



SOUFFLEUR
Sur Mer



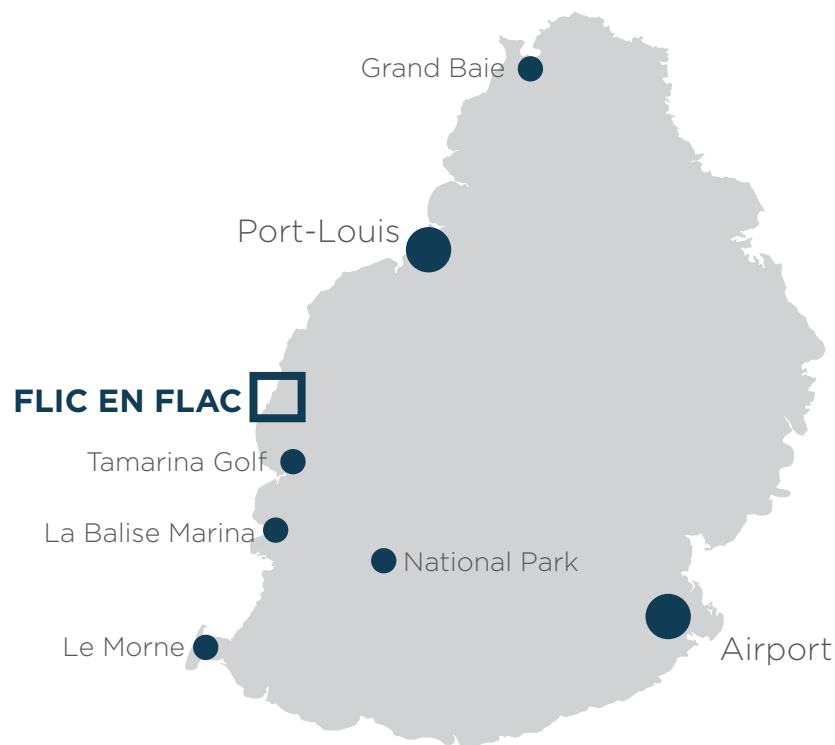
Souffleur sur Mer is a luxury 5-apartment development located on the Morcellement Anna cliff in Flic en Flac, 40 meters from the sea.



Where is Mauritius located?



Less than 4 minutes drive or 15 minutes walk from the public beach of Flic en Flac, it is very well located in the heart of a quiet and peaceful area.





SOUFFLEUR SUR MER

CASCAVELLE SHOPPING MALL

JARDIN d'ANNA

SPARC MAURITIUS

CASELA NATURE PARK

TAMARIN GOLF CLUB

TAMARIN BAY






JUMBO EXPRESS

FLIC EN FLAC PUBLIC BEACH



Master plan

The 5 apartments are spread over 3 levels. They each have their own private terrace and swimming pool, to keep maximum privacy, while having an incomparable view of the sea.

-  Entrance
-  Parkings
-  The apartments
-  Emergency water tank
-  Generator
-  Common gardens and cliff access





THE PROJECT

**NON-CONSTRUCTIBLE
PUBLIC GEOMETRIC PITCH**

The outdoor common areas and green spaces will be perfectly integrated and planted with beautiful vegetation, creating a green setting around the residence while bringing a relaxing and refined atmosphere.

A Generator, a micro station and a water reserve, complete the equipment of the residence to ensure continuity of essential services.





Your new address

Each lot will have its own covered parking space (light structure) and a guest parking space will be available for residents.

An elevator will serve all apartments on the upper levels. The residence will be accessible to people with reduced mobility.





The entrance

Non-contractual image



Peace of mind

The building will be covered by a ten-year and two-year warranty from an independent insurer for your peace of mind.





The terraces

Non-contractual image



Atmosphere

The innovative design of the building has been thought through to reduce noise pollution and guarantee privacy by limiting overlooking. The individual furnishings of each apartment have been carefully chosen to enhance both charm and well-being.





Ground-floor terrace & pool

Non-contractual image



Living in Mauritius

A highly advantageous tax environment:

- Double taxation avoidance agreements with 43 countries.
- 15% tax on companies and individuals.
- No capital gains tax.
- No inheritance tax.
- No housing or property taxes.
- No double taxation on repatriation of dividends and capital.





Apartment terrace

Non-contractual image



Luxurious apartments

High-quality finishings and equipment:

- Individual heated swimming pool.
- Recessed air conditioning.
- Fully equipped kitchen.
- Home cinema.
- And many other surprises.





1st Floor terrace

Non-contractual image



Space and comfort

Souffleur sur Mer is a project built around one idea:

To guarantee your comfort and quality of life through vast, carefully designed and equipped spaces.

We didn't stop at the view alone, we wanted to offer apartments that reflect your image.





Apartment living & dining

Non-contractual image



The postcard

Enchanting sunsets and magnificent sea views from every level of the residence.



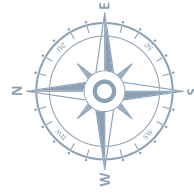


Ocean view

Non-contractual image

Unit 1

Apartment | Ground Floor



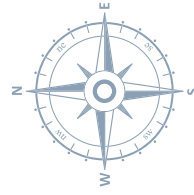
1	Main entrance		1.1 : Wooden door. 1.2 : Code, fingerprint or key lock. 1.3 : Visual and voice intercom with entrance gate.
2	Corridor	7.69 m ²	
3	Laundry	2.34 m ²	3.1 : Electrical box up to standards. 3.2 : LG washing and drying machines. * 3.3 : Razer water supply and general electricity.
4	Kitchen	7.80 m ²	4.1 : Made in Italy. 4.2 : Supplied with minimum kitchen utensils. 4.3 : Non-final plan attached. * 4.4 : Double-door fridge, cold-water ice dispenser. * 4.5 : Induction cooker 80 Cm connected. * 4.6 : Camouflaged hood 80 Cm Connected. * 4.7 : 80 cm sink with glass cleaner. * 4.8 : Built-in steam and conventional ovens. * 4.9 : Built-in microwave. * 4.10 : 17-bottle standard wine cellar. * 4.11 : Interior storage. * 4.12 : Water filtration system. *
5	TV lounge	15.79 m ²	5.1 : Teak TV cabinet and coffee table. 5.2 : 4/5-seater fabric sofa. 5.3 : Large-format carpet. 5.4 : Oled G3 77-inch wall-mounted television * 5.5 : Home Cinema Atmos 5.1.2 *
6	Dining room	12.92 m ²	6.1 : Teak table + chairs for 6 people. 6.2 : Complete table set for 6 people. 6.3 : Buffet or desk or larger table possible.
7	Openings		7.1 : Aluminium with brush and safety lock. 7.2 : Anti-intrusion protection system (curtain or bar). 7.3 : Anti-mosquito sliding system.
8	Separation from neighbor		8.1 : Eco UBP block separation for noise reduction*.



The illustrations, drawings, specifications contained herein are purely indicative and are non-contractual.

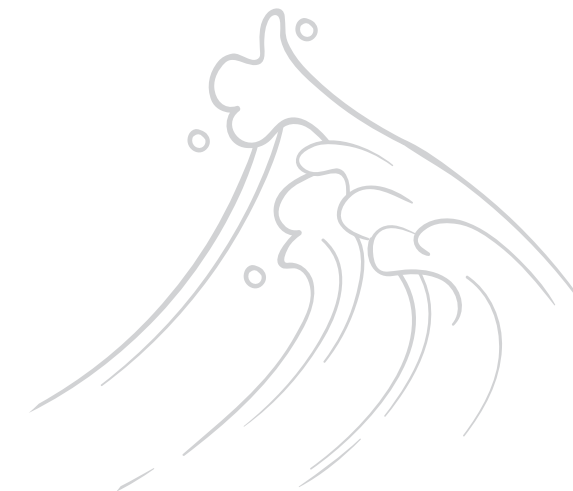
Unit 1

Apartment | Ground Floor



9 Others		<p>9.1 : Interior wall finishes Cement rendering + smoothing plaster + triple coat of paint for the smoothest possible result.</p> <p>9.2 : Floor equipped with acoustic membrane under screed. *</p> <p>9.3 : Floor finish: waxed concrete, luxury vinyl or tiles (to be confirmed).</p> <p>9.4 : Wooden door and frame.</p> <p>9.5 : Simple decoration (a few paintings, flowers, decorative objects, rugs, etc.).</p> <p>9.6 : Air-conditioning in each bedroom and living room hidden in false ceiling.</p> <p>9.7 : False ceiling with spotlight or track lighting.</p> <p>9.8 : Curtain rail concealed in false ceiling</p> <p>9.9 : 450-litre water tank with filtration system (limescale/anti-bacterial)</p>
1 Bedroom	11.03 m ²	<p>1.1 : Standard 2-person teak bed.</p> <p>1.2 : Teak bedside table.</p> <p>1.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>1.4 : Built-in storage cabinet.</p>
2 Bathroom	4.50 m ²	<p>2.1 : Italian shower 90*90.</p> <p>2.2 : Single basin.</p> <p>2.3 : Shower and washbasin faucets.</p> <p>2.4 : Suspended toilet with integrated VMC and antibacterial.</p>
3 Bedroom	11.03 m ²	<p>3.1 : Standard 2-person teak bed.</p> <p>3.2 : Teak bedside table.</p> <p>3.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>3.4 : Built-in storage cabinet.</p>
4 Bathroom	8.75 m ²	<p>4.1 : Italian shower 100*100.</p> <p>4.2 : Double washbasin.</p> <p>4.3 : Shower and washbasin faucets.</p> <p>4.4 : Suspended toilet with integrated VMC and antibacterial.</p> <p>4.5 : Built-in cabinet</p>
5 Master Bedroom	12.25 m ²	<p>5.1 : Standard 2-person teak bed.</p> <p>5.2 : Teak bedside table.</p> <p>5.3 : Complete bedding in Egyptian cotton/bamboo.</p>

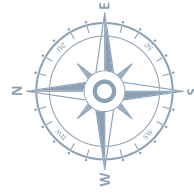
6 Others		<p>6.1 : Hybrid water heater (solar/heat pump). *</p> <p>6.2 : Filtration of limescale to reduce its presence in water. *</p> <p>6.3 : Constant water pressure 1 system per apartment.</p>
1 Terrace	45.92 m ²	<p>1.1 : Outdoor sofa area.</p> <p>1.2 : Outdoor table with 6 chairs.</p> <p>1.3 : Kumaru wood decking or other hard-wearing outdoor wood.</p> <p>1.4 : Barbecue and equipment included.</p>
2 Wall separating the terrace from the one next to it in coloured rock		
3 Swimming Pool 2.5*6 total	18.66 m ²	<p>3.1 : Swimming pool with belt.</p> <p>3.2 : Mistery Grey rectangular tile by Rosa Gres (Spain). *</p> <p>3.3 : Pool heating system (heat pump). *</p> <p>3.4 : Semi-automatic filtration and salt treatment</p> <p>3.5 : Outdoor electric pool cover.</p>
4 Block wall + vegetation for separation from neighbor.		
5 Separation from public area (geometric step)		<p>5.1 : Glass balustrade.</p> <p>5.2 : Public area above sea level.</p> <p>5.3 : The cliff with the sea beyond the public area.</p>
6 Front Garden	60.21 m ²	
7 Back Garden	26.29 m ²	
Total Living Area (Excluding Terrace and Pool)	94.1 m²	
Total Built Area (Including Wall/Terrace/Pool)	172.12 m²	
Total Garden Area (Without Pool)	86.5 m²	



*: Details & photos in the Appendix at the end

Unit 2

Apartment | Ground Floor



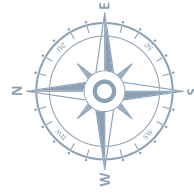
1	Main entrance		1.1 : Wooden door. 1.2 : Code, fingerprint or key lock. 1.3 : Visual and voice intercom with entrance gate.
2	Corridor	7.69 m ²	
3	Laundry	2.34 m ²	3.1 : Electrical box up to standards. 3.2 : LG washing and drying machines. * 3.3 : Razer water supply and general electricity.
4	Kitchen	7.80 m ²	4.1 : Made in Italy. 4.2 : Supplied with minimum kitchen utensils. 4.3 : Non-final plan attached. * 4.4 : Double-door fridge, cold-water ice dispenser. * 4.5 : Induction cooker 80 Cm connected. * 4.6 : Camouflaged hood 80 Cm Connected. * 4.7 : 80 cm sink with glass cleaner. * 4.8 : Built-in steam and conventional ovens. * 4.9 : Built-in microwave. * 4.10 : 17-bottle standard wine cellar. * 4.11 : Interior storage. * 4.12 : Water filtration system. *
5	TV lounge	15.79 m ²	5.1 : Teak TV cabinet and coffee table. 5.2 : 4/5-seater fabric sofa. 5.3 : Large-format carpet. 5.4 : Oled G3 77-inch wall-mounted television * 5.5 : Home Cinema Atmos 5.1.2 *
6	Dining room	12.92 m ²	6.1 : Teak table + chairs for 6 people. 6.2 : Complete table set for 6 people. 6.3 : Buffet or desk or larger table possible.
7	Openings		7.1 : Aluminium with brush and safety lock. 7.2 : Anti-intrusion protection system (curtain or bar). 7.3 : Anti-mosquito sliding system.
8	Separation from neighbor		8.1 : Eco UBP block separation for noise reduction*.



The illustrations, drawings, specifications contained herein are purely indicative and are non-contractual.

Unit 2

Apartment | Ground Floor



9 Others		<p>9.1 : Interior wall finishes Cement rendering + smoothing plaster + triple coat of paint for the smoothest possible result.</p> <p>9.2 : Floor equipped with acoustic membrane under screed. *</p> <p>9.3 : Floor finish: waxed concrete, luxury vinyl or tiles (to be confirmed).</p> <p>9.4 : Wooden door and frame.</p> <p>9.5 : Simple decoration (a few paintings, flowers, decorative objects, rugs, etc.).</p> <p>9.6 : Air-conditioning in each bedroom and living room hidden in false ceiling.</p> <p>9.7 : False ceiling with spotlight or track lighting.</p> <p>9.8 : Curtain rail concealed in false ceiling</p> <p>9.9 : 450-litre water tank with filtration system (limescale/anti-bacterial)</p>
1 Bedroom	11.03 m ²	<p>1.1 : Standard 2-person teak bed.</p> <p>1.2 : Teak bedside table.</p> <p>1.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>1.4 : Built-in storage cabinet.</p>
2 Bathroom	4.50 m ²	<p>2.1 : Italian shower 90*90.</p> <p>2.2 : Single basin.</p> <p>2.3 : Shower and washbasin faucets.</p> <p>2.4 : Suspended toilet with integrated VMC and antibacterial.</p>
3 Bedroom	11.03 m ²	<p>3.1 : Standard 2-person teak bed.</p> <p>3.2 : Teak bedside table.</p> <p>3.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>3.4 : Built-in storage cabinet.</p>
4 Bathroom	8.75 m ²	<p>4.1 : Italian shower 100*100.</p> <p>4.2 : Double washbasin.</p> <p>4.3 : Shower and washbasin faucets.</p> <p>4.4 : Suspended toilet with integrated VMC and antibacterial.</p> <p>4.5 : Built-in cabinet</p>
5 Master Bedroom	12.25 m ²	<p>5.1 : Standard 2-person teak bed.</p> <p>5.2 : Teak bedside table.</p> <p>5.3 : Complete bedding in Egyptian cotton/bamboo.</p>

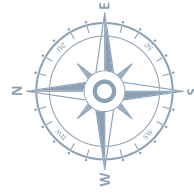
6 Others		<p>6.1 : Hybrid water heater (solar/heat pump). *</p> <p>6.2 : Filtration of limescale to reduce its presence in water. *</p> <p>6.3 : Constant water pressure 1 system per apartment.</p>
1 Terrace	45.92 m ²	<p>1.1 : Outdoor sofa area.</p> <p>1.2 : Outdoor table with 6 chairs.</p> <p>1.3 : Kumaru wood decking or other hard-wearing outdoor wood.</p> <p>1.4 : Barbecue and equipment included.</p>
2 Wall separating the terrace from the one next to it in coloured rock		
3 Swimming Pool 2.5*6 total	18.66 m ²	<p>3.1 : Swimming pool with belt.</p> <p>3.2 : Mistery Grey rectangular tile by Rosa Gres (Spain). *</p> <p>3.3 : Pool heating system (heat pump). *</p> <p>3.4 : Semi-automatic filtration and salt treatment</p> <p>3.5 : Outdoor electric pool cover.</p>
4 Block wall + vegetation for separation from neighbor.		
5 Separation from public area (geometric step)		<p>5.1 : Glass balustrade.</p> <p>5.2 : Public area above sea level.</p> <p>5.3 : The cliff with the sea beyond the public area.</p>
6 Front Garden	51.79 m ²	
7 Back Garden	39.28 m ²	
Total Living Area (Excluding Terrace and Pool)	94.1 m²	
Total Built Area (Including Wall/Terrace/Pool)	172.12 m²	
Total Garden Area (Without Pool)	91.07 m²	



* : Details & photos in the Appendix at the end

Unit 3

Apartment | 1st Floor

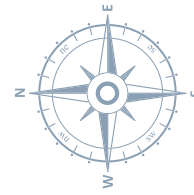


1	Main entrance		<ul style="list-style-type: none"> 1.1 : Wooden door. 1.2 : Code, fingerprint or key lock. 1.3 : Visual and voice intercom with entrance gate.
2	Corridor	7.69 m ²	
3	Laundry	2.34 m ²	<ul style="list-style-type: none"> 3.1 : Electrical box up to standards. 3.2 : LG washing and drying machines. * 3.3 : Razer water supply and general electricity.
4	Kitchen	7.80 m ²	<ul style="list-style-type: none"> 4.1: Made in Italy. 4.2 : Supplied with minimum kitchen utensils. 4.3 : Non-final plan attached. * 4.4 : Double-door fridge, cold-water ice dispenser. * 4.5 : Induction cooker 80 Cm connected. * 4.6 : Camouflaged hood 80 Cm Connected. * 4.7 : 80 cm sink with glass cleaner. * 4.8 : Built-in steam and conventional ovens. * 4.9 : Built-in microwave. * 4.10 : 17-bottle standard wine cellar. * 4.11 : Interior storage. * 4.12 : Water filtration system. *
5	TV lounge	15.79 m ²	<ul style="list-style-type: none"> 5.1 : Teak TV cabinet and coffee table. 5.2 : 4/5-seater fabric sofa. 5.3 : Large-format carpet. 5.4 : Oled G3 77-inch wall-mounted television * 5.5 : Home Cinema Atmos 5.1.2 *
6	Dining room	12.92 m ²	<ul style="list-style-type: none"> 6.1 : Teak table + chairs for 6 people. 6.2 : Complete table set for 6 people. 6.3 : Buffet or desk or larger table possible.
7	Openings		<ul style="list-style-type: none"> 7.1 : Aluminium with brush and safety lock. 7.2 : Anti-intrusion protection system (curtain or bar). 7.3 : Anti-mosquito sliding system.
8	Separation from neighbor		8.1 : Eco UBP block separation for noise reduction*.



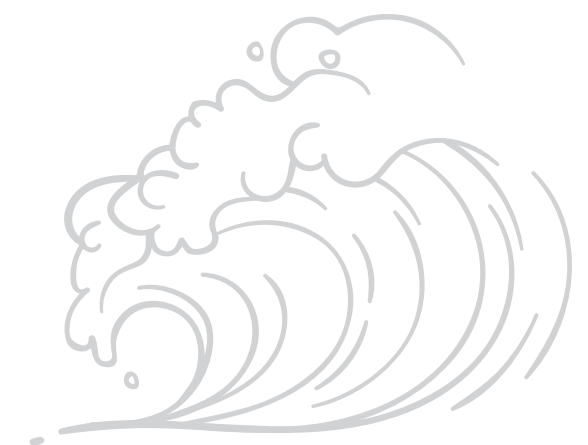
Unit 3

Apartment | 1st Floor



9 Others		<p>9.1 : Interior wall finishes Cement rendering + smoothing plaster + triple coat of paint for the smoothest possible result.</p> <p>9.2 : Floor equipped with acoustic membrane under screed. *</p> <p>9.3 : Floor finish: waxed concrete, luxury vinyl or tiles (to be confirmed).</p> <p>9.4 : Wooden door and frame.</p> <p>9.5 : Simple decoration (a few paintings, flowers, decorative objects, rugs, etc.).</p> <p>9.6 : Air-conditioning in each bedroom and living room hidden in false ceiling.</p> <p>9.7 : False ceiling with spotlight or track lighting.</p> <p>9.8 : Curtain rail concealed in false ceiling</p> <p>9.9 : 450-litre water tank with filtration system (limescale/anti-bacterial)</p>
1 Bedroom	11.03 m ²	<p>1.1 : Standard 2-person teak bed.</p> <p>1.2 : Teak bedside table.</p> <p>1.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>1.4 : Built-in storage cabinet.</p>
2 Bathroom	4.50 m ²	<p>2.1 : Italian shower 90*90.</p> <p>2.2 : Single basin.</p> <p>2.3 : Shower and washbasin faucets.</p> <p>2.4 : Suspended toilet with integrated VMC and antibacterial.</p>
3 Bedroom	11.03 m ²	<p>3.1 : Standard 2-person teak bed.</p> <p>3.2 : Teak bedside table.</p> <p>3.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>3.4 : Built-in storage cabinet.</p>
4 Bathroom	8.75 m ²	<p>4.1 : Italian shower 100*100.</p> <p>4.2 : Double washbasin.</p> <p>4.3 : Shower and washbasin faucets.</p> <p>4.4 : Suspended toilet with integrated VMC and antibacterial.</p> <p>4.5 : Built-in cabinet</p>
5 Master Bedroom	12.25 m ²	<p>5.1 : Standard 2-person teak bed.</p> <p>5.2 : Teak bedside table.</p> <p>5.3 : Complete bedding in Egyptian cotton/bamboo.</p>

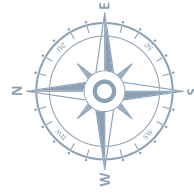
6 Others		<p>6.1 : Hybrid water heater (solar/heat pump). *</p> <p>6.2 : Filtration of limescale to reduce its presence in water. *</p> <p>6.3 : Constant water pressure 1 system per apartment.</p>
1 Terrace	33.94 m ²	<p>1.1 : Outdoor sofa area.</p> <p>1.2 : Outdoor table with 6 chairs.</p> <p>1.3 : Kumaru wood decking or other hard-wearing outdoor wood.</p> <p>1.4 : Barbecue and equipment included.</p>
2 Wall separating the terrace from the one next to it in coloured rock		
3 Swimming Pool 2.5*6 total	18.66 m ²	<p>3.1 : Swimming pool with belt.</p> <p>3.2 : Mistery Grey rectangular tile by Rosa Gres (Spain). *</p> <p>3.3 : Pool heating system (heat pump). *</p> <p>3.4 : Semi-automatic filtration and salt treatment</p> <p>3.5 : Outdoor electric pool cover.</p>
4 Block wall + vegetation for separation from neighbor.		
5 Balustrade (sea view)		5.1 : Glass balustrade.
Total Living Area (Excluding Terrace and Pool)		94.1 m²
Total Built Area (Including Wall/Terrace/Pool)		181.68 m²



*: Details & photos in the Appendix at the end

Unit 4

Apartment | 1st Floor



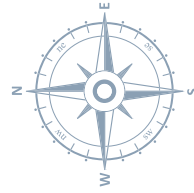
1	Main entrance		1.1 : Wooden door. 1.2 : Code, fingerprint or key lock. 1.3 : Visual and voice intercom with entrance gate.
2	Corridor	7.69 m ²	
3	Laundry	2.34 m ²	3.1 : Electrical box up to standards. 3.2 : LG washing and drying machines. * 3.3 : Razer water supply and general electricity.
4	Kitchen	7.80 m ²	4.1 : Made in Italy. 4.2 : Supplied with minimum kitchen utensils. 4.3 : Non-final plan attached. * 4.4 : Double-door fridge, cold-water ice dispenser. * 4.5 : Induction cooker 80 Cm connected. * 4.6 : Camouflaged hood 80 Cm Connected. * 4.7 : 80 cm sink with glass cleaner. * 4.8 : Built-in steam and conventional ovens. * 4.9 : Built-in microwave. * 4.10 : 17-bottle standard wine cellar. * 4.11 : Interior storage. * 4.12 : Water filtration system. *
5	TV lounge	15.79 m ²	5.1 : Teak TV cabinet and coffee table. 5.2 : 4/5-seater fabric sofa. 5.3 : Large-format carpet. 5.4 : Oled G3 77-inch wall-mounted television * 5.5 : Home Cinema Atmos 5.1.2 *
6	Dining room	12.92 m ²	6.1 : Teak table + chairs for 6 people. 6.2 : Complete table set for 6 people. 6.3 : Buffet or desk or larger table possible.
7	Openings		7.1 : Aluminium with brush and safety lock. 7.2 : Anti-intrusion protection system (curtain or bar). 7.3 : Anti-mosquito sliding system.
8	Separation from neighbor		8.1 : Eco UBP block separation for noise reduction*.



The illustrations, drawings, specifications contained herein are purely indicative and are non-contractual.

Unit 4

Apartment | 1st Floor



9 Others		<p>9.1 : Interior wall finishes Cement rendering + smoothing plaster + triple coat of paint for the smoothest possible result.</p> <p>9.2 : Floor equipped with acoustic membrane under screed. *</p> <p>9.3 : Floor finish: waxed concrete, luxury vinyl or tiles (to be confirmed).</p> <p>9.4 : Wooden door and frame.</p> <p>9.5 : Simple decoration (a few paintings, flowers, decorative objects, rugs, etc.).</p> <p>9.6 : Air-conditioning in each bedroom and living room hidden in false ceiling.</p> <p>9.7 : False ceiling with spotlight or track lighting.</p> <p>9.8 : Curtain rail concealed in false ceiling</p> <p>9.9 : 450-litre water tank with filtration system (limescale/anti-bacterial)</p>
1 Bedroom	11.03 m ²	<p>1.1 : Standard 2-person teak bed.</p> <p>1.2 : Teak bedside table.</p> <p>1.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>1.4 : Built-in storage cabinet.</p>
2 Bathroom	4.50 m ²	<p>2.1 : Italian shower 90*90.</p> <p>2.2 : Single basin.</p> <p>2.3 : Shower and washbasin faucets.</p> <p>2.4 : Suspended toilet with integrated VMC and antibacterial.</p>
3 Bedroom	11.03 m ²	<p>3.1 : Standard 2-person teak bed.</p> <p>3.2 : Teak bedside table.</p> <p>3.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>3.4 : Built-in storage cabinet.</p>
4 Bathroom	8.75 m ²	<p>4.1 : Italian shower 100*100.</p> <p>4.2 : Double washbasin.</p> <p>4.3 : Shower and washbasin faucets.</p> <p>4.4 : Suspended toilet with integrated VMC and antibacterial.</p> <p>4.5 : Built-in cabinet</p>
5 Master Bedroom	12.25 m ²	<p>5.1 : Standard 2-person teak bed.</p> <p>5.2 : Teak bedside table.</p> <p>5.3 : Complete bedding in Egyptian cotton/bamboo.</p>

6 Others		<p>6.1 : Hybrid water heater (solar/heat pump). *</p> <p>6.2 : Filtration of limescale to reduce its presence in water. *</p> <p>6.3 : Constant water pressure 1 system per apartment.</p>
1 Terrace	33.94 m ²	<p>1.1 : Outdoor sofa area.</p> <p>1.2 : Outdoor table with 6 chairs.</p> <p>1.3 : Kumaru wood decking or other hard-wearing outdoor wood.</p> <p>1.4 : Barbecue and equipment included.</p>
2 Wall separating the terrace from the one next to it in coloured rock		
3 Swimming Pool 2.5*6 total	18.66 m ²	<p>3.1 : Swimming pool with belt.</p> <p>3.2 : Mistery Grey rectangular tile by Rosa Gres (Spain). *</p> <p>3.3 : Pool heating system (heat pump). *</p> <p>3.4 : Semi-automatic filtration and salt treatment</p> <p>3.5 : Outdoor electric pool cover.</p>
4 Block wall + vegetation for separation from neighbor.		
5 Balustrade (sea view)		5.1 : Glass balustrade.
Total Living Area (Excluding Terrace and Pool)		94.1 m²
Total Built Area (Including Wall/Terrace/Pool)		181.68 m²



*: Details & photos in the Appendix at the end

And finally, discover our exceptional penthouse...

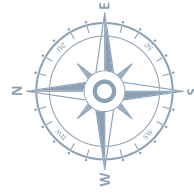


...and its private roof terrace



Unit 5

Penthouse | 2nd Floor

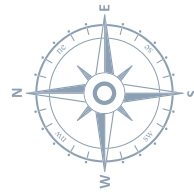


1	Main entrance		<p>1.1 : Wooden door.</p> <p>1.2 : Code, fingerprint or key lock.</p> <p>1.3 : Visual and voice intercom with entrance gate.</p>
2	Corridor & Secondary Entrance	4.50 m ²	
3	Laundry	1.84 m ²	<p>3.1 : Electrical box up to standards.</p> <p>3.2 : LG washing and drying machines. *</p> <p>3.3 : Razer water supply and general electricity.</p>
4	Kitchen	10.24 m ²	<p>4.1 : Made in Italy.</p> <p>4.2 : Supplied with minimum kitchen utensils.</p> <p>4.3 : Non-final plan attached. *</p> <p>4.4 : Double-door fridge, cold-water ice dispenser. *</p> <p>4.5 : Induction cooker 80 Cm connected. *</p> <p>4.6 : Camouflaged hood 80 Cm Connected. *</p> <p>4.7 : 80 cm sink with glass cleaner. *</p> <p>4.8 : Built-in steam and conventional ovens. *</p> <p>4.9 : Built-in microwave. *</p> <p>4.10 : 17-bottle standard wine cellar. *</p> <p>4.11 : Interior storage. *</p> <p>4.12 : Water filtration system. *</p>
5	TV lounge	22.05 m ²	<p>5.1 : Teak TV cabinet and coffee table.</p> <p>5.2 : 4/5-seater fabric sofa.</p> <p>5.3 : Large-format carpet.</p> <p>5.4 : Oled G3 77-inch wall-mounted television *</p> <p>5.5 : Home Cinema Atmos 5.1.2 *</p>
6	Dining room	17.96 m ²	<p>6.1 : Teak table + chairs for 6 people.</p> <p>6.2 : Complete table set for 6 people.</p> <p>6.3 : Buffet or desk or larger table possible.</p>
7	Openings		<p>7.1 : Aluminium with brush and safety lock.</p> <p>7.2 : Anti-intrusion protection system (curtain or bar).</p> <p>7.3 : Anti-mosquito sliding system.</p>



Unit 5

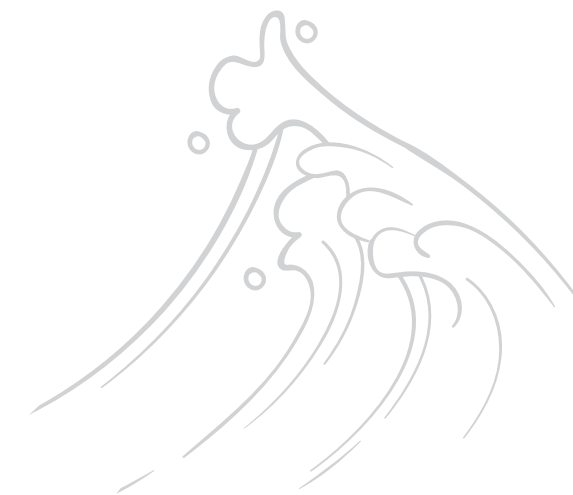
Penthouse | 2nd Floor



8 Others		<p>9.1 : Interior wall finishes Cement rendering + smoothing plaster + triple coat of paint for the smoothest possible result.</p> <p>9.2 : Floor equipped with acoustic membrane under screed. *</p> <p>9.3 : Floor finish: waxed concrete, luxury vinyl or tiles (to be confirmed).</p> <p>9.4 : Wooden door and frame.</p> <p>9.5 : Simple decoration (a few paintings, flowers, decorative objects, rugs, etc.).</p> <p>9.6 : Air-conditioning in each bedroom and living room hidden in false ceiling.</p> <p>9.7 : False ceiling with spotlight or track lighting.</p> <p>9.8 : Curtain rail concealed in false ceiling</p> <p>9.9 : 450-litre water tank with filtration system (limescale/anti-bacterial)</p>
1 Bedroom	10.55 m ²	<p>1.1 : Standard 2-person teak bed.</p> <p>1.2 : Teak bedside table.</p> <p>1.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>1.4 : Built-in storage cabinet.</p>
2 Bedroom	10.47 m ²	<p>3.1 : Standard 2-person teak bed.</p> <p>3.2 : Teak bedside table.</p> <p>3.3 : Complete bedding in Egyptian cotton/bamboo.</p> <p>3.4 : Built-in storage cabinet.</p>
3 Master Bedroom	11.81 m ²	<p>5.1 : Standard 2-person teak bed.</p> <p>5.2 : Teak bedside table.</p> <p>5.3 : Complete bedding in Egyptian cotton/bamboo.</p>
4 Master Bedroom	11.81 m ²	<p>5.1 : Standard 2-person teak bed.</p> <p>5.2 : Teak bedside table.</p> <p>5.3 : Complete bedding in Egyptian cotton/bamboo.</p>
5 Bathroom	4.10 m ²	<p>2.1 : Italian shower 90*90.</p> <p>2.2 : Single basin.</p> <p>2.3 : Shower and washbasin faucets.</p> <p>2.4 : Suspended toilet with integrated VMC and antibacterial.</p>

6 Bathroom	3.47 m ²	<p>2.1 : Italian shower 90*90.</p> <p>2.2 : Single basin.</p> <p>2.3 : Shower and washbasin faucets.</p> <p>2.4 : Suspended toilet with integrated VMC and antibacterial.</p>
7 Master Bathroom	8.38 m ²	<p>4.1 : Italian shower 100*100.</p> <p>4.2 : Double washbasin.</p> <p>4.3 : Shower and washbasin faucets.</p> <p>4.4 : Suspended toilet with integrated VMC and antibacterial.</p> <p>4.5 : Built-in cabinet</p>
8 Master Bathroom	8.38 m ²	<p>4.1 : Italian shower 100*100.</p> <p>4.2 : Double washbasin.</p> <p>4.3 : Shower and washbasin faucets.</p> <p>4.4 : Suspended toilet with integrated VMC and antibacterial.</p> <p>4.5 : Built-in cabinet</p>
9 Others		<p>6.1 : Hybrid water heater (solar/heat pump). *</p> <p>6.2 : Filtration of limescale to reduce its presence in water. *</p> <p>6.3 : Constant water pressure 1 system per apartment.</p>
1 Front Terrace	62.49 m ²	
2 Side Terrace	51.42 m ²	
3 Back Terrace	45.85 m ²	
4 Balustrade (sea view)		1.1 : Glass balustrade.

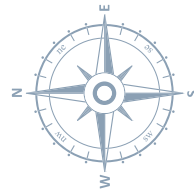
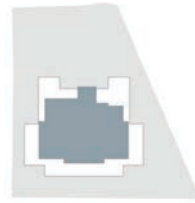
Total Living Area (Excluding Terrace)	125.56 m²
Total Built Area (Including Wall/Terrace)	316.68 m²



* : Details & photos in the Appendix at the end

Unit 5

Penthouse | Roof Terrace



1	Entrance		1.1 : Stairs
2	Technical area		
3	Outdoor bathroom	5.77 m ²	
4	Lift		
1	Terrace	102.34 m ²	1.1 : Outdoor sofa area. 1.2 : Outdoor table with 6 chairs. 1.3 : Kumaru wood decking or other hard-wearing outdoor wood. 1.4 : Barbecue and equipment included.
2	Swimming pool 2.5*7 total	21.77 m ²	3.1 : Swimming pool with belt. 3.2 : Mistery Grey rectangular tile by Rosa Gres (Spain). * 3.3 : Pool heating system (heat pump). * 3.4 : Semi-automatic filtration and salt treatment 3.5 : Outdoor electric pool cover.
3	Jacuzzi	3.24 m ²	
4	Balustrade (sea view)		1.1 : Glass balustrade.
Roof Terrace Total Area		111.53 m²	







The ocean just a few steps away

Common facilities and services *

- Micro waste-water treatment plant
- 9-cubic-meter communal water tank secured by filter
- Glass balustrade for separation from public area
- TV antenna and coaxial cables
- Entrance gate with remote control
- Generator
- 650-kilogram elevator
- Internet fiber connected to each apartment
- Light fittings in all common areas
- Fire safety equipment in all common areas
- 4500-liter watering tank
- Individual garbage room
- Anti-termite treatment
- Exterior decoration
- High-definition security camera



* : Details and photos in the appendix at the end of the brochure





SOUFFLEUR
Sur Mer