



“An indulgent island lifestyle in the most desirable location in Mauritius.”





Super U

Grand Bay
Public Beach

La Croisette

La Cuvette
Public Beach

Mont Choisy
Public Beach





the nest by KNOWHOUSE

The Nest is an exclusive collection of 15 upmarket apartments and penthouses in Grand Bay, in the north of Mauritius. They are wonderfully located, providing the ultimate in outdoor living in the heart of a tropical oasis and within walking distance to one of the most coveted beaches of the island.

Blessed with a sunny, warm and enjoyable climate year round, the development promises to raise your living experience to new heights of luxury.

These lavish homes are sold off-plan under the VEFA scheme and come with a performance bond (GFA), a ten-year construction guarantee, first-class after-sales service with a dedicated response team and other assurances to ensure you feel confident in the value of your asset.

On top of that, foreign homeowners and their dependents are also eligible for a permanent residence permit on acquisition of an apartment or penthouse worth at least USD 375,000. The permit will remain valid as long as they retain ownership of the property.





Beach
access here

the nest
BY MINDY REYNOLDS

Common features

- Sea Access
- Electric Car Charge
- BBQ Area
- Swimming Pool
- Pétanque Court
- Security & CCTV Surveillance
- Orchard
- Bio Vegetable Garden
- Stand-by Generator
- Security Gatepost

Apartment features

- Italian Kitchen
- Elegant Dressing Room
- Spanish Flooring
- A/C in all bedrooms
- Ceiling Fans in Bedrooms and Living Room
- Fully Fitted bathrooms
- Lighting
- Internal Dry Wall partitioning
- High Quality Finishes

warranties

 Structural Warranty
10 years

 Nonstructural
1 year

 Kitchen
5 years

 BIC
5 years

 A/C
5 years

 Tap Ware and sanitary
5 years

 Light
1 year

 Electrical appliances
1 year

location Grand Bay

The Nest is located off the main road and away from the hustle and bustle while still enjoying the convenience of being right next door to the region's exciting lifestyle.

Fringed by crystal blue waters and pearly white sand, Grand Bay is a favourite spot for beachgoers and water sports enthusiasts. This coastal hot spot is a favourite among locals and tourists alike, offering some of the island's best fine dining, high-end shopping venues and day and night entertainment – and even a superb 18-hole championship golf course.

Homeowners will also have access to nearby cultural, historical and natural points of interest.



Pool View

At any time of the day, the area around the generously-sized infinity pool framed by parasols and loungers is the perfect place to relax and unwind. The fibreglass finish adds a touch of elegance to the design.

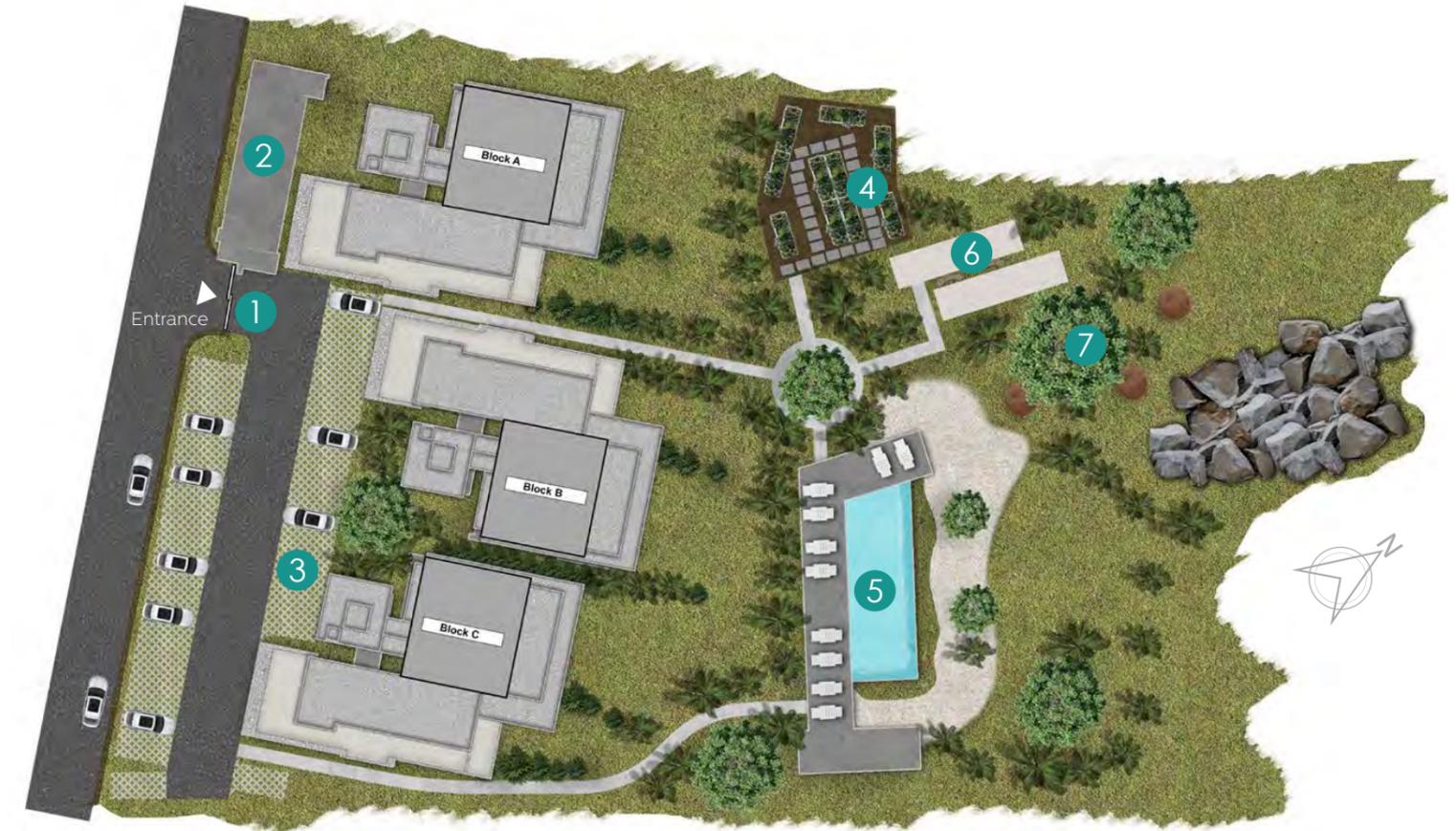


Entrance View

The Nest is a modern and stylish two-storey complex with lift access that takes full advantage of a prime location for the ultimate in island living.



master plan The Nest



The Nest consists of three blocks of four apartments and three exclusive penthouses with three bedrooms and two bathrooms each. The design and concept are environment-friendly and key features include two private parking spaces per apartment with charging stations for electric vehicles and optional carports, an infinity pool, a barbecue area, pétanque courts, an orchard, an organic garden as well as a security post at the entrance and CCTV surveillance for your peace of mind.

- 1 security post
- 2 technical
- 3 2 private parking per apartment
- 4 a bio garden
- 5 an overflowing pool
- 6 a petanque course
- 7 BBQ area

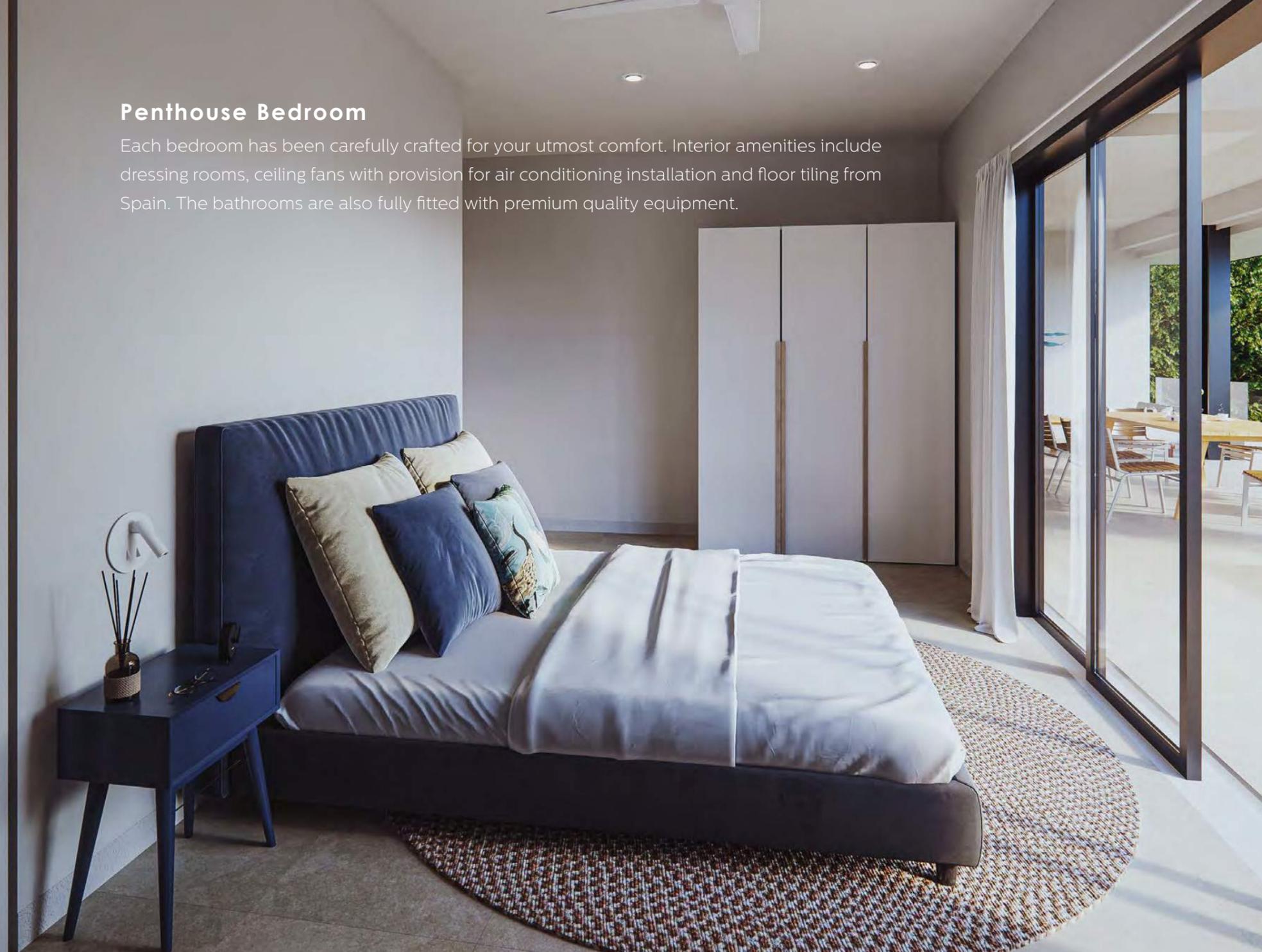


Penthouse Living Room

Designed with open layouts and spacious living areas, The Nest boasts many special features like large terraces, high ceilings, air conditioning and optional Jacuzzi in the penthouses. Each detail has been thoughtfully curated to create a unique experience and an inviting feeling.

Penthouse Bedroom

Each bedroom has been carefully crafted for your utmost comfort. Interior amenities include dressing rooms, ceiling fans with provision for air conditioning installation and floor tiling from Spain. The bathrooms are also fully fitted with premium quality equipment.





Garden View

Swathed in unique natural beauty, The Nest allows homeowners to retain their privacy and independence in a safe and welcoming setting. This low-density development covers only 17% of a 6,730m² plot. There is a large private garden on the rest of the site, providing a fun and unique space for family picnics, to go for a walk to escape the daily routine and why not have some more fun enjoying a leisurely game of pétanque. It also invites you to spend long summer and winter evenings outside, sharing quality time and refreshing moments around a barbecue with family and friends under an authentic thatched kiosk.



Apartments Ground Floor

AG1 / BG2

1	Kitchen	9.4 m ²
2	Dining	15.7 m ²
3	Living	16.5 m ²
4	Laundry	1.9 m ²
5	Drying Yard	2.6 m ²
6	Guest WC	1.7 m ²
7	Bedroom 1 & En suite	19.9 m ²
8	Bedroom 2	12.5 m ²
9	Bedroom 3	10.5 m ²
10	Shared Bathroom	3.8 m ²
11	Covered Terrace	27.1 m ²

Total Net Area 126.3 m²

Total Gross Area 142.5 m²



Apartments Ground Floor

AG2 / BG1

1	Kitchen	9.2 m ²
2	Dining	12.5 m ²
3	Living	12.41 m ²
4	Laundry	3.4 m ²
5	Drying Yard	2.3 m ²
6	Guest WC	2.1 m ²
7	Bedroom 1 & En suite	21.1 m ²
8	Bedroom 2	13.2 m ²
9	Bedroom 3	12.5 m ²
10	Shared Bathroom	4.3 m ²
11	Covered Terrace	27.02 m ²

Total Net Area 127.7 m²

Total Gross Area 147.1 m²



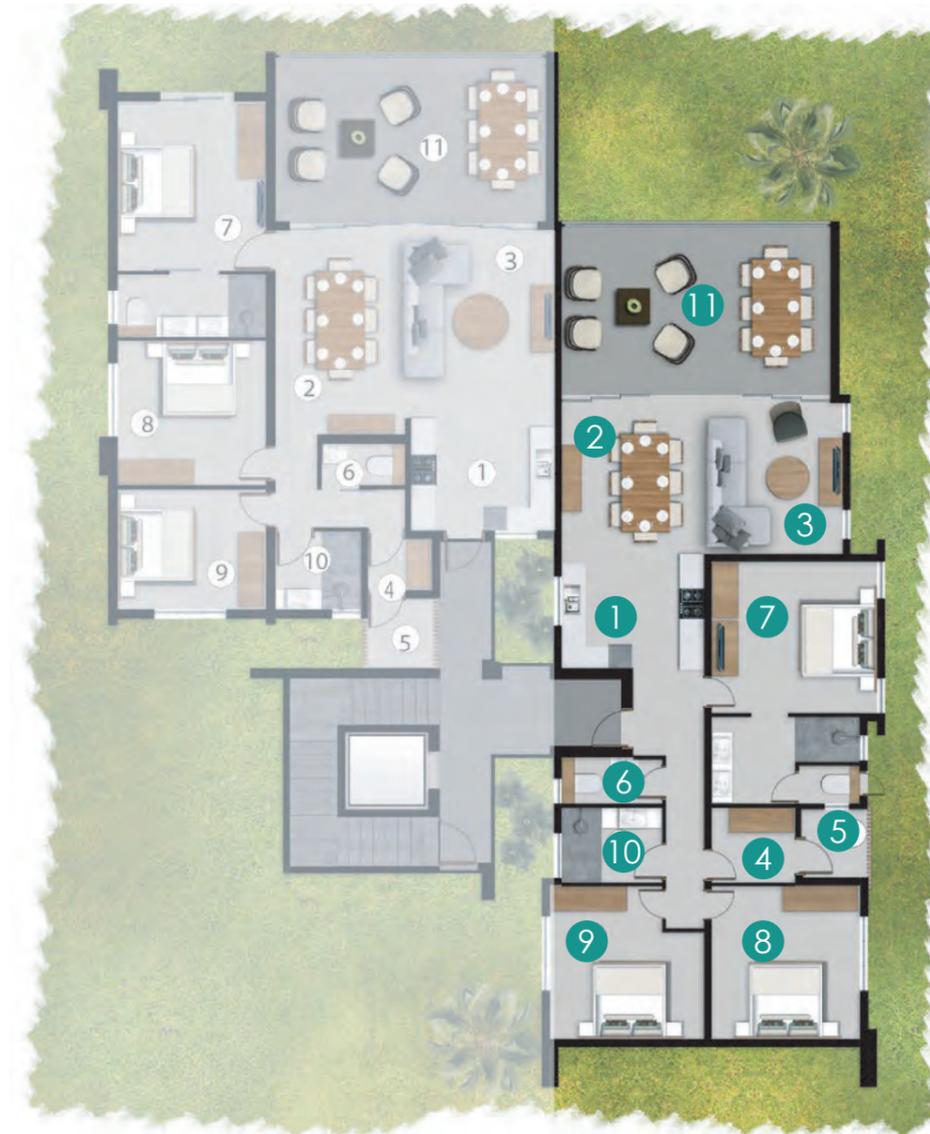
Apartments First Floor

AF1 / BF2

1	Kitchen	9.4 m ²
2	Dining	15.7 m ²
3	Living	16.5 m ²
4	Laundry	1.9 m ²
5	Drying Yard	2.6 m ²
6	Guest WC	1.7 m ²
7	Bedroom 1 & En suite	19.9 m ²
8	Bedroom 2	12.5 m ²
9	Bedroom 3	10.5 m ²
10	Shared Bathroom	3.8 m ²
11	Covered Terrace	27.1 m ²

Total Net Area 128.44 m²

Total Gross Area 147.1 m²



Apartments First Floor

AF2 / BF1

1	Kitchen	9.3 m ²
2	Dining	12.5 m ²
3	Living	13.2 m ²
4	Laundry	3.4 m ²
5	Drying Yard	2.3 m ²
6	Guest WC	2.1 m ²
7	Bedroom 1 & En suite	21.1 m ²
8	Bedroom 2	13.2 m ²
9	Bedroom 3	12.5 m ²
10	Shared Bathroom	4.3 m ²
11	Covered Terrace	31.6 m ²

Total Net Area 133.1 m²

Total Gross Area 154.2 m²



Apartments Second Floor

AS1 / BS1

1	Kitchen & Dining	32.7 m ²
2	Living	18.9 m ²
3	Laundry	3.1 m ²
4	Drying Yard	4.7 m ²
5	Bedroom 1 & En suite	30.1 m ²
6	Bedroom 2 & En suite	18.7 m ²
7	Bedroom 3 & En suite	18.7 m ²
8	Covered Terrace	58.7 m ²
9	Open-Sky Terrace	9.6 m ²

Total Net Area	209.6 m²
-----------------------	----------------------------

Total Gross Area	236.2 m²
-------------------------	----------------------------



Architectural Specifications

1.0 Substructure

1.1 Foundation

Concrete strip footing as per Engineer's specifications and drawings

1.2 Foundation Walls

150mm blocks to approximately 600mm below natural ground level

2.0 Superstructure

2.1 External Walls

- 2.1.1 150-200mm thick concrete walls
- 2.1.2 One 18mm coat of cement plaster
- 2.1.3 Application of three coats of PVA paint

2.2 Internal Walls

- 2.2.1 100-150mm thick concrete walls or gypsum board partitions
- 2.2.2 12mm thick cement render or MP75 plaster
- 2.2.3 3 coats of PVA emulsion paint

2.3 Ceilings

- 2.3.1 12mm cement plaster to ceiling or MP75 plaster
- 2.3.2 3 coats of PVA emulsion paint

2.4 Floor Finishes

- 2.4.1 Ceramic tiles will be used on internal and external floors or SPC flooring internally
- 2.4.2 Ceramic tiles will be used on shower floors and walls only or acrylic shower tray as per ID specifications

3.0 Joinery Works

3.1 Internal Doors

- 3.1.1 Melamine flush doors including all ironmongeries

3.2 Skirting

- 3.2.1 PVC skirting

4.0 External Openings

4.1 Windows/Doors

- 4.1.1 Coloured powder-coated aluminium windows, including 6-8mm clear glass as described in the schedule of openings

5.0 External Works

5.1 Boundary Walls

- 5.1.1 Chain-link fencing for individual plots and masonry block wall for main entrance

5.2 Waterproofing & Roofs

- 5.2.1 Single-layer waterproofing membrane will be laid on flat roofs

5.3 Waste Drainage

- 5.3.1 Individual septic tanks will be installed

5.4 External Works

- 5.4.1 Evergreen blocks will be laid in the parking area and tarmac driveway
- 5.4.2 Landscaping work will be carried out as per Architect's site layout

6.0 Amenities

- 6.1 Conduits and cables will be provided for satellite TV
- 6.2 Accessories will be supplied for all bathrooms
- 6.3 Basic light points and light fittings will be supplied as per electrical drawings
- 6.4 Toilets, washbasins, baths, showers and glass doors, sinks and appropriate mixers will be supplied as per drawings
- 6.5 Air conditioning installation in master bedrooms only and electricity requirements will be provided for connection of future air conditioning of secondary bedrooms
- 6.6 Ceiling fans in all bedrooms and living room
- 6.7 200L solar water heater will be provided for each unit
- 6.8 Plumbing system: PEX/PPR pipes to be used for hot and cold water internal reticulation and HDPE pipes for external water network
- 6.9 Common booster pump and water tank to fit the nature of the project
- 6.10 Italian kitchens will be provided to the buyer
- 6.11 Dressing will be provided to the buyer
- 6.12 A stand-by generator will be provided to supply electricity in case of power failure in common areas and at essential points only





kitchen specs The Nest

All the apartments and penthouses are equipped with exclusive customised kitchens by the number one Italian brand, LUBE, to create a unique home environment. The open-plan setting features a modern, functional and customisable concept that perfectly blends excellent design and selected materials. From the doors and lights to the counters and much more, we chose top-end appliances and accessories to create your dream kitchen. Built-in cupboards supplied by our sister company, Nextep Home Solution and their trusted supplier are also included.



The Nest deco pack

The Nest's unique and modern deco pack options have been put together by Nextep Home Solution in close collaboration with renowned interior decorators and designers across the country. Combining aesthetics with functionality and comfort, the choice of furniture and products is aligned with the property's overall concept and architecture.



property management

The Nest's apartments and penthouses are an excellent choice for a primary or secondary residence. They also make for an excellent property investment. Savvy investors can rely on LOV., a leading Mauritian hospitality management company providing comprehensive property management services incorporating 5-star concierge, short-, medium- and long-term letting options, mainly to high-end clients.



landscaping

The landscaping at The Nest has been elaborately planned by a specialist to provide you with the best home and garden experience. The vast garden covering more than 80% of the land consists of an orchard with a variety of fruit trees and an organic vegetable garden, which makes it a unique opportunity for health conscious homeowners.



1st in Beachfront Properties

We are a major player in the local beachfront property development scene with the prime vision to consolidate our market position in a continually evolving landscape. Quality, teamwork and constant service are the core values that have been driving our achievements over the past 28 years with more than 1,000 units delivered to date.

We place a great deal of focus on customer satisfaction and work with you to ensure you invest in exclusive residential properties in Mauritius offering high potential for value appreciation and the experience of a lifetime.





DLB Construction

DLB Construction is a quality-driven expert in the design and building of real estate developments. We are a trusted and highly reliable company offering a broad range of services from engineering work to renovation and landscaping in order to better satisfy the specific needs of our clients.

We are recognised for our reliability, high-quality standards and full support in creating top-notch beachfront properties made to last. Over the past 28 years, DLB Construction has been working with passion and commitment to grow in the construction industry. We strive for excellence and take pride in ensuring optimum quality and timely delivery to our clients.

