

PHASE 3

*St. Antoine*  
PRIVATE RESIDENCE | MAURITIUS

**red4**  
DEFINE | DESIGN | DEVELOP | DELIVER



An aerial photograph of a tropical coastline in Mauritius. The water is a vibrant turquoise, transitioning to a deeper blue further out. Lush green mangrove forests and small islands are scattered along the coast. A small sailboat with a white sail is visible in the lower right. The sky is bright blue with scattered white clouds.

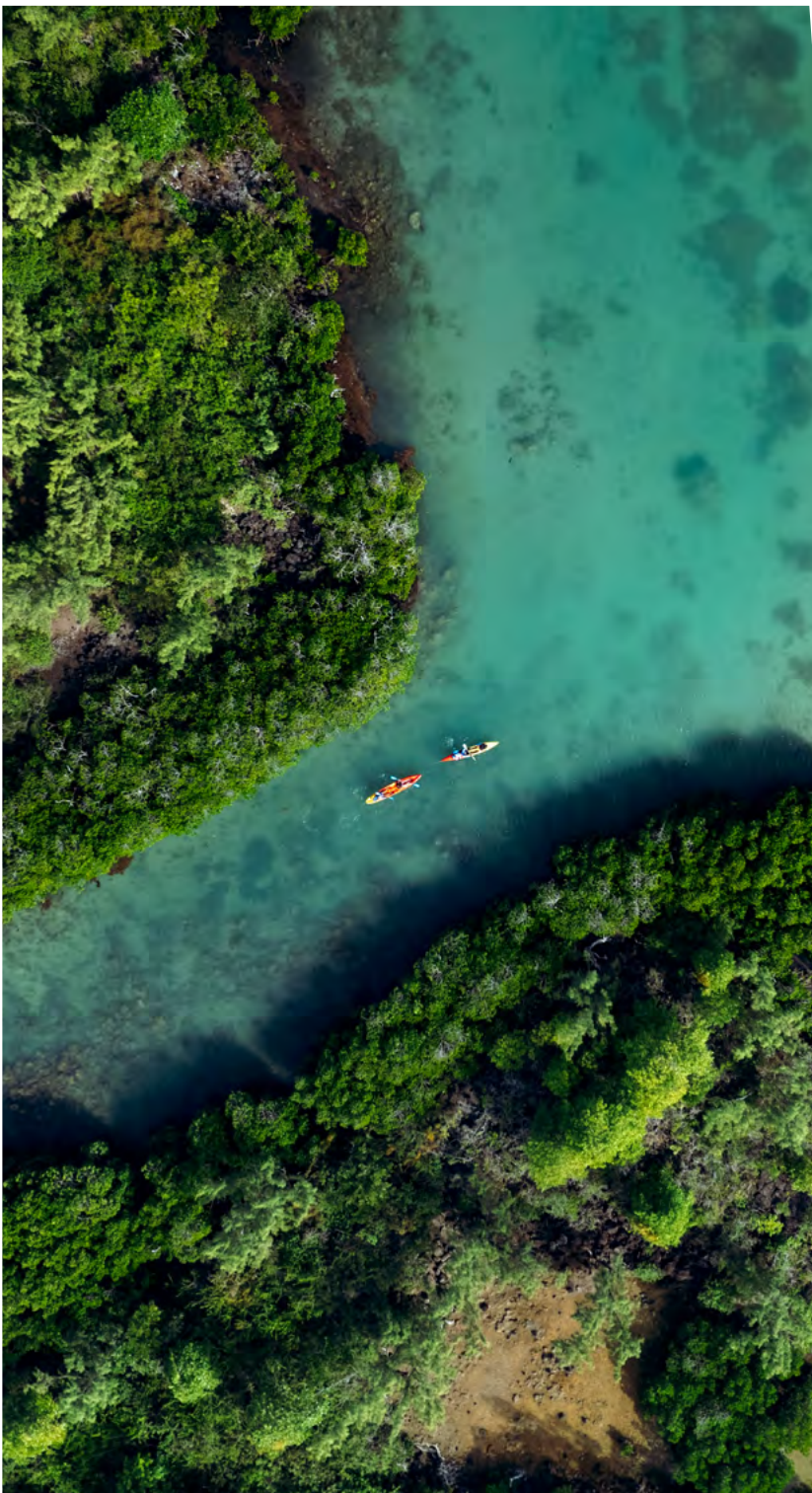
Welcome to  
*Mauritius*



In the heart of the Indian Ocean lies Mauritius, an island renowned for its warmth, luxury, and peaceful lifestyle. Experience stunning natural beauty, historic sites, cultural diversity, and a wide range of land and water activities for the whole family to enjoy.



Welcome to Africa's strongest economy. A stable social and political climate, making it ideal for foreign investors. Buying a residence here means investing in the greatest asset of all: a fulfilling life in one of the world's safest locations.



## Savour the *North coast*

Our residences are perfectly anchored in the North of the island, just 10 minutes from the lively centre of Grand Baie. Enjoy easy access to private schools, shopping, dining, nightlife, and a variety of marine activities.

Plunge into turquoise waters, paddle through mangroves, or take on the thrill of big game fishing. Spend your mornings shopping or lounging by the pool, take the kids on island-hopping adventures, or cycle through charming local villages.

Experience a life that flows between land and sea, where tranquility meets excitement, and plans effortlessly mix with spontaneity. Discover a lifestyle rich in contrast and endless possibilities.



## La Croisette

Among the top shopping destinations in the northern region, Grand Baie La Croisette invites you to discover its distinctive blend of fashion, dining, entertainment, and so much more.



## Îlot Bernache

Ile d'Ambre's charming little sister is just a stone's throw away. What could be better than sunsets and champagne on this postcard-perfect island?

## Beau Plan Business Park

An area featuring office spaces that perfectly balance comfort, flexibility, and efficiency.



## Ile d'Ambre

Paddle your way on a kayak to Ile d'Ambre, the ideal spot for a sunny, laid-back day or a fun bird-watching adventure with the kids.

## Schools

Ecole du Nord, a private school accredited by the French Ministry of National Education since 1986, provides a robust academic foundation. Northfields, a stone's throw away, offers a diverse curriculum with Cambridge Assessment International Education and International Baccalaureate programs.

## Musée du Sucre

Embark on an immersive journey through the museum and uncover the secrets of sugar cane, exploring its rich history and deep connection to the island.

## Botanical Garden

Take a moment of respite to explore the giant tortoises, Java deer, and stunning water lilies. Immerse yourself in the tranquility and charm of the unique and breathtaking Pamplemousses Botanical Garden.



Experience life in  
*Contrast*

At St. Antoine Private Residence, the comfort of home intertwines with the wild allure of nature. Savour the serenity of your private sanctuary, or listen to the call of the coast, where the horizon merges sky and sea. Whether you're water skiing or drifting through serene mangroves, each day is another change for new adventures and boundless possibilities.



The background is a solid teal color. Overlaid on this are dark teal, almost black, silhouettes of trees and branches. The silhouettes are intricate, showing the texture of leaves and the structure of the branches, creating a layered, naturalistic feel.

# Discover

## PHASE 3

Welcome to the next chapter of St. Antoine Private Residences. Phase 3 presents a unique chance to join a flourishing community in the tranquil northeast of Mauritius. This new phase reinforces our dedication to crafting homes that blend seamlessly with the island's stunning natural surroundings.





The nearby jetty offers convenient access to the ocean and all its delights, while the fully managed boatyard ensures that your vessel is always expertly maintained.



Experience an unparalleled quality of life with a spacious terrace, a 50m swimming pool, all set amidst breathtaking land and ocean views.





An architectural  
gem set  
within *Nature*

Boasting an ideal location, inviting interiors, and extensive amenities, St. Antoine Private Residence delivers the finest of the true Mauritian way of life. Refined, graceful lines are paired with soft neutral tones and accents of tropical wood and lava stone, enhancing your island living experience while effortlessly merging with the natural landscape.





Our apartments and penthouses feature expansive living rooms, sophisticated finishes, and luxuriously cosy furnishings, creating a welcoming space that becomes the heart of family living.







**A** Block A

|              |                     |
|--------------|---------------------|
| Ground Floor | UNIT A1, A2         |
| First Floor  | UNIT A3, A4         |
| Second Floor | UNIT A5 (Penthouse) |

**BC** Block BC

|              |                            |
|--------------|----------------------------|
| Ground Floor | UNIT BC1, BC2, BC3         |
| First Floor  | UNIT BC4, BC5, BC6         |
| Second Floor | UNIT BC7, BC8 (Penthouses) |





# Block A

## GROUND FLOOR (UNITS A1 - A2)

| UNITS            |                 | A1                   | A2                   |
|------------------|-----------------|----------------------|----------------------|
| 1                | Living          | 23.9 m <sup>2</sup>  | 23.9 m <sup>2</sup>  |
| 2                | Bedroom 1       | 15.6 m <sup>2</sup>  | 11.8 m <sup>2</sup>  |
| 3                | Bedroom 2       | 11.8 m <sup>2</sup>  | 15.6 m <sup>2</sup>  |
| 4                | Shared Bathroom | 4.4 m <sup>2</sup>   | 4.4 m <sup>2</sup>   |
| 5                | Guest WC        | 1.6 m <sup>2</sup>   | 1.6 m <sup>2</sup>   |
| 6                | Laundry         | 3.0 m <sup>2</sup>   | 3.0 m <sup>2</sup>   |
| 7                | Covered Terrace | 33.5 m <sup>2</sup>  | 33.0 m <sup>2</sup>  |
| 8                | Corridor        | 7.7 m <sup>2</sup>   | 7.7 m <sup>2</sup>   |
| 9                | Kitchen/Dining  | 18.8 m <sup>2</sup>  | 18.8 m <sup>2</sup>  |
| 10               | Master Bedroom  | 14.4 m <sup>2</sup>  | 14.4 m <sup>2</sup>  |
| 11               | Master Ensuite  | 7.6 m <sup>2</sup>   | 7.6 m <sup>2</sup>   |
| TOTAL AREA       |                 | 142.2 m <sup>2</sup> | 141.7 m <sup>2</sup> |
| TOTAL GROSS AREA |                 | 156.3 m <sup>2</sup> | 156.0 m <sup>2</sup> |





# Block A

## FIRST FLOOR (UNITS A3 - A4)

| UNITS             | A3                   | A4                   |
|-------------------|----------------------|----------------------|
| 1 Living          | 23.9 m <sup>2</sup>  | 23.9 m <sup>2</sup>  |
| 2 Bedroom 1       | 15.6 m <sup>2</sup>  | 15.6 m <sup>2</sup>  |
| 3 Bedroom 2       | 11.8 m <sup>2</sup>  | 11.8 m <sup>2</sup>  |
| 4 Shared Bathroom | 4.4 m <sup>2</sup>   | 4.4 m <sup>2</sup>   |
| 5 Guest WC        | 1.6 m <sup>2</sup>   | 1.6 m <sup>2</sup>   |
| 6 Laundry         | 3.0 m <sup>2</sup>   | 3.0 m <sup>2</sup>   |
| 7 Covered Terrace | 28.0 m <sup>2</sup>  | 28.4 m <sup>2</sup>  |
| 8 Corridor        | 7.7 m <sup>2</sup>   | 7.7 m <sup>2</sup>   |
| 9 Kitchen/Dining  | 18.2 m <sup>2</sup>  | 18.2 m <sup>2</sup>  |
| 10 Master Bedroom | 14.4 m <sup>2</sup>  | 14.4 m <sup>2</sup>  |
| 11 Master Ensuite | 7.6 m <sup>2</sup>   | 7.6 m <sup>2</sup>   |
| TOTAL AREA        | 136.0 m <sup>2</sup> | 136.4 m <sup>2</sup> |
| TOTAL GROSS AREA  | 151.7 m <sup>2</sup> | 151.7 m <sup>2</sup> |





# Block A

## SECOND FLOOR (UNIT A5)

| UNIT               | A5                   |
|--------------------|----------------------|
| 1 Master Bedroom   | 17.7 m <sup>2</sup>  |
| 2 Master Ensuite   | 7.7 m <sup>2</sup>   |
| 3 Guest WC         | 2.3 m <sup>2</sup>   |
| 4 Shared Bathroom  | 5.1 m <sup>2</sup>   |
| 5 Bedroom 1        | 12.6 m <sup>2</sup>  |
| 6 Bedroom 2        | 14.1 m <sup>2</sup>  |
| 7 Storage          | 4.6 m <sup>2</sup>   |
| 8 Living           | 26.5 m <sup>2</sup>  |
| 9 Laundry          | 4.8 m <sup>2</sup>   |
| 10 Covered Terrace | 28.6 m <sup>2</sup>  |
| 11 Pool            | 17.8 m <sup>2</sup>  |
| 12 Open Terrace 1  | 62.3 m <sup>2</sup>  |
| 13 Open Terrace 3  | 15.5 m <sup>2</sup>  |
| 14 Drying Yard     | 4.5 m <sup>2</sup>   |
| 15 Open Terrace 2  | 13.8 m <sup>2</sup>  |
| 16 Dining          | 16.5 m <sup>2</sup>  |
| 17 Corridor        | 8.2 m <sup>2</sup>   |
| 18 Kitchen         | 13 m <sup>2</sup>    |
| TOTAL AREA         | 275.4 m <sup>2</sup> |
| TOTAL GROSS AREA   | 308.0 m <sup>2</sup> |





# Block BC

## GROUND FLOOR (UNITS BC1 - BC3)

| UNITS            |                       | BC1                  | BC2                  | BC3                  |
|------------------|-----------------------|----------------------|----------------------|----------------------|
| 1                | Covered Terrace       | 25.5 m <sup>2</sup>  | 20.3 m <sup>2</sup>  | 26.5 m <sup>2</sup>  |
| 2                | Dining/Living/Kitchen | 49.4 m <sup>2</sup>  | 49.4 m <sup>2</sup>  | 50.0 m <sup>2</sup>  |
| 3                | Master Bedroom        | 17.7 m <sup>2</sup>  | 17.6 m <sup>2</sup>  | 17.6 m <sup>2</sup>  |
| 4                | Master Ensuite        | 5.2 m <sup>2</sup>   | 5.3 m <sup>2</sup>   | 5.3 m <sup>2</sup>   |
| 5                | Laundry               | 4.8 m <sup>2</sup>   | 4.9 m <sup>2</sup>   | 4.9 m <sup>2</sup>   |
| 6                | Guest WC              | 2.7 m <sup>2</sup>   | 2.9 m <sup>2</sup>   | 2.6 m <sup>2</sup>   |
| 7                | Bedroom 1             | 12.0 m <sup>2</sup>  | 11.5 m <sup>2</sup>  | 12.0 m <sup>2</sup>  |
| 8                | Shared Bathroom       | 5.1 m <sup>2</sup>   | 5.1 m <sup>2</sup>   | 5.2 m <sup>2</sup>   |
| 9                | Bedroom 2             | 12.0 m <sup>2</sup>  | 11.6 m <sup>2</sup>  | 12.0 m <sup>2</sup>  |
| 10               | Corridor              | 6.0 m <sup>2</sup>   | 6.0 m <sup>2</sup>   | 6.0 m <sup>2</sup>   |
| TOTAL AREA       |                       | 140.4 m <sup>2</sup> | 134.4 m <sup>2</sup> | 142.0 m <sup>2</sup> |
| TOTAL GROSS AREA |                       | 156.7 m <sup>2</sup> | 150.1 m <sup>2</sup> | 156.8 m <sup>2</sup> |





# Block BC

## FIRST FLOOR (UNITS BC4 - BC6)

| UNITS                   | BC4                  | BC5                  | BC6                  |
|-------------------------|----------------------|----------------------|----------------------|
| 1 Covered Terrace       | 24.9 m <sup>2</sup>  | 19.0 m <sup>2</sup>  | 18.4 m <sup>2</sup>  |
| 2 Dining/Living/Kitchen | 49.4 m <sup>2</sup>  | 49.4 m <sup>2</sup>  | 50.1 m <sup>2</sup>  |
| 3 Master Bedroom        | 17.7 m <sup>2</sup>  | 17.6 m <sup>2</sup>  | 17.6 m <sup>2</sup>  |
| 4 Master Ensuite        | 5.2 m <sup>2</sup>   | 5.3 m <sup>2</sup>   | 5.3 m <sup>2</sup>   |
| 5 Laundry               | 4.8 m <sup>2</sup>   | 4.9 m <sup>2</sup>   | 4.9 m <sup>2</sup>   |
| 6 Guest WC              | 2.7 m <sup>2</sup>   | 2.7 m <sup>2</sup>   | 2.7 m <sup>2</sup>   |
| 7 Bedroom 1             | 12.0 m <sup>2</sup>  | 11.5 m <sup>2</sup>  | 11.6 m <sup>2</sup>  |
| 8 Shared Bathroom       | 5.1 m <sup>2</sup>   | 5.1 m <sup>2</sup>   | 5.2 m <sup>2</sup>   |
| 9 Bedroom 2             | 12.0 m <sup>2</sup>  | 11.6 m <sup>2</sup>  | 11.6 m <sup>2</sup>  |
| 10 Corridor             | 6.0 m <sup>2</sup>   | 6.0 m <sup>2</sup>   | 6.0 m <sup>2</sup>   |
| TOTAL AREA              | 139.8 m <sup>2</sup> | 132.9 m <sup>2</sup> | 133.2 m <sup>2</sup> |
| TOTAL GROSS AREA        | 156.7 m <sup>2</sup> | 149.6 m <sup>2</sup> | 149.2 m <sup>2</sup> |





# Block BC

## SECOND FLOOR (UNIT BC7)

| UNITS            |                 | BC7                  |
|------------------|-----------------|----------------------|
| 1                | Living/Dining   | 31.8 m <sup>2</sup>  |
| 2                | Bedroom 1       | 11.4 m <sup>2</sup>  |
| 3                | Bedroom 2       | 14.4 m <sup>2</sup>  |
| 4                | Shared Bathroom | 6.4 m <sup>2</sup>   |
| 5                | Guest WC        | 3.5 m <sup>2</sup>   |
| 6                | Kitchen         | 12.0 m <sup>2</sup>  |
| 7                | Corridor        | 17.9 m <sup>2</sup>  |
| 8                | Laundry         | 5.5 m <sup>2</sup>   |
| 9                | Open Terrace    | 93.8 m <sup>2</sup>  |
| 10               | Pool            | 27.9 m <sup>2</sup>  |
| 11               | Pump Room       | 2.5 m <sup>2</sup>   |
| 12               | Master Bedroom  | 19.8 m <sup>2</sup>  |
| 13               | Drying Yard     | 6.0 m <sup>2</sup>   |
| 14               | Master Ensuite  | 5.1 m <sup>2</sup>   |
| 15               | Master WC       | 1.9 m <sup>2</sup>   |
| 16               | Back Kitchen    | 6.0 m <sup>2</sup>   |
| 17               | Covered Terrace | 22.3 m <sup>2</sup>  |
| TOTAL AREA       |                 | 287.9 m <sup>2</sup> |
| TOTAL GROSS AREA |                 | 310.7 m <sup>2</sup> |





# Block BC

## SECOND FLOOR (UNIT BC8)

| UNITS            |                 | BC8                  |
|------------------|-----------------|----------------------|
| 1                | Kitchen/Dining  | 27.8 m <sup>2</sup>  |
| 2                | Laundry         | 3.4 m <sup>2</sup>   |
| 3                | Shared Bathroom | 8.8 m <sup>2</sup>   |
| 4                | Bedroom 1       | 11.8 m <sup>2</sup>  |
| 5                | Bedroom 2       | 11.9 m <sup>2</sup>  |
| 6                | Guest WC        | 2.0 m <sup>2</sup>   |
| 7                | Pool            | 10.7 m <sup>2</sup>  |
| 8                | Terrace         | 29.0 m <sup>2</sup>  |
| 9                | Pump Room       | 1.5 m <sup>2</sup>   |
| 10               | Living          | 13.0 m <sup>2</sup>  |
| 11               | Corridor        | 3.9 m <sup>2</sup>   |
| TOTAL AREA       |                 | 123.6 m <sup>2</sup> |
| TOTAL GROSS AREA |                 | 138.6 m <sup>2</sup> |





# Specifications & Finishes

|  |  |
|--|--|
| <b>SUPERSTRUCTURE<br/>&amp; SUBSTRUCTURE</b> | <ul style="list-style-type: none"><li>– Reinforced concrete frame shall consist of reinforced concrete slab, columns, and beams as per Engineers specifications &amp; drawings.</li><li>– The foundation will consist of pad footings for isolated columns and strip footing for load bearing block walls as per Engineer's specifications &amp; drawings.</li><li>– External block walls to be 200mm &amp; 150mm thick with internal partitions consisting of 150mm &amp; 100mm thick block work.</li></ul> |
| <b>ROOF</b>                                  | <ul style="list-style-type: none"><li>– Roof slabs shall be in reinforced concrete as per Engineer's specifications &amp; drawings.</li></ul>  |
| <b>TIMBER DOORS</b>                          | <ul style="list-style-type: none"><li>– Internal doors: semi-solid timber doors as per Architect's &amp; ID's specifications &amp; drawings.</li><li>– Main entrance door: Solid timber door as per Architect's &amp; ID's specifications &amp; drawings.</li></ul>  |
| <b>ALUMINUM DOORS<br/>&amp; WINDOWS</b>      | <ul style="list-style-type: none"><li>– All aluminum windows and doors to be powder coated aluminum extruded sections to resist cyclonic wind speed as per Architect's and Engineer's specifications.</li></ul>  |
| <b>WALL FINISHES</b>                         | <ul style="list-style-type: none"><li>– External and internal wall shall be rendered and painted respectively.</li><li>– External wall finish will be a mix of smooth and tyrolean finish, with cladding to parts of the facades.</li><li>– Wall tiles in showers only, as per ID's specifications &amp; drawings.</li><li>– Vanity tops, splash backs and edges of worktops to be as per ID's specifications &amp; drawings.</li></ul>  |
| <b>FLOOR FINISHES</b>                        | <ul style="list-style-type: none"><li>– Tiles to external areas, as per ID's specifications &amp; drawings.</li><li>– Tile finish to internal areas, as per ID's specifications &amp; drawings.</li><li>– Tiles to floor, as per ID's specifications &amp; drawings.</li></ul>   |
| <b>CEILINGS</b>                              | <ul style="list-style-type: none"><li>– Internal finishes: Plaster and painting to all flat and pitched reinforced concrete (RC) slabs soffit.</li><li>– Part suspended ceilings to underside of roof in gypsum board and/or PVC slats, fixed to galvanized steel framework, joints covered with wire skim and taped (for plasterboard ceilings).</li></ul>  |
| <b>IRONMONGERY</b>                           | <ul style="list-style-type: none"><li>– Internal doors, where applicable will be fitted with stainless steel butt hinges, lockset, rubber door stop as per Architect's &amp; ID's specifications &amp; drawings.</li></ul>   |
| <b>SKIRTINGS</b>                             | <ul style="list-style-type: none"><li>– Painted skirting to all rooms as per ID's specifications &amp; drawings.</li><li>– Tiles skirtings to bathrooms.</li></ul>   |
| <b>CUPBOARDS</b>                             | <ul style="list-style-type: none"><li>– All bedrooms will have cupboards, in accordance with ID's specifications &amp; drawings.</li><li>– All bathrooms will have built-in vanities &amp; mirrors, in accordance with ID's specifications &amp; drawings.</li></ul>   |
| <b>PLUMBING</b>                              | <ul style="list-style-type: none"><li>– Waste water connected to existing Sewerage Treatment Plant (STP) as per M&amp;E's specifications &amp; drawings.</li><li>– Individual water heater shall be used for hot water production.</li><li>– A fully pressurised cold water distribution, with a reserve made for 2 days of storage as per M&amp;E's specifications &amp; drawings.</li></ul>  |
| <b>WATERPROOFING</b>                         | <ul style="list-style-type: none"><li>– Double layer waterproofing membrane or equivalent will be laid on all flat roofs, in accordance with specialist's specification.</li></ul>   |
| <b>EXTERNAL WORKS</b>                        | <ul style="list-style-type: none"><li>– Lawn &amp; full landscaping will be done wherever possible.</li><li>– Irrigation taps will be installed in accordance with landscaper's specifications &amp; drawings.</li></ul>   |





# Amenities

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## AMENITIES

- A generator will be provided to supply essential power to the development in event of CEB mains failure.
- All bedrooms will be equipped with fans and air conditioning. Living and dining rooms will also be equipped with fans.
- All electrical fittings will be provided as per Architect's & ID's specification.
- CCTV installation will be provided at the main entrance and strategic points of the development.
- All sanitary ware fittings will be provided in accordance with Architect's & ID's specifications & drawings.
- Provision of fibre optics shall be made in each unit to accommodate for internet connections and antenna television services in living room and the master bedroom.
- All the apartments will be accessible by lift.
- Existing parking and automatic boom barrier at gate post
- Kitchen fitted with electric hob, oven, microwave, kitchen hood, refrigerator, and dish washer.
- Laundry area to be equipped with washing machine.
- One electrical outlet available on terraces.





|                     |  |                      |                                   |
|---------------------|--|----------------------|-----------------------------------|
| PROMOTER            | RED4                                       | MEP ENGINEER         | KYA Engineers Ltd                 |
| ARCHITECTS          | Architects Studio Ltd                      | PROJECT MANAGER      | Propillar Ltd                     |
| STRUCTURAL ENGINEER | Primera Engineering Consultants Ltd        | QUANTITY SURVEYOR    | MLC Construction Cost Consultants |
| INTERIOR DESIGNER   | Stéphanie Koenig Charlotte Espitalier Noel | CGI & GRAPHIC DESIGN | Contraste Ltd                     |

The illustrations, drawings and specifications contained in this document are indicative and non contractual.