

# THE FRONT VIEW



# MOVE TO THE WEST WAVES

## SEA & SUNSET VIEW

Enter the lobby, where a fusion of tropical and seashell-inspired interior design welcomes you. Revel in the convenience of being only a minute away from the mesmerizing beach, offering stunning sunset views. The upper-level balconies provide both sea and sunset views, creating an idyllic retreat within your own home.



## ENTRANCE & INFINITY POOL

The front entrance features an inviting infinity pool surrounded by lush flora and beach feel-inspired environment, setting the tone and mood for coastal elegance.



## SURROUNDING FACILITIES

Immerse in the tranquil surroundings of this exceptional apartment. White coral and slab accents adorn the exterior driveway integrating with the lush green flora that envelops the property. Convenience is paramount, featuring dedicated parking facilities for both owners and visitors, along with two electric vehicle charging slots available for the residents. Adjacent to the infinity pool, a charming chilling kiosk offers a perfect spot to unwind amidst the serenity of the flourishing green surroundings. This residence promises not just a home but a harmonious retreat where nature and modern living coalesce seamlessly.



# WEST COAST

## FLIC EN FLAC

- **14 Apartments**
- 11 Three Bedrooms (Including 1 Ensuite)
- 1 Two Bedrooms (Including 1 Ensuite)
- 2 Penthouses (Including 2 Ensuities)
- Lobby & Infinity Pool
- Accessible to both Mauritian citizens and foreigners.

*Delivery October 2025*





Sparc

Jumbo Express Mall

Morc. Jardins d'Anna

WEST WAVES

Anelia Resort & Spa

Flic en Flac Beach

Pearl Beach Resort & Spa

Flic en Flac Beach

Zub Express Restaurant

Tidez

Fuel Station

Scuba Diving

Boathouse

Flic en Flac Beach



### Situated at Flic en Flac

Situated near Flic en Flac Beach, our project highlights unparalleled accessibility all within less than 9 minutes away, seamlessly linked to the main road, coastal road, and the charming Jardin’s Anna Morcellement. Positioned with tranquillity in mind, the location whispers tropical charm, aligning effortlessly with the island allure.

### Fine Dining & Lifestyle

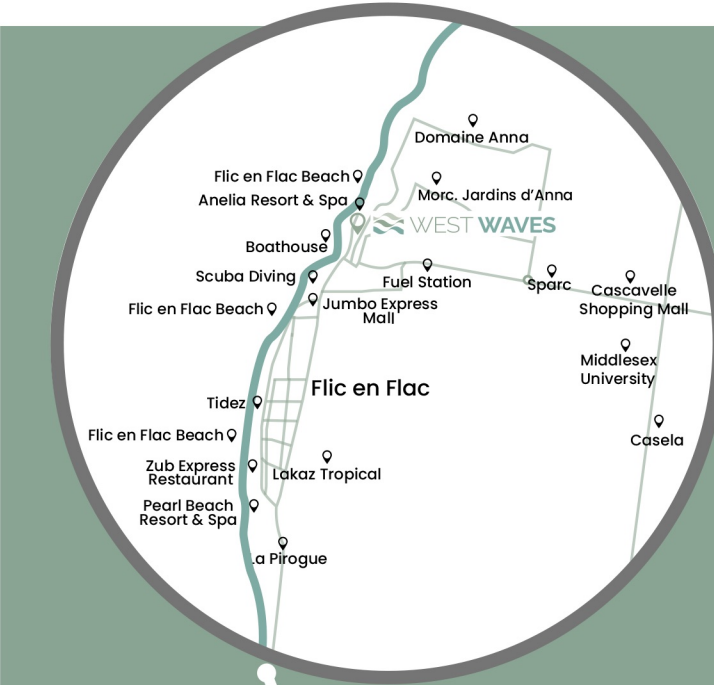
Embrace the essence of our tropical island as your backdrop – a serene retreat near the esteemed Anelia Resort and Spa. Surrounded by prestigious hotels & luxurious spa, including Hilton and Buddha Bar Beach, our project promises a luxurious lifestyle infused with the island natural beauty. Indulge in a culinary journey with fine dining at Domaine Anna, Hilton, Buddha Bar Beach, and Teppanyaki, or savour local dishes. For the sports enthusiasts, SPARC awaits, providing a top sports complex nearby. In this thriving locale, experience the heights of convenience, with local eats, vibrant bars, night club and all essential amenities at Cascavelle shopping Mall seamlessly woven into the fabric of everyday living.

### Nurturing Tomorrow’s Minds

Education meets excellence with institutions like Middlesex University and Westcoast International Primary and Secondary School in close proximity, ensuring a well-rounded lifestyle for families.

### Aquatic & Land Adventures

Recreation unfolds at your doorstep, with Flic en Flac Beach and Wolmar Beach offering sun-kissed sands, while the adventure-seekers can explore the wonders of Casela Nature Park or Private Boat whale & dolphins watching and Scuba Diving centre for an aquatic experience. To add a touch of coastal charm, a boat house nearby promises leisurely aquatic escapes. Our project location isn't just an address; it's a curated experience, aligning every element to create a tropical haven that will surpass your expectation.

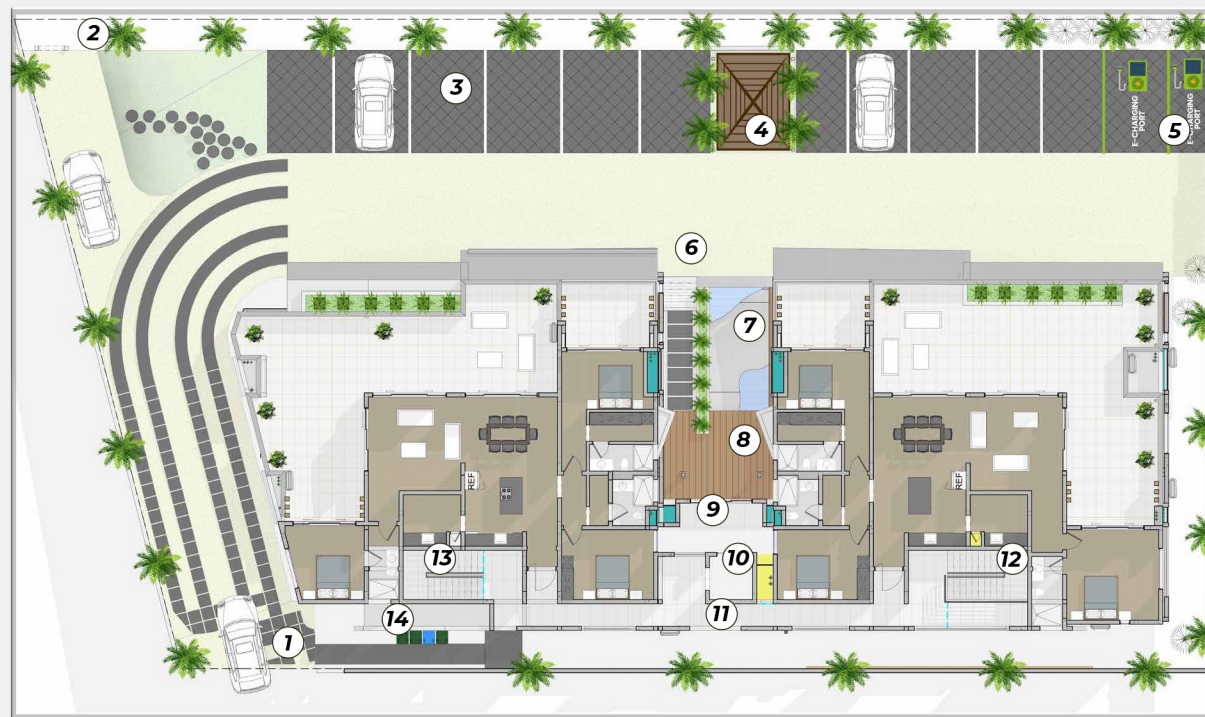


# AMENITIES



# SITE PLAN OVERVIEW

The West waves is a 4 storey building consisting of 2 nearly identical block housing 14 Tropical branded apartments CROWNED BY 2 PENTHOUSES connected by a marvellous lobby and a front entrance which features an inviting infinity pool surrounded by lush flora and beach feel-inspired environment, setting the tone for coastal elegance.



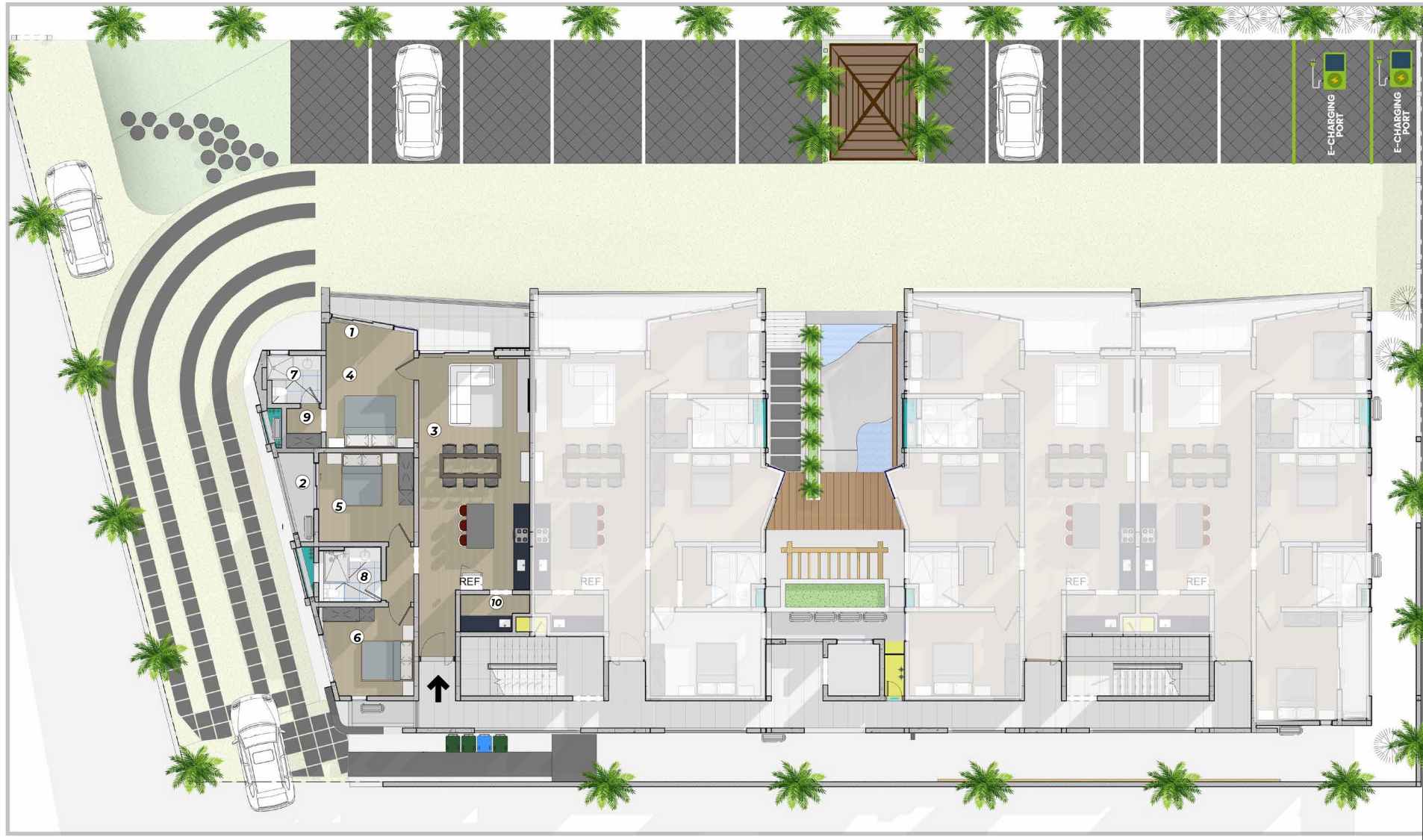
- 1 Site Entrance
- 2 Exit (Optional)
- 3 Parking Area
- 4 Kiosk
- 5 E-Charging slots
- 6 Main Entrance
- 7 Infinity Swimming Pool
- 8 Decking & sunloungers
- 9 Lobby
- 10 Panoramic Lift
- 11 Back Entrance
- 12 Emergency Stairs
- 13 Stairs
- 14 Bin Area



“The West Waves” is a testament to luxury living inspired by the beauty of sea waves, tropical allure, and the elegance of seashells. Experience the Tropical Lifestyle in this extraordinary apartment project.

# 3 BEDROOMS APARTMENTS

## 201 First Floor



### WEST WAVES APARTMENT 201 SQM

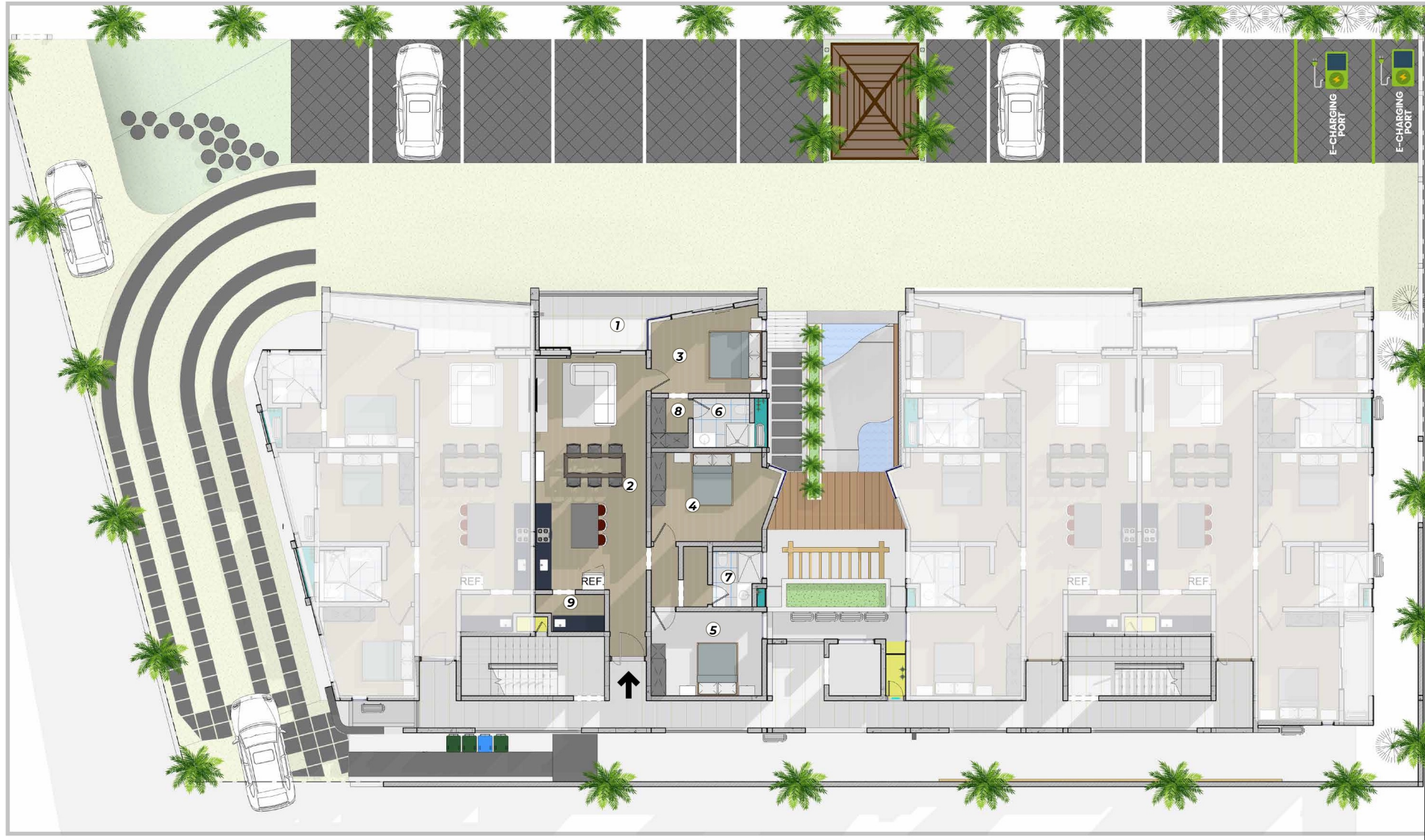
Superficie Reelle (m <sup>2</sup> )	148
Superficie Utile (m <sup>2</sup> )	126
Total external (m <sup>2</sup> )	22

→ Main Entrance	
1 Balcony	11
2 Private Balcony	4
3 Living Room / Dining area / Kitchen	47
4 Master Bedroom Ensuite	17
5 Bedroom A	14
6 Bedroom B	13
7 Bathroom A	5
8 Bathroom B	4
9 Wardrobe	3
10 Optional Space	4
Other space	5
<b>Common area</b>	
Lobby	36
Swimming Pool & Terrace	62
Lift / Stairs	31
Parking	12.5

*Seize the opportunity to elevate your lifestyle.*

# 3 BEDROOMS APARTMENTS

## 202 First Floor



### WEST WAVES APARTMENT 202 SQM

Superficie Reelle (m <sup>2</sup> )	149
Superficie Utile (m <sup>2</sup> )	129
Total external (m <sup>2</sup> )	20

→ Main Entrance	
1 Balcony	13
2 Living Room / Dining area / Kitchen	47
3 Master Bedroom Ensuite	14
4 Bedroom A	17
5 Bedroom B	15
6 Bathroom A	4
7 Bathroom B	4
8 Wardrobe	3
9 Optional Space	4
Other space	8
<b>Common area</b>	
Lobby	36
Swimming Pool & Terrace	62
Lift / Stairs	31
Parking	12.5

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# 3 BEDROOMS APARTMENTS

## 203 First Floor



### WEST WAVES APARTMENT 203 SQM

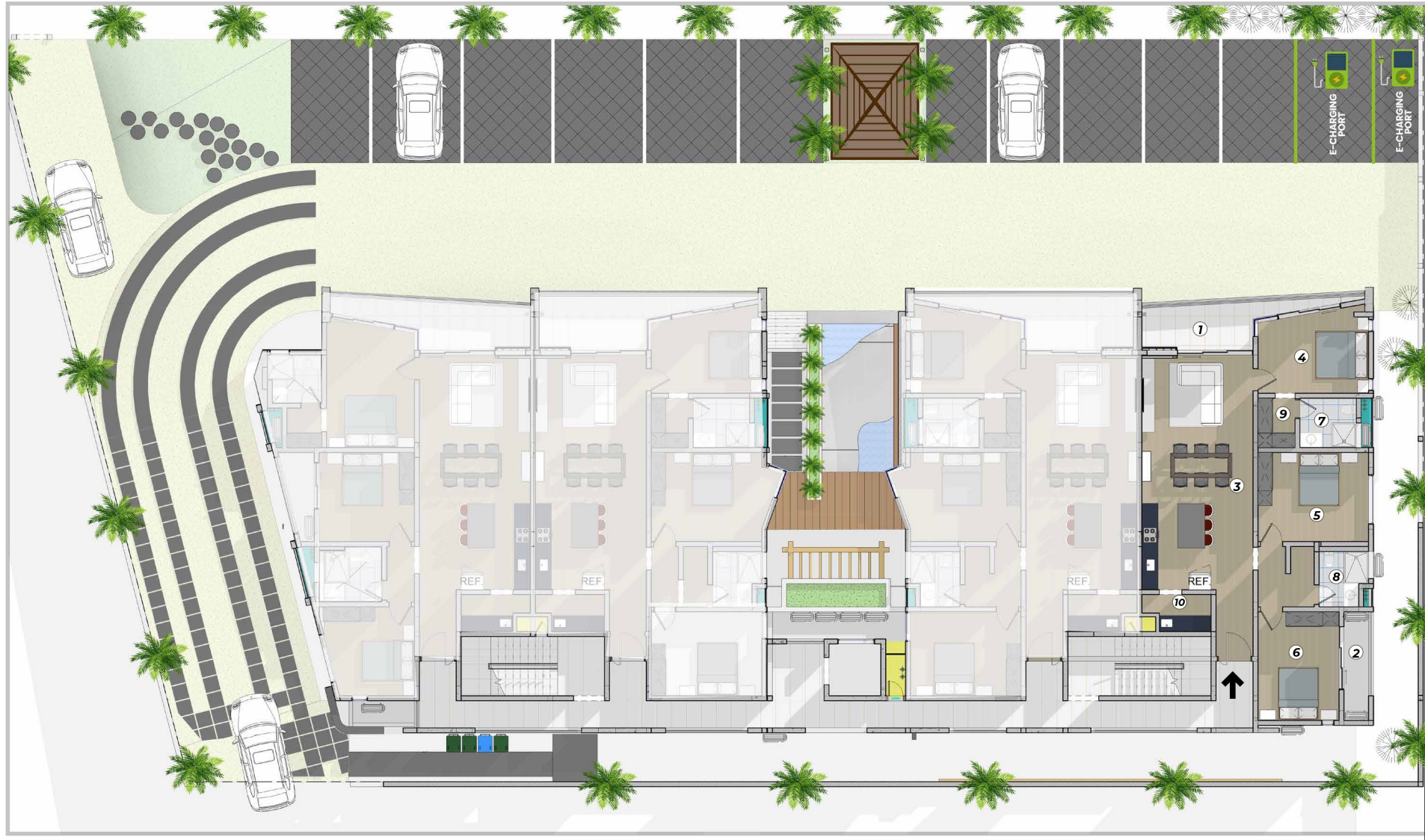
Superficie Reelle (m <sup>2</sup> )	149
Superficie Utile (m <sup>2</sup> )	129
Total external (m <sup>2</sup> )	20

→ Main Entrance	
1 Balcony	13
2 Living Room / Dining area / Kitchen	47
3 Master Bedroom Ensuite	14
4 Bedroom A	17
5 Bedroom B	15
6 Bathroom A	4
7 Bathroom B	4
8 Wardrobe	3
9 Optional Space	4
Other space	8
<b>Common area</b>	
Lobby	36
Swimming Pool & Terrace	62
Lift / Stairs	31
Parking	12.5

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# 3 BEDROOMS APARTMENTS

## 204 First Floor



### WEST WAVES APARTMENT 204 SQM

Superficie Reelle (m <sup>2</sup> )	151
Superficie Utile (m <sup>2</sup> )	129
Total external (m <sup>2</sup> )	22

→ Main Entrance	
1 Balcony	10
2 Private Balcony	5
3 Living Room / Dining area / Kitchen	47
4 Master Bedroom Ensuite	15
5 Bedroom A	16
6 Bedroom B	14
7 Bathroom A	4
8 Bathroom B	4
9 Wardrobe	3
10 Optional Space	4
Other space	8
<b>Common area</b>	
Lobby	36
Swimming Pool & Terrace	62
Lift / Stairs	31
Parking	12.5

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# 3 BEDROOMS APARTMENTS

## 302 Second Floor



### WEST WAVES APARTMENT 302 SQM

Superficie Reelle (m <sup>2</sup> )	152
Superficie Utile (m <sup>2</sup> )	131
Total external (m <sup>2</sup> )	21

→ Main Entrance	
1 Balcony	15
2 Living Room / Dining area / Kitchen	47
3 Master Bedroom Ensuite	15
4 Bedroom A	17
5 Bedroom B	15
6 Bathroom A	4
7 Bathroom B	4
8 Wardrobe	3
9 Optional Space	4
Other space	8
<b>Common area</b>	
Lobby	36
Swimming Pool & Terrace	62
Lift / Stairs	31
Parking	12.5

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# 3 BEDROOMS APARTMENTS

## 303 Second Floor



### WEST WAVES APARTMENT 303 SQM

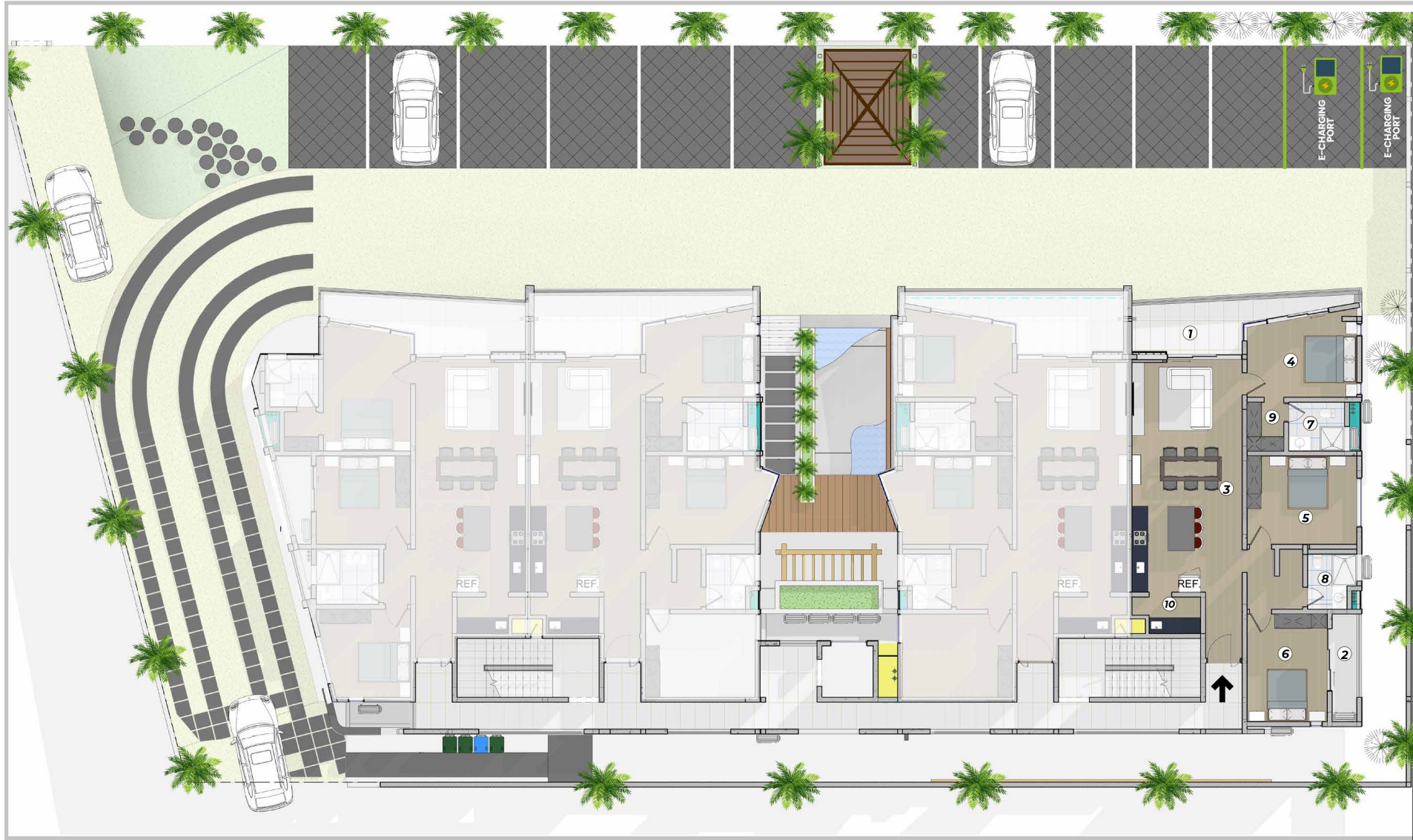
Superficie Reelle (m <sup>2</sup> )	152
Superficie Utile (m <sup>2</sup> )	132
Total external (m <sup>2</sup> )	20

→ Main Entrance	
1 Balcony	15
2 Living Room / Dining area / Kitchen	47
3 Master Bedroom Ensuite	15
4 Bedroom A	17
5 Bedroom B	15
6 Bathroom A	4
7 Bathroom B	4
8 Wardrobe	3
9 Optional Space	4
Other space	8
<b>Common area</b>	
Lobby	36
Swimming Pool & Terrace	62
Lift / Stairs	31
Parking	12.5

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# 3 BEDROOMS APARTMENTS

## 304 Second Floor



### WEST WAVES APARTMENT 304 SQM

Superficie Reelle (m <sup>2</sup> )	154
Superficie Utile (m <sup>2</sup> )	132
Total external (m <sup>2</sup> )	22

→ Main Entrance	
1 Balcony	14
2 Private Balcony	4
3 Living Room / Dining area / Kitchen	47
4 Master Bedroom Ensuite	14
5 Bedroom A	16
6 Bedroom B	15
7 Bathroom A	4
8 Bathroom B	4
9 Wardrobe	3
10 Optional Space	4
Other space	8
<b>Common area</b>	
Lobby	36
Swimming Pool & Terrace	62
Lift / Stairs	31
Parking	12.5

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# PENTHOUSE

## 402 Third Floor



### WEST WAVES APARTMENT 402 SQM

Superficie Reelle (m <sup>2</sup> )	288
Superficie Utile (m <sup>2</sup> )	258
Total external (m <sup>2</sup> )	30

→ Main Entrance	
1 Balcony	102
2 Private Balcony	15
3 Living Room / Dining area / Kitchen	60
4 Master Bedroom Ensuite A	15
5 Bedroom B	20
6 Master Bedroom Ensuite C	15
7 Bathroom A	4
8 Bathroom B	5
9 Bathroom C	5
10 Wardrobe	5
11 Optional Space	7
Other space / Empty space	12
<b>Common area</b>	
Lobby	36
Swimming Pool	62
Lift / Stairs	31
Parking	12.5

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## WESTWAVES FEATURES

24/7 CCTV ENSURING YOUR SECURITY

ON SITE PARKING FOR EACH APARTMENT

INFINITY POOL

CHILLING KIOSK

LOBBY TO FURTHER ENHANCE THE AMBIANCE

CENTRALISED BROADCASTING TO FACILITATE PREFERRED TV SUBSCRIPTION

PANORAMIC LIFT

INDIVIDUAL REMOTE-CONTROLLED ENTRANCE GATE OR USING WALL KEY PAD

GENERATOR

## SUSTAINABILITY FEATURES

### STP (sewage treatment plant)

A sewage treatment plant treat wastewater into usable water fit for the environment and external purpose such as irrigation.

### E-charging slots

### Electrical Hot water & cooking system

### E-low Glass in all West Waves Openings

E-low glass is an effective way to improve the energy efficiency of a building, and one of its primary benefits is its ability to significantly reduce excessive heat gain in our Tropical climate.

## WHAT WILL BE INCLUDED IN THE PROJECT

### All 14 apartments will be semi-furnished including;

- Kitchen furniture including basic wares and appliances
- Bathroom sanitary supplies
- INOX shower screen
- SPC and tiles floor finish
- Lights
- Provision to facilitate the installation of AC units in all bedroom and living as per the owner discretion.
- Provision made for ceiling fan as per the owner discretion
- Entrance doors & flush doors
- False ceiling
- White Coating wall finish

## GROUND + 2 SCHEME

THE WEST WAVES meets the criteria of a G + 2 Project, enabling non-citizens to obtain permanent residence if the investment exceed 375,000 USD.

## COMPLETION GUARANTEE

Buyers are assured of receiving their new apartment as promised through a Completion Guarantee from the developer, backed by MauBank, the third largest bank in Mauritius. This guarantee ensures completion and delivery of the property according to the sales contract.

## ADMINISTRATION PROCEDURE

EDIFICE HEIGHTS PROPERTIES, the developer, will provide professional assistance by using its connection, expertise and knowledge of Mauritius legal and fiscal regulations to guide and facilitate the acquisition or investment process.

# TECHNICAL SPECIFICATION

## General

### Foundations

Pad and strip footing shall be founded at depth below ground level shown on the drawings or as instructed by site Engineers.

### Superstructure

Precast concrete masonry units shall be cellular blocks with average compressive strength of 3.5N/mm<sup>2</sup> unless otherwise specified. Size of concrete block shall be 457 x 203 x 200 thick or 150 thick unless otherwise specified

### Roof

Incline top roof approved by the engineer.

### Waterproofing

Trafficable Liquid-applied polyurethane waterproofing membrane laid to fall over insulated panel and on 25mm minimum screed thickness to outlets and on all walls and gutter sides, all strictly as per manufacturer's specifications and recommendations and to Architect's / Engineer's approval

## Swimming-pool Area

### Floor finish

DECKING 140 x 25mm Solid & slab decorated with white corals

Rubble field stone ( Blue stone) Stone Wall, 250 mm thick maximum, fixed onto mass concrete with steel dowel.

## Lobby Finish

Tiles | Homogenous Honed full body tiles 1200 x 600 x 10mm

Pergola | lobby entrance

Automatic main entrance door

## Apartments and penthouse

### Flooring

SPC flooring of 5mm in all living room

### Wall surface

To be painted with 1 coat of Polycolor water based acrylic Wall Primer and 2 coats of Polycolor, Polyflon Pure Acrylic Paint formulated with a polysiloxane modified silicone resin to enhance water repellency, water vapour permeability and antiblock characteristics, or equivalent- Colour to Architect's Approval

### OUTDOOR Wood Plastic Composite

WPC wall Panel CM-15520 3D, 20mm x 155mm installed with all accessories and fitting as per Manufacturers' specification and recommendation, fixed onto 75 x 40mm vertical aluminium section.

### Ceiling

Bulkhead or False Ceiling with Gyproc Rhinoboard fixed to steel brandering or approved equivalent. Finished with Rhino lite compound or equivalent subject to architech approval.

### Penthouse Ceiling

Beautifying the incline roof with large WPC beams 190mm x 190mm

### Skirting

100mm High timber meranti Skirting to Architect's approval or 100mm High Aluminium Skirting

## Kitchen

Tailor made Island design kitchen with quartz worktop and equipped with HIGHGOLD and DTC hardware.

Candy, an Italian brand will be supplied.

## Bathroom

A German design Sanitary ware provided by Empolo with EDIFICE HEIGHTS labelling.

Inox shower screen

## Internal Door

Solid wooden main entrance door or Turkish Pivotal Aluminium design door

Semi-solid wooden door furnished by 5 Sir's

## External Openings

Engineer approved Powder Coated Aluminium profile with E-low glass and certified approve for local weather condition.

## Balustrade

Balcony | 22mm Tempered glass balustrade, fixed into 150mm RC kicker, using proprietary railing and support, strictly as per manufacture's recommendation and as per Structural engineer's specification.

### Stairs

Inox balustrade as per Structural engineer's specification.

## Electrical layout and Lighting

Selection and installation as per Architec, ID and MEP specification.

## Surrounding Landscaping

Design to showcase the tropicality beautify with flora

## E-charging slot

2 charging slot will be provided

## Air Conditioning

Provision to facilitate the installation of AC units in all bedroom and living as per the owner's discretion.

Each A/C units must follow the specific fixation place specified by MEP & the Architect.

## Ceiling Fan

Point to be provided.

## Plumbing

Installation Hot and cold-water installations to bathrooms and kitchen. Hot water generation by means of high-end electric water heaters system. Water tank and pumps to be provided.

## Broadcasting

Broadcasting with a centralise system: TV point to be provided (client to apply for their preferred broadcasting provider at their own discretion)

## 24/7 Security

CCTV system and automatic gate opening from owner remote or by using a key pad.

## Sustainability

Sewage treatment plan on site to recycle waste water for irrigation

## Deco pack

To be discussed with promotor.

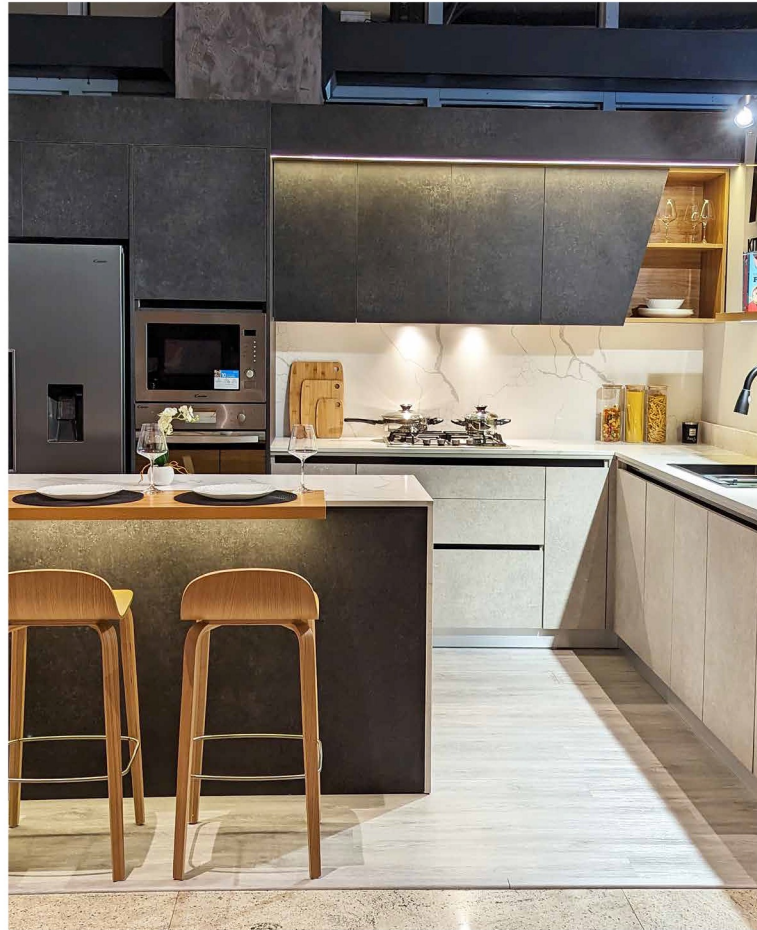
### Disclaimer:

*The information and plans contained herein are subject to changes and deviations as may be required by the developer or required or approved by the authorities. All art renderings, illustrations, pictures, photographs and other graphic representations and references in the brochure are artist's impressions only. Nothing herein shall form part of an offer or contract or be constructed as any representation by the developer or its agents. All areas and measurements stated herein are approximate and subject to adjustment on final survey.*



### Appliances | Cook with style

The West Waves will feature high-end kitchen appliances from Harel Mallac, explicitly the renowned Italian brand 'Candy' and all kitchen carbon extractor will be supplied by Redline which will enhance the cooking & culinary experience.



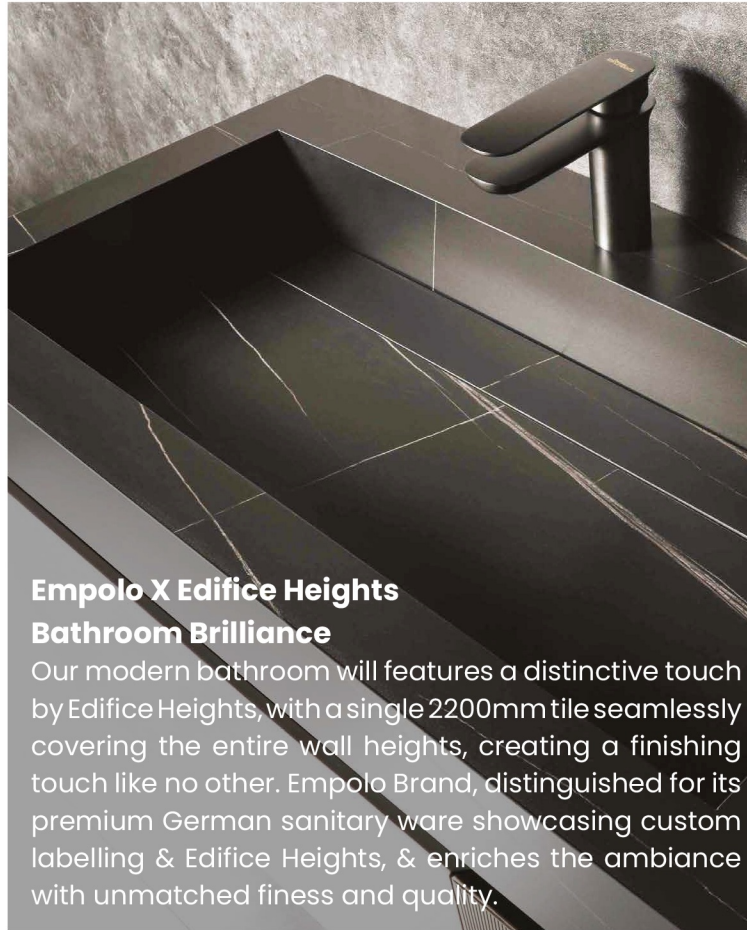
### A culinary Journey

The Island kitchen at West Waves, curated by Five Sir's, offers a unique culinary experience. With an island centrepiece featuring high-quality HIGHGOLD and DTC hardware, it blends luxury with functionality, elevating cooking and entertaining to new heights.



### Openings | Alusil MMs wildness touch

Powder coated Aluminium openings featuring E-low Glass and top-notch hardwares will be supplied and installed by Alusil MMs a well-known company ensuring high-end finished. Its profile will complement our style, approved for safety, security, and durability



### Empolo X Edifice Heights Bathroom Brilliance

Our modern bathroom will features a distinctive touch by Edifice Heights, with a single 2200mm tile seamlessly covering the entire wall heights, creating a finishing touch like no other. Empolo Brand, distinguished for its premium German sanitary ware showcasing custom labelling & Edifice Heights, & enriches the ambiance with unmatched fines and quality.

### Final Touch

- Tempered glass balcony balustrade
- Inox stair balustrade
- SPC flooring in all living space
- Slab and decking
- WPC CLADDING