



## CUSTOM VILLAS JUST STEPS FROM THE BEACH, GOLF & 5-STAR HOTEL ACCESS IN BALACLAVA – MAURITIUS



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 43,553,406.7

### Posizione

Nazione: Mauritius  
Pubblicato: 15/08/2025  
Descrizione:

Reference: DIP299CJA Location: Balaclava, Mauritius Category: PDS Project Status: Under construction – Delivery expected 2027 Type: Custom single-storey villas 3-bedroom villas with en-suite bathrooms, living room, dining area, fully equipped kitchen, gazebo, terrace, landscaped garden, beautiful pool, 2-car garage... Living area: 289 sqm Land area: 643 to 769 sqm 3-bedroom villas + office with en-suite bathrooms, living room, dining area, fully equipped kitchen, gazebo, terrace, landscaped garden, beautiful pool, 2-car garage... Living area: 344 sqm Land area: 907 to 1,480 sqm 4-bedroom villas with en-suite bathrooms, living room, dining area, fully equipped kitchen, gazebo, terrace, landscaped garden, beautiful pool, 2-car garage... Living area: 436 sqm Land area: 1,121 to 1,117 sqm Residence: Private beach club accessible to residents, clubhouse, Maritim Golf Course, tennis court, fitness room, common pool, bar, jogging track, landscaped park within the residence... Prices: 3-bedroom villas: From MUR 37,226,000\* 3-bedroom + office villas: From MUR 44,915,000\* 4-bedroom villas: From MUR 57,916,000\* \*excluding fees Amenities: VIP access to 5\*-star Maritim Balaclava Resort & Spa (restaurants, pools, spa, beach) & close to restaurants, shops, bars, sports centers, schools... Advantages: - VIP access to Maritim 5\*-star Resort & Spa (restaurants, pools, beach...) - Exclusive privileges and amenities for owners - No overlooking neighbors - Walking distance to the beach - Custom villa designs - Choose from 4 villa designs or fully bespoke option - Unique privacy in landscaped environment - Large freehold plots - Advantageous investment & tax conditions - Permanent residence permit Luxury & Tranquility: These villas embody the tropical essence of Mauritius, allowing residents to embrace the island's outdoor lifestyle in complete peace. The splendid gardens, inspired by oriental landscapes, incorporate native plants that harmonize with the surroundings of each villa while preserving privacy.



Optional: The villas offer a full decor package celebrating authentic luxury. Interiors are beautifully designed using the finest materials, fully equipped and furnished with modern appliances, refined furniture and high-end finishes for ultimate elegance and comfort. Complementing the high-tech facilities, the decor ensures maximum harmony and personalized style according to owner preferences. Opt for a luxurious custom villa just steps from the sea! Contact us for more information, photos or a visit.

Costruito: 2027

## Comune

Camere da letto: 3  
Bagni: 3  
Finito piedi quadrati: 289 mq  
Dimensione del lotto: 643 mq

## Room details

Total rooms: 5

## Building details

Number of Garages: 1  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/TKDK-T988/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TKDK-T988/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: DIP299CJA

