



## CUSTOM VILLAS JUST STEPS FROM THE BEACH, GOLF & 5-STAR HOTEL ACCESS IN BALACLAVA – 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 66,814,898.62

### Location

Country:	Mauritius
Posted:	Aug 15, 2025

### Description:

Reference: DIP299DJA Location: Balaclava, Mauritius Category: PDS Project Status: Under construction – Delivery expected 2027 Type: Custom single-storey villas 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.

Built: 2027

### Common

Bedrooms: 4  
Bathrooms: 4  
Finished sq. ft.: 436 sq m  
Lot Size: 1121 sq m

### Room details

Total rooms: 6

### Building details

Number of Garages: 1  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/TKDK-T987/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TKDK-T987/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: DIP299DJA

