

ANAHITA



BEAU CHAMP

Demera Signature Villa

“

*We designed the Demera Signature villa, drawing inspiration from the site's industrial heritage and traditional Mauritian architecture.*

*Veranda living, natural ventilation, pitched roofs and a seamless connection between the interior and exterior are the key features of this villa.*

*Nestled on a site overlooking a valley with lush, productive gardens, it combines natural materials and offers a refined, yet welcoming living environment, perfectly in harmony with its surroundings.*

”

*Bérengère Croidien*

BC ARCHITECT





## Demera Signature Villa

### *Elegance in every detail*

The Demera Signature Villa embodies a perfect blend of tradition and modernity. Inspired by Mauritian architecture, it stands out with its distinctive curved roof, natural stone walls with white corded joints and wooden finishes, offering a warm and authentic aesthetic. Designed to integrate harmoniously with its lush surroundings, it prioritises natural light and optimal ventilation, creating bright and airy living spaces.

Each villa is a unique living space, designed to meet the highest standards. With elegant suites, open-plan areas that connect the interior and exterior, and landscaped gardens featuring a magnificent swimming pool, they combine refinement and comfort. Located in the heart of Anahita Beau Champ, these one-of-a-kind villas offer much more than just a home: they promise an exceptional lifestyle in a peaceful, verdant setting. With only five units available, they represent rare and exclusive luxury.



**Villa available on plots:  
A1 to A5**



**Plots ranging from 1,273 m<sup>2</sup> to 1,412 m<sup>2</sup>**



**Villa gross external area: 356 m<sup>2</sup>**



**3 bedrooms**



**3 bathrooms**

As From

**Rs 87 M**



Entrance view





# Living areas





Living areas





# Net Areas

Internal Areas	Net Internal Area (m <sup>2</sup> )
1. Hall	16.51
2. Corridor 1	6.48
3. Corridor 2	6.85
4. Master bedroom	20.58
5. Master dressing	6.16
6. Wc master	1.98
7. Master bathroom	11.38
8. Office & TV room	17.15
9. Bedroom 2	14.70
10. Bathroom 2	5.60
11. Dressing 3	4.00
12. Bedroom 3	18.66
13. Bathroom 3	5.94
14. Guest wc	3.12
15. Kitchen	24.44
16. Laundry	6.60
17. Store	4.50
18. Living & dining room	47.11
19. Veranda	40.06
<b>Total</b>	<b>261.82</b>

External Areas	Net External Area (m <sup>2</sup> )
20. Porch	11.02
21. Technical	1.14
22. Heat pump	1.08
23. Master terrace	9.35
24. Terrace 2	5.10
25. Terrace 3	6.41
26. Terrace 4	4.73
27. Terrace 5	5.96
28. Terrace 6	16.75
29. External shower	7.27
30. Pool deck	29.77
31. Pool	38.96
32. Pool shower	1.20
33. Bin area	5.69
34. Patio	25.04
35. Kitchen yard	Plot specific



Floor Plan



Roof Plan

Gross External Area  
**356.46 m<sup>2</sup>**





**Master bedroom**





Kitchen



# Site Plan

## Demera Signature Villa

Located in an exceptional setting, the Demera Signature villas overlook 5 hectares of lush gardens, where fruit trees, aromatic plants, and flowers blend together. This natural setting, combined with the bespoke landscaping and set apart from other neighbourhoods, will offer to its future residents a true haven of serenity and well-being.

Their North and North-West orientations, as per the plots, are ideal for the Mauritian climate and ensure optimal sunlight throughout the day. Perfectly integrated into the heart of the estate, they offer quick access to all the essential amenities for daily life, combining comfort and tranquillity.

01 *Spring Park*

02 *Palm Alley: Pedestrian and cycling path*

03 *Les Jardins de Beau Champ: Productive landscaping*

04 *Zeste: Café, grocery shop, pool*





# ANAHITA



## PRICE LIST - DECEMBER 2024

							INDICATIVE PRICES	
Plot	Plot Size (m2)	Villa Type	Villa Size (m2)	Bedrooms	Bathrooms	Price (MUR)	Price (EUR)	Price (USD)
A1	1,273	Demera Model 1	356.46	3	3	87,000,000	1,776,000	1,871,000
A2	1,412	Demera Model 1	356.46	3	3	88,300,000	1,802,000	1,899,000
A3	1,395	Demera Model 1	356.46	3	3	88,300,000	1,802,000	1,899,000
A4	1,356	Demera Model 1	356.46	3	3	89,600,000	1,829,000	1,927,000
A5	1,375	Demera Model 1	356.46	3	3	89,600,000	1,829,000	1,927,000
A6	1,341	Demera Model 4	297.70	3	3	75,700,000	1,545,000	1,628,000

### Notes :

- 1) The base price/currency is the MUR and the EUR/USD figures are indicative only (on the basis of indicative exchange rates of MUR 49/€ and MUR 46.50/\$).
- 2) The price excludes the registration duty (5%), notaries fees, furniture and available options.
- 3) The villa size refers to the Gross External Area (GEA) in square meters.
- 4) The villas are available off-plan "Vente en l'État Futur d'Achèvement" (VEFA). Their prices are payable in several instalments in accordance with the VEFA framework.
- 5) Prices valid until 31st March 2025.
- 6) Anahita Beau Champ Limited reserves the right to modify any contents of the price list, without prior notice or liability.



# Experience a new lifestyle

## *at Anahita Beau Champ*

### **SERVICES AND AMENITIES**

Anahita Beau Champ is dedicated to offering a comprehensive array of essential services, designed to make everyday life easier and more enjoyable for both its residents and the inhabitants of the region. This includes shops, dining options, office spaces, educational institutions, a sports centre, and healthcare facilities...

### **SPLENDID BEACHES ON ÎLE AUX CERFS**

Residents of Anahita Beau Champ can take full advantage of Mauritius' largest lagoon by relaxing on one of Île aux Cerfs' splendid beaches. Accessible just a few minutes by boat, they offer a heavenly setting, with their crystal-clear waters and immaculate sand, perfect for moments of relaxation.

### **ULTIMATE GOLF EXPERIENCES**

Golf enthusiasts will be thrilled to live just a few minutes away from two championship golf courses, Anahita Golf Club and Île aux Cerfs Golf Club. The Legend and Links courses are also a 20-minute car ride away.





## For more information

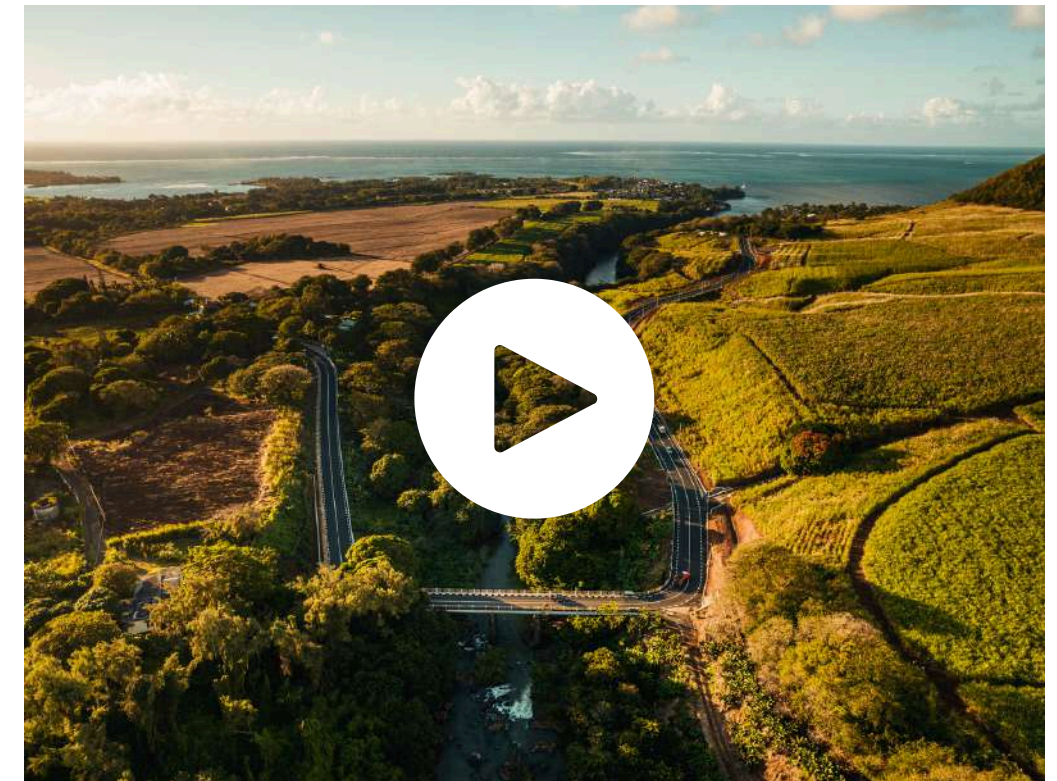
*Useful links*



[Virtual tour](#)



[General Presentation](#)



[Signature video](#)



# ANAHITA



## BEAU CHAMP

Beau Champ, Mauritius  
T : +230 402 2246  
E : [info@anahitamauritius.com](mailto:info@anahitamauritius.com)  
W : [www.anahitamauritius.com](http://www.anahitamauritius.com)

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