



BEAU CHAMP - Off-Plan - Villa in a Smart City - 3 rooms

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SELLING PRICE : €1,049,954

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Ruisseau Créole, BG 09 MU  
Rivière Noire, 90625

Les Allées d'Helvétia  
Moka, 80840 Maurice

London Way, Coastal Road  
Mahebourg , 50815 Maurice

## DESCRIPTION

A part of one of the oldest sugar estates, spanning 118 hectares, has now been transformed into a Smartcity.

The designs aim to preserve the history of the area, the environment and the wellbeing of its habitants.

One will be able to access all services, go to school and office by bicycle. The plots of land will be surrounded by fruit trees and landscaped productive gardens.

East coast offers 4, beautiful 18-hole golf courses, long beaches and mountains dressed in a tropical forest. The supermarkets and pharmacies are a short drive away. The new teaching hospital in Constance and other medical services are less than 30 minutes drive away.

The villa has been carefully crafted to blend seamlessly into the lush natural surroundings of the estate, incorporating organic materials such as volcanic rocks, wood, shingles, and thatch. The combination of contemporary and rural architecture certainly adds to the charm of these villas. Along the stunning palm alley, Demera villa, enjoys optimal natural light throughout the day, with living spaces facing both north and south. The villa offer breathtaking views of the small woodland and the palm alley.

The villa benefits from a double North-South orientation. The living spaces offer magnificent views of the small forest and the coconut tree avenue, as well as optimum luminosity throughout the day.

Please do not hesitate to ask for the complete information package.

# FEATURES

Type de bien:	House	Surface:	329.0 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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