



27° WEST



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AT THE CROSSROADS OF THE *WILD AND* *THE SUBLIME*

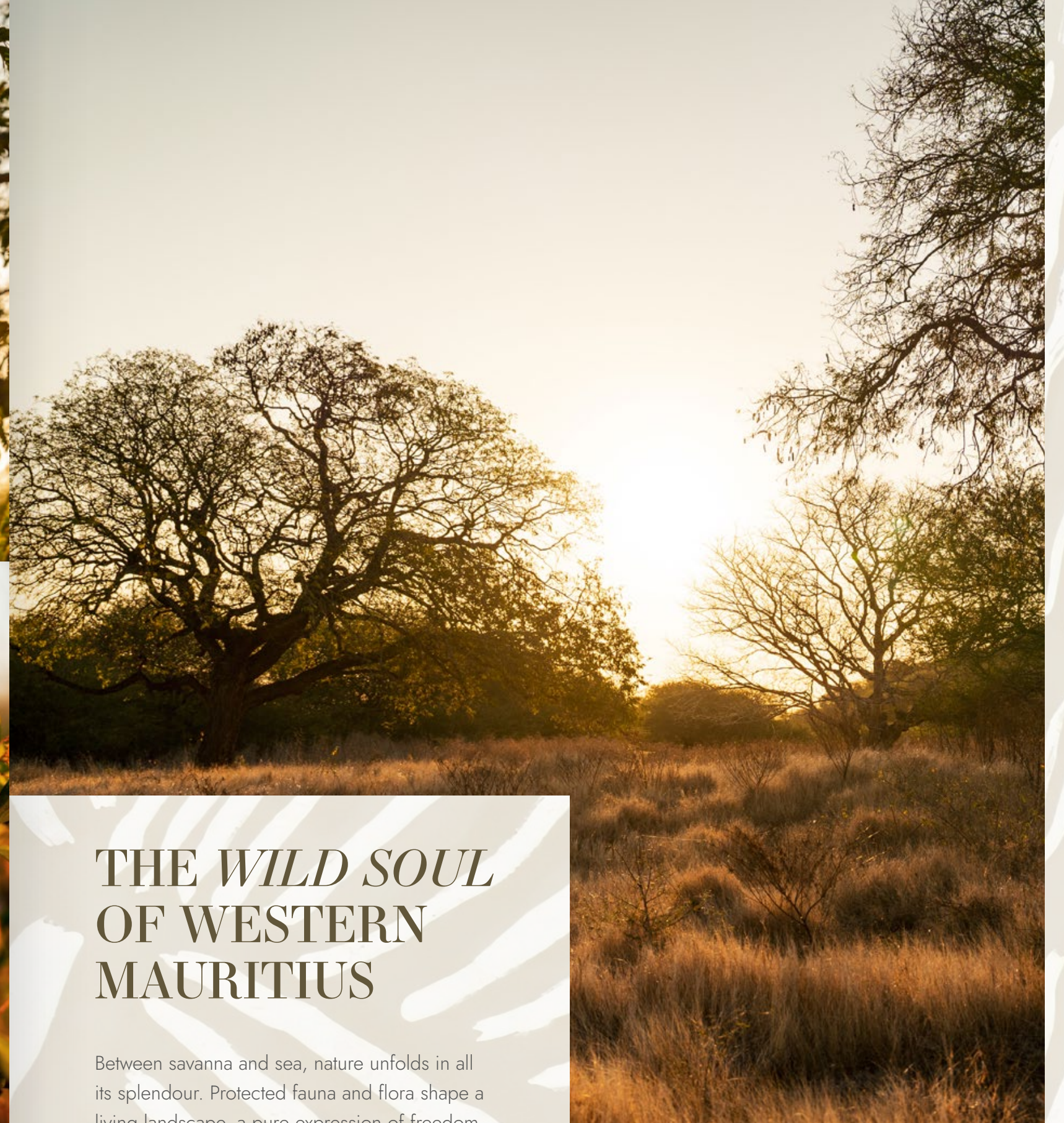
At the heart of Domaine de Palmyre, 27° West unveils an intimate collection of only six villas, gracefully poised between mountain and sea. Overlooking a former hunting estate, now a protected reserve, each residence frames sweeping views of the ocean, the rolling hills, and the iconic Le Morne, a timeless symbol of Mauritius' natural heritage. Where untouched nature meets refined architecture, 27° West embodies a rare art of living, a place where every sunset feels eternal.



A SENSE OF ARRIVAL *LIKE* *NO OTHER*

Set within the prestigious Domaine de Palmyre, 27° West unveils a private world defined by harmony and distinction.

Its landscaped entrance, blending local textures and organic materials, reflects the essence of refined tropical living, a discreet prelude to the exclusivity that lies beyond.



THE *WILD SOUL* OF WESTERN MAURITIUS

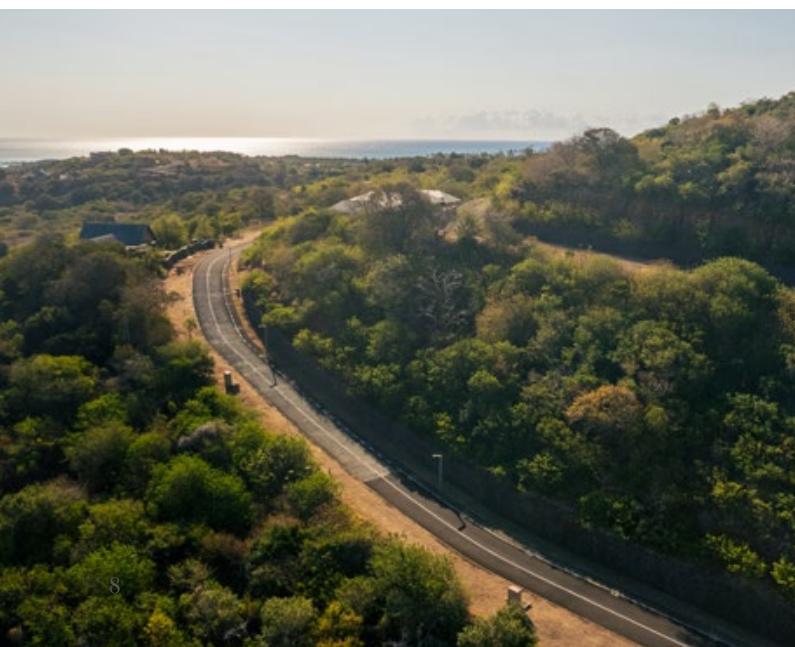
Between savanna and sea, nature unfolds in all its splendour. Protected fauna and flora shape a living landscape, a pure expression of freedom and the island's wild, untamed beauty. This is where the raw energy of the land meets the serenity of the ocean, offering an ever-changing tableau of light, wind, and life.

A PANORAMIC SETTING WITH *WORLD-CLASS* *INFRASTRUCTURE*

Nestled within Domaine de Palmyre, the development benefits from exceptional infrastructure, paved roads, drainage, lighting, and underground networks and all designed to international standards.

A secure, modern, and carefully planned estate that frames each villa within an environment of comfort, tranquility, and elegance.

Here, the wild beauty of the west meets the quiet assurance of thoughtful design, an address built for those who seek harmony between comfort and authenticity.





CONNECTED TO THE *BEST OF THE WEST*

Perfectly located in the heart of Black River, 27° West lies within a 10-kilometre radius of the region's finest amenities, marinas, golf courses, international schools, shopping, wellness, and medical centres. Every destination is close, every horizon open. It is an address that balances seclusion and accessibility, where every convenience remains within effortless reach.



THE VIBRANT LIFESTYLE OF *THE WEST COAST*

From the marina to the mountain trails, from the cafés of Tamarin to the lagoons of Le Morne, the west coast offers a lifestyle both vibrant and relaxed. Here, days unfold to the rhythm of the sea and the sun, where leisure blends with elegance and every experience feels authentic yet refined. 27° West stands at the heart of this art of living, modern, spirited, and timeless.



NEIGHBOURHOOD

The Privilege of *Rare Proximity*

RESTAURANTS

1. NOMAD
2. ROOTS SPIRITS RESTAURANT BAR
3. MOUSTACHE BISTRO

SHOPS

4. LONDON WAY
5. RUISSEAU CRÉOLE

ACTIVITIES & POINTS OF INTEREST

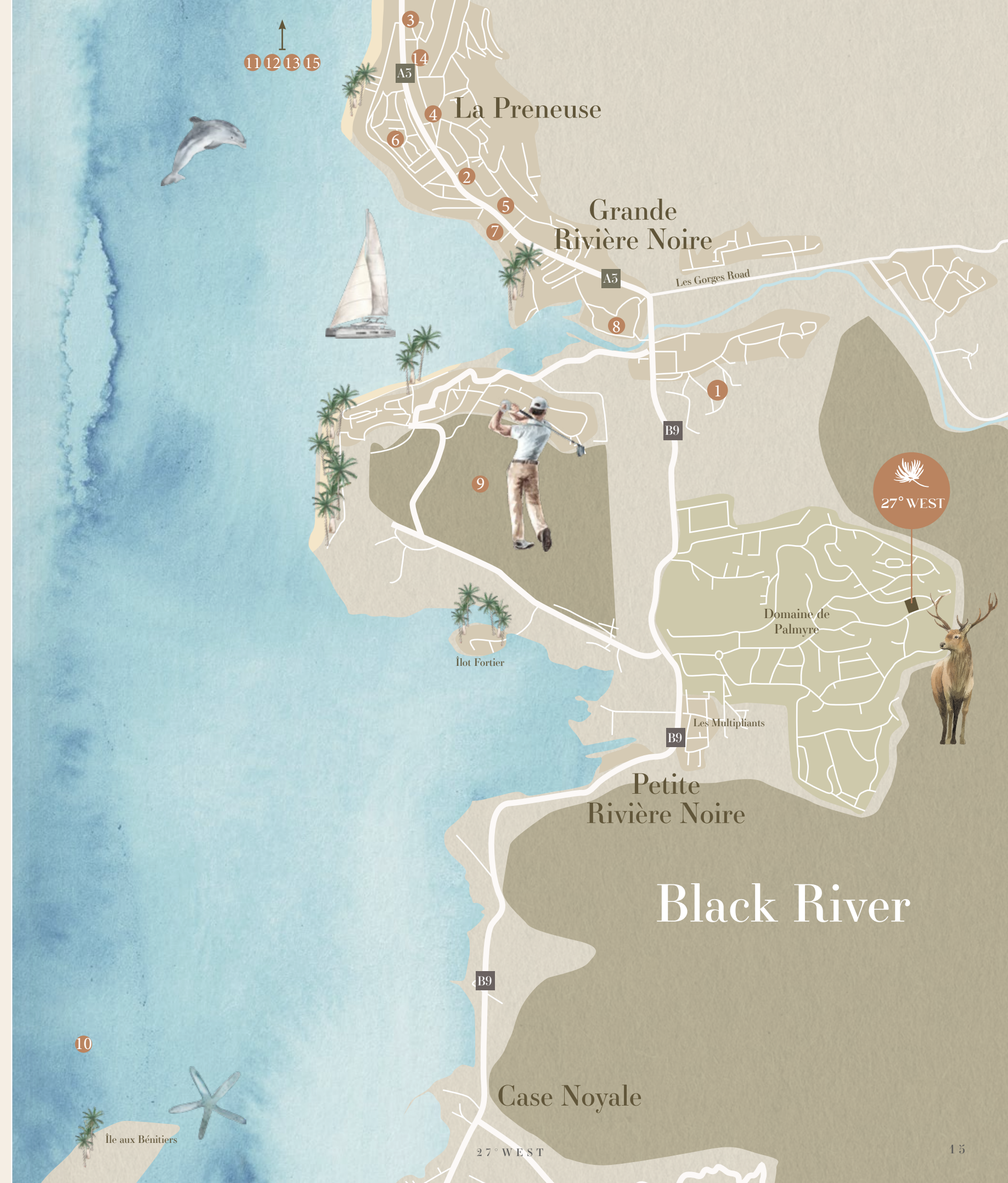
6. MUSÉE DE LA TOUR MARTELLO
7. LE MORNE ANGLERS' CLUB
8. LA BALISE MARINA
9. HARMONIE GOLF & BEACH ESTATE
10. CRYSTAL ROCK

SCHOOL

11. ÉCOLE PAUL ET VIRGINIE (10 KM)
12. TELFAIR INTERNATIONAL PRIMARY SCHOOL (8.6 KM)
13. WESTCOAST INTERNATIONAL SECONDARY (18KM)

HEALTHCARE

14. C-CARE TAMARIN
15. LIFE TOGETHER (11KM)





VILLAS
POISED
BETWEEN
SKY AND SEA



MASTERPLAN

Designed with Nature, Imagined for Well-Being

TYPE 1 VILLAS 1 2 3
TYPE 2 VILLAS 4 5 6



27° WEST



TYPE 1 VILLA

Elevated, Facing the Horizon

Poised along the upper ridge, the Type 1 villas are accessed from the higher road, offering an immediate sense of arrival and openness.

The entrance unfolds toward the living spaces, revealing an uninterrupted panorama from mountain to sea.

Designed across three levels linked by a private lift, these villas combine dramatic perspectives with serene intimacy, a celebration of elevation in every sense.



From every angle, the villas of 27° West reveal an architectural language both audacious and graceful. The cascading pools echo the surrounding waterfalls, while the geometry of the façades enhances the dialogue between structure and landscape. Each residence stands as a sculptural presence, refined, bold, and harmoniously at one with the natural world.

THE QUIET
BOLDNESS
OF THE
SPECTACULAR



WHEN THE VIEW *BECOMES EMOTION*

From the terraces, the panorama unfolds in a breathtaking spectacle: the lagoon shimmering in the distance, the savanna stretching toward Le Morne, and the golden light of the western sunsets. At 27° West, every vista becomes an artwork, a living canvas that changes with each hour, each season, each breath. Here, the view is not just seen it is felt.



MODERNITY IN
GENTLE HARMONY

Refined lines and noble materials shape a home where sophistication feels effortless. Contemporary design meets island warmth, stone, wood, and soft textures merge to create a timeless aesthetic rooted in elegance and serenity.



THE SUBTLE SPLENDOR
OF EXCEPTIONAL LIVING

uxury here is not declared, it is felt in the silence of space, in the play of reflections, in the grace of proportion. Each villa celebrates discretion, where natural light becomes the ultimate ornament.



THE HARMONY OF A *CONNECTED LIVING SPACE*

A flowing layout unites living, dining, and outdoor areas in a single continuum. The result is a luminous, intimate atmosphere where each zone retains its character yet forms part of a greater whole, a home designed for connection and quiet elegance.

THE ART OF CULINARY LIVING

At the heart of each villa, the kitchen extends seamlessly into the living space, a place where design meets conviviality.

Crafted with precision and elegance, these Italian-designed kitchens feature refined finishes and a timeless aesthetic.

Every detail from the choice of materials to the flow of movement reflects a commitment to beauty in everyday living.





A SANCTUARY OF REST AND INTIMACY

Downstairs, the private suites open onto terraces framed by greenery and filtered light. The master bedroom, invites the outside in a tranquil retreat bathed in nature and light. Soft textures, warm tones, and an architectural sense of proportion define a space devoted to intimacy, reflection, and rest.



DISCREET LUXURY, INSPIRED BY *THE GREAT HOTELS*

The master bathroom reflects the elegance of a palace, refined materials, generous space, and delicate contrasts between light and texture. Every detail embodies understated sophistication and the pleasure of timeless comfort.



4 BEDROOMS

Villas 1, 2 & 3

INTERIOR 209.3M²
EXTERIOR 126.1M²

Total Covered Area
314.4M²



UPPER LEVEL

Public Area

Entrance
Living room
Dining room
Kitchen
Terrace
Outdoor lounge
Pool



MIDDLE LEVEL

Private Area

Master bedroom
Private terrace



LOWER LEVEL

Private Area

Bedrooms 1, 2 and 3





TYPE 2 VILLA

From the Valley, *Toward the Light*

The Type 2 villas rise gracefully from the lower part of the estate, opening toward breathtaking views of the ocean and the mountains.

An architectural ascent designed to celebrate elevation from earth to sky, from intimacy to immensity.



THREE LEVELS OF FLUID ELEGANCE

Each residence unfolds over three interconnected levels, linked by a private lift. Open yet intimate, the spaces are designed to follow the natural slope of the land, blending seamlessly with the surrounding landscape. A rare equilibrium between verticality and serenity.



THE ART OF *WELCOMING* WITH *DISTINCTION*

The entrance lobby, exclusive to the Type 2 villas, sets the tone, spacious, luminous, and serene. A refined water feature and sculptural staircase enhance the sense of arrival, where architecture greets you with calm sophistication.



A SPACE OPEN TO *LIGHT AND LANDSCAPE*

Bathed in natural light, the living room opens onto the terrace and infinity pool in a play of transparency and perspective. Large bay windows blur the boundaries between indoors and outdoors, creating a striking visual continuity with the landscape. A place of serenity and elegance, designed to savour every moment.



A FLUID, *INTIMATE* AND *HARMONIOUS* SPACE

Designed as a connected and flowing ensemble, the living area reveals zones of subtle intimacy. Each volume interacts gracefully with the next, achieving a perfect balance between comfort and aesthetics.



3 BEDROOMS

Villas 4, 5 & 6

INTERIOR 257.7M²
EXTERIOR 34.6M²

Total Covered Area
292.3M²



UPPER LEVEL

Public Area

Living room
Dining room
Kitchen
Terrace
Outdoor lounge
Pool



MIDDLE LEVEL

Private Area

Master bedroom
Private terrace



LOWER LEVEL

Private Area

Entrance hall
Bedrooms 1 and 2
Functional room (office/gym)



27° WEST



The Team of Excellence

Around 27° West has gathered a team of experts, each carefully chosen for their mastery and shared philosophy of excellence. From architecture to landscaping, from project management to design, every contributor has played a part in transforming a vision into reality. This collective dedication ensures that 27° West is not only a place to live, but a destination born from craftsmanship, collaboration, and care.

ARCHITECT

Jean-Michel d'Unienville

With an approach rooted in both artistry and precision, Jean-Michel D'unienville designs spaces that transcend function to become living works of art.

His architecture embraces light, proportion, and landscape – blending contemporary form with a deep respect for the island's natural beauty.

For 27° West, he envisioned a dialogue between nature and structure, crafting villas that breathe, float, and frame the horizon in perfect balance.

QUANTITY SURVEYOR
& PROJECT MANAGER

Mooroogan & Associates

Renowned for their technical expertise and reliability, Mooroogan & Associates bring a holistic approach to cost management, coordination, and delivery.

Their meticulous oversight ensures that each phase of 27° West meets the highest standards of craftsmanship and precision. Through their guidance, every detail – from structure to finish – reflects excellence, transparency, and enduring value.



NOTARY

Me Urvashi Bissoonauth

A trusted name in Mauritian property law, Urvashi Bissoonauth specializes in real estate, asset management, and conveyancing. Her notarial expertise provides the legal assurance and precision that underpin every 27° West acquisition, ensuring clarity, compliance, and peace of mind for each client.

BRANDING & DESIGN

Crealys Ltd

Crealys Ltd is a boutique agency specializing in high-end real-estate branding and design. Drawing on a refined sense of place and emotion, Crealys has shaped the project's brand narrative – from visual concept to immersive presentation – reflecting the spirit of elegance, rarity, and connection with nature. Its mission: to give form and voice to places that inspire.



27° WEST

For those who
understand that
*true luxury is
found in rarity*

LEGAL NOTICE

All images, illustrations, and 3D renderings featured in this brochure are for illustrative purposes only. They do not constitute a contractual document and are subject to change without prior notice. Their purpose is to convey the architectural and conceptual vision of the developer and the architect, and they may evolve according to technical, administrative, or aesthetic considerations.