



## BEAUTIFUL MODERN 3-BEDROOM VILLAS JUST 100 M FROM THE SEA IN TROU AUX BICHES - MAURITIUS



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 554,144.52

### Location

Country: Mauritius  
State/Region/Province: Pamplemousses District  
City: Trou aux Biches  
Posted: Aug 01, 2025

Description:

Reference: DIP381CRLAE

Accessibility: Mauritians & Foreigners

Location: Trou aux Biches - Mauritius

Category: Project, New

Status: Off-plan – 18 months after signing the CRP (Property Registration Document).

Type: PDS Villa

Description:

We offer this contemporary-style villa project nestled in the heart of a charming, typical neighborhood in Trou aux Biches, located on the north coast of Mauritius.

The residence offers its residents an outdoor lifestyle overlooking a lush tropical garden with a large private swimming pool. It also provides access to a range of services to make your life easier. The villas are located in a secure residence just 100 meters from the sea.

Single-story villas:

3 bedrooms, one of which is ensuite, 2 bathrooms, 1 guest toilet, living room, kitchen, hallway, laundry



room, terrace, deck, outdoor shower, private pool, and parking.

**Duplex villas:**

Ground floor: Entrance porch, entrance hall, living & dining room, kitchen, pantry, guest toilet, deck, private pool, and parking.

Upstairs: Hall, master bedroom with en-suite bathroom, 2 bedrooms, and 1 shared bathroom.

Land area: from 337 to 872 m<sup>2</sup>

Built area: from 127 to 327 m<sup>2</sup>

The residence offers services such as: • Spa • Kiosk • Private parking • Maintenance service • Security guard service

Amenities: • Near the beach • 10 minutes from Grand-Baie • Near a shopping center, shops, supermarkets • Near restaurants, bars, etc.

Selling prices: from MUR 23,975,000\*

Contact us today for more information

**Common**

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	137 sq m

**Lease terms**

Date Available:

**Additional information**

Website URL:	<a href="http://www.arkadia.com/TKDK-T825/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/TKDK-T825/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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**Contact information**

IMLIX ID:	dip381crlae
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