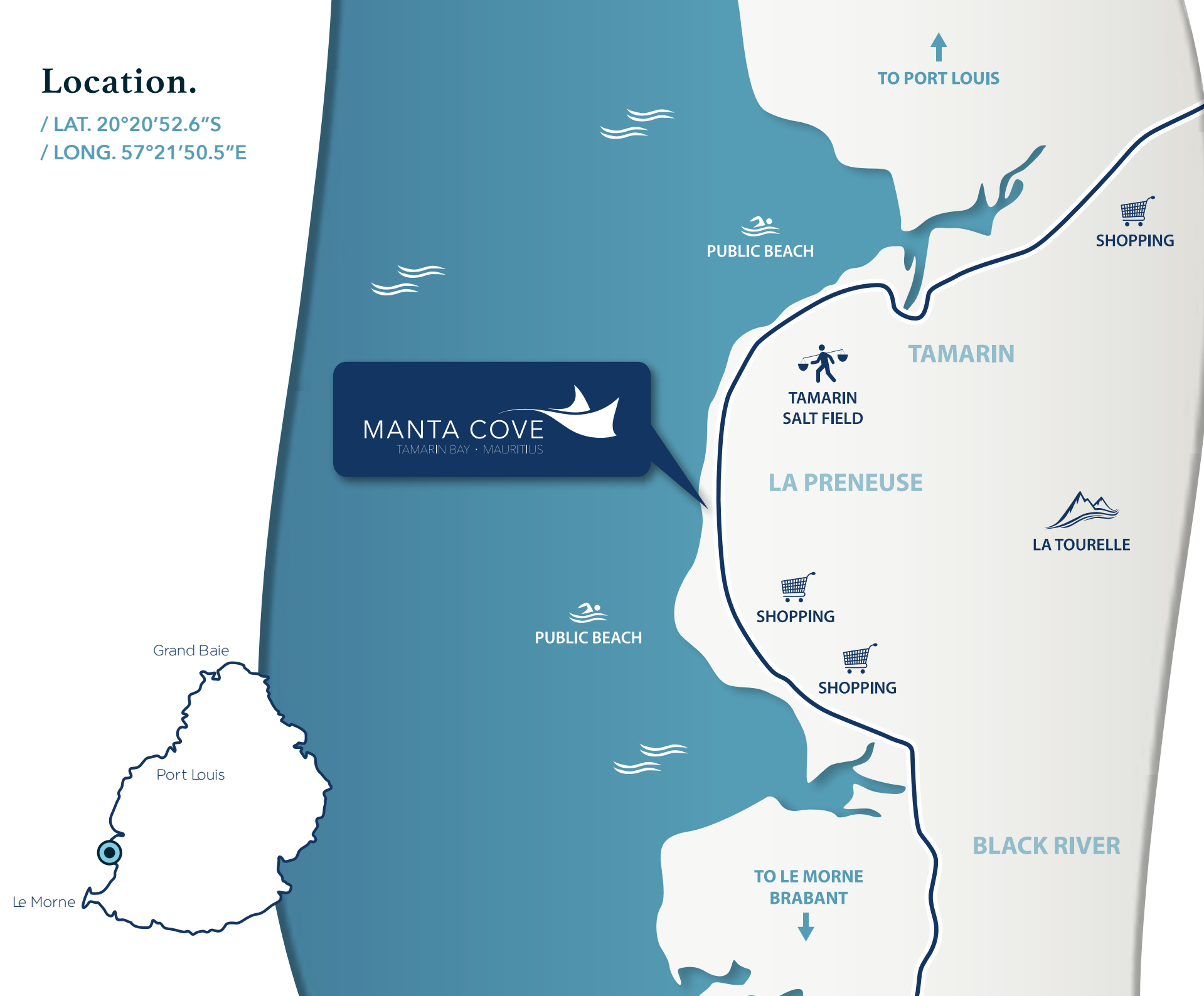
This is the essence of Manta Cove...



Location.

/ LAT. 20°20'52.6"S

/ LONG. 57°21'50.5"E



Mauritius Island.

Mauritius with its rich history and mix of various cultural traditions is an ideal place to live. It's attractive and boasts thriving opportunities for business with an incomparable "art de vivre"; Mauritius is home to the citizen of the world.

WHO CAN BUY RESIDENTIAL PROPERTY IN AN RES?

- A non-citizen of Mauritius (including spouse and dependents)
- A foreign company under the Companies Act 2001
- A citizen of Mauritius
- A Trust, where the trustee services are provided by a qualified trustee
- A Societe
- A Company incorporated under the Companies Act 2001, but not one holding a Global Business Licence. Purchasers must obtain BOI approval via the RES Company as applicable. A non-refundable processing fee of MUR 10,000 is applicable.

TAX BENEFITS

Mauritius offers an ideal environment in which to do business.

This is partly due to the low level of taxation:

- 15% Corporate Tax, Income Tax & VAT
- No inheritance tax
- Free repatriation of profits, dividends and capital
- No foreign exchange control
- Double taxation agreements with 33 countries, including the UK, France, South Africa, India and China

The major tax in Mauritius is the income tax (15% value at going to press). It is imposed on private individuals as well as corporate entities. Value Added Tax, registration tax, Customs and Excise duty, land transfer taxes, etc., are other forms of direct and indirect taxes applicable in Mauritius.



Site Plan.

Welcome to MANTA COVE - a new iconic destination that completely gives in to the pleasures of life. Its distinct architectural style is inspired by minimalist design, simplifying living space to reveal the essential qualities of balance and lifestyle. Each home's expansive façade delivers a stunning modern feel achieved with a fresh white palate and the beauty of natural wood patterns.

A new privately gated and secured community located in the heart of the west coast that offers a soothing view of Le Morne Brabant. Its tranquil location and dramatic landscape provide the perfect setting for exclusive living and is less than an hour drive to the city of Port Louis. With a large backyard, extravagant rooftop terrace, open living areas and grand kitchen, you never miss a chance to form lasting memories with the ones you love.

Your living experience at Manta Cove will begin when you awaken to the warm tropical sunshine by the white sandy beach with the sound of the Indian Ocean outside your window. Pure pleasure awaits you.



Timeless...
and Unexpected...

► Apartments Front View.



An Elevated Level
of Excellence...

► Penthouse Pool View.



At the edge
of the world...

► Penthouse Terrace View.



An effortless escape
into luxury...

► Apartments Cut Out View.





► Apartments Cut Out Views.

**A New Perspective
on Luxury Living...**

► Villa Side View.



A reflection of those
who call it home...

► Villa Front View.



**Forward-thinking
and Sophisticated...**

► Villa Living Room View.



Apartment.

TYPICAL FLOOR PLAN // GROUND & FIRST FLOOR

UNIT DETAILS	SQM	TOTAL AREA	SQM
1. Entry Lobby	4.62	Total Internal Space	158
2. Dining	22.23	Total External Space	62
3. Living	21.51	Total	220
4. Bedroom 1	13.82		
5. Bedroom 2	17.15		
6. Bathroom 1	5.04		
7. Bathroom 2	5.04		
8. Corridor	4.35		
9. Master Bedroom	23.13		
10. Master Bathroom	7.97		
11. Open Kitchen	12.72		
12. Pantry	0.66		
13. Utility	3.69		
14. Plunge Pool	16.11		
15. Terrace	42.11		
16. Lift	4.40		
17. Staircase Lobby	32.00		



Penthouse.

TYPICAL FLOOR PLAN

UNIT DETAILS	SQM
1. Entry Lobby	16.01
2. Dining	19.00
3. Living	56.89
4. Bedroom 1	14.64
5. Bathroom 1	7.11
6. Dressing 1	3.13
7. Bedroom 2	11.68
8. Bathroom 2	4.42
9. Bedroom 3	15.33
10. Bathroom 3	5.00
11. Master Bedroom	22.79
12. Master Bathroom	11.05
13. Master Dressing	10.04
14. Guest WC	2.85
15. Utility	9.21
16. Kitchen	13.35
17. Store Room	2.27
18. Entry Landing	7.10
19. Terraces	145.12
20. Pool	19.57
21. Planter	40.87
22. Dip Pool	6.25

TOTAL AREA	SQM
Total Internal Space	260
Total External Space	225
Total	485



Villa TYPE A.

TYPICAL FLOOR PLAN // GROUND & FIRST FLOOR

UNIT DETAILS	SQM	TOTAL AREA	SQM
1. Dining	22.95	Total Internal Space	196
2. Living	27.68	Total External Space	79
3. Staircase Lobby	10.73	Total	276
4. Staircase	4.48		
5. Corridor	11.24		
6. Bedroom 1	18.12		
7. Bathroom 1	5.70		
8. Master Bedroom	14.92		
9. Master Bathroom	7.56		
10. Master Dressing	5.76		
11. Bedroom 2	17.42		
12. Bathroom 2	4.86		
13. Guest WC	3.28		
14. Utility	7.07		
15. Open Kitchen	11.66		
16. Storage Cupboard	1.69		
17. Veranda	37.2		
18. Entry Porch	2.43		
19. Plunge Pool	21.45		
20. Balcony	13.15		
21. Roof			

GROUND FLOOR



FIRST FLOOR

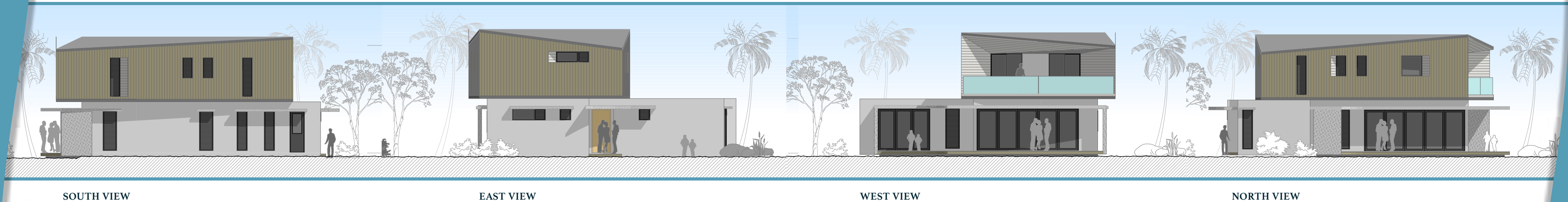


Villa TYPE B.

TYPICAL FLOOR PLAN // GROUND & FIRST FLOOR

UNIT DETAILS	SQM	TOTAL AREA	SQM
1. Dining	22.95	Total Internal Space	221.93
2. Living	27.68	Total External Space	79.31
3. Staircase Lobby	10.73	Total	301.24
4. Staircase	4.48		
5. Corridor	11.24		
6. Bedroom 1	18.12		
7. Bathroom 1	5.70		
8. Master Bedroom	14.92		
9. Master Bathroom	7.56		
10. Master Dressing	5.76		
11. Bedroom 2	17.42		
12. Bathroom 2	4.86		
13. Bedroom 3	14.80		
14. Bathroom 3	7.59		
15. Guest WC	3.28		
16. Utility	7.07		
17. Open Kitchen	11.66		
18. Storage Cupboard	1.69		
19. Veranda	37.2		
20. Entry Porch	2.43		
21. Plunge Pool	21.45		
22. Balcony	13.15		
23. Roof			





A lifestyle synonymous of paradise living...

Ingeniously configured and masterfully realized, Manta Cove villas and apartments are designed to deliver exquisite comfort, serenity and convenience. Sophisticated technology is elegantly incorporated throughout, enhancing every aspect of life at home, leaving you free to do more of the things that you enjoy.

There are many remarkable places on earth perfect for settling down and living a fulfilling life. Manta Cove offers exclusive pool and garden terraces that are the ultimate private sanctuary. Positive energy, modern design, comfort and spiritual well-being, this is what you want, what you need and everything you deserve.

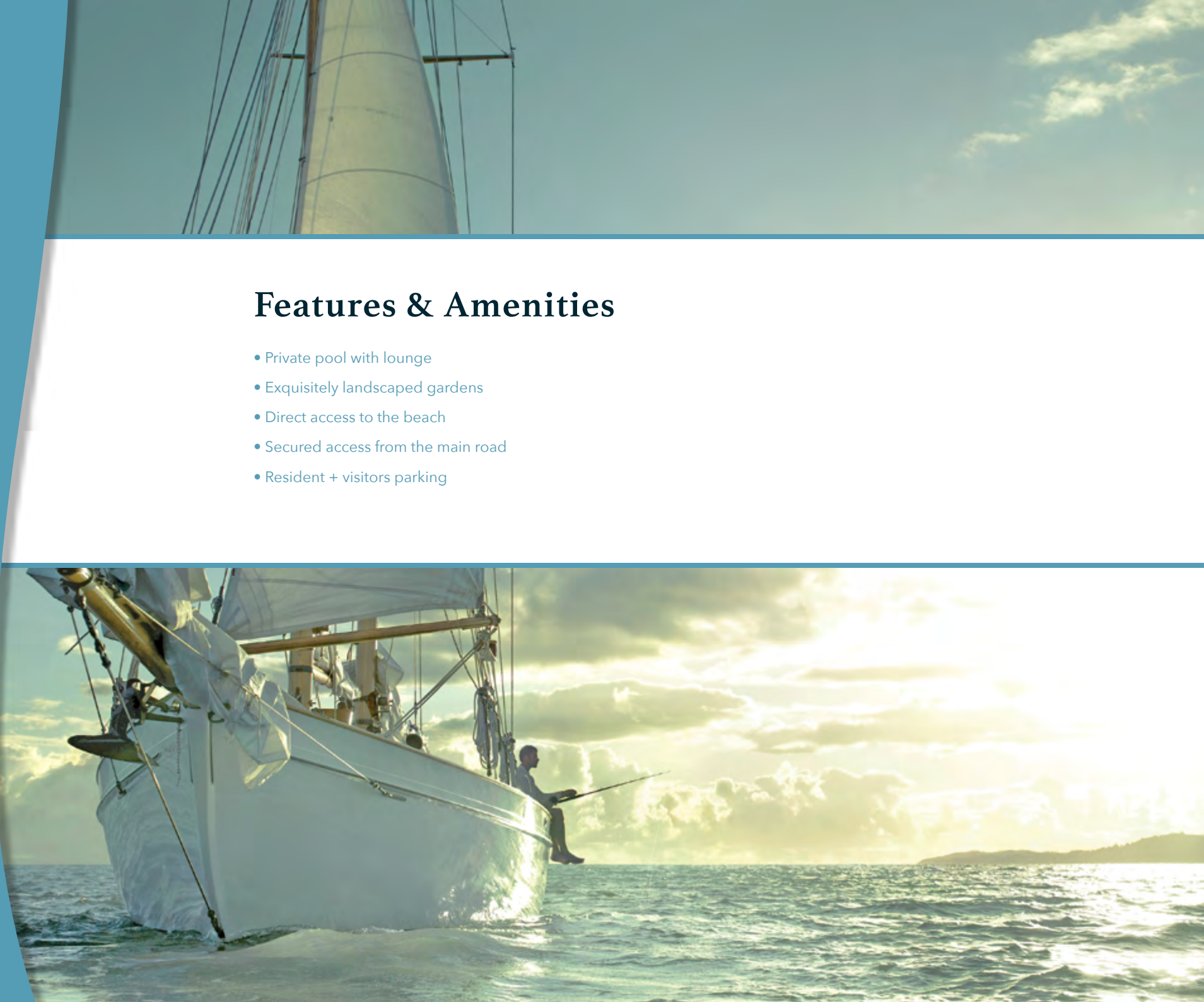
Technical Specifications.

AMENITIES THAT GO ABOVE AND BEYOND ONE’S EXPECTATIONS

- Powder coated aluminium windows and sliding doors
- Interior and exterior walls will be finished with one coat plaster and finishing paint
- A combination of architectural and design specific lighting will be included in accordance with the interior designer’s and / or architect’s layouts
- Modern kitchen units with granite or quartz work surfaces
- Premium appliances including stove, hood and hob
- Under-mount sink with designer faucet
- All bedrooms will be fitted with built-in cupboards
- All bedrooms will be air conditioned by means of split remote controlled air conditioning units
- The bathrooms will be fitted with quality sanitary and tap-ware in accordance with the interior designer’s and / or architect’s specifications
- A standby generator plant will provide power for essential services in the event of electricity supply interruptions
- Hot water will be supplied and generated by means of solar heating with a back up electrical heating system
- The residence will be monitored and controlled by 24-hour security and access control from a dedicated guardhouse

Features & Amenities

- Private pool with lounge
- Exquisitely landscaped gardens
- Direct access to the beach
- Secured access from the main road
- Resident + visitors parking



The Developer.



CAPE BAY BEACH RESORT

Built and delivered in 2011, this development includes 49 beautiful apartments with a gym, lap pool and concierge service. Each apartment is superbly furnished by Luxury Interiors and boasts contemporary, neutral finishes and clean, fresh tones. Private plunge pools are located on each terrace. Alternatively, owners and tenants can choose to use the central lap pool in the main garden and relax under umbrellas on the sun loungers.



ELEMENT BAY

The 43 apartments offer in each phase a perfect way to enjoy Mauritius with endless opportunities for fun and relaxation. Phase 1 (Element Bay Beach) was delivered in 2012 and all units are sold out. Phase 2 (EBII) offers exclusive property for sale including two and three bedroom apartments or rental self-catering holiday apartments.



LA RESIDENCE

24 luxury townhouses built among lush established gardens in the heart of Pereybere and five minutes from Grand Baie. The design aesthetics incorporate natural materials, cooling waterways, slate floors and plantation-style shutters to keep energy demands and environmental impacts to a minimum. Delivered in October 2013.



AO

29 luxury residences, villas and townhouses situated at Merville Beach provide the opportunity to reside at one of the most prestigious addresses in Mauritius. Discover the space and calm that you deserve at AO. The style of living that you desire awaits you on the shores of paradise. Delivery March 2015.



GBBQ

This development is a new commercial property situated along the fast developing main stretch of Chemin Vingt Pieds. GBBQ (Grand Bay Business Quarter) boasts a sleek, contemporary design and incorporates superior finishes and craftsmanship. The ground floor has been set aside for commercial/interior-related boutiques while the first and second floors have the benefit of fantastic views.



LE DOMAINE DE GRAND BAIE

A serviced residence bordering the superb golf domain of Mont Choisy and major shopping malls - has been specifically designed to offer a unique quality of life to independent seniors. With its 41 ground-floor two-bedroom villas with private gardens and 53 apartments and studios, Le Domaine de Grand baie inspired by French senior living estates is an innovative concept in Mauritius.



LE PARC DE MONT CHOISY

The only residential Golf and Beach Resort in the North of Mauritius! This project is lifestyle proposition to global investors and homeowners alike: the chance to become part of a privileged community enjoying all the benefits, beauty and serenity of island living including full Mauritian residency. It is renowned Cape Town architect Stefan Antoni's inspired celebration of contemporary island luxury as well as award-winning golf course planner, Peter Matkovich's 18-hole championship golf course design.



LE BARACHOIS

Located on the barachois, this luxurious oceanfront residence will be counted as one of the most prestigious addresses in the North. Rising above the shoreline, Le Barachois offers spectacular vistas of the sea and the Northern Islands. All apartments include pool, gym, beach and private pontoon access. The garden is exquisitely landscaped in an urban oasis fashion. Secured access from the main road with resident and visitors parking. Conveniently located in Calodyne, Le Barachois is just minutes from Grand Baie.

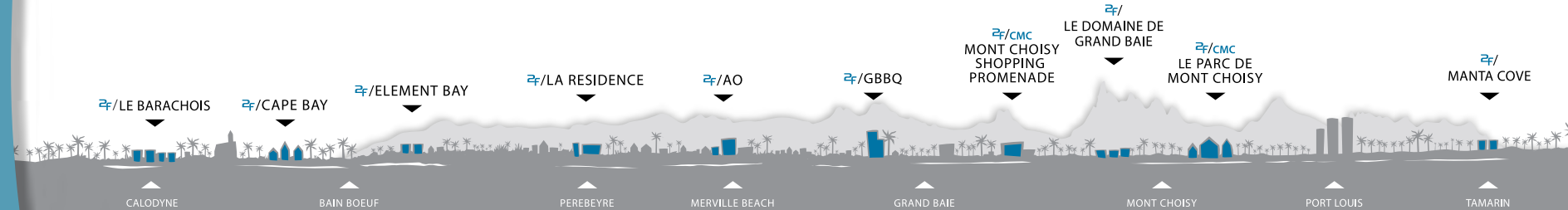
2Futures has been active on the island since 2007 completing many residential and commercial developments.

It is the leading Grand Baie based real estate development company that has rapidly earned a reputation for being a trendsetter in quality construction and visionary architecture. The company is known for originality, attention to detail and superb customer service yielding over 180 million dollars in sales over the past 5 years.

2Futures develops properties that positively impact and improve the lives of those within the surrounding community.

Each project is carefully chosen with a specific vision in mind and the best team is then selected around this vision.

>> www.2futures.mu



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Rethink Studio.

ARCHITECT

We create architecture that retains the essence of tropical climatic design while relating to modern lifestyles tailored to human comfort. Our aim is to develop creative concepts that push the design to its full potential while enhancing the quality of the built environment. We therefore refrain from categorizing our work into a particular “style” but rather as an appropriate response to our clients’ needs while placing thoughtful considerations to site, climate, function and materials used, with emphasis on making thought engaging spaces of timeless quality.

The projects we have undertaken are of various scales and types from furniture design to high-end private villas, larger scale multi-residential and commercial projects to boutique hospitality developments. We believe architecture is about spatial experience, social interaction and human emotions.

YANNICK GOLDSMITH // PAC BArch (USyd) BA Hons (UPort)

With a broad range of experience; starting with an honours degree from Portsmouth University, UK and a two-part degree from the University of Sydney, Australia, Yannick returned to Mauritius after three years of work experience with multi-award winning TZG Architects, Sydney. In Mauritius, working at several hospitality driven firms on the island with experience ranging from conceptualising IRS development at Bel Ombre, the construction management of La Plantation d’Albion for the Club Med, to local project architect for Corniche Bay Villas, La Gaulette in collaboration with renowned architects Foster + Partners, UK.

Co-founder of Rethink Studio in 2009, the practice has since received wide acclaim on the originality of their design approach and the quality and detailing of their built works to the timeless qualities that their architecture engages.

VERITY NESBITT // BArch BSc Arch (USyd)

Graduating with a two-part degree in Architecture from the University of Sydney with additional studies in Archaeology. Verity has worked both in Europe (Italy & London) as well as in her home city of Sydney, Australia, ranging from sole practitioners to large commercial firms such as Gardner Wetherill, Sydney. She has worked on a broad range of specialty projects from high-end private coastal residences, top private schools to hospitality projects site management.

Residing in Mauritius since 2006, she has worked on the construction management of Northfields High school, Club Med Pointe-aux-Cannoniers major hotel renovations as well as local representative project architect for Corniche Bay Villas, La Gaulette in collaboration with renowned architects, Foster + Partners, UK.

As a co-founder of Rethink Studio, Verity joined the office in 2010 as principal architect working on wide scaleof projects ranging from high-end villa renovations to exclusive mixed-use & multi-residential projects.



VK Design

INTERIOR DESIGNER

From humble beginnings in 1999, as a young and dynamic team, our Interior Design practice has grown into the most experienced Interior Design Office on the Island...

Today our team of qualified Interior Designers work on a portfolio of projects: resorts, corporate offices, residential projects, commercial centres in Mauritius and all over the Indian Ocean.

We believe that the secret of our success is to continuously adapt our set of skills to each project, finding each time a unique design solution for every opportunity we are given to create.

From designing furniture to carrying out conceptual masterplanning, the drive behind the firm is to maintain an original and innovative approach to design in order to create interesting and evocative spaces that sustain the test of time.





www.mantacove.mu

Manta Cove is a project approved by the Board of Investments under the Investment Promotion (Real Estate Development Scheme) Regulations 2007, developed by 2Futures (Two Tribes Projects Ltd) - 2Futures - Grand Baie Business Quarter - Chemin Vingt Pieds, Grand Baie, Mauritius - Tel. +230 263 8264 - info@2futures.mu - www.2futures.mu.
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