

MAYFAIR

Eleganza

Live the Resort Lifestyle

Discover a new way of living in 1, 2 & 3 bedroom apartments which boast grandeur, opulence and adventure.

Experiencing true connection means detaching from life's distractions.

Mayfair Eleganza creates the perfect scene to unfasten from the day to day stress and allows you to dive into a world where luxury, pleasure tranquility and unwinding will take over.



Location

Hidden away from the commotion, Eleganza fashions a small community where chic resort style apartments are complemented with tropical island vibes, waterfall features, recreation spaces, outdoor projector screen cinema and a host of breathtaking amenities.

Find yourself in a space where excitement and luxury living will bring a new perspective to your dream lifestyle and give you the opportunity to explore new adventures.



Lifestyle

Pereybere is a jewel located in the north of Mauritius and only 30 minutes from the island's capital city. This small, picturesque village is bursting with culture, entertainment, and amenities, which make this area very appealing.

The coastal road is lined with restaurants, bars, shops, and attractions which all bring life to this beautiful village. Though small, with its white sandy shore, alluring blue lagoon, and array of water activities, Pereybere Beach is undoubtedly a small piece of heaven which will take your breath away.

Pereybere has a well-balanced line-up of other amenities, covering the necessities and luxuries. From hospitals and schools to luxury shopping complexes and cafes, everything you need is only a stone's throw away.



Amenities

The essence of "Resort style architecture" together with community flows throughout this development can be found in every corner.

It starts the moment you drive through the **motorised gates** to be braced with the resort style architecture and landscaping. Park your car in the **secured underground parking**. Make your way to the **grand lobby** which sets the scene.

Be greeted by a **welcome desk** to assist with any arrangements or queries. Catch your breath as you enjoy the seating area overlooking the **lavish outdoor pool, waterfall feature, shaded outdoor gym area** and **yoga spots** while you sip on a cold drink.

Enjoy quality time with friends and family while you watch your favourite film on the **outdoor projector screen**. Let the **BBQ area** sizzles stimulating the taste buds. Retreat to the cozy **sunken seating area** and leave all the stress behind you.







The Interiors designed by Casa Fia



Mayfair Eleganza has raised the bar as they share your passion for style and practicality.

The interior planning and design of the apartments have been done with the guidance of Casa Fia, a Dubai based interior design company.

Casa Fia has over 15 years experience whereby they have assisted individuals and promoters to achieve their dream properties.

Their attention to detail and experience have led Mayfair to create apartments which will exceed all expectations.

A new level of modern elegance marks every apartment, with their muted, earthy tones, cleanlines, spacious interiors and modern kitchen. The apartments at Mayfair Eleganza are truly the epitome of modern class. These homes are flooded with natural light, high-end finishing and beautiful interiors.



Smart Home

Mayfair Eleganza appreciates that convenience is an essential part of luxury and has implemented many “Smart Home” technologies which will make life easier.

Home automation is a strong trend which Mayfair has adopted bringing you some of the best smart technology.

Key Features:

- Entrance door operated by fingerprint/code/wifi
- Wifi light switches controlled by mobile device
- Motion sensors
- CCTV camera
- Wifi sockets
- Alexa unit for voice activation
- Video intercom



MasterPlan

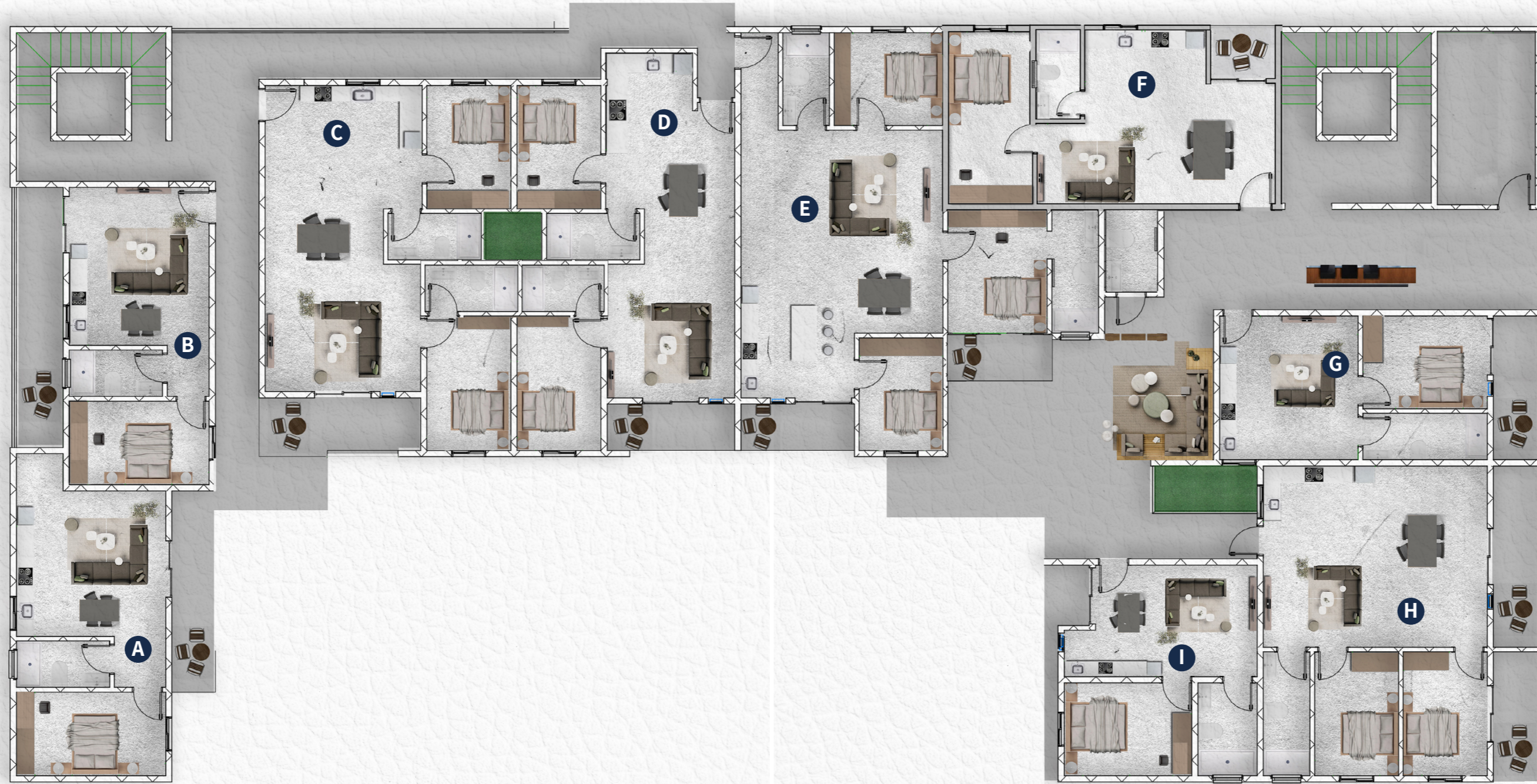


Legend

- 1 Visitors Parking
- 2 Basement Parking Entrance
- 3 Car Port
- 4 Services Room
- 5 Welcome Desk
- 6 Lobby and Seating Area
- 7 Outdoor Shower
- 8 Gym
- 9 Common Pool
- 10 Sun Loungers
- 11 Sunken Seating Area
- 12 Outdoor Projector Screen
- 13 Waterfall Feature
- 14 BBQ Corner
- 15 Outdoor Dining Area
- 16 Elevator
- 17 Waste Disposal Area

Floor plans

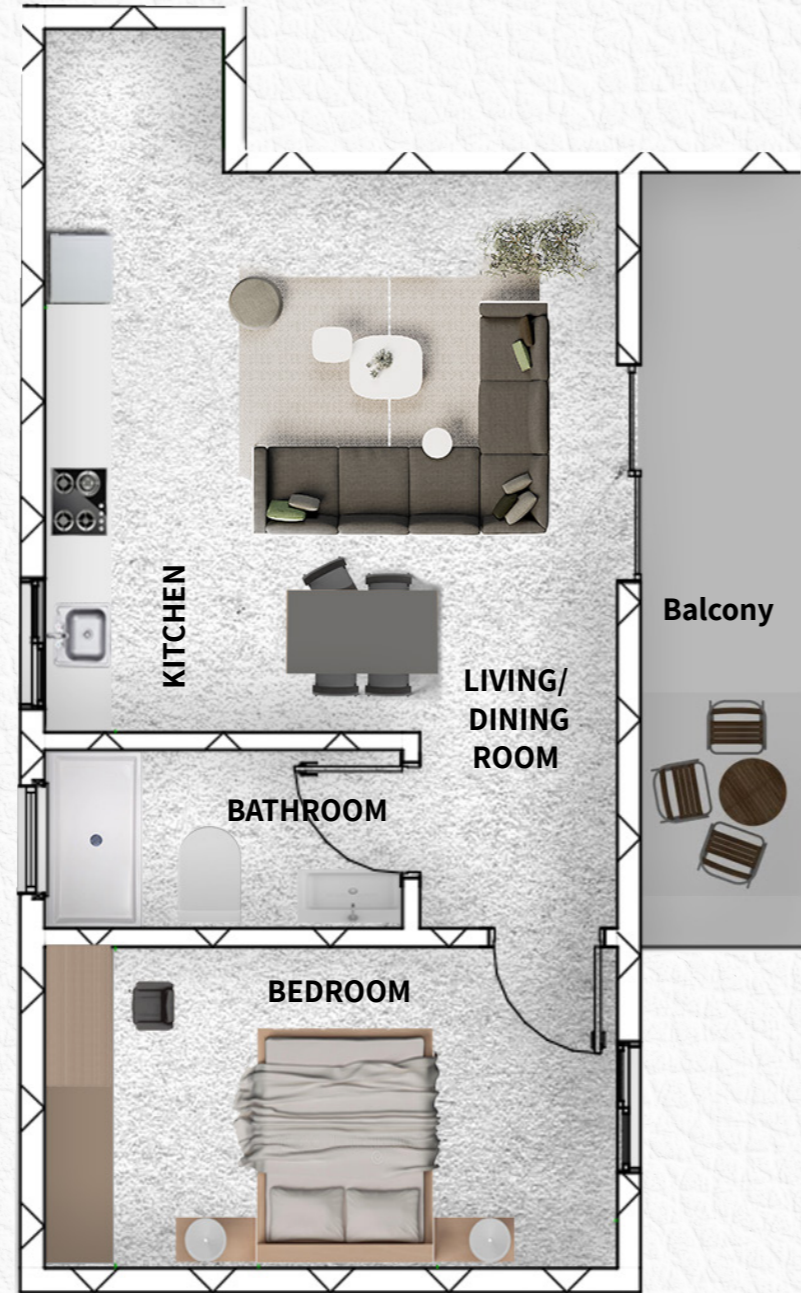
Ground Floor



Floor plans

Ground Floor

Apartment A		
1	Living/ Dining Room	15.5m ²
2	Kitchen	7.0m ²
4	Bedroom	13.0m ²
5	Balcony	6.3m ²
6	Bathroom	4.5m ²
7	Outdoor Extra Space	19.4m ²
Total Living Area		46.3m²
Gross Apartment Area		53.3m²



Floor plans

Ground Floor

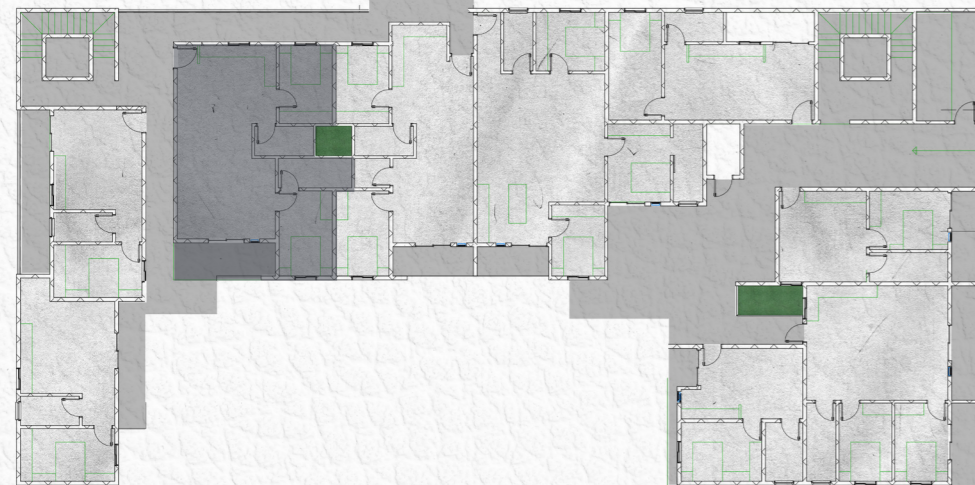
Apartment B		
1	Living/ Dining Room	15.3m ²
2	Kitchen	6.0m ²
4	Bedroom	13.0m ²
5	Balcony	12.6m ²
6	Bathroom	4.5m ²
7	Outdoor Extra Space	15.1m ²
Total Living Area		51.4m²
Gross Apartment Area		57.5m²



Floor plans

Ground Floor

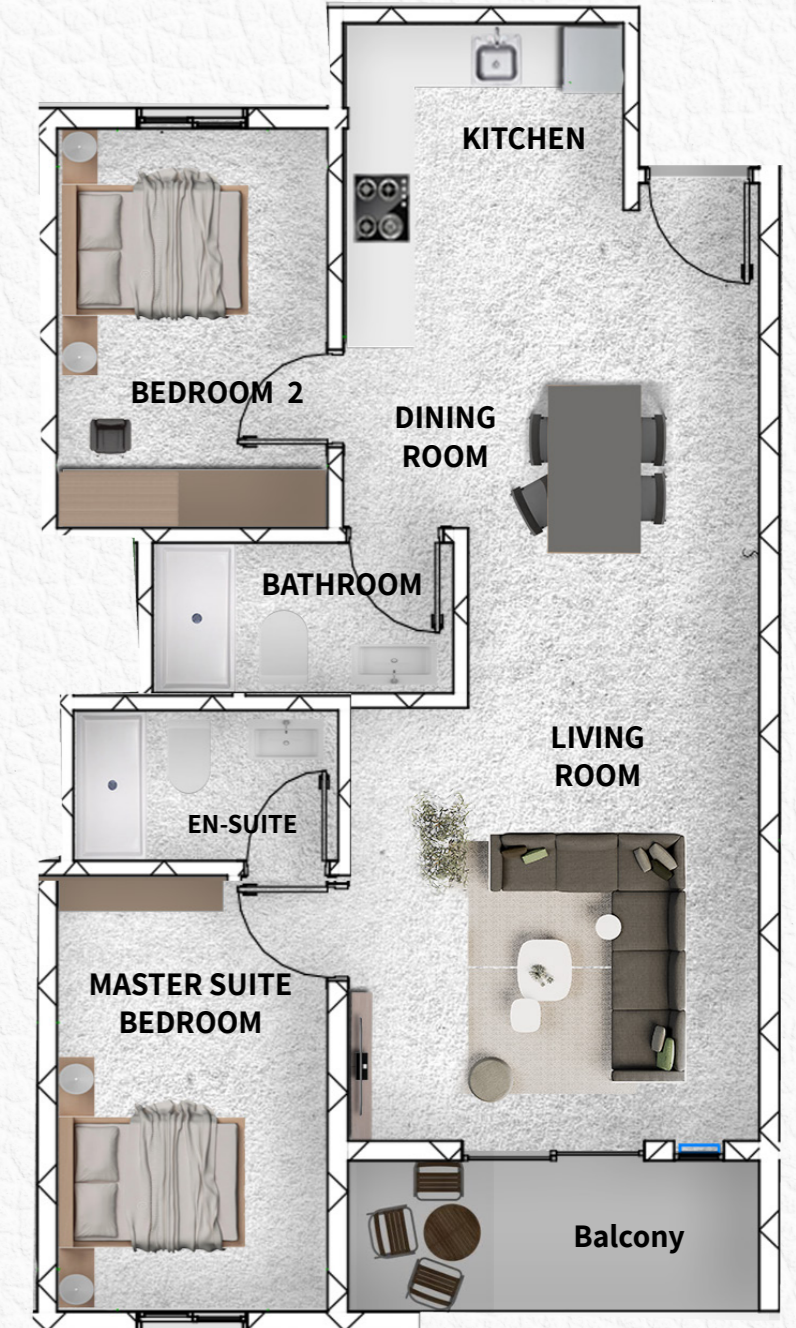
Apartment C		
1	Living/ Dining Room	20.5m ²
2	Kitchen	27.0m ²
3	Master Suite Bedroom	16.0m ²
	En-Suite	4.3m ²
4	Bedroom 2	11.0m ²
5	Balcony	8.8m ²
6	Bathroom	4.5m ²
Total Living Area		87.8m²
Gross Apartment Area		91.4m²



Floor plans

Ground Floor

Apartment D		
1	Living/ Dining Room	17.6m ²
2	Kitchen	23.7m ²
3	Master Suite Bedroom	16.0m ²
	En-Suite	4.3m ²
4	Bedroom 1	11.0m ²
5	Balcony	6.1m ²
6	Bathroom	4.5m ²
Total Living Area		77.3m²
Gross Apartment Area		82.0m²



Floor plans

Ground Floor

Apartment E

1	Living/ Dining Room	43.4m ²
2	Kitchen	7.65m ²
3	Master Suite Bedroom	24.3m ²
	Wc / Bath	6.0m ²
	Balcony	5.5m ²
3	Bedroom 1	10.5m ²
4	Bedroom 1	10.0m ²
5	Balcony	5.5m ²
6	Bathroom	4.5m ²
7	Outdoor Extra Space	12.0m ²
Total Living Area		105.85m²
Gross Apartment Area		112.8m²



Floor plans

Ground Floor

Apartment F

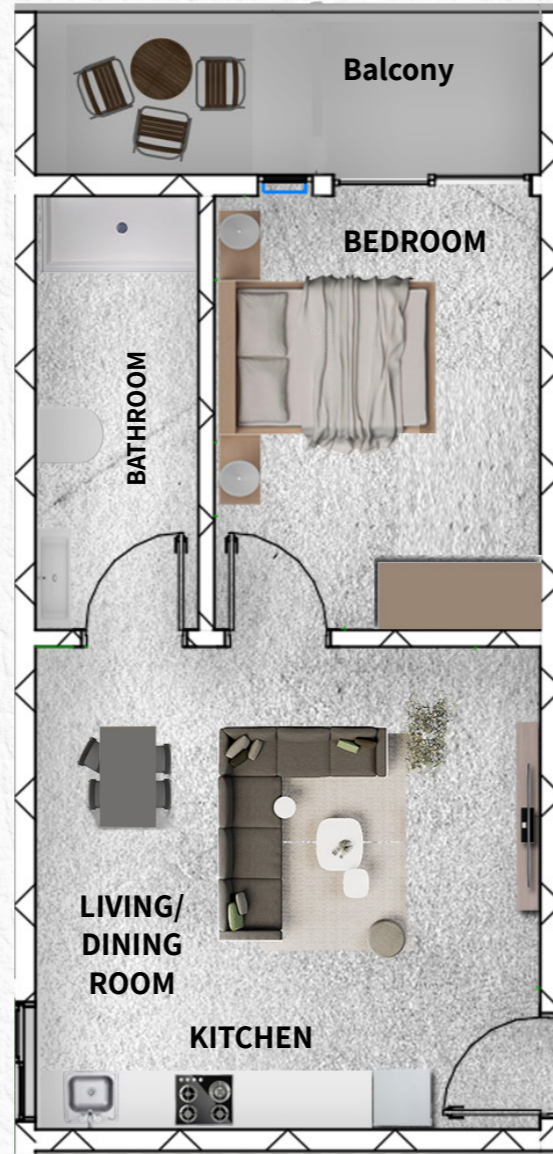
1	Living/ Dining Room	30.4m ²
2	Kitchen	4.4m ²
3	Bedroom	14.8m ²
5	Balcony	1.7m ²
6	Bathroom	4.2m ²
7	Outdoor Extra Space	20.0m ²
Total Living Area		55.5m²
Gross Apartment Area		57.8m²



Floor plans

Ground Floor

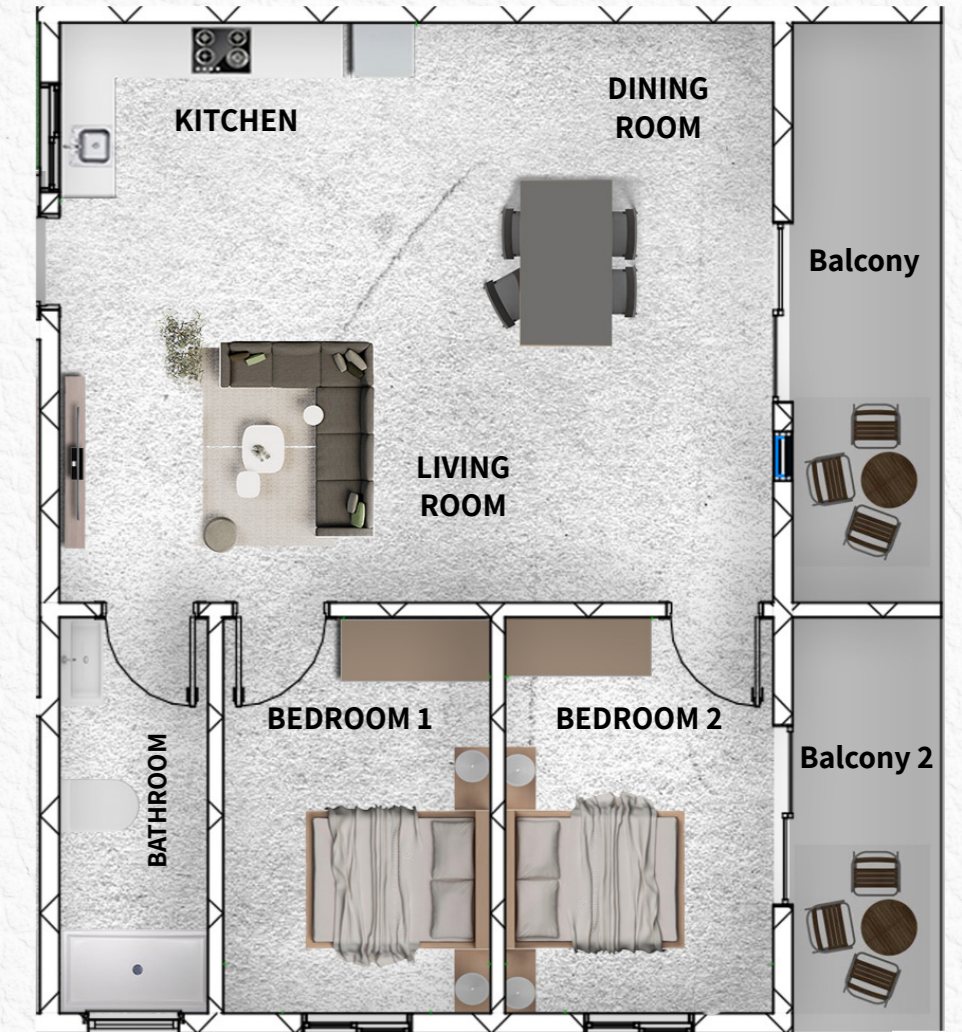
Apartment G		
1	Living/ Dining Room	15.7m ²
2	Kitchen	5.0m ²
3	Bedroom	12.0m ²
5	Balcony	6.2m ²
6	Bathroom	6.0m ²
Total Living Area		44.9m²
Gross Apartment Area		47.2m²



Floor plans

Ground Floor

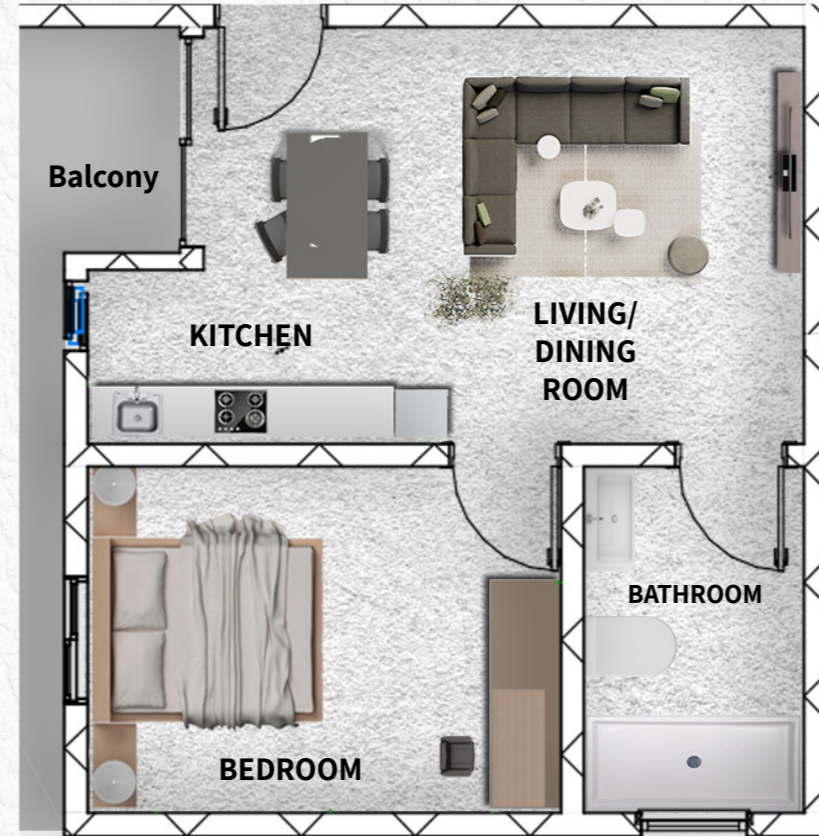
Apartment H		
1	Living/ Dining Room	21.0m ²
2	Kitchen	21.0m ²
3	Bedroom 1	10.8m ²
4	Bedroom 2	16.2m ²
	Bedroom	10.8m ²
	Balcony	5.4m ²
5	Balcony	7.8m ²
6	Bathroom	6.0m ²
Total Living Area		82.8m²
Gross Apartment Area		87.6m²



Floor plans

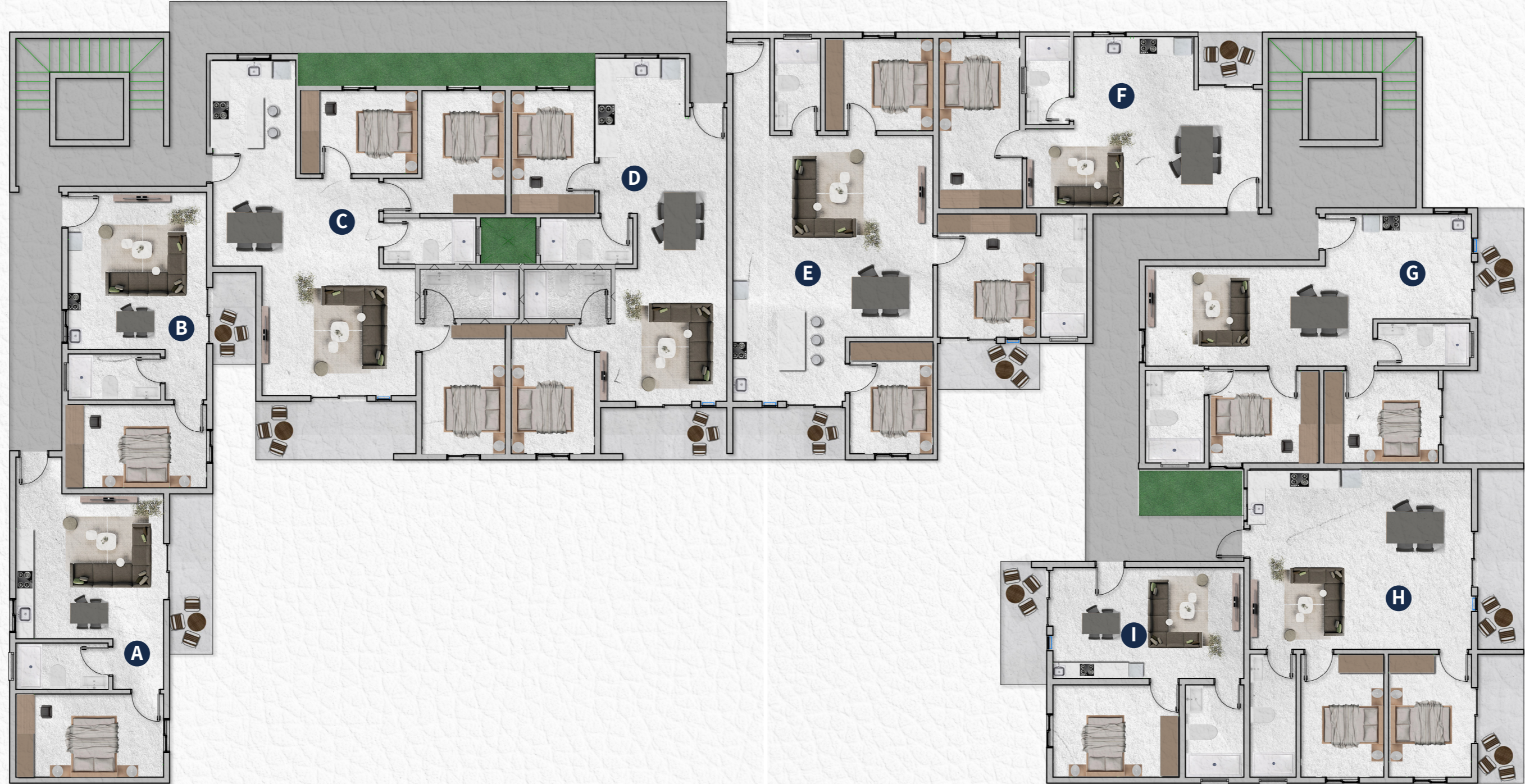
Ground Floor

Apartment I		
1	Living/ Dining Room	15.3m ²
2	Kitchen	4.7m ²
3	Bedroom	12.2m ²
5	Balcony	1.8m ²
6	Bathroom	5.7m ²
Total Living Area		40.0m²
Gross Apartment Area		44.6m²



Floor plans

1st to 3rd floor level



Floor plans

1st to 3rd floor level

Apartment A		
1	Living/ Dining Room	15.5m ²
2	Kitchen	7.0m ²
4	Bedroom	13.0m ²
5	Balcony	6.3m ²
6	Bathroom	4.5m ²
Total Living Area		46.3m²
Gross Apartment Area		53.3m²



Floor plans

1st to 3rd floor level

Apartment B		
1	Living/ Dining Room	15.3m ²
2	Kitchen	6.0m ²
4	Bedroom	13.0m ²
5	Balcony	3.7m ²
6	Bathroom	4.5m ²
Total Living Area		42.5m²
Gross Apartment Area		47.5m²



Floor plans

1st to 3rd floor level

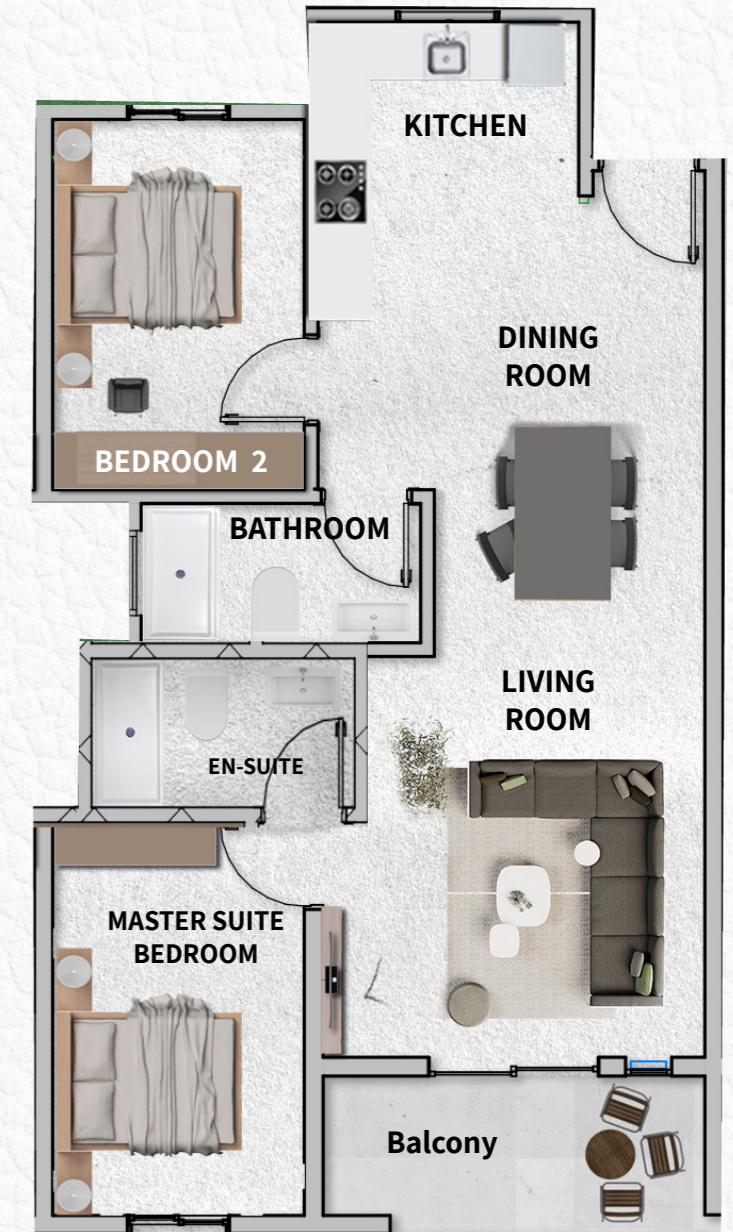
Apartment C		
1	Living/ Dining Room	31.6m ²
2	Kitchen	7.0m ²
3	Master Suite Bedroom	16.0m ²
	En-Suite	4.3m ²
3	Bedroom 1	11.0m ²
4	Bedroom 2	12.1m ²
5	Balcony	8.8m ²
6	Bathroom	4.5m ²
Total Living Area		91.0m²
Gross Apartment Area		105.1m²



Floor plans

1st to 3rd floor level

Apartment D		
1	Living/ Dining Room	17.6m ²
2	Kitchen	23.7m ²
3	Master Suite Bedroom	16.0m ²
	En-Suite	4.3m ²
4	Bedroom 1	11.0m ²
5	Balcony	6.1m ²
6	Bathroom	4.5m ²
Total Living Area		77.3m²
Gross Apartment Area		82.0m²



Floor plans

1st to 3rd floor level

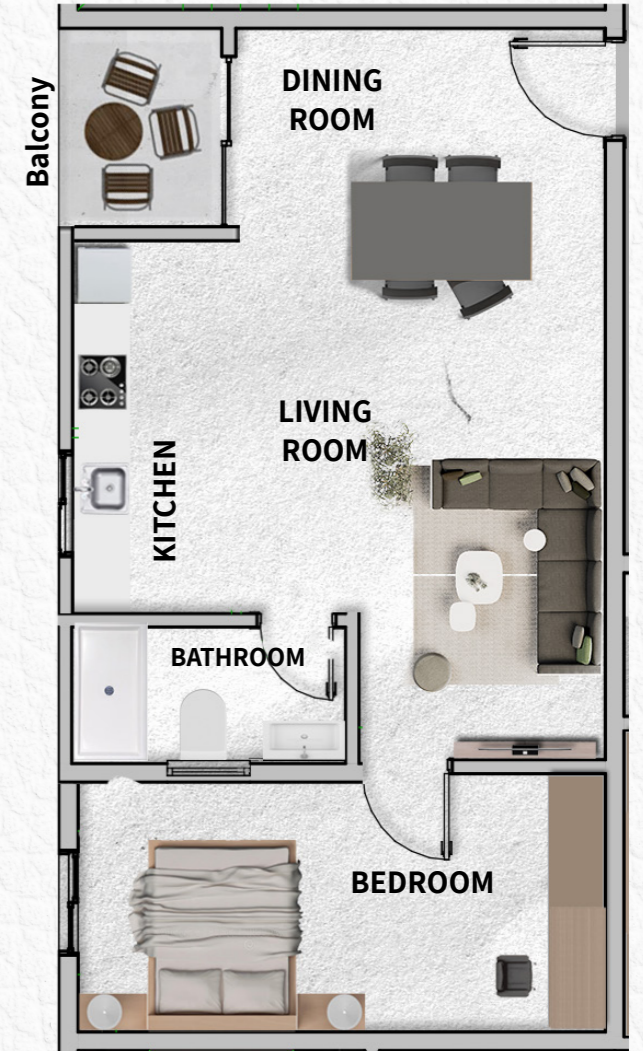
Apartment E		
1	Living/ Dining Room	43.4m ²
2	Kitchen	7.65m ²
3	Master Suite Bedroom	24.3m ²
	Wc / Bath	6.0m ²
	Balcony	5.5m ²
3	Bedroom 1	10.5m ²
4	Bedroom 1	10.0m ²
5	Balcony	5.5m ²
6	Bathroom	4.5m ²
Total Living Area		105.85m²
Gross Apartment Area		112.8m²



Floor plans

1st to 3rd floor level

Apartment F		
1	Living/ Dining Room	30.4m ²
2	Kitchen	4.4m ²
3	Bedroom	14.8m ²
5	Balcony	1.7m ²
6	Bathroom	4.2m ²
Total Living Area		55.5m²
Gross Apartment Area		57.8m²



Floor plans

1st to 3rd floor level

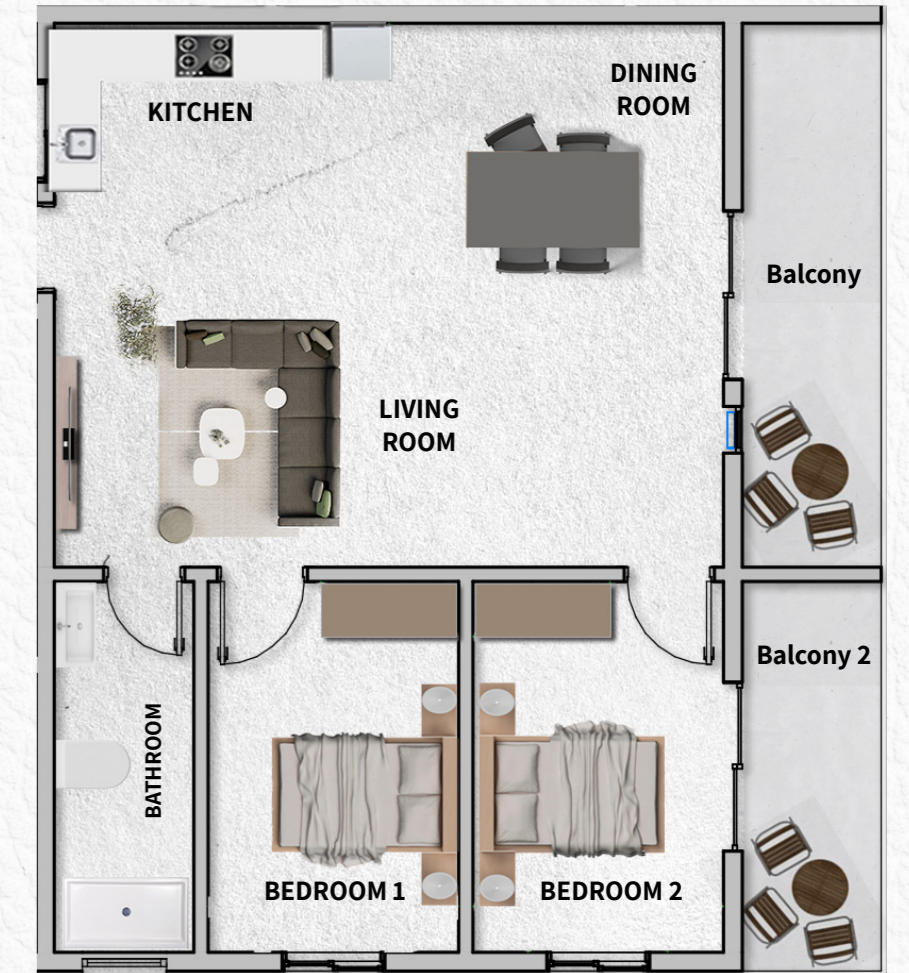
Apartment G		
1	Living/ Dining Room	25.4m ²
2	Kitchen	10.1m ²
3	Master Suite Bedroom	17.0m ²
	En-Suite	6.3m ²
4	Bedroom 1	12.0m ²
5	Balcony	14.3m ²
6	Bathroom	4.5m ²
Total Living Area		83.0m²
Gross Apartment Area		88.4m²



Floor plans

1st to 3rd floor level

Apartment H		
1	Living/ Dining Room	21.0m ²
2	Kitchen	21.0m ²
3	Bedroom 1	10.8m ²
4	Bedroom 2	16.2m ²
	Balcony	5.4m ²
5	Balcony	7.8m ²
6	Bathroom	6.0m ²
Total Living Area		82.8m²
Gross Apartment Area		87.6m²



Floor plans

1st to 3rd floor level

Apartment I		
1	Living/ Dining Room	11.5m ²
2	Kitchen	10.8m ²
3	Bedroom	12.3m ²
5	Balcony	5.0m ²
6	Bathroom	5.6m ²
Total Living Area		45.2m²
Gross Apartment Area		47.8m²



Specifications

OUTDOOR

1. Foundation

- Reinforced concrete.

2. Superstructure

- Reinforced concrete and block walling.

3. External finishes

3.1. Floor

- **Staircase and landing:** Natural cement screed external driveway & Car park: tarmac, cobble stone and or interlock paving blocks to designated areas.

- **Basement Parking:** reinforced concrete slab with concrete flooring + paint markings.

3.2. Wall

- **External & Internal walls:** block work / concrete.

3.3. Painting finishes

- **External walls:** paint smooth finish - emulsion paint.

- **Internal walls:** paint smooth finish - emulsion paint.

- **Parking levels:** natural concrete finish with paint markings.

3.4. Ceiling

- **Parking:** reinforced concrete slab fair- faced finish.

- **Lift lobbies:** reinforced concrete slab fair face finish with flush plastered false ceiling + paint finish.

3.5. Doors

- **Parking levels 1 & 2:** fire rated doors to lift lobbies.

- **Duct doors in lift lobbies:** aluminum powder coated.

- **Staircase:** fire rated doors.

4. Internal finishes

4.1. Floor

Premium & Prestige condominiums:

- living, dining, kitchen, laundry, passageway, bedrooms and bathrooms: ceramic tiles

4.2. Walls

- All walls rendered and painted with 3 coats emulsion paint finish.

- **Common and Ensuite bathrooms:** ceramic tiles minimum 1m80 high around shower area. emulsion paint finish on other surfaces.
- Ceramic tiles skirting in all areas

4.3. Ceiling

- Floor height - floor height - soffit of slab shall be approximately 2m85 high.

- Fair-faced finish + making good + emulsion paint finish in all areas.

4.4. Waterproofing

- Waterproofing to all exposed slab, balcony, terrace and roof.

4.5 Parking area

- Natural concrete finish with paint markings.

4.6. Paint finishes

- three coats of emulsion paint (wall one colour only, ceiling white).

5. Openings

- **Condominium main entrance:** timber solid door

- **Bedrooms, bathrooms, kitchen:** timber flush door

- Aluminium powder coated glazed doors and windows

- **Ironmongery:** selected quality locksets to doors

INDOOR

1. Bathrooms, sanitary wares & robinetterie

1.1. Common bathroom

- One wash hand basin with cabinet furniture and a mixer.

- One shower with shower mixer.

- One toilet set

1.2 Ensuite bathroom

- One vanity top with a wash hand basin and a mixer.

- One shower with shower mixer

- One bathtub with bathtub mixer + shower spray.

- One toilet set

2. Kitchen

- Water, electrical and gas points provided at specific places.

Premium condominiums

- Kitchen furniture, sink, tap and equipments are optional. Purchasers are to design their own kitchen

Services

1. Electrical installation / Telephone point

- Concealed electrical wiring.

- Design colour switches and sockets (white for premium condominiums).

2. Water

- Common cold water supply to form part of syndic fee.

- Instantaneous gas water heater supplied to each condominium.

3. Gas

- Individual metering for each condominium.

4. Air Conditioning

-Concealed conduit for future air conditioning connection provided.

5. Tv Antenna

- Common satellite dishes to be provided in each block.

6. Security

- CCTV cameras monitoring



Project Developer & Main Contractor



Mayfair Pereybere I



Mayfair Flic-en-Flac



Mayfair Rose Hill



Project Designer



Interior Designer

Ayesha Rabeah
JADDOO

Notary



SUNSET BOULEVARD
REAL ESTATE

Sales Team

UNCUT
DIGITAL CREATIVE AGENCY

Marketing Team



Mayfair Pereybere II



Mayfair Pereybere IV



Mayfair HighNest



Mayfair Serenity



MAYFAIR
Modern Living

Tel: (+230) 428 1339

sales@mayfair.mu

Sodnac, Quatre Bornes, Mauritius

www.mayfair.mu