

An aerial photograph of a tropical coastline. The top half of the image shows a dense residential area with numerous houses and buildings, many with light-colored roofs, interspersed with lush green trees and vegetation. A small, light-colored sandy beach is visible where the land meets the water. The middle section of the image is a large, calm body of water, likely a bay or lagoon, with a light turquoise color. Several small boats are anchored in the water. The bottom half of the image shows the water transitioning to a deeper blue-green color, indicating a change in depth or the presence of coral reefs. The text "LORLAGON & LORLABAIE" is overlaid in the center of the image, in a white, serif font.

LORLAGON & LORLABAIE



FOR FOREIGNERS AND MAURITIAN CITIZENS

Luxury apartments located in two separate buildings comprising each of an underground parking, a ground floor plus two floors located in Trou D'Eau Douce, on the east coast of Mauritius.

EXCEPTIONAL LOCATION

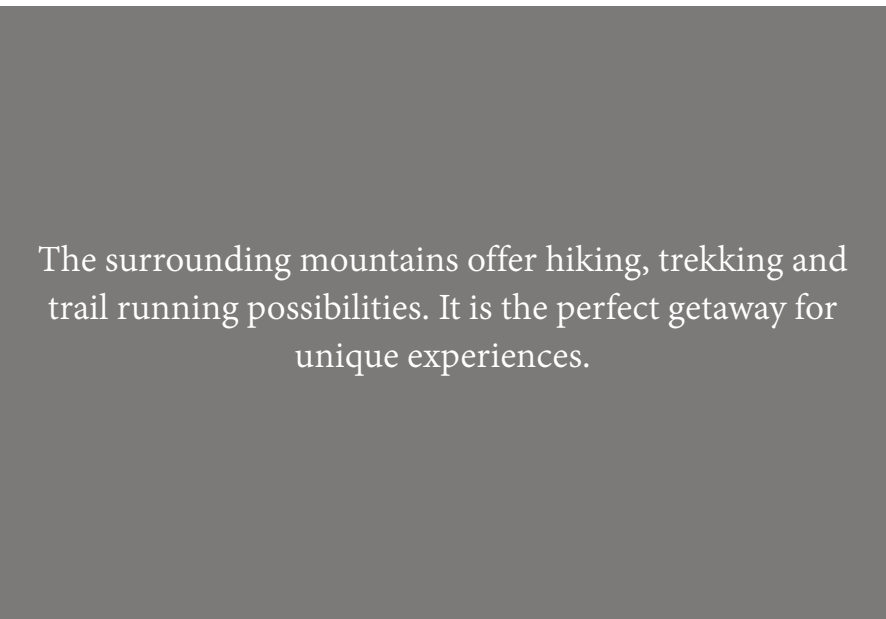
Trou D'Eau Douce is a primary tourist destination with all visitors coming to Mauritius making a must trip to Ile aux Cerfs and the Grand River South East waterfall.





SUBERB ENVIRONMENT

Impressive natural beauty meets luxury resort living on the east coast of Mauritius. Home to miles of pristine coastline, this area boasts some of Mauritius' most sumptuous beaches. They offer endless options for aquatic adventures and activities, ranging from boating, paddle boarding to windsurfing.





The east coast of the island and Trou D'Eau Douce remains a must destination with its proximity to Ile aux cerfs. Beyond sand and sea, Trou D'Eau Douce is one of the island's most stunning locations. Once a fisherman's village, Trou d'Eau Douce – “Fresh water hole”, has become a select touristic destination where you can find the island's most luxurious hotels with a great number of golf courses.

However the population of TDD has remained authentic, simple, peaceful and welcoming. The village life is colourful with its shops, supermarket, bakery, pharmacy, infirmary, church and its typical fishing boats. Speed boats and catamaran cruises depart to Ile aux Cerfs and the south east lagoon everyday. All these amenities are within walking distance from the appartments.





BEACHFRONT WITH A SUBERB VIEW

Lorlagon and Lorlabaie boasts an inspiring collection of sea front apartments with two infinite swimming pools. The selection of fine natural elements in the design is fitting to this location which is fringed by a pristine white beach and natural lush vegetation.

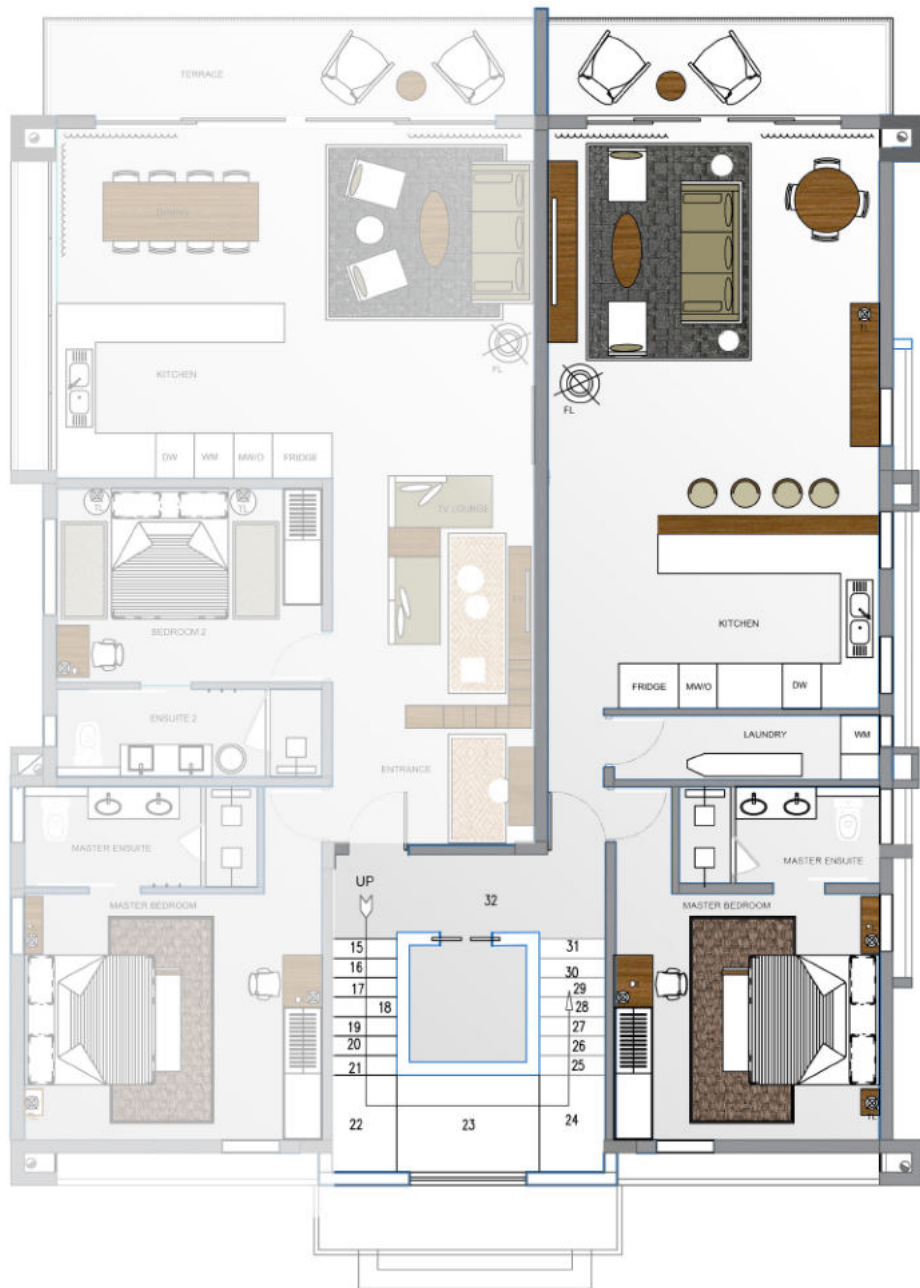




LUXURY LIVING

Lorlagon & Lorlabaie is a cosy abode, offering supreme privacy. An underground carpark with two slots is provided per apartment as well as ample visitors parking. This residence is in a gated community and with a renowned security alarm system, bound to offer peace of mind. The apartments are fully furnished and equipped with taste.

Lorlagon & Lorlabaie is a brand-new residential development nestled in the soothing sounds of the ocean breaking on the reefs nearby. It benefits from an unobstructed gorgeous view on the magnificent bay of Trou D'Eau Douce, offering a heart-warming scene. The bay connects to the south east lagoon with its ever changing shades of blue and turquoise all the way to Blue Bay flanked by majestic mountains on one side and a string of islands on the reef side. The contemporary architecture and high-end amenities blend with the impressive surrounding natural beauty.



SURFACES- APPARTMENT 1 BEDROOM

- . Living - Dining - Kitchen - Tv Lounge.....49.9 sqm
- . Master bedroom with bathroom.....21.6 sqm
- . Terrace.....8.1 sqm
- . Garage.....14 sqm
- . Laundry.....5.4 sqm
- . Total area.....99 sqm

- . One private parking in underground garage per apartment.
- . An automatic generator is provided in case of failure of the electric supply

SALE PRICE

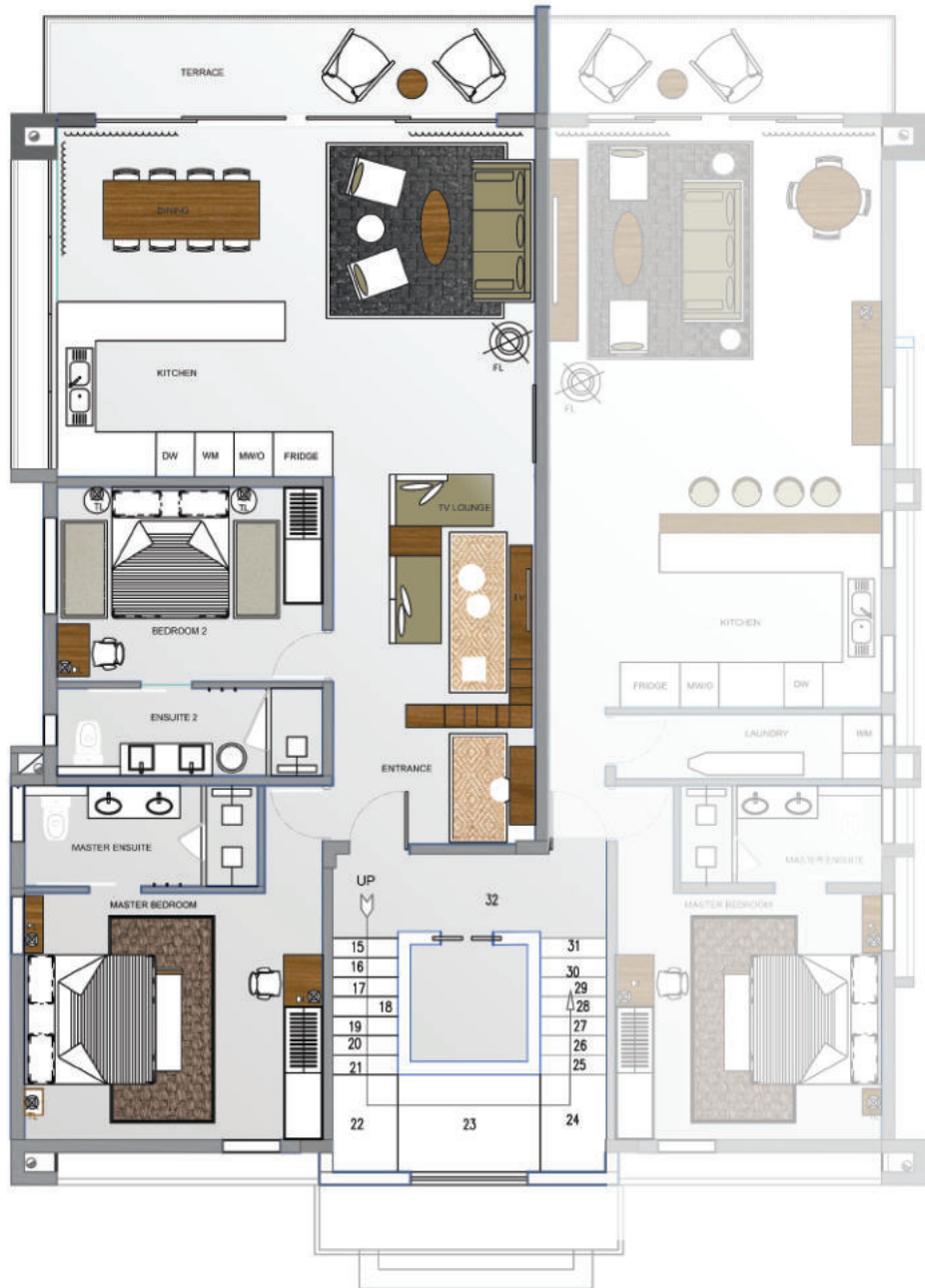
APPARTMENT ON PRIVATE PROPERTY - LORLAGON

- . Ground Floor : Rs 13 M
- . First Floor : Rs 11.5 M
- . Second Floor : Rs 13 M

APPARTMENT ON LEASEHOLD PROPERTY- LORLABAIE

- . Ground Floor : Rs 12 M
- . First Floor : Rs 10.5 M
- . Second Floor : Rs 12 M

Note: 60 -year Lease



SURFACES- APPARTMENT 2 BEDROOMS

. Living - Dining - Kitchen - Tv Lounge.....	63.9 sqm
. Master bedroom with bathroom.....	27.6 sqm
. Bedroom 1 with bathroom	21.9 sqm
. Terrace.....	11.4 sqm
. Garage.....	14 sqm
. Total area.....	138.8 sqm

- . One private parking in underground garage per apartment.
- . An automatic generator is provided in case of failure of the electric supply



INFINITY POOL

SALE PRICE

APPARTMENT ON PRIVATE PROPERTY - LORLAGON

- . Ground Floor : Rs 15 M
- . First Level : Rs 13.5 M
- . Second Level : Rs 15 M

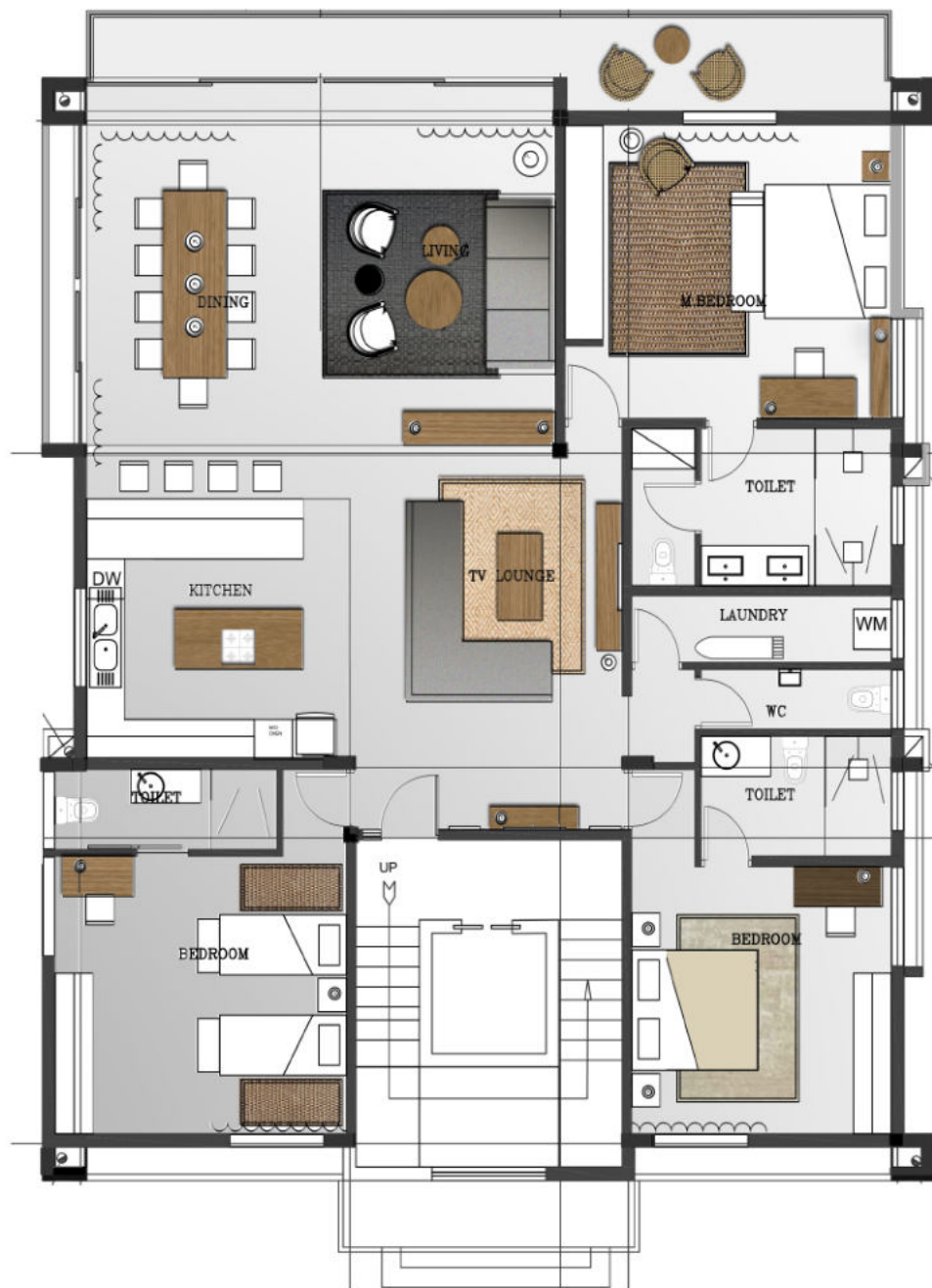
APPARTMENT ON LEASEHOLD PROPERTY- LORLABAIE

- . Ground Floor : Rs 13.5 M
- . First Level : : Rs 12 M
- . Second Level : Rs 13.5 M

Note: 60 -year Lease

RETURN ON INVESTMENT

Due to the high reputation of Trou D'Eau Douce as a tourist attraction the appartments should be easily rented at profitable rates.



SURFACES- APPARTMENT 3 BEDROOMS

. Living - Dining - Kitchen - Tv Lounge.....	88.8 sqm
. Master bedroom with bathroom.....	37.2 sqm
. Bedroom 1 with bathroom.....	28.3 sqm
. Bedroom 2 with bathroom.....	27.8 sqm
. Laundry & wc.....	8.2 sqm
. Terrace.....	19.5 sqm
. Garage.....	28 sqm
. Total area.....	237.8 sqm

- . Two private parking in underground garage per apartment.
- . An automatic generator is provided in case of failure of the electric supply

SALE PRICE

APPARTMENT ON PRIVATE PROPERTY - LORLAGON

- . Ground Floor : Rs 28 M
- . First Floor : Rs 25 M
- . Second Floor : Rs 28 M

APPARTMENT ON LEASEHOLD PROPERTY- LORLABAIE

- . Ground Floor : Rs 25 M
- . First Floor : Rs 22 M
- . Second Floor: Rs 25 M

Note: 60 -year Lease



AMAZING SEA VIEW

Living
Dining
Tv Lounge

ELEGANT & NATURAL

Master bedroom





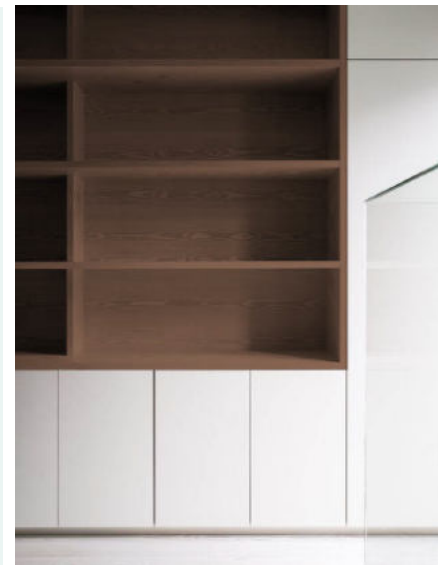
CHIC & FUNCTIONAL

Master bathroom

DETAILS
STORAGE
LIGHT
TEXTURES
FABRIC



SIMPLE
CHIC
WOOD
FUNCTIONAL
AESTHETIC



LORLAGON & LORLABAIE

- . All pictures in this document are not contractuels
- . Photos by Agape Prod - Josué Bonnefemme
- . Interior Achitect - Ad Nova Ltd

