



## Exclusive new contemporary villa project, just 3 minutes from the beach in Grand Gaube, 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 21,976,875.57

### Posizione

Nazione: Mauritius  
Pubblicato: 03/10/2026  
Descrizione:

Reference: MU1409VAUR-1 Location: Grand Gaube, Mauritius Category: PDS Project Status: Off-plan - Delivery scheduled for Q2 2028 Type: 3-bedroom villas Description: • 3 bedrooms • 3 bathrooms • Living / dining room • Open-plan fitted kitchen • Harmonious indoor and outdoor living spaces • Covered terrace • Private swimming pool • Outdoor gazebo • Private garden • High-quality finishes • Contemporary architecture • Garage for 2 cars • Built-up area: approximately 140 sqm including the terrace and private pool • Land area: approximately 300 sqm Residence: • Secured gated community • Only 17 private villas • Gym • Spa • Landscaped green spaces • Resident and visitor parking • Concierge • Property management service • Calm and residential environment Selling price: From MUR 19,600,000 excluding additional fees Launch price!! Amenities: Close to the beach, restaurants, shops, supermarkets, international schools, sports facilities, and the many amenities of Grand Gaube and Grand Baie. The residence is located approximately 4 minutes from Grand Gaube beach and the Mythic Grand Gaube hotel, 10 minutes from Super U, 15 minutes from Grand Baie town center, and about 15 minutes from international schools. This intimate residential development located in the north of Mauritius offers an exclusive collection of just 17 private villas, designed to provide comfort, privacy, and quality of life in a peaceful tropical environment. Composed of 3-bedroom villas, this project stands out for its contemporary architecture and a design that prioritizes the connection between indoor and outdoor spaces. Each residence features its own private pool, a garden, a gazebo, and outdoor areas to fully enjoy the Mauritian climate. The villas are situated on plots of approximately 300 to 600 sqm and offer a built-up area of about 140 sqm, including the terrace and private pool. The fitted kitchen integrates naturally with the reception areas to create a friendly and functional living space. The residence also benefits from common areas dedicated to well-being, including a gym and a spa, as well as a secure and landscaped environment offering calm and serenity to its residents. The development comprises 17 three-bedroom



villas with private pools and gardens within a secure residence. Location: Located in Grand Gaube, on the north coast of Mauritius, this project enjoys a peaceful residential setting just a few minutes from the coastline. Grand Gaube is appreciated for its authentic atmosphere, its lagoon, and its natural setting, while offering quick access to the main infrastructure of the north of the island. Residents enjoy a prime location approximately 3 minutes from Grand Gaube beach, 10 minutes from Grand Baie and its Super U, and about 15 minutes from international schools. Project documentation also indicates Butte à l'Herbe beach is about 5 minutes away. This project embodies a contemporary tropical lifestyle, ideal as a primary or secondary residence or as a real estate investment in Mauritius. Contact us for more information, photos, or a visit.

## Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 3      |
| Finito piedi quadrati: | 140 mq |
| Dimensione del lotto:  | 300 mq |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Building details

|                    |      |
|--------------------|------|
| Parking:           | Sì   |
| Outdoor Amenities: | Pool |

## Lease terms

Date Available:

## Informazioni aggiuntive

|               |                                                                                                                                                                                                                           |
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| URL del sito: | <a href="http://www.arkadia.com/TKDK-T1196/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TKDK-T1196/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a> |
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## Contact information

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| IMLIX ID: | MU1409VAUR-1 |
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