



ORÊVA

RESIDENCES



A golden dream, *redefined*

As you make your way toward Orêva Residences, the golden sugarcane fields unfold before you, their vibrant stalks swaying gently in the breeze, offering a soft, rhythmic dance that beckons you closer. The air is crisp and fresh, the warmth of the sun kissing the earth, announcing a place where nature's tranquility and timeless elegance come together. It's as if the land itself is welcoming you home.

A woman with long brown hair, wearing a white and yellow striped short-sleeved shirt and light-colored pants, stands by a large body of water. She is looking upwards with her head tilted back, enjoying the view. The background features a calm lake reflecting the sky, with a line of trees and distant hills under a soft, golden sunset. The overall mood is peaceful and serene.

Here, life feels free
- *open, untamed and full of wonder*

Where every path tells a story

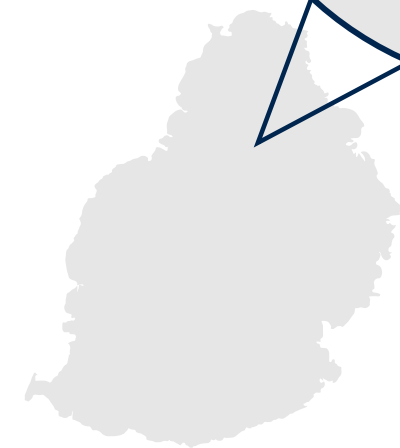
Life in Piton is something to be felt deeply, not just lived. Time slows here, inviting you to breathe in the crisp air, to bask in the perfect temperatures that make every day a gift. The land whispers to you, its endless sugarcane fields offering a natural playground for discovery.

Climb onto your mountain bike or lace up your running shoes, and let the adventure unfold. As you ride through the swaying fields, each turn reveals another breathtaking scene; hidden cairns, carefully placed stones left by those who came before you, each one carrying its own story, inviting you to add your own.

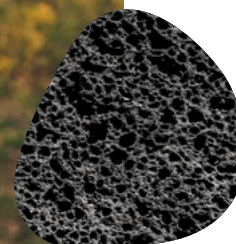




Piton and Nearby amenities



- **700 m** from the northern highway
- **10 mins** from Grand Baie
- **10 mins** from Mahogany shopping mall and offices
- **5 mins** away from gym & sports facilities
- **5 mins** from international schools
- **20 mins** from Mont Choisy Le Golf
- **15 mins** from Azuri Golf (The Nine)



A sanctuary woven into the landscape

Imagine waking up to the gentle rustling of leaves, your eyes opening to sweeping views of lush gardens that stretch endlessly towards the horizon. In the distance, Piton's ancient ruins rise majestically, their weathered stones standing as silent witnesses to time's passage, now softened by the natural beauty surrounding them.

Here, every moment feels like an invitation to step away from the rush of the world, to breathe deeply and find peace in the simplicity of nature. Orève Residences has been thoughtfully designed to blend seamlessly with the landscape, creating a sanctuary where comfort and serenity reign. This is more than a home, it's a feeling. A space where you are enveloped by nature's embrace, where each corner invites you to relax and recharge.



The Art of quiet living

Featuring elegant residences, this exclusive development appeals to those seeking a harmony between refined living and peaceful nature. Surrounded by lush greenery and open skies, each apartment offers a serene lifestyle.

- Spacious 2- to 3-bedroom apartments, ideal for families
- Refined penthouses, offering expansive layouts and elevated views
- Facilities like basement parking, storerooms and a standby generator
- Thoughtfully designed interiors, blending natural tones, clean lines and comfort

Every residence comes with a dedicated private parking space and the building includes convenient lift access.

Here, you'll find the perfect balance between privacy and community, simplicity and style – all in a peaceful, green environment, just a few kilometres away from daily amenities.

Whether you're looking for a permanent home or a smart investment, this development offers both lifestyle and value, in a place that feels far from the ordinary.



Set amidst the gentle sway of sugarcane fields, each apartment is a private retreat where elegance meets tranquillity. Designed with modern lines and soft neutral tones, the interiors evoke a timeless serenity – warm beiges, natural textures and refined finishes, create a space that feels effortlessly inviting.

Large openings welcome the light while blurring the lines between the in and outdoors. Whether you're gazing at the golden fields or letting the breeze drift through the open space, nature is always part of the experience.

More than just a residence, it's a place to slow down, recharge and truly feel at home. A peaceful haven where comfort meets contemporary design, crafted for those seeking simplicity, beauty and a deeper connection with nature.





Unit
and floor plans



UNIT 20

Block A | Penthouse

General information



Area Schedule (m²)

1	Bedroom 1	16,18 m ²
2	Bedroom 2	16,04 m ²
3	Dining Room	25,2 m ²
4	Entrance	7,94 m ²
5	Hallway	10,14 m ²
6	Kitchen	22,11 m ²
7	Living Room	25,37 m ²
8	Master Bathroom	9,36 m ²
9	Master Bedroom	13,43 m ²
10	Master W.I.C	13,4 m ²
11	Pantry	6,95 m ²
12	Powder Room	2,43 m ²
13	Study	10,42 m ²
14	Covered Terrace	64,27 m ²
15	Open Terrace	26,57 m ²
Total Surface Area		338,28 m²
<i>Pool (optional)</i>		<i>42,32 m²</i>

UNIT 3

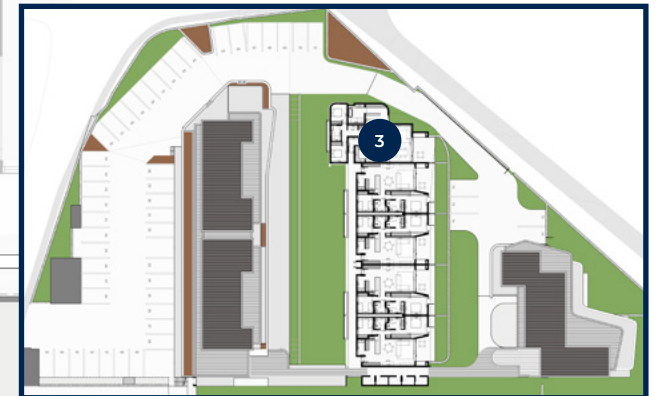
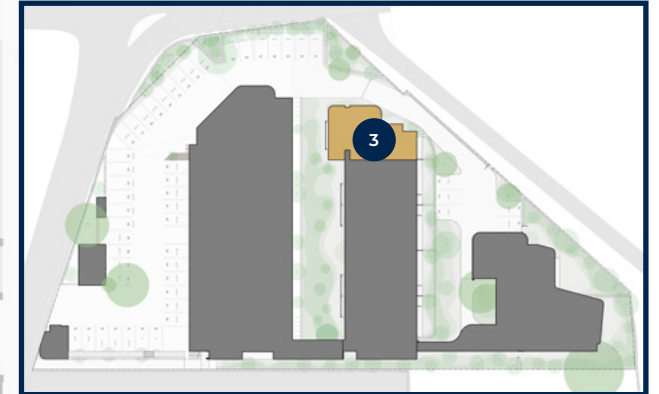
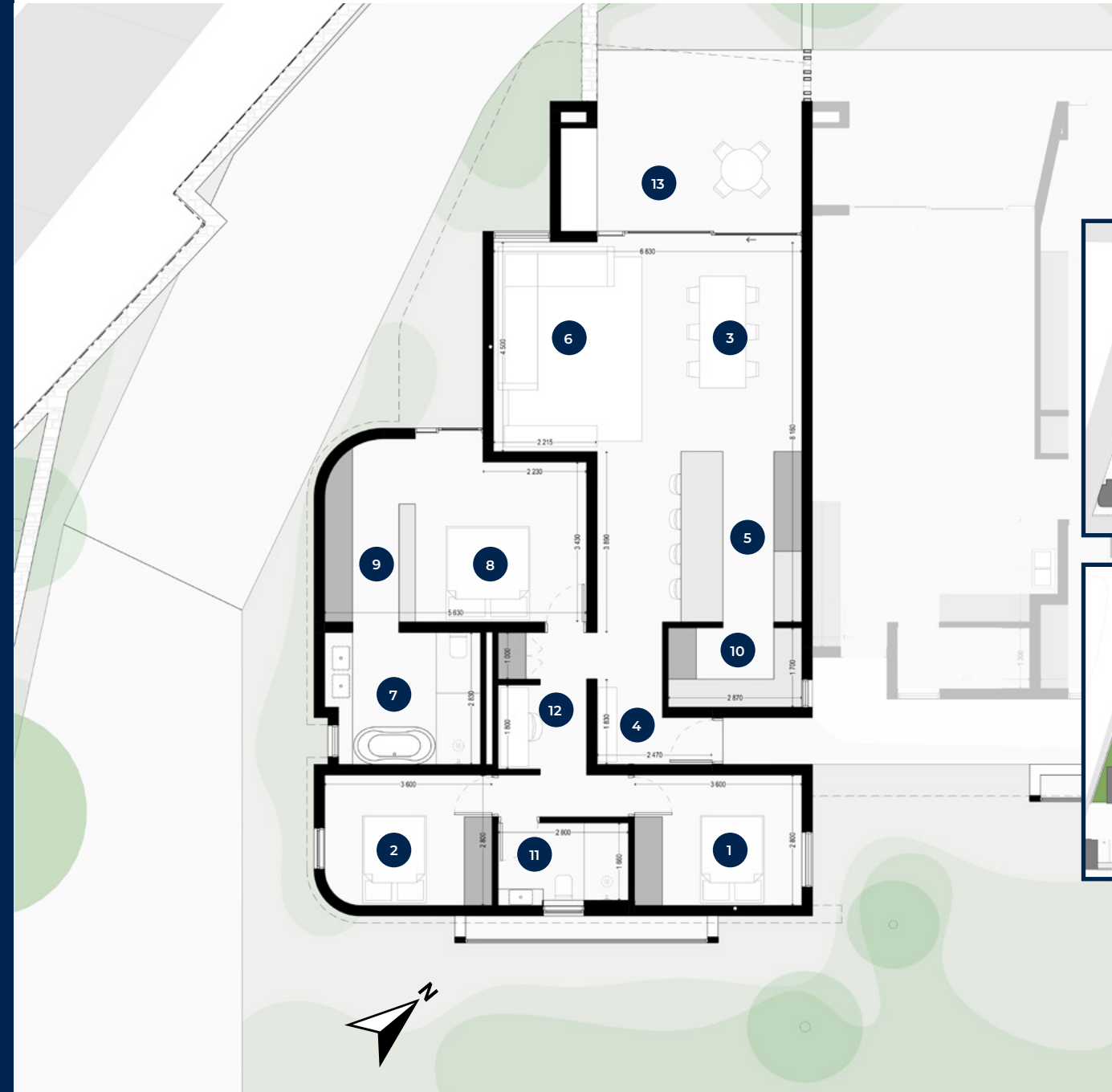
Block B - Level 1 | Apartment

General information



Area Schedule (m²)

1	Bedroom 1	10,08 m ²
2	Bedroom 2	9,95 m ²
3	Dining Room	12,39 m ²
4	Entrance	3,63 m ²
5	Kitchen	12,48 m ²
6	Living Room	16,33 m ²
7	Master Bathroom	9,34 m ²
8	Master Bedroom	15,92 m ²
9	Master W.I.C	4,93 m ²
10	Scullery	5,02 m ²
11	Shared Bathroom	4,96 m ²
12	Walkway	15,29 m ²
13	Covered Terrace	20,43 m ²
Total Surface Area		158,82 m²
Garden		8,32 m ²





UNIT 23

Block B - Level 3 | Apartment

General information



Area Schedule (m²)

1	Bedroom 1	10,19 m ²
2	Dining Room	12,17 m ²
3	Entrance	6,11 m ²
4	Hallway	2,75 m ²
5	Kitchen	9,67 m ²
6	Laundry	3,69 m ²
7	Living Room	16,01 m ²
8	Master Bathroom	5,78 m ²
9	Master Bedroom	18,34 m ²
10	Shared Bathroom	4,06 m ²
11	Terrace	12,82 m ²
Total Surface Area		113,61 m²

UNIT 31

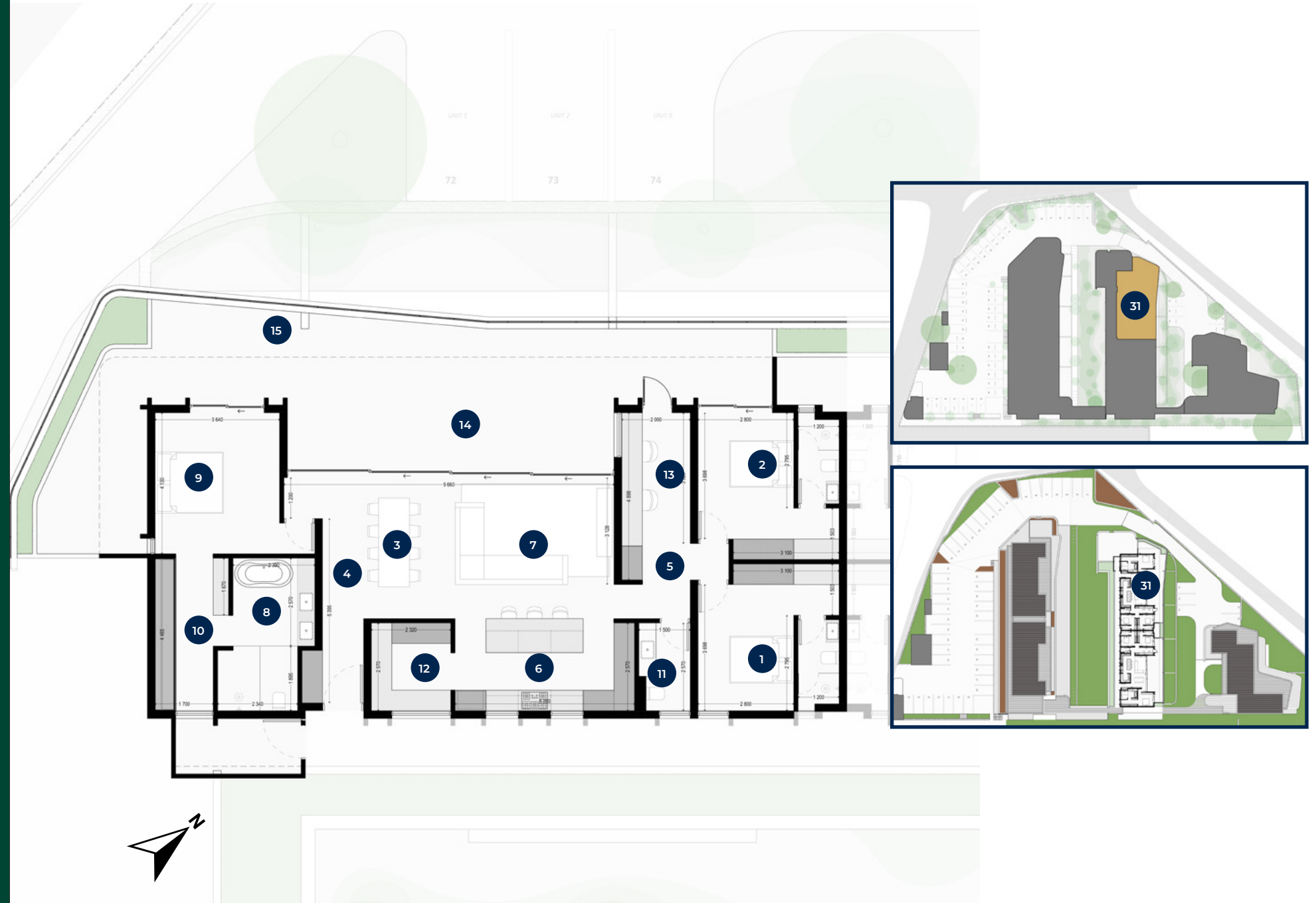
Block B - Level 4 | Penthouse

General information



Area Schedule (m²)

1	Bedroom 1	16,57 m ²
2	Bedroom 2	16,57 m ²
3	Dining Room	17,36 m ²
4	Entrance	3,88 m ²
5	Hallway	5,76 m ²
6	Kitchen	16,42 m ²
7	Living Room	16,86 m ²
8	Master Bathroom	10,52 m ²
9	Master Bedroom	16,35 m ²
10	Master W.I.C	8,86 m ²
11	Powder Room	3,64 m ²
12	Scullery	6,11 m ²
13	Study	7,76 m ²
14	Covered Terrace	51,79 m ²
15	Open Terrace	32,78 m ²
Total Surface Area		252,83 m²





UNIT 18

Block C - Level 2 | Apartment

General information



Area Schedule (m²)

1	Bedroom 1	11,51 m ²
2	Dining Room	12,17 m ²
3	Entrance	6,11 m ²
4	Hallway	4,31 m ²
5	Kitchen	9,65 m ²
6	Laundry	7,94 m ²
7	Living Room	16,01 m ²
8	Master Bathroom	5,33 m ²
9	Master Bedroom	18,34 m ²
10	Shared Bathroom	4,06 m ²
11	Study	3,99 m ²
12	Covered Terrace	14,66 m ²
13	Open Terrace	32,27 m ²
Total Surface Area		160,34 m²

UNIT 33

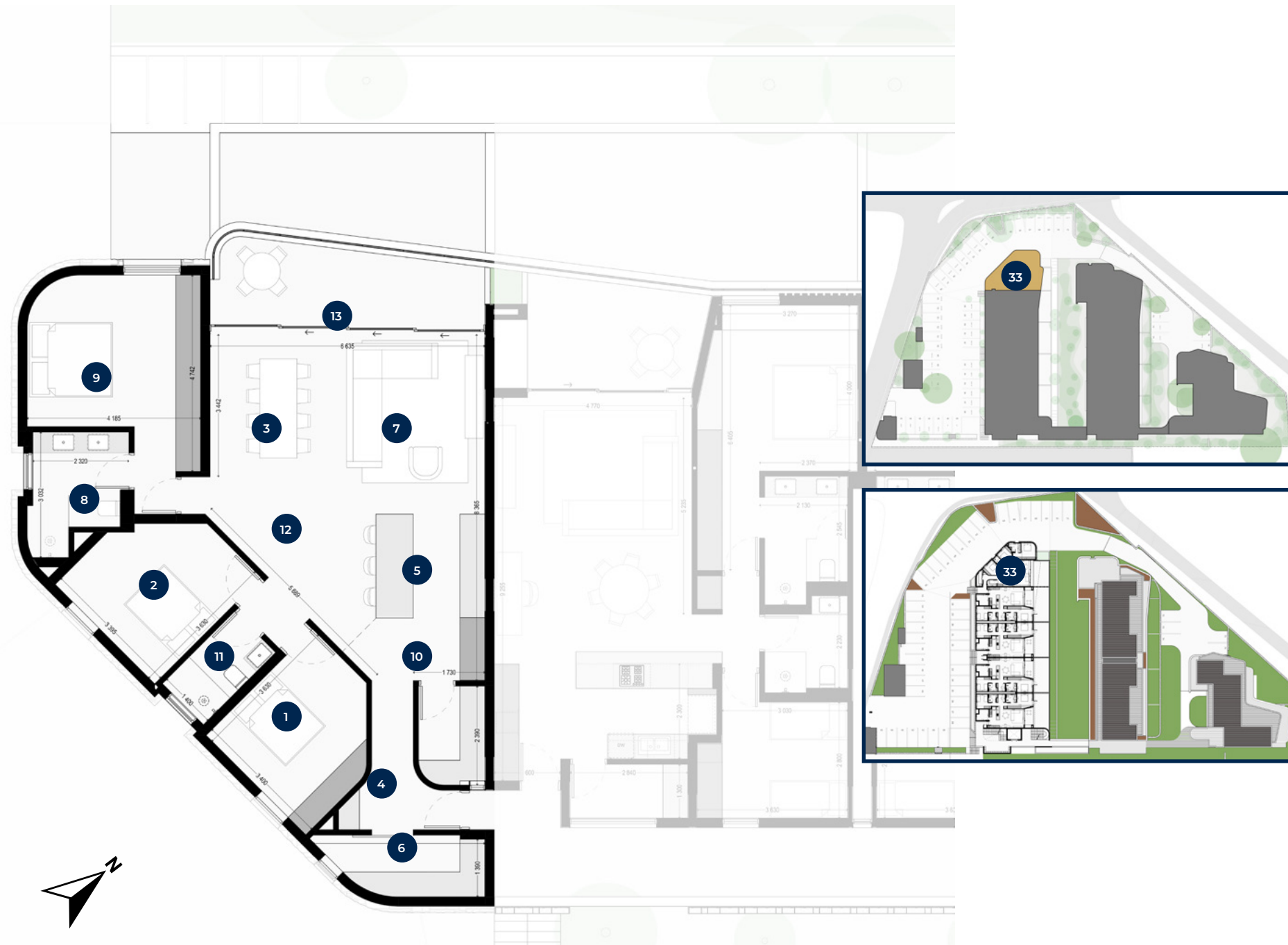
Block C - Level 2 | Apartment

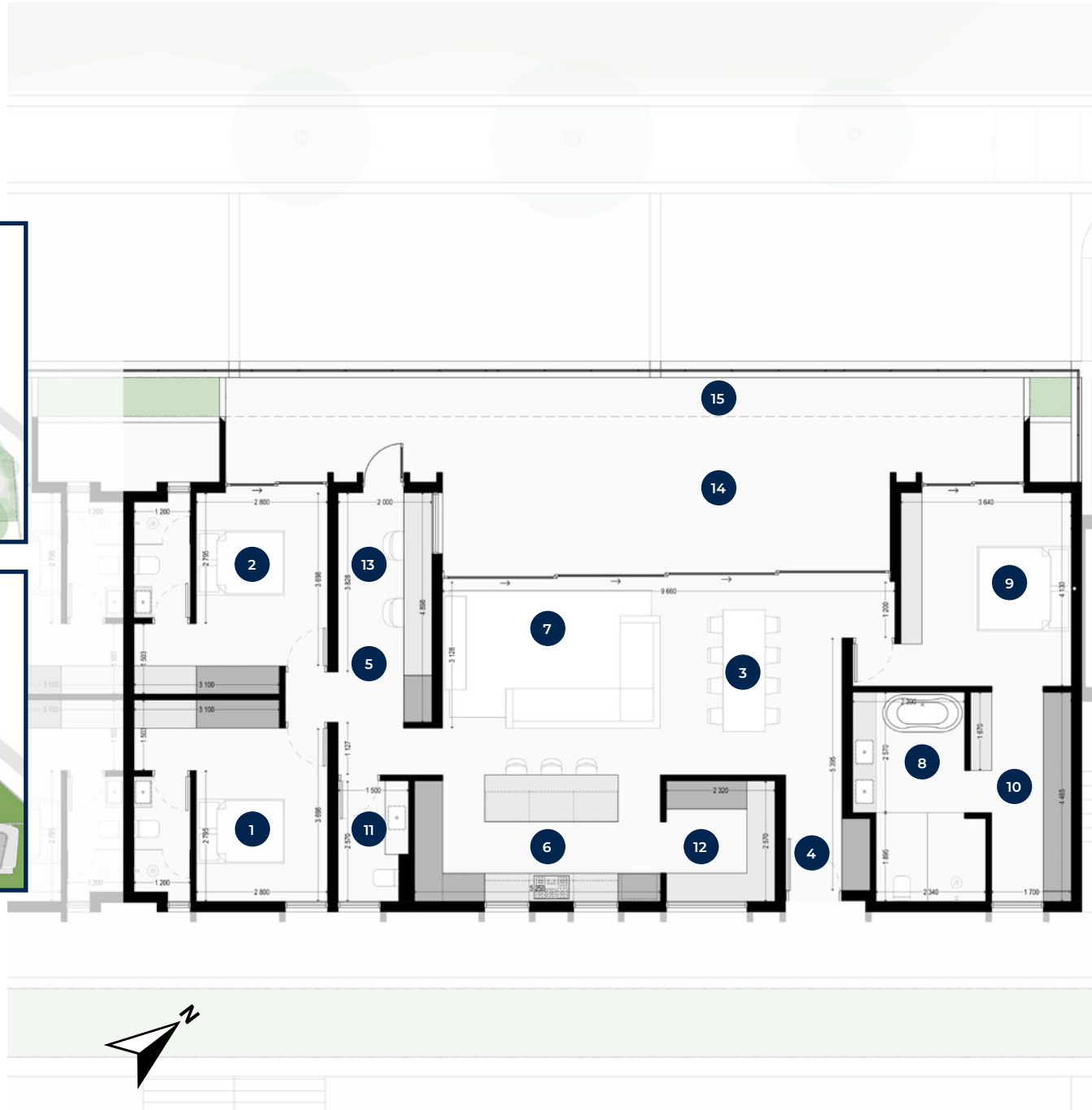
General information



Area Schedule (m²)

1	Bedroom 1	11,12 m ²
2	Bedroom 2	11 m ²
3	Dining Room	10,48 m ²
4	Entrance	5,51 m ²
5	Kitchen	12,64 m ²
6	Laundry	5,19 m ²
7	Living Room	17,12 m ²
8	Master Bathroom	5,92 m ²
9	Master Bedroom	17,73 m ²
10	Scullery	3,75 m ²
11	Shared Bathroom	3,45 m ²
12	Walkway	9,71 m ²
13	Covered Terrace	16,64 m ²
Total Surface Area		145,07 m²





UNIT 39

Block C - Level 5 | Penthouse

General information



Area Schedule (m²)

1	Bedroom 1	16,57 m ²
2	Bedroom 2	16,57 m ²
3	Dining Room	17,36 m ²
4	Entrance	3,88 m ²
5	Hallway	5,76 m ²
6	Kitchen	16,42 m ²
7	Living Room	16,86 m ²
8	Master Bathroom	10,52 m ²
9	Master Bedroom	16,35 m ²
10	Master W.I.C	8,86 m ²
11	Powder Room	3,64 m ²
12	Scullery	6,11 m ²
13	Study	7,76 m ²
14	Covered Terrace	44,66 m ²
15	Open Terrace	20,14 m ²
Total Surface Area		232,98 m²



A rare investment, *A refined lifestyle*

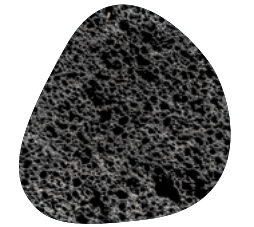
Nestled in the fast-growing region of Piton, Orêva Residences offers more than just a home – it's a smart, long-term investment in one of the most stable real estate markets in the region.

This exclusive collection of thoughtfully designed apartments blends contemporary architecture with lush surroundings, offering an exceptional quality of life.

Why invest in Orêva?

- A strong and secure property market in Mauritius, ideal for long-term capital appreciation
- High rental demand driven by location, design and lifestyle appeal
- Proximity to key infrastructure – schools, shopping centres and healthcare facilities

Whether you're looking for a primary residence, a holiday home, or a secure investment, Orêva combines elegance, opportunity and peace of mind.



SPECIFICATIONS & FINISHES

EXTERNAL

STRUCTURAL

- Reinforced concrete slabs, columns and beams to Engineer's specifications and designs.
- Pad footings for structural columns and strip footings for load-bearing block walls to Engineer's specifications and designs.

ROOF

- Reinforced concrete roof slabs to Engineer's specifications and designs.
- Double layer waterproofing membrane or equivalent will be laid on all flat roofs, in accordance with specialist's specification.

TIMBER DOORS

- Internal doors: Semi-solid timber.
- Entrance door: Solid timber.
- All doors to be in accordance to Architect and Manufacturer's specifications.

ALUMINIUM DOORS & WINDOWS

- Doors & windows with GRIS7039L QUARTZ finish.
- Cyclonic wind-resistant doors & windows.

FINISHES

WALLS

- All walls plastered and painted unless otherwise specified.
- Feature stone cladding to later specification.

FLOORS

- Floor tiles in line with Architect's specifications.

CEILINGS

- Plastered and painted reinforced concrete soffits.
- Suspended gypsum ceilings, plastered and painted in specified areas.

IRONMONGERY / FITTINGS

- Stainless steel hinges, lockset and rubber door stops as per Architect's and Manufacturer's specifications.

INTERNAL

SKIRTINGS

- All room skirtings painted to match wall colour.
- Tiled skirting in bathrooms.

CUPBOARDS

- Bedrooms: Built-in cupboards per Joinery specialist's designs. *(In master bedroom only)*
- Bathrooms: Built-in vanities & mirrors per Joinery specialist's designs.
- Kitchens: Including selected appliances as per Joinery specialist's designs.

PLUMBING

- Wastewater via STP per M&E's specifications.
- Individual water heaters.

WATERPROOFING

- Floor tiles as per Architect's specifications.

FINISHES

- All walls plastered and painted unless otherwise specified.
- Floor tiles as per ID/Architect's specifications.

CEILINGS

- Plastered and painted reinforced concrete soffits.
- Galvanised steel suspended gypsum ceilings, plastered and painted.
- Moisture resistant boards in wet areas.

EXTERNAL WORKS

- Landscaping as per Landscaper's plans.
- External lighting installed by Developer.
- Cobble stone paver/asphalt and kerbs to be installed.

AMENITIES



Store allocated to each apartment.



Generator provided to supply essential power to the development in case of CEB mains failure.



Basement parking optional.



All sanitary ware and fittings provided as per ID/Architect's specifications & drawings.



Fibre optics provision in each unit for internet and TV services in the living room.



Kitchen fitted with electric stove top, oven and microwave.



All apartments accessible by lift.



Electrical outlet available on terraces.

