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BEL OMBRE - Off-plan - Single story villa with sea and mountain view - 4 bedrooms

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SELLING PRICE : €3,947,038

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Grand Baie 30501



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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

Located in a renowned IRS estate in Bel Ombre, this contemporary single story villa of 438 m<sup>2</sup> is located on a plot of 1464 m<sup>2</sup>. It has 4 en-suite bedrooms, two of which have their own terrace and the villa offers generous kitchen/ living/ dining spaces leading onto the terrace area with a spacious garden, swimming pool and a kiosk. The property offers a panoramic view of the south coast, its sea and the mountains.

Several models of villas are available to build on this plot of land. Land owners can as well take the opportunity to design their own unique villa in accordance with architectural guidelines. The estate has an internationally renowned golf course, a second golf course of international standard is in process of being created. Property owners have access to the different services of the domain, a golf clubhouse, a beach club, a private gym with spectacular outdoor swimming pool, the castle of the estate and access to 5-star hotels which are located on the beach. Registration fees, notary fees, and various taxes are included in the purchase price of the land. Permanent resident permit available with the acquisition of this property.

# FEATURES

Type de bien:	House	Surface:	438.0 m <sup>2</sup>	Terrain:	1464.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

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