

# Riverview Apartments







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Nestled at the very entrance of the iconic Black River Gorges National Park, **Riverview Apartments** offers a rare balance between modern living and the natural beauty of Mauritius. With just four exclusive units, this boutique development ensures privacy, serenity, and an intimate connection with its lush surroundings. Directly facing the Black River, residents enjoy a privileged position where the calm flow of the river meets the grandeur of the mountains and forest, creating a truly unique setting.





# LOCATION PLAN



Perfectly located, **Riverview Apartments** lies in the heart of Black River's vibrant lifestyle. A short stroll brings you to Urban Sports Padel and Fitlife Gym, Vanilla Village, Tamarin Arts Centre featuring Nomad Café, Ruisseau Créole's stylish shopping and dining experience, and the lively coastal road lined with cafés and boutiques. For leisure and adventure, the region offers unrivalled opportunities: La Balise Marina with its catamaran cruises, quick access to Île aux Bénitiers for idyllic day trips, and hiking trails through the Gorges for nature lovers. Surrounded by prestigious residential estates such as Villa Cap Tropical, Amala Luxury Villas and Matala, this development benefits from an already established and sought-after neighborhood.



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

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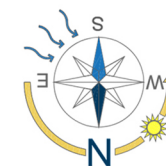
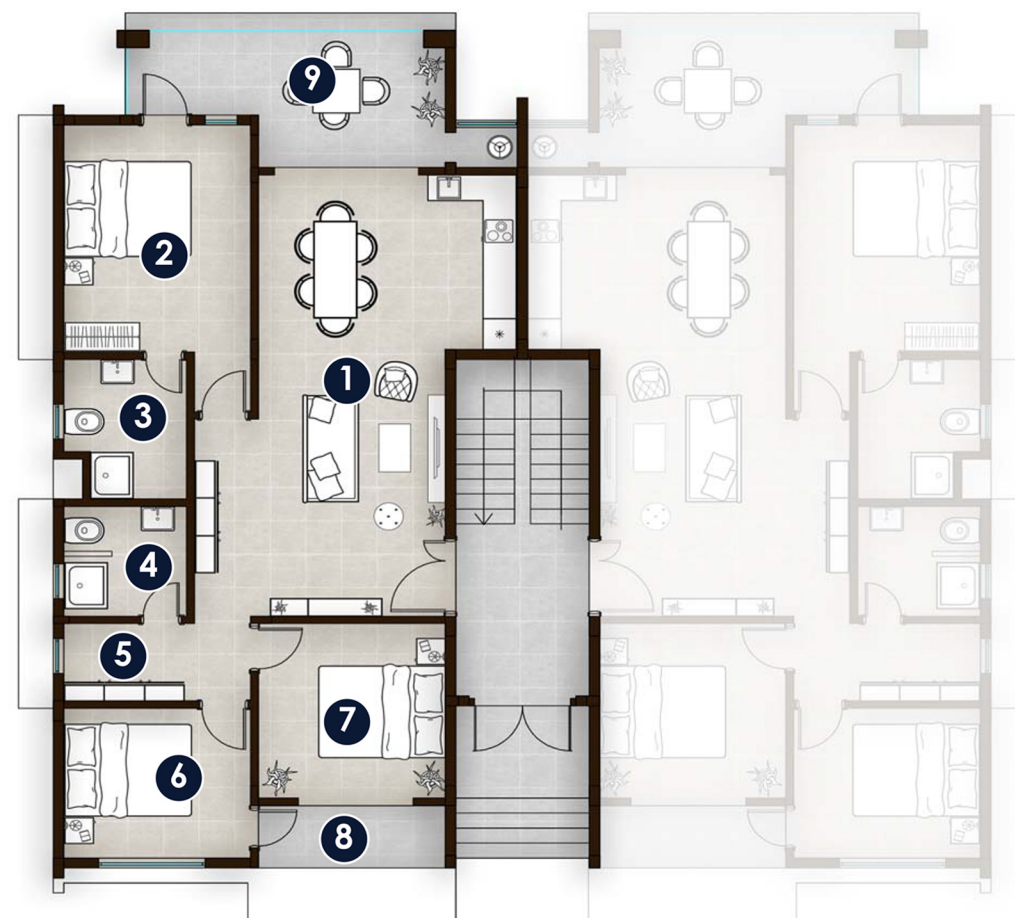
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## TYPICAL FLOOR PLAN LAYOUT

*Riverview*  
Apartments

### LEGEND

Details		Area ( M²)		
		G1 / G2	F1	F2
1	Living - Dining - Kitchen	46.69	45.65	46.69
2	Master Bedroom	19.77	22.18	19.77
3	Master Bathroom	7.36	7.55	7.36
4	Bathroom	6.05	7.22	6.05
5	Laundry	4.50	5.22	4.50
6	Bedroom 1	12.36	13.49	13.49
7	Bedroom 2	13.41	13.41	13.41
8	Terrace 1	4.86	9.27	9.11
9	Terrace 2	18.05	18.76	18.05
TOTAL GROSS AREA		133.05	142.75	138.43





## **A. BUILDING**

### **1.0 Substructure as specified by the Structural Engineer**

- Conventional strip footings.

### **1.1 Concrete as specified by the Structural Engineer**

- Reinforced concrete columns, beams, intermediate slabs and flat roof slabs

### **1.2 Walls as specified by the Structural Engineer**

- Block work to internal and external walls

### **1.3 Openings**

- White Powder coated aluminium windows and doors with clear glazing externally
- Fixed frameless screens to showers
- Solid timber entrance doors
- Semi-solid internal flush doors

### **1.4 Roofing**

- Flat concrete slab treated with waterproofing insulation
- Ceramic tiling to terraces
- Electrical point

### **1.5 External Wall Finishes**

- Smooth and textured render finish to walls and emulsion paint

### **1.6 Internal Finishes**

#### **1.6.1 Wall Finishes**

- Generally, smooth render and emulsion paint
- Ceramic tiles 2 m high in the showers

#### **1.6.2 Floors Finishes**

- Homogeneous Ceramic tiles generally, to architect's selection
- Waterproofing to showers

## 1.6.3 Ceiling Finishes

- Generally, render and emulsion paint to soffit of slabs

## B. SERVICES

### 2.0 Electrical Installations

- Concealed power and lighting installations throughout including standard accessories and individual metering
- Lighting point, including wall points and ceiling point
- Good Quality electrical switch and socket outlets, type "Legrand – Arteor model " or equal equivalent
- Electrical power for: washing machine, dishwasher, hob, hood, oven, air conditioning

### 2.1 Air Conditioning Installations

- Split units type Air-Conditioning to all bedrooms
- Provision of electrical point only in living room (optional air condition unit supplied by client)

### 2.2 Plumbing Installations

- Hot and cold water installation to bathrooms & kitchen/ Only cold water installation to laundry
- Common water tank of 9000 Litres
- Supply of gas water heater for bathroom for Ground floor apartments
- Supply of solar panel water heaters for first floor apartments
- Good quality sanitary wares and tap wares type "Dûra" or equivalent to architect's selection

### 2.3 Facilities

- Provision for telephone and Data cabling point to the Living Room (Client must do their own connection directly with service provider)
- Centralised generator of 40 kVA
- TV wiring
- Individual letter boxes



## **2.4 Waste and Refuse Disposal**

- Connection to a Sewage Treatment Plant
- Centralized wheel bins

## **2.5 Security**

- Access Control to the main entrance gate

## **2.6 Sundries**

- Top and built-in furniture for kitchen with Quartz countertop to kitchen designer's selection; including electrical kitchen equipment comprising of electric hob, oven and hood
- Frameless tempered glass balustrades to balconies generally

## **C. EXTERNAL AND COMMON AREAS**

- Semi covered parking area (including 1 visitor's parking) and driveway to architect's selection
- Generator of 40 kVA with adequate capacity to cater for all apartments
- Common water pump
- Sewage Treatment Plant for waste water treatment
- Landscaping stone decoration and external plants generally
- Centralized water tank
- 3 sided boundary wall / cladded with volcanic field stones to riverside
- Sliding automatic entrance gate and pedestrian gate





# Riverview Apartments

With its prime riverside setting, proximity to the sea, and direct access to the very best of the west coast lifestyle, **Riverview Apartments** is more than just a home – it is an invitation to live Mauritius at its finest.

