



BIJOU

RÉSIDENCE



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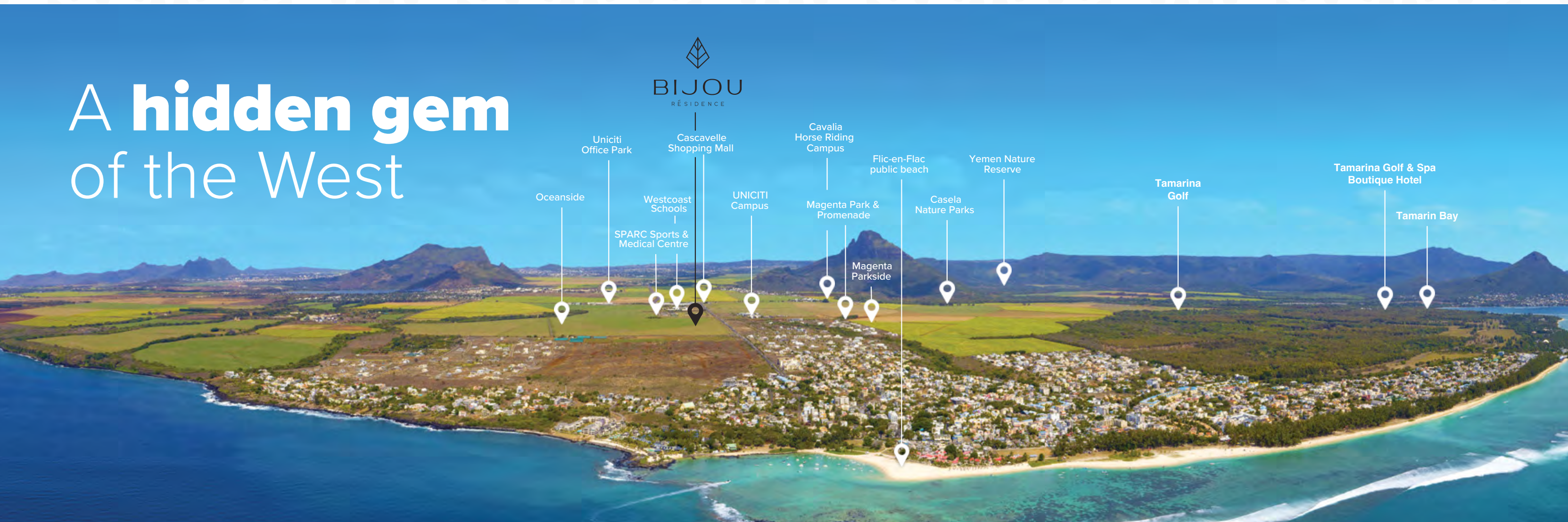
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“**Bijou Résidence** is an exclusive invitation to embrace the ultimate blend of sophistication and tropical flair in the most desirable region of Mauritius.”


BIJOU
RÉSIDENTE

A hidden gem of the West



Location is always key when it comes to buying property to use as a primary residence, holiday home or for investment. Bijou Résidence is a convenient and smart choice to get up close with the unique coastal lifestyle and attractions of a sun-soaked area of Mauritius where privacy and tranquillity are defining characteristics.

The West connects you to a land of possibilities where living, working, learning and playing are in tune for a fulfilling life. Blessed with the most mesmerizing sunsets on the island, the surrounding nature is simply divine, from the endless expanse of the clear blue sea and powdery white sand to the beautiful backdrop of mountains fringed with sugarcane fields and savanna-like grasslands.

Homeowners will enjoy quick and easy access to all the comforts and conveniences of day-to-day life within and around the Medine Smart City. The area is home to excellent sports and leisure facilities, high-standard education for all levels, enhanced healthcare services, rewarding opportunities for personal and professional development as well as fashionable restaurant, shopping and nightlife options.

Transportation infrastructure, mobility and connectivity are also central to the area's vibrancy. Easily-reachable transport services and well-developed, reliable infrastructure enable safe and efficient commuting to other parts of the island.

The epitome of island living indulgence

Bijou Résidence sprawls across 6 acres of land in a highly desirable seaside location in the West of Mauritius, which stands out as a land of possibilities.

This opulent real estate development is designed to offer the finest in modern living and foster a strong sense of community while ensuring utmost privacy and exclusivity for homeowners.

Spearheaded by Eiffel Property, this top-tier residential development available under the Smart City Scheme has the potential to deliver lucrative returns for both foreign and local investors. The first of its kind to

be built in the Medine Smart City area, a total of 36 high-quality assets with scenic sea and mountain views are offered off-plan in Phase 1, including 24 apartments, 4 penthouses and 8 villas.

From an architectural perspective, every aspect has been carefully considered to make the most of the natural setting, with seamless transitions between indoor and outdoor spaces. This luxury fully gated community is also a haven of serenity with 24-hour security, CCTV camera surveillance and access control.

Key features



The ultimate island lifestyle a prime location offering easy access to all necessary amenities by foot.



A gated development featuring high-end finishes.



An optional property management service



Possibility of Mauritian residency for foreign buyers.



24-hour security service for your safety and that of your loved ones

For more details, visit <https://bijoumauritius.com>

Master Plan

Bijou Résidence is a destination where less is definitely more with only **20%** of the site earmarked for development. Say goodbye to cramped living and hello to your dream home in a low-density area that presents a unique sense of space and quality of life.





apartments

Inspiring oases of sophistication and comfort

Scattered across **four** levels, the superbly appointed Bijou Résidence apartments offer unmatched sophistication and comfort.

These high-quality properties with a spacious layout are adorned with contemporary fixtures and fittings for a quiet and inspiring lifestyle within sight of gorgeous natural scenery through double-glazed glass doors and expansive windows.

The open-plan design of the interior creates a pleasant harmony between the mid-century modern kitchen and light-filled living spaces, which lend themselves well to spending time socialising with family and friends.

The wraparound balcony, which can also be accessed from the en suite bedrooms, creates a seamless connection to the outside. Additionally, moveable privacy screens and overhangs are intended to reduce heat build-up and promote natural airflow.

Key features



No. of units:
24



Bedrooms:
2 or 3

Total built area: **195m² - 260m²**

2-Bedroom Apartment



3-Bedroom Apartment



Private laundry drying yard



Fully-fitted kitchens including high end appliances



Optional turn key furniture décor packs available



Airconditioning included in all bedrooms, ceiling fans in living areas



Additional storage unit and visitor parking



Seamless high end finishes



Lavish open plan living spaces

penthouses



Ultimate tropical retreats

Perched on the top floor, the meticulously crafted penthouses of Bijou Résidence are stylish and relaxed getaways infused with an effortless sense of space and grandeur.

Inside or outside, there are plenty of spots to share a meal, relax and soak in the peaceful vibe, including the lounge, bedrooms and study. The warm and cosy en suite resting areas open onto private balconies or interior courtyards filled with light and fresh air, providing intimate retreats to unplug and unwind.

Each penthouse is finished with contemporary fixtures and fittings and has its own swimming pool, a barbecue space and an outdoor dry bar to enjoy breathtaking views of the sunset over the amazing landscape and entertain in warm weather.

Key features



No. of units:
4



Bedrooms:
3 or 4

Total built area: **395m² - 520m²**



private laundry drying yard



Fully-fitted kitchens including high end appliances



Optional turn key furniture décor packs available



Airconditioning included in all bedrooms, ceiling fans in living areas



Wrap around common balcony, private bedroom balconies



Decked pool, BBQ and covered outdoor entertainment area



Internal garden courtyards

3-Bedroom Penthouse



4-Bedroom Penthouse





villas

Lavish homes in the midst of nature

Bijou Résidence offers a limited collection of carefully curated double-storey villas for discerning buyers who seek exclusivity, serenity and modern comfort. Infused with style and personality, these luxurious abodes are designed to blur the boundaries between indoor and outdoor living, with an excellent balance of privacy and an open-air feel.

The front door opens onto a double-height entrance foyer leading onto graciously sized en suite resting areas and welcoming living quarters, including a flexible common space on the first floor that can be used for evening turndown, as a home office or an additional bedroom.

The private balconies look out onto lively barbecue and entertainment areas, beautifully landscaped gardens and a glistening swimming pool for cooling off.

Another exclusive feature is a lock-up-and-go garage for two vehicles with built-in storage area to enable owners who intend to use their property as a holiday home to fly back anytime with peace of mind.

Key features



No. of units: **8**



Bedrooms: **4**

Total built area: **450m² - 480m²**



4-Bedroom Villa



private laundry drying yard



Fully-fitted kitchens including high end appliances



Optional turn key furniture décor packs available



Airconditioning included in all bedrooms, ceiling fans in living areas



ground floor plus first floor



Pool, BBQ and covered outdoor entertainment area



Double volume entrance foyer



lock up and go double garage



Exceptional lifestyle offerings

Bijou Résidence owners will enjoy a variety of perks, including direct access to the Medine Smart City's pioneering infrastructure through a unique lifestyle membership at exclusive rates. The resident membership will be linked to each plot with a selection of three packages. It gives access to a range of premium leisure offerings within the smart city and the surroundings, including SPARC membership for all units.

Reach out to our sales team for more details.





Bijou Résidence homeowners have the opportunity to pick the look and feel that is just right for them and incorporate their own personal touch with the optional furniture pack. This pack features a hand-picked selection of designs, shapes, colours and finishes of the highest quality.



Step into your best **island life**

Mauritius is a premier destination for property investment and a thriving place to work, live and play in a safe and laid-back atmosphere.

Home to pristine blue lagoons, stunning beaches and natural scenery, the country has earned high praise for its hospitality and quality of life as well as its warm, friendly and welcoming people.

The Mauritian economy has also demonstrated its ability and willingness to adjust to an ever-changing world, as illustrated by its transformation

from mono-crop sugar cultivation into a diversified upper-middle-income country based largely on tourism, textiles, financial services and ICT.

Mauritius also tops the rankings in Africa in terms of competitiveness, ease of doing business, democracy and good governance, among others.

Why call Mauritius home?



A favourable tax system including a flat corporate and income tax rate of 15%



Political and economic stability



A business-friendly environment



Strategic location between Africa, Europe and Asia



A short 4-hour flight from South Africa and regular air service to Europe and other parts of the world



A convenient time zone (GMT+4)



An effectively developed transport and communication infrastructure



A qualified and skilled workforce, fluent in various languages including English and French

Bijou Résidence is developed under the Smart City Scheme, introduced in 2015 by the Government of Mauritius to create mixed-use developments fusing office, business, residential and recreational components across the island.

The benefits of smart city living

- Freehold ownership open to foreigners
- Residence permit for acquisition of property from USD 375,000
- No restriction on rental or resale
- A modern, mixed-use environment
- Improved quality of life and environment

For more information, visit <https://edbmauritius.org>

Generating turnkey real estate assets

Eiffel Property is among the first third-party property developers to build residential housing in the Medine Smart City, Flic en Flac. With nearly half a century of combined experience and industry-specific skills, this well-established and fast-growing company offers a hands-on approach with tailored property development, property management and asset management services.

Founded by V.M. Govender and steered by Warren Rajan, this dynamic, future-oriented enterprise has a proven track record of delivering a number of

high-profile commercial, industrial and residential developments across the island with sustainability and quality at the heart of its innovative approach.

Eiffel Property has now become a trusted and reputable name on the Mauritian property market through ground-breaking 360-degree turnkey solutions that consistently satisfy client requirements.

Set in strategic locations, these high-quality developments provide an opportunity for investors to yield attractive long-term returns.

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LOCAL ARCHITECT
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Moka - Mauritius

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PROJECT MANAGER / ETWARO PROJECT
MANAGEMENT SERVICES
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QUANTITY SURVEYOR /
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