



## Excellent Plot of land for sale in Albion



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 140,675.74

### Posizione

Nazione:	Mauritius
Indirizzo:	Morcellement Serenis
Cap:	91001
Pubblicato:	12/09/2024
Descrizione:	Excellent Plot of land for sale in Albion Mauritius

Esales Property ID: es5554308

Property Location

Morcellement Serenis Albion, Black River

Albion

Black River

91001

Mauritius



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## Property Details

Ideally situated in the popular yet peaceful region of Albion, Lot Q01 in Morcellement Serenis spans over an area of 585.47 m<sup>2</sup>.

The land is strategically located offering a magnificent view of the ocean and the mountains.

It gives buyers the chance to invest safely within a modern neighbourhood with a few minutes access to the beach, nearby shops and 55 minutes away from the airport.

### Albion in a nutshell

Albion is a pleasant village on the west coast of Mauritius which has been growing for the last fifteen years, but which has managed to keep its authenticity. It is located about 20 km from the capital Port Louis. On the edge of a beautiful sandy beach in a sheltered cove, Albion is a haven of peace. The houses, some of which are of high standing, are mostly inhabited by middle-class Mauritian residents.

### Climate

Albion, like most coastal villages, has a tropical climate characterized by high temperatures and humidity throughout the year. The island experiences two distinct seasons: a hot and humid summer season from November to April, and a cooler and drier winter season from May to October.

### Beaches (Public & less known)

Albion is home to several beautiful beaches. While there are a variety of beaches in the area, each with its own unique features and attractions, three of the most notable are the public beach, the rocky beach, and the beach with large round rocks. Each of these beaches offers a different experience for visitors, whether they are looking to swim, sunbathe, relax on the beach or simply enjoy the scenery.

#### The Public Beach with White Sand

The public beach at Albion is the most well-known beach in the area. It is a beautiful stretch of white sand that runs along the coastline, with clear turquoise waters lapping at the shore. This beach is a popular destination for locals and tourists alike, with many people coming here to swim, sunbathe, and have picnics.

#### The Beach with Large Round Rocks

Along the coast heading north from the public beach is another unique stretch of coastline, characterized by its large, round rocks. These rocks are a distinctive feature of the beach, and are thought to have been formed by centuries of erosion and weathering. This place is found at the intersection of Ave. des Dahlias and Ave. St. Géran.

#### The lighthouse beach

Moving further to the north is a rocky stretch of coastline that is less well-known but no less beautiful. This beach is characterized by its rocky outcroppings and tide natural pools, which are filled with fascinating marine life like crabs, sea urchins, and starfish.



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The beach is also a popular spot for photographers, who are drawn to the dramatic rock formations, the stunning natural beauty of the area and of course the lighthouse. The rocky beach is a peaceful and tranquil spot, with few tourists and little noise pollution, making it the perfect place to escape the hustle and bustle of daily life.

#### Lighthouse & Cliffs

The Albion Lighthouse, also known as the Pointe aux Caves Lighthouse, is a historical lighthouse located on the west coast of the island of Mauritius. It is situated on the Pointe aux Caves reef, a rocky outcropping near the village of Albion. The lighthouse was built in 1910 and has been in operation ever since, making it one of the oldest active lighthouses in the Indian Ocean.

In recent years, the Albion Lighthouse has been recognized as an important historical landmark in Mauritius. In 2014, the lighthouse was added to the National Heritage List, which recognizes sites of historical and cultural significance in the country. Today, the Albion Lighthouse is open to visitors, who can climb the tower and enjoy panoramic views of the surrounding coastline.

The Albion Lighthouse remains an important symbol of Mauritius's rich maritime history.

Albion is distinguished not just by its lighthouse, but also by other features that contribute to its uniqueness. The area is surrounded by untamed cliffs that serve as sobbing shoulders to the nearby turbulent seas' pounding waves, and the view from the cliffs is captivating, but you might get splashed by the waves. You'll be taken to secret tunnels inhabited by birds and bats as you descend the rocks.

#### Fishing and fisherman pirogues

Fishing is a popular activity in Albion, Mauritius, where both professional and occasional fishermen can enjoy the bounty of the sea. There are different ways of fishing in the high sea and near the rocky parts of the lighthouse, each with its unique challenges and rewards.

#### Sunsets scenes

Albion is known for its stunning sunsets, which draw visitors from all over the island to watch the golden hour unfold. Whether you're a photographer looking to capture the perfect shot, or simply someone who appreciates natural beauty, Albion's sunsets are not to be missed.

#### Sunset at public beach with pirogues

One of the most popular spots to watch the sunset in Albion is the public beach, where pirogues (traditional fishing boats) are moored in the lagoon. This spot offers a picturesque backdrop for photographers, with the colorful boats and calm waters reflecting the warm hues of the sunset.

The public beach is a great spot for families and groups, with plenty of space for picnics and relaxation. Visitors can bring a blanket or beach chairs and settle in for the evening, enjoying the gentle ocean breeze and the stunning views.

#### Watching the Sunset with the Lighthouse and Reefs

Another popular spot to watch the sunset in Albion is by the lighthouse, which stands at the edge of the village and offers panoramic views of the sea and surrounding landscape. The lighthouse is a historic



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landmark, and provides a unique perspective on the sunset as it illuminates the sky and waters below.

Visitors can also watch the sunset from the nearby reefs, which offer a stunning contrast of dark rock formations against the warm colors of the sky. The reefs are a popular spot for snorkeling and diving during the day, but offer an entirely different experience at sunset as the sea turns calm and peaceful.

### Sun Setting Behind the Sea

Perhaps the most iconic aspect of Albion's sunsets is the way the sun sets behind the sea, casting a golden glow over the entire village. As the sky turns shades of orange, pink, and purple, the sea takes on a magical quality, reflecting the colors of the sky and creating a dream-like atmosphere.

This breathtaking sight is not to be missed, and draws visitors from all over the island to witness it firsthand. Whether you're sitting on the beach, watching from the lighthouse, or simply taking in the view from your accommodations, the sun setting behind the sea is a moment of pure magic that will stay with you long after your visit to Albion.

Albion's sunsets are truly a sight to behold, and offer a unique and unforgettable experience for visitors to the island. Whether you're a photographer looking for the perfect shot, or simply someone who appreciates natural beauty, watching the sunset in Albion is an experience you won't soon forget. With a range of stunning locations to choose from, including the public beach, the lighthouse, and the nearby reefs, visitors can enjoy the magic of the sunset from anywhere.

### About the Area

#### People, development & Location

With a population of over 3,200 residents (source [worldpopulationreview.com](http://worldpopulationreview.com)), Albion has registered the highest growth in terms of its residents among all towns and villages of Mauritius. This is due to quite a lot of property development projects for Mauritian people called 'morcellement' (parceling in English) which have been created during the last 15 years. Among these new projects: Splendid View, Terre d'Albion and Petite Bretagne. Moreover PDS (property development scheme) projects for foreigners such as West Coast Albion villas and the Domes of Albion have emerged. Due to this increase in population, a shopping mall with 1 supermarket and 40 shops is being built actually. Over and above the developments, the inhabitants have been conquered with the proximity of Albion with major cities, their place of work and the beach.

The village is also home to a number of small businesses, including local shops, mini markets, and restaurants. Entertainment is rare and only a few restaurants are available, so it is preferable to have a vehicle to reach the nearby places such as Flic en Flac (is known for its lively nightlife), Port Louis the capital city or the Bagatelle Mall (for its shopping mall). Restaurants such as Les Robinsons, La Murene & Jeff Snack offer visitors a chance to experience authentic Mauritian cuisine.

#### Location & Transportation in Albion

Albion is served by a bus line from Port Louis and Rose Hill, but the transport stops at 7 pm. The main roads are generally in good condition, which is not the case on the smaller roads. On the other hand,



driving is done on the left. Albion is located midway between Port Louis and Flic en Flac on Mauritius' west coast, in the Black River district. Albion is around 15 kilometers south of Mauritius' capital, Port Louis; the drive takes about 25 minutes, while the drive to the airport takes nearly an hour.

Overall, Albion is a charming and peaceful village that offers visitors a chance to experience the natural beauty and rich culture of Mauritius. Whether you're looking for a relaxing beach getaway or a chance to explore the island's history and heritage, Albion is a must-visit destination for anyone traveling to Mauritius.

## Main Features

- \* 586m<sup>2</sup> of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Mauritius fast online.

Condizione: Good

## Comune

Dimensione del lotto: 586 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/sx1c6fuRY4Y>

## Contact information

IMLIX ID: IX6.071.620

