




Domaine Victoria
RETREAT · RESIDENCES · RESORT

Grand Bay
Mauritius

TECHNICAL BROCHURE





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MASTER PLAN







INDIVIDUAL PLANS

V1 (Duplex)

TOTAL NET FLOOR AREA	281.7
COVERED AREAS	
Ground floor	
1 Lobby	3.0
2 Kitchen, Dining, Living	76.3
3 Stairs	5.8
4 Laundry	3.4
5 Bath	6.9
First floor	
6 Front Balcony	6.5
7 Master Room	28.5
8 WC	2.2
9 Bath	7.7
10 Closet	5.8
11 Family Area	21.4
12 Bath	5.9
13 Bedroom 1	17.5
14 Bedroom 2	17.5
15 Back Balcony	8.9
16 Terrace	22.2
17 Porch	8.7
18 Carport	31.2
19 Pump Room	2.3
GROSS FLOOR AREAS	
Villa	297.4
20 Pool Shower	1.7
21 Store	3.4
22 Pathways	1.8
TOTAL	304.3
LAND AREA	
23 Swimming Pool/Jacuzzi	35.4



Ground Floor



First Floor

Areas (m²)

V2 (Villa type C3)



Ground Floor

First Floor

TOTAL NET FLOOR AREA 258.5

COVERED AREAS

Ground floor

1	Lobby	2.5
2	Kitchen, Dining, Living	67.3
3	Stairs	5.5
4	Laundry	3.2
5	Bath	6.3

First Floor

6	Front Balcony	4.6
7	Master Room	18.8
8	WC	2.7
9	Bath	10.5
10	Closet	6.0
11	Second Balcony	3.6
12	Family Area	22.6
13	Bath	5.5
14	Bedroom 1	14.2
15	Bedroom 2	14.2
16	Back Balcony	9.0

17	Terrace	23.5
18	Porch	4.7
19	Carport	31.5
20	Pump Room	2.3

GROSS FLOOR AREAS

Villa	282.6	
21	Pool Terrace	34.8
22	Pool Shower	1.5
23	Store	3.4
24	Pathways	1.5

TOTAL 323.8

LAND AREA 369.0

25	Swimming Pool/Jacuzzi	33.0
26	Kiosk (Optional)	5.8

Areas (m²)

V3 (Villa type B3)

TOTAL NET FLOOR AREA	297.9
COVERED AREAS	
Ground floor	
1 kitchen, Dining, Living	60.0
2 stairs	3.9
3 laundry	4.6
4 WC	1.8
5 Garden	2.9
6 Master room + closet	27.1
7 Bath	7.8
First floor	
8 Back Balcony	8.3
9 Family Area + Nook	31.7
10 Stairs	1.5
11 Bath	8.8
12 Bedroom	17.9
13 Front Balcony	7.0
14 Master room + closet	26.4
15 Bath	9.1
16 WC	2.6
17 Terrace	30.1
18 Porch	8.1
19 Carport	36.0
20 Pump Room	2.3
NON-COVERED ENCLOSED AREA	
21 Bathroom Patio	2.9
GROSS FLOOR AREAS	
Villa	321.1
22 Pool Terrace	23.2
23 Pool Shower	1.6
24 Store	3.4
25 Pathways	4.1
26 Driveway	20.5
TOTAL	373.9
LAND AREA	
27 Swimming Pool/Jacuzzi	35.3
28 Kiosk (Optional)	5.8



Ground Floor

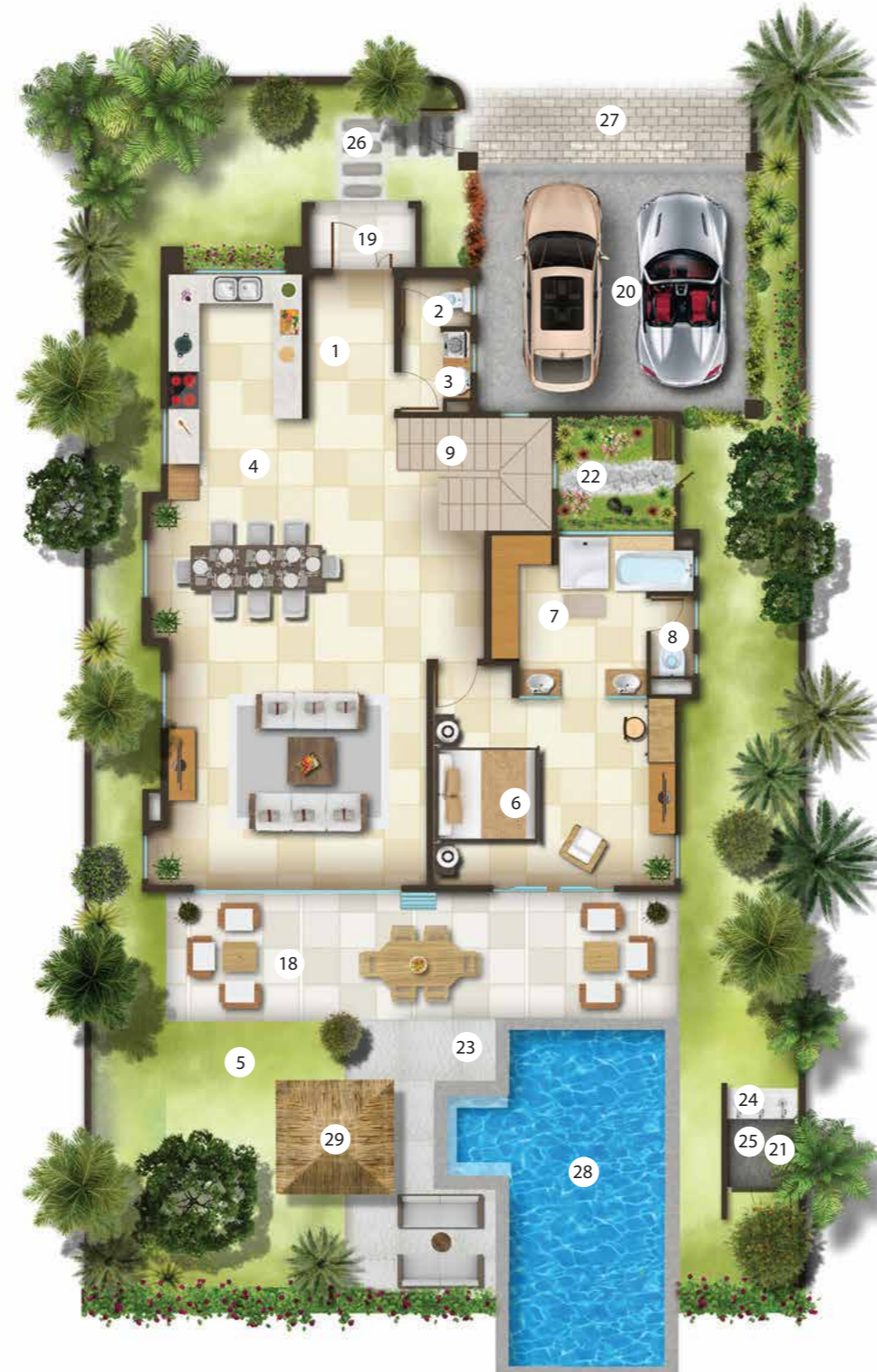


First Floor

Areas (m²)

V4 (Villa type A3)

TOTAL NET FLOOR AREA	307.9
COVERED AREAS	
Ground floor	
1 Lobby	6.0
2 WC	1.7
3 Laundry	2.8
4 Kitchen, Dining, Living	70.6
5 Garden	6.0
6 Guest Room	22.4
7 Bath+Closet	12.3
8 WC	2.0
9 Stairs	6.6
First Floor	
10 Back Balcony	5.6
11 Family Area	28.6
12 Bedroom	16.1
13 Bath	5.0
14 Master Room	22.9
15 Bath+Closet	12.3
16 WC	2.0
17 Front Balcony	9.6
18 Terrace	33.8
19 Porch	3.3
20 Carport	36.0
21 Pump Room	2.3
NON-COVERED ENCLOSED AREA	
22 Bathroom Patio	6.0
GROSS FLOOR AREAS	
Villa	339.0
23 Pool Terrace	19.1
24 Pool Shower	1.7
25 Store	3.4
26 Pathways	4.4
27 Driveway	10.9
TOTAL	378.5
LAND AREA	
28 Swimming Pool/Jacuzzi	35.3
29 Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V5 (Villa type B4)

TOTAL NET FLOOR AREA	308.4
COVERED AREAS	
Ground floor	
1 Kitchen, Dining, Living	60.0
2 Stairs	3.9
3 Laundry	4.6
4 WC	1.8
5 Garden	2.9
6 Master room + closet	27.1
7 Bath	7.8
First floor	
8 Back Balcony	8.3
9 Bedroom	16.3
10 Bath	4.6
11 Family Area+Nook	24.1
12 Stairs	1.5
13 Bath	7.2
14 Bedroom	16.7
15 Front Balcony	7.0
16 Master Room+Closet	26.4
17 Bath	9.1
18 WC	2.6
19 Terrace	30.1
20 Porch	8.1
21 Carport	36.0
22 Pump Room	2.3
NON-COVERED ENCLOSED AREA	
23 Bathroom Patio	2.9
GROSS FLOOR AREAS	
Villa	333.7
24 Pool Terrace	34.1
25 Pool Shower	2.0
26 Store	3.4
27 Pathways	4.1
28 Driveway	20.4
TOTAL	397.7
LAND AREA	
29 Swimming Pool/Jacuzzi	35.3
30 Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V6 (Villa type A4)

TOTAL NET FLOOR AREA	312.2
COVERED AREAS	
Ground floor	
1 Lobby	5.9
2 WC	2.0
3 Laundry	2.3
4 Kitchen, Dining, Living	70.6
5 Garden	6.0
6 Guest Room	22.4
7 Bath+Closet	12.3
8 WC	2.0
9 Stairs	6.6
First Floor	
10 Back Balcony	4.7
11 Back Bedroom	18.9
12 Bath	4.5
13 Family Area	10.7
14 Master Room	22.9
15 Bath+Closet	12.3
16 WC	2.0
17 Front Bedroom	16.1
18 Bath	5.0
19 Front Balcony	9.6
20 Terrace	33.8
21 Porch	3.3
22 Carport	36.0
23 Pump Room	2.3
NON-COVERED ENCLOSED AREA	
24 Bathroom Patio	6.0
GROSS FLOOR AREAS	
Villa	345.0
25 Pool Terrace	19.1
26 Pool Shower	2.0
27 Store	3.4
28 Pathways	4.4
29 Driveway	10.9
TOTAL	384.8
LAND AREA	
	435.5
30 Swimming Pool/Jacuzzi	35.3
31 Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V7 (Villa type B4)

TOTAL NET FLOOR AREA		308.4
COVERED AREAS		
Ground floor		
1	Kitchen, Dining, Living	60.0
2	Stairs	3.9
3	Laundry	4.6
4	WC	1.8
5	Garden	2.9
6	Master room + closet	27.1
7	Bath	7.8
First floor		
8	Back Balcony	8.3
9	Bedroom	16.3
10	Bath	4.6
11	Family Area+Nook	24.1
12	Stairs	1.5
13	Bath	7.2
14	Bedroom	16.7
15	Front Balcony	7.0
16	Master Room+Closet	26.4
17	Bath	9.1
18	WC	2.6
19	Terrace	30.1
20	Porch	8.1
21	Carport	36.0
22	Pump Room	2.3
NON-COVERED ENCLOSED AREA		
23	Bathroom Patio	2.9
GROSS FLOOR AREAS		
Villa		333.7
24	Pool Terrace	35.3
25	Pool Shower	2.0
26	Store	3.4
27	Pathways	4.1
28	Driveway	20.4
TOTAL		398.9
LAND AREA		483.2
29	Swimming Pool/Jacuzzi	35.3
30	Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V8 (Villa type A3)

TOTAL NET FLOOR AREA	307.9
COVERED AREAS	
Ground floor	
1 Lobby	6.0
2 WC	1.7
3 Laundry	2.8
4 Kitchen, Dining, Living	70.6
5 Garden	6.0
6 Guest Room	22.4
7 Bath+Closet	12.3
8 WC	2.0
9 Stairs	6.6
First Floor	
10 Back Balcony	5.6
11 Family Area	28.6
12 Bedroom	16.1
13 Bath	5.0
14 Master Room	22.9
15 Bath+Closet	12.3
16 WC	2.0
17 Front Balcony	9.6
18 Terrace	33.8
19 Porch	3.3
20 Carport	36.0
21 Pump Room	2.3
NON-COVERED ENCLOSED AREA	
22 Bathroom Patio	6.0
GROSS FLOOR AREAS	
Villa	339.0
23 Pool Terrace	17.9
24 Pool Shower	2.0
25 Store	3.4
26 Pathways	4.4
27 Driveway	10.9
TOTAL	377.6
LAND AREA	
	435.5
28 Swimming Pool/Jacuzzi	35.3
29 Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V9 (Villa type B3)

TOTAL NET FLOOR AREA		297.9
COVERED AREAS		
Ground floor		
1	kitchen, Dining, Living	60.0
2	stairs	3.9
3	laundry	4.6
4	WC	1.8
5	Garden	2.9
6	Master room + closet	27.1
7	Bath	7.8
First floor		
8	Back Balcony	8.3
9	Family Area + Nook	31.7
10	Stairs	1.5
11	Bath	8.8
12	Bedroom	17.9
13	Front Balcony	7.0
14	Master room + closet	26.4
15	Bath	9.1
16	WC	2.6
17	Terrace	30.1
18	Porch	8.1
19	Carport	36.0
20	Pump Room	2.3
NON-COVERED ENCLOSED AREA		
21	Bathroom Patio	2.9
GROSS FLOOR AREAS		
Villa		321.1
22	Pool Terrace	38.0
23	Pool Shower	1.5
24	Store	3.4
25	Pathways	4.1
26	Driveway	20.1
TOTAL		388.2
LAND AREA		
LAND AREA		439.0
27	Swimming Pool/Jacuzzi	35.3
28	Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V10 (Villa type C3)

TOTAL NET FLOOR AREA	258.5
COVERED AREAS	
Ground floor	
1 Lobby	2.5
2 Kitchen, Dining, Living	67.3
3 Stairs	5.5
4 Laundry	3.2
5 Bath	6.3
First Floor	
6 Front Balcony	4.6
7 Master Room	18.8
8 WC	2.7
9 Bath	10.5
10 Closet	6.0
11 Second Balcony	3.6
12 Family Area	22.6
13 Bath	5.5
14 Bedroom 1	14.2
15 Bedroom 2	14.2
16 Back Balcony	9.0
17 Terrace	23.5
18 Porch	4.7
19 Carport	31.5
20 Pump Room	2.3
GROSS FLOOR AREAS	
Villa	282.6
21 Pool Terrace	24.0
22 Pool Shower	2.0
23 Store	3.4
24 Pathways	4.1
25 Driveway	13.2
TOTAL	329.3
LAND AREA	
26 Swimming Pool/Jacuzzi	35.3
27 Kiosk(Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V11 (Villa type C3)

TOTAL NET FLOOR AREA	258.5
COVERED AREAS	
Ground floor	
1 Lobby	2.5
2 Kitchen, Dining, Living	67.3
3 Stairs	5.5
4 Laundry	3.2
5 Bath	6.3
First Floor	
6 Front Balcony	4.6
7 Master Room	18.8
8 WC	2.7
9 Bath	10.5
10 Closet	6.0
11 Second Balcony	3.6
12 Family Area	22.6
13 Bath	5.5
14 Bedroom 1	14.2
15 Bedroom 2	14.2
16 Back Balcony	9.0
17 Terrace	23.5
18 Porch	4.7
19 Carport	31.5
20 Pump Room	2.3
GROSS FLOOR AREAS	
Villa	282.6
21 Pool Terrace	42.1
22 Pool Shower	1.7
23 Store	3.4
24 Pathways	4.1
25 Driveway	13.1
TOTAL	347
LAND AREA	
26 Swimming Pool/Jacuzzi	35.3
27 Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V12 (Villa type A4)

TOTAL NET FLOOR AREA		312.2
COVERED AREAS		
Ground floor		
1	Lobby	5.9
2	WC	2.0
3	Laundry	2.3
4	Kitchen, Dining, Living	70.6
5	Garden	6.0
6	Guest Room	22.4
7	Bath+Closet	12.3
8	WC	2.0
9	Stairs	6.6
First Floor		
10	Back Balcony	4.7
11	Back Bedroom	18.9
12	Bath	4.5
13	Family Area	10.7
14	Master Room	22.9
15	Bath+Closet	12.3
16	WC	2.0
17	Front Bedroom	16.1
18	Bath	5.0
19	Front Balcony	9.6
20	Terrace	33.8
21	Porch	3.3
22	Carport	36.0
23	Pump Room	2.3
NON-COVERED ENCLOSED AREA		
24	Bathroom Patio	6.0
GROSS FLOOR AREAS		
Villa		345.0
25	Pool Terrace	17.9
26	Pool Shower	1.7
27	Store	3.4
28	Pathways	4.4
29	Driveway	11.0
TOTAL		383.4
LAND AREA		
		429.3
30	Swimming Pool/Jacuzzi	35.3
31	Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V13 (Villa type B4)

TOTAL NET FLOOR AREA		308.4
COVERED AREAS		
Ground floor		
1	Kitchen, Dining, Living	60.0
2	Stairs	3.9
3	Laundry	4.6
4	WC	1.8
5	Garden	2.9
6	Master room + closet	27.1
7	Bath	7.8
First floor		
8	Back Balcony	8.3
9	Bedroom	16.3
10	Bath	4.6
11	Family Area+Nook	24.1
12	Stairs	1.5
13	Bath	7.2
14	Bedroom	16.7
15	Front Balcony	7.0
16	Master Room+Closet	26.4
17	Bath	9.1
18	WC	2.6
19	Terrace	30.1
20	Porch	8.1
21	Carport	36.0
22	Pump Room	2.3
NON-COVERED ENCLOSED AREA		
23	Bathroom Patio	2.9
GROSS FLOOR AREAS		
Villa		333.7
24	Pool Terrace	38.0
25	Pool Shower	2.0
26	Store	3.4
27	Pathways	4.1
28	Driveway	20.4
TOTAL		401.6
LAND AREA		
		483.4
29	Swimming Pool/Jacuzzi	35.3
30	Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V14 (Villa type A3)

TOTAL NET FLOOR AREA	307.9
COVERED AREAS	
Ground floor	
1 Lobby	6.0
2 WC	1.7
3 Laundry	2.8
4 Kitchen, Dining, Living	70.6
5 Garden	6.0
6 Guest Room	22.4
7 Bath+Closet	12.3
8 WC	2.0
9 Stairs	6.6
First Floor	
10 Back Balcony	5.6
11 Family Area	28.6
12 Bedroom	16.1
13 Bath	5.0
14 Master Room	22.9
15 Bath+Closet	12.3
16 WC	2.0
17 Front Balcony	9.6
18 Terrace	33.8
19 Porch	3.3
20 Carport	36.0
21 Pump Room	2.3
NON-COVERED ENCLOSED AREA	
22 Bathroom Patio	6.0
GROSS FLOOR AREAS	
Villa	339.0
23 Pool Terrace	17.9
24 Pool Shower	1.7
25 Store	3.4
26 Pathways	4.4
27 Driveway	10.9
TOTAL	
	377.3
LAND AREA	
	437.6
28 Swimming Pool/Jacuzzi	35.3
29 Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V15 (Villa type B4)

TOTAL NET FLOOR AREA		308.4
COVERED AREAS		
Ground floor		
1	Kitchen, Dining, Living	60.0
2	Stairs	3.9
3	Laundry	4.6
4	WC	1.8
5	Garden	2.9
6	Master room + closet	27.1
7	Bath	7.8
First floor		
8	Back Balcony	8.3
9	Bedroom	16.3
10	Bath	4.6
11	Family Area+Nook	24.1
12	Stairs	1.5
13	Bath	7.2
14	Bedroom	16.7
15	Front Balcony	7.0
16	Master Room+Closet	26.4
17	Bath	9.1
18	WC	2.6
19	Terrace	30.1
20	Porch	8.1
21	Carport	36.0
22	Pump Room	2.3
NON-COVERED ENCLOSED AREA		
23	Bathroom Patio	2.9
GROSS FLOOR AREAS		
Villa		333.7
24	Pool Terrace	34.1
25	Pool Shower	2.0
26	Store	3.4
27	Pathways	4.1
28	Driveway	20.4
TOTAL		397.7
LAND AREA		
		485.6
29	Swimming Pool/Jacuzzi	35.3
30	Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)



Domaine Victoria
Type B4 Villa

V16 (Villa type A4)

TOTAL NET FLOOR AREA		312.2
COVERED AREAS		
Ground floor		
1	Lobby	5.9
2	WC	2.0
3	Laundry	2.3
4	Kitchen, Dining, Living	70.6
5	Garden	6.0
6	Guest Room	22.4
7	Bath+Closet	12.3
8	WC	2.0
9	Stairs	6.6
First Floor		
10	Back Balcony	4.7
11	Back Bedroom	18.9
12	Bath	4.5
13	Family Area	10.7
14	Master Room	22.9
15	Bath+Closet	12.3
16	WC	2.0
17	Front Bedroom	16.1
18	Bath	5.0
19	Front Balcony	9.6
20	Terrace	33.8
21	Porch	3.3
22	Carport	36.0
23	Pump Room	2.3
NON-COVERED ENCLOSED AREA		
24	Bathroom Patio	6.0
GROSS FLOOR AREAS		
	Villa	345.0
25	Pool Terrace	17.9
26	Pool Shower	1.7
27	Store	3.4
28	Pathways	4.4
29	Driveway	11.0
TOTAL		383.4
LAND AREA		
		435.4
30	Swimming Pool/Jacuzzi	35.3
31	Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V17 (Villa type B3)

TOTAL NET FLOOR AREA		297.9
COVERED AREAS		
Ground floor		
1	kitchen, Dining, Living	60.0
2	stairs	3.9
3	laundry	4.6
4	WC	1.8
5	Garden	2.9
6	Master room + closet	27.1
7	Bath	7.8
First floor		
8	Back Balcony	8.3
9	Family Area + Nook	31.7
10	Stairs	1.5
11	Bath	8.8
12	Bedroom	17.9
13	Front Balcony	7.0
14	Master room + closet	26.4
15	Bath	9.1
16	WC	2.6
17	Terrace	30.1
18	Porch	8.1
19	Carport	36.0
20	Pump Room	2.3
NON-COVERED ENCLOSED AREA		
21	Bathroom Patio	2.9
GROSS FLOOR AREAS		
Villa		321.1
22	Pool Terrace	28.4
23	Pool Shower	1.7
24	Store	3.4
25	Pathways	4.1
26	Driveway	20.4
TOTAL		379.1
LAND AREA		
LAND AREA		444.0
27	Swimming Pool/Jacuzzi	35.3
28	Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V18 (Villa type C3)

TOTAL NET FLOOR AREA	258.5
COVERED AREAS	
Ground floor	
1 Lobby	2.5
2 Kitchen, Dining, Living	67.3
3 Stairs	5.5
4 Laundry	3.2
5 Bath	6.3
First Floor	
6 Front Balcony	4.6
7 Master Room	18.8
8 WC	2.7
9 Bath	10.5
10 Closet	6.0
11 Second Balcony	3.6
12 Family Area	22.6
13 Bath	5.5
14 Bedroom 1	14.2
15 Bedroom 2	14.2
16 Back Balcony	9.0
17 Terrace	23.5
18 Porch	4.7
19 Carport	31.5
20 Pump Room	2.3
GROSS FLOOR AREAS	
Villa	282.6
21 Pool Terrace	30.3
22 Pool Shower	1.7
23 Store	3.4
24 Pathways	4.8
TOTAL	322.8
LAND AREA	
	377.8
25 Swimming Pool/Jacuzzi	33.0
26 Kiosk (Optional)	5.8



Ground Floor



First Floor

Areas (m²)

V19 (Duplex)

TOTAL NET FLOOR AREA	281.7
COVERED AREAS	
Ground floor	
1 Lobby	3.0
2 Kitchen, Dining, Living	76.3
3 Stairs	5.8
4 Laundry	3.4
5 Bath	6.9
First floor	
6 Front Balcony	6.5
7 Master Room	28.5
8 WC	2.2
9 Bath	7.7
10 Closet	5.8
11 Family Area	21.4
12 Bath	5.9
13 Bedroom 1	17.5
14 Bedroom 2	17.5
15 Back Balcony	8.9
16 Terrace	22.2
17 Porch	8.7
18 Carport	31.2
19 Pump Room	2.3
GROSS FLOOR AREAS	
Villa	297.4
20 Pool Shower	1.7
21 Pool Terrace	11.2
22 Store	3.4
23 Pathways	1.7
TOTAL	315.4
LAND AREA	
24 Swimming Pool/Jacuzzi	35.4



Ground Floor



First Floor

Areas (m²)



Domaine Victoria
The reception

LIVINGSTONE PAVILLION



Ground Floor

	M ²
1 Bridge	26.3
2 Terrace	63.4
3 Coffee Bar	14.7
4 Reception Lounge	231.4
Total	335.8

LIVINGSTONE PAVILLION



First Floor

	M ²
5 Balcony	23.9
6 Boardroom	24.5
7 Business Lounge	100.4
Total	148.8





SPECIFICATIONS

Structure/Substructure:

Reinforced concrete columns, beams surface beds and bases. 150 mm thick block for exterior walls. 150mm to 100mm thick block for interior walls. Separation walls between units at 200 mm.

Exterior wall finish:

Textured render finish to walls and several coats of emulsion paint. Off shutter concrete to decorative columns at veranda.

Roof covering:

Flat roof slab covered with concrete water proofing. Smooth finish to concrete slab fascia.

Windows and doors:

Main entrance door made of hard wood. Powder coated aluminium windows and sliding doors. Hollow core interior doors provided with quality locksets and handles.

Internal Finishes:

Wall Finishes

Generally sponge render and emulsion paint. Ceramic tiles up to ceiling in bathrooms.

Floor Finishes

Ceramic tiles to floor internally. Timber skirting. Precast paving and ceramics to external decking area.

Ceiling Finishes

Generally render and emulsion paint to soffit of slabs.

Fittings

Kitchen equipped with oven, hob, cooker hood and fridge. Laminated bathroom furniture. Framed mirrors in bathrooms. Built-in wardrobes

Electrical Installation

Individual concealed power metering. Lighting fittings in common areas. Lighting points consist of wall points and ceiling points. Sockets outlet in all areas.

LED Lighting fixtures in all rooms. Split airconditioning in all bedrooms and living room.

Sanitary appliances and accessories

White sanitary wares and tap wares.

Plumbing installations

Hot and cold water installations to kitchen and bathrooms. Hot water supplied by individual electric heating system. Drainage installation includes manholes, absorption pits and catch pit where applicable.

SPECIFICATIONS

Communication Systems

Telephone points and TV Socket outlets for master bedroom and living area.

Externals

Entrance: 2 covered private parking bays. Parking will be in asphalt or equivalent.

Adult swimming pool with water jets features.

Private space surrounding the houses will be in concrete textured slabs combined with green landscaping.

Common areas:

Security post at main residence entry

Lobby lounge

Business centre

Coffee Shop

Open air waterside lounges

2 themed islands (Relaxation & Wellness)

Zen meditation garden

All common exterior spaces will be landscaped where possible and will be in complete harmony with the architecture of the development. Combination of multi sized concrete paving bordered by greenery will be repeated throughout .

Ample LED lighting will be available throughout.

Ample LED lighting provided along all external walkways and common spaces.

Several decorative pools all around with LED lighting.

Boundary: Combination of fencing, walls and green landscaping.

Upkeep and maintenance

Each owner of a unit will be required to pay a monthly syndic charge towards the services and general upkeep and maintenance of common and shared areas of the property.

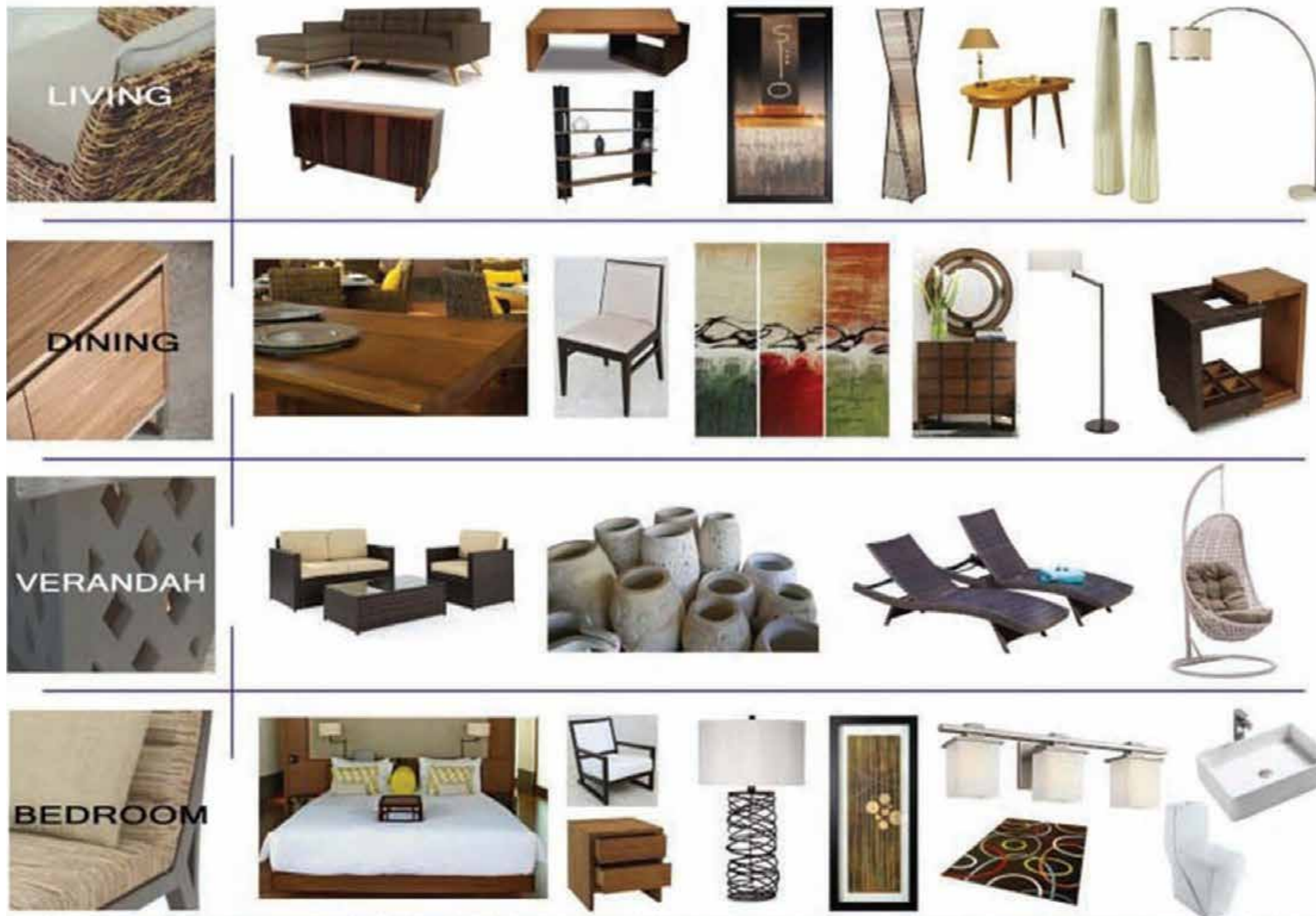
A "règlement de copropriété" drafted by the project notary and binding on the co-owners will be governing all the aspects of the co-ownership of the development.

Notice

The promoter reserves the right to make reasonable alterations or substitutions in which case the change will be of similar quality and/or aesthetics as compared to original specifications.



MATERIALS AND INTERIOR DECORATION SCHEMES



Materials used :

- Ceramic
- Marble
- Limestone
- Solid Teak Wood
- Veneered Board
- Solid Balau Wood
- Natural Stone
- Granite
- Quartz
- Leather
- Stainless Steel
- Copper

The items in the design scheme are shown as an indicative basis and may not be available in the future as they are not mass produced. In case they are not available the items will be replaced with other ones of very similar design, colour and quality.

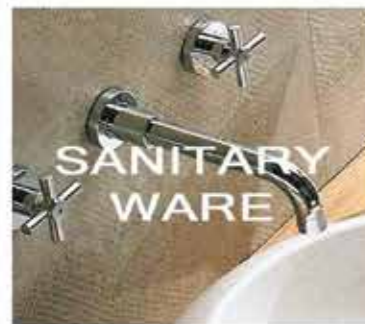
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OUR CORPORATE VALUES

We are a company with principles and ethics.

- We are against mass production: this is why we intentionally limited the number of residences in the estate. Only 20% of the land is built on. This principle allow us to give the necessary attention to quality and service.
- Terrific value for money: we offer all buyers the best value for money that can be achieved without compromising on quality and service.
- No compromise was made for Domaine Victoria and everything was done to stay true to our vision.
- We are against vertical integration where the promoter is a jack of all trades. We use the best professionals in their respective fields and are not tied to our internal/sister companies.
- Our marketing communication is clear and not aggressive. We say what we do and we do what we say.

THE PASSION BEHIND DOMAINE VICTORIA

Domaine Victoria has given some of the best local professionals the opportunity to put their minds and hearts together to create something very special in the luxury residential sector in Mauritius. The result is a unique blend of contemporary design, tropical touch and Mauritian resort style living in one of the best sought-after locations in Mauritius.

Promoters

Consultant

Main Architects

Engineers

Hospitality Consultant

Quantity Surveyors

Notary

Financial Advisors

Landscaping Consultant

Interior Decorator

Novena Estate Ltd
- Joseph Chung (BSc Hons, FCCA)

Dachuan Wang (M.E, B.B.A)

WAFT Architects

ASG Consulting Engineers

Peter Goldsmith (FCILT)

D & W Associates Ltd

Dwarka Chambers

NWS & Associates Ltd

Joelle Roussety

Ashish Rammah (B.Env. Des., M.Arch)



Joseph Chung (BSc Hons, FCCA)

Joseph is a graduate from the University of London and a fellow certified accountant by training. His first building work undertaken was more than 15 years ago. He successfully project managed numerous specialised buildings/spaces/residence complexes in Mauritius and Madagascar.

He is the main catalyst behind the project and has reunited this multi-disciplinary team to make this project true to his vision of creating a collection of residences with resort style environment, infrastructure and bespoke services.

Developing a nice project is simply not an option for him. To him the yardstick to know whether a project is successful is for the owners to say w-o-w.

Dachuan Wang (M.E, B.B.A)

Dachuan graduated from Beijing University of China with specialisation in structure engineering. He has been working in Mauritius for many years as project manager of several high profile construction like the Henessy Hotel in Ebène, Ebène Mews, B&S Court, Ebène tower, SCI building at Ebène and the New Mauritius Hotel Training Centre.

He is currently the managing director of a grade A construction company which is part of an international construction and real estate group.

He has vast experience in building and project management, and is known to pay special attention to details and finishes.





WAFT Architects

WAFT Architects is one of the most celebrated architectural firm in Mauritius. WAFT Architects have successfully completed hundreds of diverse iconic projects throughout Mauritius including amongst others:

- International grade shopping malls to the standards of French multinational Super U.
- The 100% Steel and Glass Audi/Volkswagen showroom.
- Beach resort hotels in the North and South of the Island.
- Office Towers and Residential Blocks in the main towns of the island.

WAFT Architects are pioneers in several architectural innovation in the island.

- The first high glass curtain wall for an office tower in Mauritius (C&R Tower).
- Whole commercial centres with 100% steel columns and beams instead of the traditional reinforced concrete (Super U Grand Bay & Belle Rose) saving the clients millions in costs.
- Car showrooms completely in Steel and Glass (Audi & VW-Showrooms) to maximise full transparency and natural lighting.

ASG Consulting Engineers (formerly A.S. Gopee Ltd)

ASG is headed by Ahmad Gopee, B. Eng Hons Civil Engineering. The firm has been behind the engineering of several significant projects in the building industry in Mauritius.

Amongst a few of them are the Hennessy Tower, Hennessy Court, Ebène Tower, Caudan peninsula. The firm is one of the most solution driven engineering firms in Mauritius taking even the most complex civil engineering challenges possible. Two of their complex projects involved the renovation of the Plaza Theatre (then 80 years old) and the renovation of two 150 year old buildings in Port Louis for a conglomerate.

ASG will be the civil engineers of the project.





Peter Goldsmith (FCILT)

Peter is a Chartered Fellow of the Chartered Institute of Logistics & Transport. He graduated in Hotel Management in the United Kingdom and project managed and managed hotels and lodges in Mauritius, Seychelles and Zimbabwe as part of his overall management functions in an executive Director's position with a large Mauritius based Company.

He was responsible also for running Travel, Airline and Destination Management Services, as part of his overall tourism functions.

He is a pioneer of the Mauritius Tourism Industry and creator of the Mauritius Hoteliers' and Restaurateurs' Association of Mauritius 40 years ago.

He has been a business partner and licensee of operations of Avis, British Airways, Emirates and Cathay Pacific Airways in the region. He chaired for a number of years, the Mauritius Tourism Authority (the Industry regulatory body). He is also the consul of Spain in Mauritius.

Peter will be advising on implementation of the resort concept services. He will also provide major input in maximising rental yield of the resort.

D & W Associates Ltd

D&W Associates is headed by Steve Wong a graduate in Quantity Surveying from the University of Cape Town.

D&W Associates is currently involved in various prestigious projects such as Avalon Golf Estate Development at Bois Sec, Maeva Tower Office Development at Ebène, Extension of ABC Foods Warehouse at Trianon, ABC Coach Works Workshop, GBLC Food Court Renovation at Grand Baie, Pastry Building at Ebène, New Klondike Hotel Extension.

Value of the projects currently worth several billion Rupees.

The portfolio of the firm's completed major projects is substantial and includes icons like the Raffles Tower Office Development at Ebène, Laguna Beach Hotel at GRSE, FSB Warehouse at Trianon, Courts Warehouse at Trianon, Novena Residences townhouses at Sorèze, Morcellement Domaine du Gris Gris, Morcellement Terracine at Souillac, VIP Commercial Village at Goodlands, Distillery at Saint Aubin, BBQ Pavilion at Bois Cheri, Potato Factory at Britannia and Bungalows at Poste La Fayette, amongst others.

The firm enjoys a sterling reputation in the industry and prides itself in being a totally independent organisation with a high level of integrity, accountability and professionalism in their services.

D&W Associates will be the project Quantity Surveyors.





Dwarka Chambers

Headed by Ashvin Dwarka, LLB (LSE), LLM (Tax), DESS (Sorbonne).

Me. Dwarka is one of the talented rising stars of the notarial profession. His mastery of legal structuring of real estate projects is second to none in Mauritius. In addition to lecturing to the professionals involved in the offshore legal sector and valuable contribution to the Chambre Des Notaires, he is a member of the International Fiscal Association.

Currently his Chambers is the exclusive lead notary for several IRS/RES projects worth in excess of Rs 2 billion.

In addition to his high level of professionalism, he is a writer in his pastime and has won several prizes.

NWS & Associates Ltd

Is headed by Gerard Ng FCCA, MBA. Gerard is an expert in International Taxation with a deep insight in global fiscal optimisation.

He is a Licensed Auditor and is the CEO of NWS & ASSOCIATES LTD. In addition he is a trusted advisor to many SMEs in Mauritius.

He is the financial advisor of the company and will provide free advice to buyers of Domaine Victoria as regards their fiscal and financial situation.





Joelle Roussety

Postgraduate diploma in Management and Economy from University of Angers, France, she has been working in Mauritius for the past 8 years in Marketing and Horticultural fields.

She has worked for local landscaping company namely Médine Landscaping and was also Head of Department of a 25 hectares plant nursery for the same company.

Having acquired extensive experience on the Mauritian market, she now offers consultancy services in Landscaping and Horticultural fields on a freelance basis.

Ashish Rammah (B.Env. Des., M.Arch)

Ashish is a dynamic young fellow, holder of a Masters Degree in Architecture from the University of Western Australia. He will be our interior design consultant providing advice on the furniture selection and decoration. Ashish is also one of the rare designer who also works as a professional architect. Thus he can perfectly link the vision of the architect with that of the interior designer.

THE RES SCHEME AND ITS ADVANTAGES

The RES regulations were set up by the Mauritius government to open up the Mauritius property market to more foreigners. New RES projects fall under the VEFA (Vente en l'Etat Futur d'Achevement) system. The VEFA system is similar in many ways to the standards and guarantees that exist in France.

The RES (Real Estate Scheme) program offers several advantages:

- Officially open up the Mauritius property market to foreigners without any ambiguity.
- All acquisitions are freehold acquisitions without any time lapse of the ownership.
- New projects are sold under the VEFA (Vente en l'Etat Futur d'Achevement) scheme. The VEFA scheme provides for a financial guarantee given by a financial institution for the completion of the construction of the project.
- For new projects payments are progressive and are paid as the project progresses.
- A foreigner purchasing an RES property costing above USD 500,000 is entitled to a residence permit during all the period he/she is owner of the RES property.
- Resale of the RES property can be done freely to foreigners in the currency of the seller's choice.

All the residences of Domaine Victoria are approved by the Board of Investment under the Investment Promotion (Real Estate Development Scheme) Regulations 2007.



RENTAL MANAGEMENT

Owners can either enjoy occupancy of their villa or leave their property in the hands of the concierge for rental management.

Our consultant for this hospitality aspect is Peter Goldsmith. Peter with 40 years experience is among the few respected visionaries and innovators of the hospitality industry.

The concept of Domaine Victoria gives owners a competitive edge compared to other similar properties when it comes to renting. Corporate tenants, tourists, longer term renters will all find a perfect environment with our unique concept and range of personalised services.

Expenses are kept to a minimum by providing rental management through its concierge services and not charging any management fees.

Investors can rest assured that the professional team will give them value for money as the activity will be on a “mutualised” basis. In other words the rental activity will be non-profit making. Hence the team will not charge any commission on the rental amount. Only normal expenses and booking operator commission will be charged to owners.

Short term rental income is calculated on a daily basis with periods of days or weeks.

Long term rental income is calculated on a monthly basis with periodic yearly lease.

The benefit of short term rental over long term rental is a higher income for owners with the possibility of enjoying their property.

The net income of owners will be paid out on a quarterly basis after deduction of value added tax, all marketing, maintenance and running costs. This is budgeted as 75% to owners and 25% for the cost incurred to rent the property (overheads and commission paid to booking agents).

RENTAL MANAGEMENT

The rental management services include:

- Aggressive online marketing of rental property and proactive e-mail campaigns all designed to help generate maximum exposure for our valued rental owners.
- Prospective tenant screening
- Preparation of lease contracts for rental property
- Collection of security deposits and monthly rents
- Move-In/Move-Out Inspection of rental property
- Maintenance service

Our commitment is to help our investors to achieve the maximum revenue potential for their rental property without them needing to invest much of their time in this activity.

Even if you prefer not to rent your home, our concierge services can still help maintain your property while you're away.

Whether you choose to take advantage of the professional rental management services or simply use concierge services, you can rest assured that there is a dedicated team assisting all owners.

THE CLUB AND ITS SERVICES

Explore a new style of living at Domaine Victoria, where modern architecture and design combine with premium hotel-style facilities.

As its heart is The Club, an exclusive private residents' club, featuring an exceptional range of health and fitness facilities including :

- The "WELLNESS" island.
- The "RELAXATION" island.
- A residents' lobby and reception lounge (The Livingstone Pavillion).
- A business lounge and fully equipped boardroom (The Livingstone Pavillion).
- An open air Hotspring.
- Waterside lounges.
- An open air gymnasium.

All of this is complemented by a dedicated Concierge service and 5 star private business lounge equipped with the latest technology and stylish boardroom.

Your stay in Mauritius will never be the same with this comprehensive conciergerie service offering you precise detailed local knowledge and world class efficiency in its execution.





Domaine Victoria
Wellness Island

TERMS OF PAYMENT

In accordance with the provisions of article 1601-30 of the Code Civil, the units will be sold under VEFA ("vente en l'état futur d'achèvement") and are payable in installments as works progresses.

Call no.	%	Stage	Cumulative%
1	10	Reservation	10
2	15	Signature of Deed of Sale	25
3	20	Completion of first level	45
4	25	Completion of final roof	70
5	20	Completion of openings	90
6	5	Completion of construction	95
7	5	Handover of keys	100



ADDITIONAL SERVICES

Financial and taxation advice -

All buyers wishing to have assistance in international tax planning and optimisation can benefit from free general advice from our financial advisor.

Relocation advice -

All relocation information and execution will also be closely followed by our company . Buyers are fully taken in charge by a team of local professionals right from day one.



Domaine Victoria
Kiosk of Domaine Victoria



A signature development by

NOVENA ESTATE LTD

Suite 409, KL Centre, Route Abattoir, Port Louis, Mauritius

Tel: +230 217 0688 / +230 5253 0688 / +230 5728 0688

Email: info@victoria.mu

Website: www.victoria.mu