



THE WELNEST

BEACHSIDE RESIDENCES

TURTLE BAY, MAURITIUS

IN PARTNERSHIP WITH MARITIM HOTELS

The Welnest Apartments



SEPTEMBER 2024



THE WELNEST

THE WELNEST SITE



THE WELNEST

THE WELNEST VIEWS



ACCESS

- EXISTING ACCESS ROAD
- PROPOSED ACCESS & EXIT ROAD

RESIDENCES

- APARTMENT BLOCKS
- TWIN VILLAS
- LEISURE VILLAS
- SIGNATURE VILLAS

COMMON AREAS

- 1 ENTRANCE
- 2 LEISURE HEART
Operated by Maritim
- 3 INTERNAL ROAD AND PARKING
- 4 COMMON POOL
- 5 SILVER LIVING CENTRE
- 6 PROPOSED EXIT FOR RESIDENCES
- TS TECHNICAL SERVICES





		GROUND FLOOR Floor Area (M ²)	UPPER FLOOR Floor Area (M ²)
Surface Areas			
1	Master Bedroom	15	15
1a	Master Ensuite	6	6
2	Bedroom 2	16	16
2a	Bedroom 2 Ensuite	3	3
6	Living, Dining & Kitchen	39	39
6a	Scullery	4	4
6d	Store	2	2
Lobby & Passage		3	3
Internal Net Area		88	88
8a	Covered Terrace	24	23
8b	Light Covered Terrace	8	-
8d	Drying Terrace	2	2
External Net Area		34	25
Total Net Area		122	113
Total Built Area		133	124
10	Private Use Garden	23	-



THE WELNEST



Surface Areas		GROUND FLOOR Floor Area (M ²)	UPPER FLOOR Floor Area (M ²)
1	Master Bedroom	15	15
1a	Master Ensuite	6	6
2	Bedroom 2	16	16
2a	Bedroom 2 Ensuite	3	3
6	Living, Dining & Kitchen	40	40
6a	Scullery	6	6
6d	Store	2	2
Lobby & Passage		5	5
Internal Net Area		93	93
8a	Covered Terrace	24	23
8b	Light Covered Terrace	8	-
8d	Drying Terrace	6	5
8e	Back Patio	10	-
External Net Area		48	28
Total Net Area		141	121
Total Built Area		157	134
10	Private Use Garden	23	-



THE WELNEST



THE WELNEST

SILVER LIVING APARTMENT LOUNGE



THE WELNEST

SILVER LIVING APARTMENT KITCHEN



THE WELNEST

LEISURE BLOCKS



		GROUND FLOOR Floor Area (M ²)	UPPER FLOOR
Surface Areas			
1	Master Bedroom	15	16
1a	Master Ensuite	12	10
2	Bedroom 2	15	15
2a	Bedroom 2 Ensuite	5	6
6	Living & Dining	27	28
6a	Kitchen & Scullery	11	12
6d	Store	4	4
	Lobby & Passage	6	6
Internal Net Area		94	97
8	Terrace	33	28
8a	Pool	6	6
8e	Back Patio	19	-
9	Drying Area	3	5
External Net Area		88	42
Total Net Area		182	139
Total Built Area		171	153
Private Use Garden		27	-



THE WELNEST

2 BEDROOM LEISURE APARTMENT



	Surface Areas	2 Bed Main	1 Bed Guest	Floor Area (M²)
1	Master Bedroom	16	19	35
1a	Master Ensuite	10	6	16
2	Bedroom 2	15		15
2a	Bedroom 2 Ensuite	6		6
5	TV Lounge		15	15
	Living & Dining Terrace		18	18
6	Living & Dining	28		28
6a	Scullery	12		12
6d	Store	5		5
	Lobby & Passage	6		6
7	Guest Toilet		2	2
	Internal Net Area	98	60	158
6	Living & Dining terrace	32	7	39
8	Total Terraces	45	7	52
8a	Spa Pool	6		6
8e	Back patio	13		13
9	Drying Area	5		5
	External Net Area	56	7	63
	Total Net Area	154	67	221
	Total Built Area	171	72	243
	Private Use Garden	26	12	38



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3 (2+1) BEDROOM LEISURE APARTMENT - GROUND FLOOR



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LEISURE APARTMENT LIVING & DINING



THE WELNEST

LEISURE APARTMENT MASTER BEDROOM



LEISURE APARTMENT MASTER ENSUITE



THE WELNEST



LIFESTYLE BLOCK



THE WELNEST



Surface Areas		GROUND FLOOR Floor Area (M ²)	UPPER FLOOR Floor Area (M ²)
1	Master Bedroom	17	17
1a	Master Ensuite	7	7
2	Bedroom 2	15	15
2a	Bedroom 2 Ensuite	5	5
3	Guest Bedroom	15	15
3	Bedroom 3 Ensuite	8	8
6	Living & Dining	46	46
6a	Back Kitchen & Scullery	15	15
	Lobby & Passage	5	5
Internal Net Area		133	133
8a	Covered Terrace	45	45
8c	Pool	16	16
External Net Area		61	61
Total Net Area		194	194
Total Built Area		215	215
Private Use Garden		40	



THE WELNEST



Surface Areas		GROUND FLOOR Floor Area (M ²)	UPPER FLOOR Floor Area (M ²)
1	Master Bedroom	16	16
1a	Master Ensuite	10	10
2	Bedroom 2	16	16
2a	Bedroom 2 Ensuite	5	5
3	Bedroom 3	17	17
3a	Bedroom 3 Ensuite	5	5
6	Living & Dining	54	54
6a	Kitchen & Scullery	24	24
6b	Laundry	4	4
6c	Office	9	9
	Lobby & Passage	16	16
Internal Net Area		176	176
8a	Covered Terraces	53	47
	Covered Balconies	10	10
8c	Pool	14	14
8d	Drying terrace	3	3
9	Drying area	3	3
External Net Area		83	77
Total Net Area		259	253
Total Built Area		285	275
Private Use Garden		90	



THE WELNEST

3 BEDROOM LIFESTYLE CORNER APARTMENT



		GROUND FLOOR	UPPER FLOOR
Surface Areas		Floor Area (M ²)	Floor Area (M ²)
1	Master Bedroom	19	19
1a	Master Ensuite	8	8
2	Bedroom 2	15	15
2a	Bedroom 2 Ensuite	5	5
3	Bedroom 3	18	18
3a	Bedroom 3 Ensuite	5	5
4	Bedroom 4	17	17
4a	Bedroom 4 Ensuite	4	4
6	Living & Dining	50	50
6a	Kitchen & Scullery	5	5
6b	Laundry	4	4
6c	Office	5	5
Lobby & Passage		13	13
Internal Net Area		168	168
8a	Covered Terrace	50	48
	Light Covered Balcony	15	15
8c	Pool	13	13
9	Drying Area	3	3
External Net Area		84	82
Total Net Area		252	250
Total Built Area		276	275
Private Use Garden		69	



THE WELNEST

4 BEDROOM LIFESTYLE CORNER APARTMENT



THE WELNEST

LIFESTYLE BLOCK A CORNER APARTMENT / PENTHOUSE LIVING & DINING



THE WELNEST

BEACHSIDE RESIDENCES

TURTLE BAY, MAURITIUS

IN PARTNERSHIP WITH MARITIM HOTELS

The Welnest Penthouses



SEPTEMBER 2024



Surface Areas		Lower Level	Upper Level	Total (M ²)
1	Master Bedroom	16	18	34
1a	Master Ensuite	7	11	18
2	Bedroom 2		12	12
2a	Bedroom 2 Ensuite		8	8
2b	Bedroom 2 Walkin		8	8
6	Living & Dining & Kitchen	28		28
6b	Laundry	8		8
Lobby & Passage		11	4	15
Stairs & Lift		4	5	9
Internal Net Area		74	66	140
8a	Partly Covered Beach Facing Terrace	53	26	79
8c	Pool	18		18
8e	Back Patio		10	10
9	Drying Area	4		4
Planter		6		6
External Net Area		81	36	117
Total Net Area		154	102	257
Total Built Area		174	112	282



THE WELNEST

3 BEDROOM CORNER DOUBLE LEVEL PENTHOUSE



	Surface Areas	Lower Level	Upper Level	Total (M ²)
1	Master Bedroom	12	13	25
1a	Master Ensuite	7	9	16
2	Bedroom 2		14	14
2a	Bedroom 2 Ensuite		6	6
3	Bedroom 3		17	17
3a	Bedroom 3 Ensuite		8	8
6	Living, Dining & Open Kitchen	32		32
6b	Laundry	3		3
6d	Store	4		4
	Stairs & Lifts	2	2	4
	Internal Net Area	67	75	139
8a	Partly Covered Beach Facing Terrace	34	22	56
8c	Pool	17		17
8e	Back Patio		16	16
	External Spiral	2	2	4
	External Net Area	53	40	93
	Total Net Area	120	115	232
	Total Built Area	132	127	259



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4 BEDROOM CENTRE DOUBLE LEVEL PENTHOUSE



THE WELNEST

LEISURE CORNER PENTHOUSE MASTER BEDROOM



THE WELNEST

LEISURE CORNER PENTHOUSE MASTER ENSUITE



Surface Areas		Floor Area (M ²)
1	Master Bedroom	15
1a	Master Ensuite	12
2	Bedroom 2	15
2a	Bedroom 2 Ensuite	9
6a	Living & Dining	27
6b	Laundry	2
	Lobby	9
Internal Net Area		100
8	Terraces	113
8a	Pool	17
8b	Jacuzzi	2
9	Drying Area	6
	Planter	6
External Net Area		144
Total Net Area		244
Total Built Area		260



THE WELNEST



	Surface Areas	Floor Area (M²)
1	Master Bedroom	16
1a	Master Ensuite	7
2	Bedroom 2	15
2a	Bedroom 2 Ensuite	4
3	Bedroom 3	14
3a	Bedroom 3 Ensuite	8
6	Living & Dining	47
	Internal Net Area	115
8	Total Terraces	30
8c	Pool	9
	Planter	4
	External Net Area	43
	Total Net Area	158
	Total Built Area	183



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3 BEDROOM LIFESTYLE MIDDLE PENTHOUSE



THE WELNEST

LIFESTYLE BLOCK A CORNER PENTHOUSE UPPER LEVEL MASTER SUITE



THE WELNEST

LIFESTYLE BLOCK CORNER PENTHOUSE LIVING & DINING



THE WELNEST

LIFESTYLE BLOCK CORNER PENTHOUSE LOWER LEVEL TERRACE



THE WELNEST

BEACHSIDE RESIDENCES

TURTLE BAY, MAURITIUS

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The Welnest Villas



SEPTEMBER 2024



VILLAS ENTRANCE VIEW

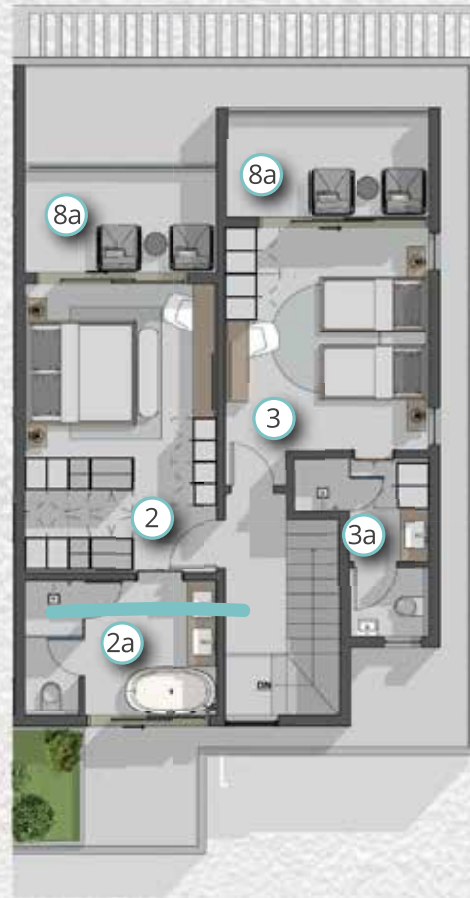


THE WELNEST



TWIN VILLAS ENTRANCE VIEW

THE WELNEST



	Surface Areas	Lower Level	Upper Level	Total (M ²)
1	Master Bedroom	15		15
1a	Master Ensuite	10		10
2	Bedroom 2		20	20
2a	Bedroom 2 Ensuite		9	9
3	Bedroom 3		17	17
3a	Bedroom 3 Ensuite		6	6
6	Living & Dining	30		30
6a	Kitchen & Scullery	9		9
6d	Store	2		2
	Lobby & Staircase	11		11
7	Guest Toilet	2		2
	Internal Net Area	87	52	139
8a	Covered Terraces	29	19	98
8c	Pool	16		16
	Outdoor Spa Garden	12		12
	Pool Deck	9		9
10	External Store	2		2
11	Entrance	5		5
11a	Driveway & Carport	30		30
	External Net Area	103	19	122
	Total Net Area	190	71	261
	Total Built Area	210	78	288



THE WELNEST

3 BEDROOM TWIN BUNGALOW - TYPE A



THE WELNEST

TWIN VILLA LIVING & DINING



TWIN VILLA TERRACE


THE WELNEST



TWIN VILLA SPA GARDEN



THE WELNEST



	Surface Areas	Lower Level	Upper Level	Total (M ²)
1	Master Bedroom	14	21	35
1a	Master Ensuite	9	8	17
2	Bedroom 2		18	18
2a	Bedroom 2 Ensuite		7	7
2b	Bedroom 2 Walkin		5	5
3	Bedroom 3		15	15
3a	Bedroom 3 Ensuite		7	7
6	Living & Dining & Kitchen	36		36
6a	Chef's Kitchen & Scullery	11		11
6d	Storage	2	2	4
	Lobby & Passage	7	6	13
	Stairs & Lift	5	5	10
7	Guest Toilet	2		2
	Internal Net Area	86	94	180
8a	Covered Terrace	29		29
	Spa garden	9		9
8b	BR1 Light Covered Balcony		6	6
8b	BR3 Light Covered Balcony		4	4
8c	Pool	18		18
9	Drying Area	8		8
	Pavings	18		18
11	Entrance Alley	2		2
11a	Car Port	36		36
	Planter	2	2	2
	External Net Area	122	12	134
	Total Net Area	208	106	314
	Total Built Area	225	117	342



THE WELNEST

4 BEDROOM LEISURE VILLA



THE WELNEST

LEISURE VILLA LIVING & DINING



THE WELNEST

LEISURE VILLA MASTER BEDROOM



	Surface Areas	Floor Area (M ²)
1	Master Bedroom	15
1a	Master Ensuite	14
2	Bedroom 2	17
2a	Ensuite 2	14
3	Bedroom 3	17
3a	Ensuite 3	4
4	Bedroom 4	15
4a	Ensuite 4	5
5	Living and Dining Terrace	26
6	Living & Dining	43
6a	Kitchen & Scullery	9
6b	Store	3
7	Guest toilet	2
	Lobby	11
	Internal Net Area	195
8a	Light covered deck/pavings	9
8b	Light covered terrace - Bedroom 1	10
8c	Light covered terrace - Bedroom 2	15
8d	Open terrace/pavings	32
9a	Pool	35
9c	External Shower	2
9d	Drying area	7
11	Entrance Alley	7
11a	Car Port	28
11b	External Store	2
	External Net Area	137
	Total Net Area	332
	Total Built Area	365



THE WELNEST

SINGLE STOREY (PLEIN PIED) 4 BEDROOM VILLA



THE WELNEST

LEISURE VILLA LIVING & TERRACE



THE WELNEST

LEISURE VILLA MASTER ENSUITE



THE WELNEST

LEISURE VILLA POOL VIEW



THE WELNEST

CONSTRUCTION PROGRESS