



# BIJOU

RÉSIDENCE





Unrivalled luxury



  
**BIJOU**  
RÉSIDENCE

The depictions herein are for illustration purposes only and are subject to change without prior notice.



The background of the entire page is a high-quality photograph of a tropical beach. The top half shows clear, turquoise water with gentle ripples and some sunlight reflecting off the surface. The bottom half shows a wide expanse of fine, white sand. A large, semi-transparent geometric overlay, consisting of several overlapping triangles and polygons in shades of grey and blue, is positioned on the left side of the image, extending from the top left towards the bottom left. In the center of the page, there is a white rectangular box with a decorative border made of a repeating interlocking knot or braid pattern. Inside this box, the title 'A coastal treasure' is written in a large, elegant, orange-brown serif font. Below the title, a paragraph of text is written in a smaller, black, sans-serif font.

## A coastal *treasure*

Unlock a seamless way of life that reawakens your senses and connects you to the abundance of nature. Embrace the tropical way of life, where palm tree landscapes and contemporary living are intertwined into an all-in-one luxury lifestyle that defines Bijou Résidence. Your serene and sophisticated home integrates the quiet lush mountain ranges, relaxed laidback coastal scene, with a touch of bespoke island living indulgence.



Your home of opulence

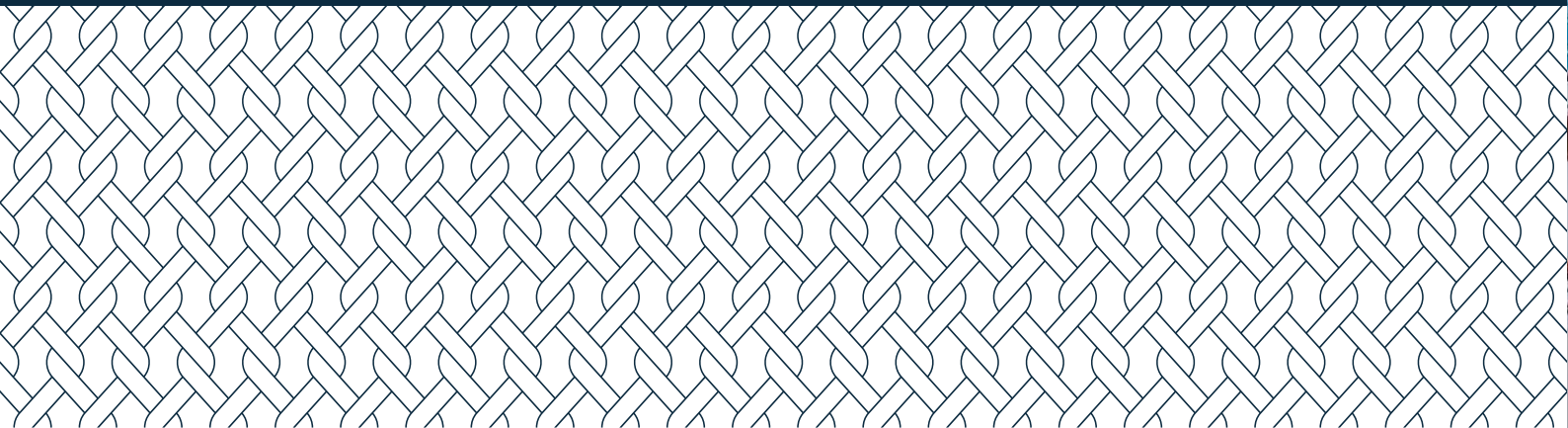


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# Oceans apart

Crystal-clear turquoise waters contrasted by bright white sandy shores, Mauritius is the epitome of what a tropical island escape is. A place to lose yourself in the beauty of nature, people, food and its melting pot of cultures. Easily set up your family business and build on your passionate pursuits in a first-rate environment that allows professionals to thrive in their trade. Whether you choose to live or visit, the laidback lifestyle coupled with the charming coastal scene will hold you captive.



FLIGHTS FROM SA TO  
MAURITIUS - 4 HOURS

LOW 15% CORPORATE AND  
PERSONAL INCOME TAX RATES



2020 - 13<sup>TH</sup> IN WORLD BANK  
EASE OF DOING BUSINESS

2011 - 13<sup>TH</sup> IN INDEX OF  
ECONOMIC FREEDOM







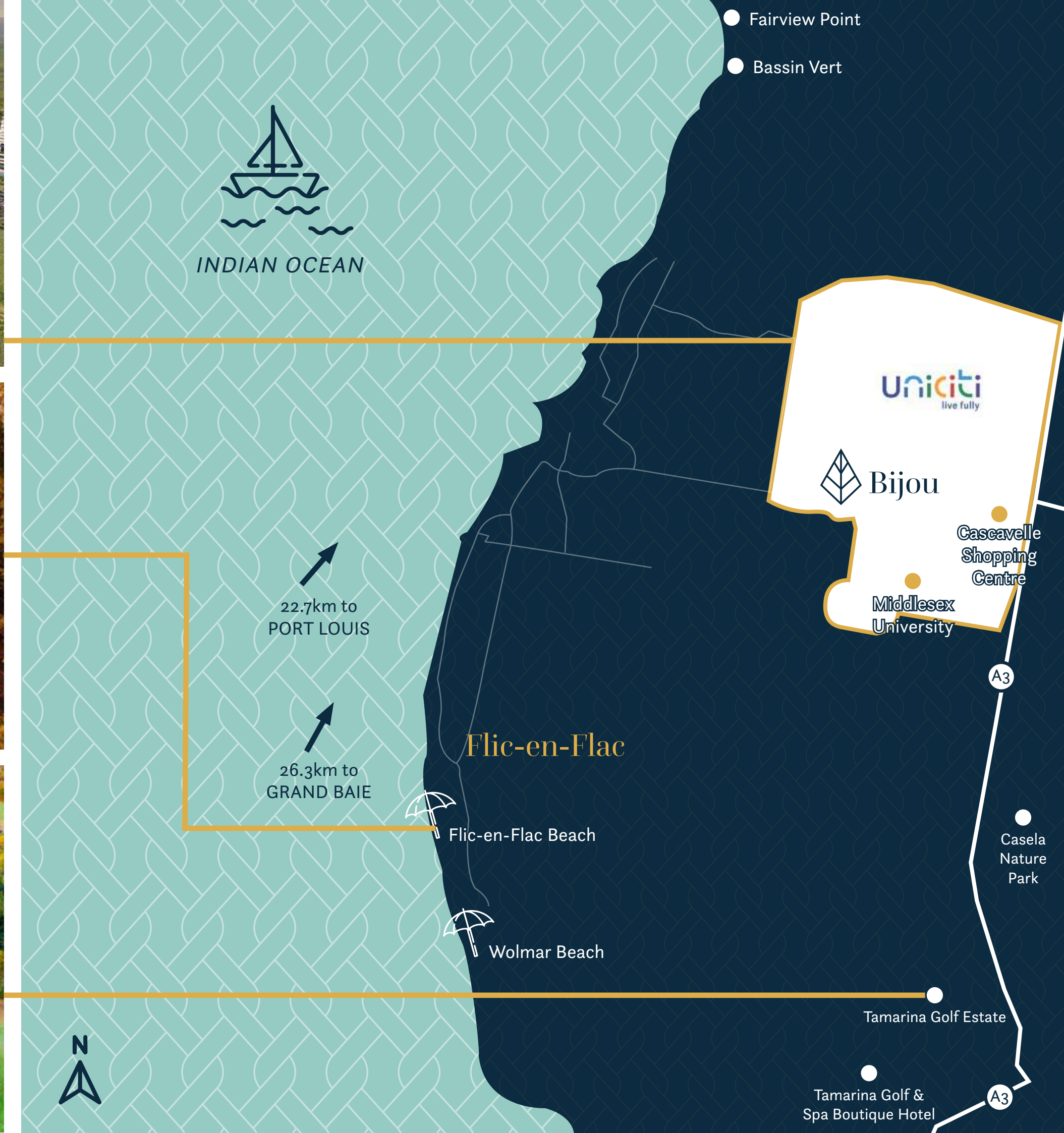
Uniciti



Flic-en-Flac Beach



Tamarina Golf Estate





Together in nature



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# La vie de l'île

The island life





# Live in the sunshine

Admire the sun casting rays of amber, wispy blues and enchanting rose tones across the sky as it sets over the ocean. Situated within the Black River District, Flic-en-Flac's warm sub-tropical climate, which ranges from 18°C to 30°C, is a contrast to the cool coastal lifestyle it presents, where those who experience it can revel in the exhilarating outdoor, family-friendly culture.

Enjoy leisurely strolls along the 13km unspoiled coastline, family beach picnics, hikes up the Le Morne Mountain, as well as finding flavourful cuisine. The Casela Nature and Leisure Park will capture the adventure seekers with safari tours, quad bike and segway rides, ziplines as well as mini-golf. For those that prefer indoor activities can escape those hot summer days enjoying some retail therapy at Cascavelle Shopping Mall.



Escape to your  
*tropical* sanctuary







Je rêve d'un été  
infini

I dream of an endless summer





# Setting the standard of living

The Medine Group is the developer behind Unicity and their mission is to sustainably curate the heritage of the West of Mauritius through avant-garde experiences. Unicity was launched as a live-work-learn-recreation destination in 2017 and is set across 347 hectares, alongside Flic-en-Flac.

Your children can safely walk to the educational hub, where they can go to Westcoast International Primary and Secondary School, or have access to renowned universities from Middlesex University to MCB Institute of Finance. The office parks are close by and nature's serenity is right on your doorstep. Unicity's masterplan encourages accessibility, walkability, conscious energy use and self-sufficient measures that will defy the test of time.



**CASCAVELLE  
SHOPPING MALL**

**26KM CYCLING AND  
PEDESTRIAN PATH**



**INTEGRATED CONNECTED  
TRANSPORT ROUTES**

**SPORT, AQUATICS &  
RECREATION CENTRE**



**DYNAMIC LIVING ON YOUR DOORSTEP**



Paradise found

# Bijou Résidence

*quintessentially encompasses a life of indulgence in all the finer things of island living.*



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# Un *trésor* caché à l'intérieur

A hidden gem



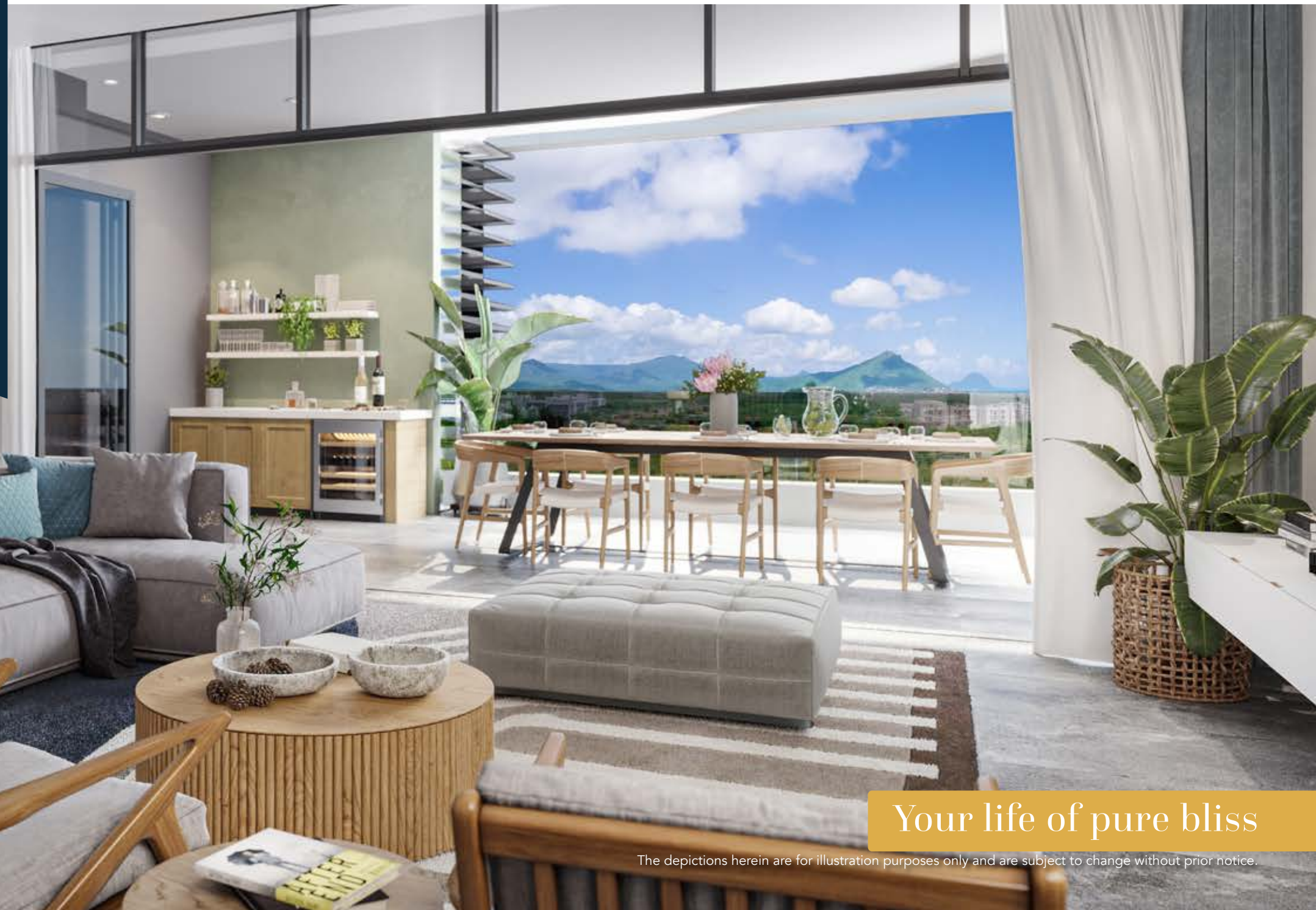
2 & 3-Bedroom apartments  
from \$400 000

- 24 Apartments available in phase 1
- Apartment sizes range from 191,3m<sup>2</sup> – 257,9m<sup>2</sup>
- Open-plan arrangement creates fluidity of space and light
- Mid-century modern kitchen design includes pantry, scullery and functional drying yards
- All bedrooms include en-suites and access to private balconies

## Timeless treasure

Bijou Résidence apartments are the epitome of serene living with modern finishes and airy interiors create an unrivalled lifestyle for all. Bring loved ones together in your open-plan kitchen, dining and living areas that have been effortlessly merged. At every turn you are absorbed by awe-inspiring scenery as only double-glazed glass doors and expansive windows separate you from nature's bounty.

Enjoy the seamless connection to the outdoors on your wrap-around balcony. The sunlit space is designed with overhangs and moveable privacy screens easing the warm climate and creating a natural air flow.



Your life of pure bliss

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# Tropical state of mind



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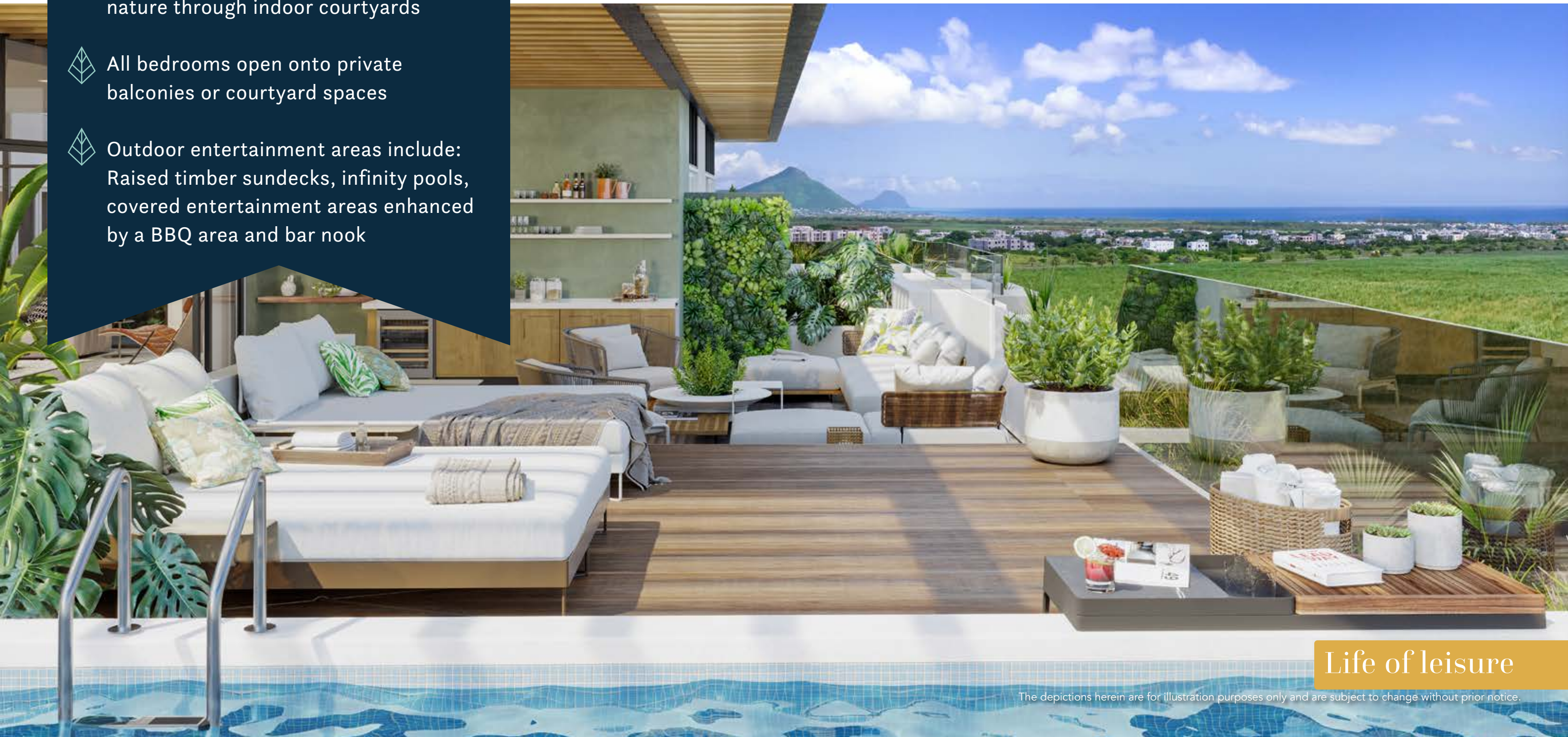
3 & 4-Bedroom penthouses  
from \$760 000

- 4 penthouse suites available in phase 1
- Penthouse sizes range from 399,5m<sup>2</sup> – 511,2m<sup>2</sup>
- All penthouses connect seamlessly with nature through indoor courtyards
- All bedrooms open onto private balconies or courtyard spaces
- Outdoor entertainment areas include: Raised timber sun decks, infinity pools, covered entertainment areas enhanced by a BBQ area and bar nook

## Your unique oasis

Step into the entrance and be engulfed by the overwhelming spaciousness that flows from the foyer throughout the entire home. Sit back and relax in the lounge, bedroom or study, while being submerged within a peaceful atmosphere that is enhanced by the interior courtyards. This indoor miniature garden brings light and air into your home, while creating a sanctuary for you to escape to.

Delight in a breakfast spread or light lunch at your indoor-outdoor dining areas as well as host a games night at your bar and entertainment nooks. End a hot summers day off at the pool as you watch the renowned Flic-en-Flac sunset across the picturesque landscape.



Life of leisure

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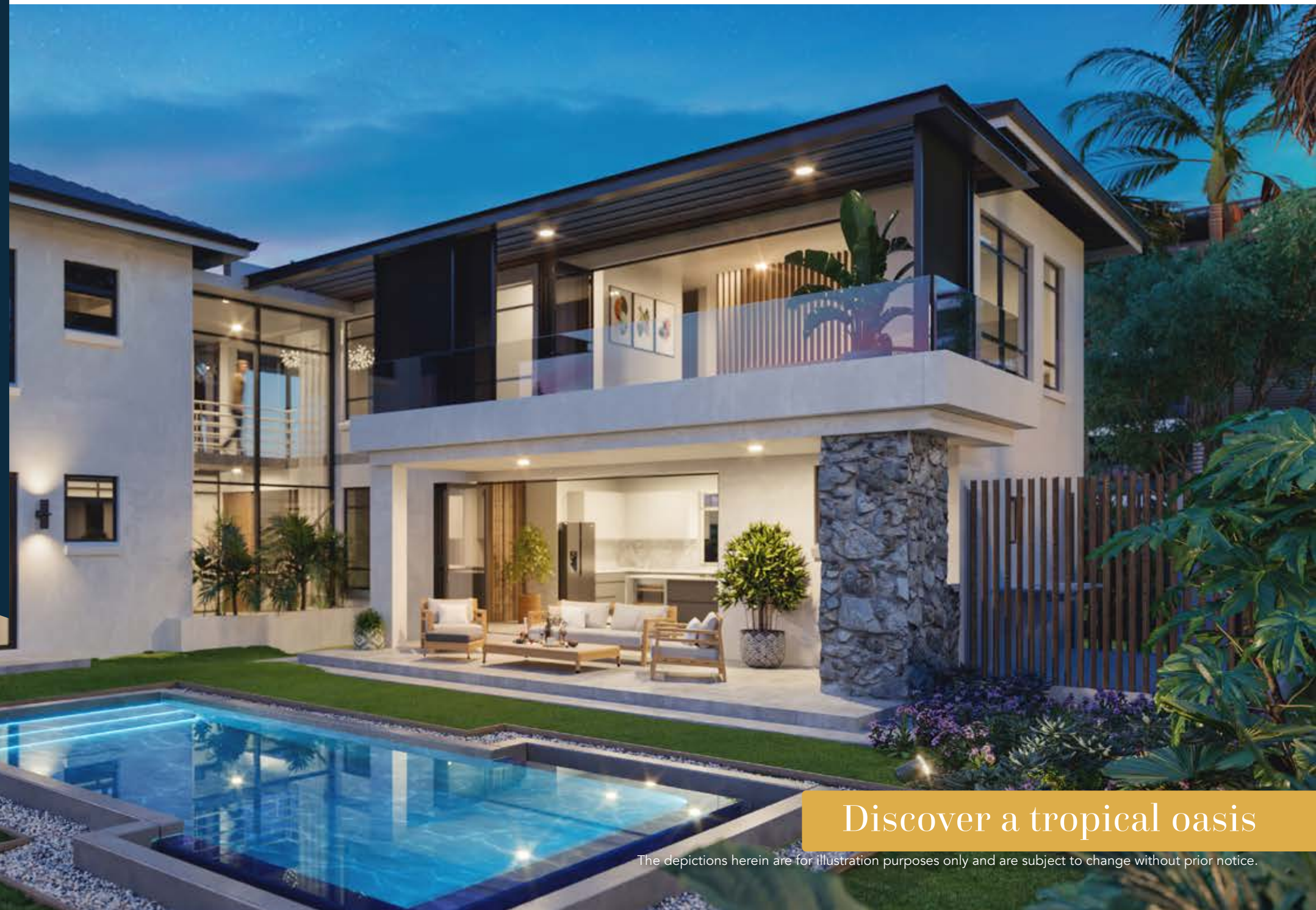
4-Bedroom villas  
from **\$1 150 000**

- ❖ 8 Double-storey villas available in phase 1
- ❖ Villa sizes range from 400,7m<sup>2</sup> – 446,2m<sup>2</sup>
- ❖ All 4 bedrooms are exceptionally large and boast ensuites and private balconies
- ❖ Landscaped large garden, entertainment, pool, BBQ area and moveable balcony screens that provide privacy and protection against tropical weather conditions
- ❖ First floor family lounge provides a versatile space that can be used as a family turn down area, converted into a home office or used as an extra bedroom
- ❖ Double garage with built-in storage area and onsite visitor parking

## Private paradise

Unlock the best of both worlds; a private haven, as well as an entertainer's delight. Like the gentle sway of palm trees against a breeze, your home flows with cool sophistication. It all starts from the grand entrance foyer that boasts a double volume ceiling and a glazed double-story glass curtain wall, which overlooks a lush, landscaped planter.

Nature commands your attention as you experience 360-degree outdoor living. Maximising the climate and space, your outdoor oasis comprises private and secluded entertainment areas, manicured landscaped gardens and an inviting swimming pool.



Discover a tropical oasis

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# Hypnotic blue seas

The coast is calling you. The calm Indian Ocean kissing the shoreline, the clear blue waters enticing you to explore the world below, while the horizon invites you to enjoy fun adventures. Surf, dive, swim or go fishing – life revolves around being by the ocean and exploring the underwater life. Just a short drive away from Bijou Résidence, you will be on the charming coastline of Flic-en-Flac or Tamarin beach.





# Inviting *green spaces*

Lose yourself in nature's bounty. Bijou Résidence will have direct routes from within the estate that will lead onto the exquisitely designed Magenta promenade. These green corridors give you safe access to the park, where you can picnic, play games and indulge into green pockets of tranquility, enhanced by the sound of exotic tropical birdlife.





# Soak up indulgence



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# Relish in *new adventures*

Take a deep breath in and exhale as your soul answers its wanderlust calls to explore the great outdoors. While Mauritius is known for its beautiful beaches, the island has a dormant volcano in the middle and has enticed the curious to explore the land around it. You will live minutes away from the grand Le Morne mountains, Black River Gorges and Chamaral Waterfall.

Enjoy a robust or slow hike through the lush terrain and take in the world around you. Many of the reserves and conservation have been established to protect the wildlife. Every mountain range and peak that is reached, will welcome you with breathtaking panoramic views that need to be seen first-hand.





An aerial photograph of a tropical beach. The water is a vibrant turquoise color with visible ripples and small waves washing onto the shore. The sand is a light, warm tone. Two people are lying on their stomachs on the sand, facing away from the camera towards the water. The person on the left is wearing a red swimsuit, and the person on the right is wearing a black swimsuit. The overall scene is peaceful and idyllic, representing a tropical lifestyle.

# Vivant sous les tropiques

Live in the tropics



# Life at *leisure*

Swing into action and take in the sun while cruising the Tamarina 18-hole golf course on a cart while enjoying the exquisite views of the stunning Rempart Mountain and Tamarin Bay.





# When the sun sets

As a resident, you will have the benefit of being situated far enough to engulf yourself in the natural splendour and close enough to the vibrant city scene. Access authentic cuisines from the Creole Shack to lavish dining experiences from Domaine Anna. The list of gastronomical experiences to be had is endless and are right around the corner from where you live.



## Exceptional *lifestyle offerings*

Those who purchase within Bijou Résidence will be among the very first residents of Unicity and will benefit having direct access to the Smart City's pioneering infrastructures through a one-of-a-kind lifestyle \*membership. Through an exclusive rate, residents with this membership will be linked to each plot of land and will have a selection of 3 packages that give access to Medine's premium leisure offerings within Unicity and the region.

\*More detail can be found in our dedicated Buyer's Guide.



# Redefining *Mauritian living*

Effortlessly blending the modern aesthetics and the tropical surroundings, Bijou Résidence has been tailored to the Flic-en-Flac hot and humid climate. In response to climate, the modern tropical architecture is synonymous with simple, clean lines and unadorned with complicated detail.

The estate design ensures that there is open-plan fluidity allowing for space and light to easily filter through the living areas. The use of transparent elements, such as large windows and sliding doors, have been incorporated to maximise views and create a seamless transition between indoor and outdoor spaces.

In order to counteract the weather elements, specifically the sun and rain, the pergolas and canopy slabs provide a natural defense, while the vertical screens provide protection against the elements or can be used to transform living spaces from outdoors to indoors. The design of the homes encourage cross-breezes, reducing artificial ventilation and cooling, and the light colours as well as the choice of materials have been used to reflect the sun's heat.

“Making the most of  
*indoor-outdoor living.*”



Soak up serenity

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# Invest in *luxury property*

Mauritius property is your ticket to this island life. Bijou Résidence falls under the Smart City Scheme, which was introduced by the Mauritian Government in 2015 to ensure responsible and sustainable developments was carried out within the country. Today these Smart Cities represent a dynamic mix of residential, recreation, business and education driven by innovation and efficiency.

Through the Smart City Scheme Mauritians and foreigners are allowed to purchase and own property. What sets Mauritius apart from other investment opportunities abroad is that through an investment of a minimum of \$375 000, you are eligible for a Residence Permit.

**Bijou Résidence**  
OPPORTUNITIES START FROM  
**\$400 000**

**A picture of your future**

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# Why should you invest in a *Smart City Scheme*?

- Foreign investors can purchase within a built-up residential property.
- A local or foreign entity can purchase within a built-up residential property.
- There is no minimum price for the purchase of a residential unit.
- A residential property purchased for more than \$375 000 is eligible to apply for a residence permit.
- The residence permit is also issued to the applicant's spouse, common law partner, child, stepchild, lawfully adopted child under the age of 24, and/or wholly dependent next of kin.
- For those investing, there are no restrictions on the rental or resale of your residential home.

Refer to Section 10.4 of the EDB Smart City Guidelines





“Stay close  
to anything that  
makes you  
*feel alive.*”

- UNKNOWN

