



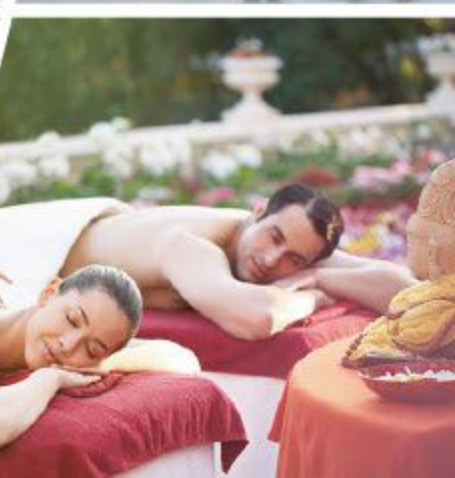
Villa Inspira

Where Happiness Resides

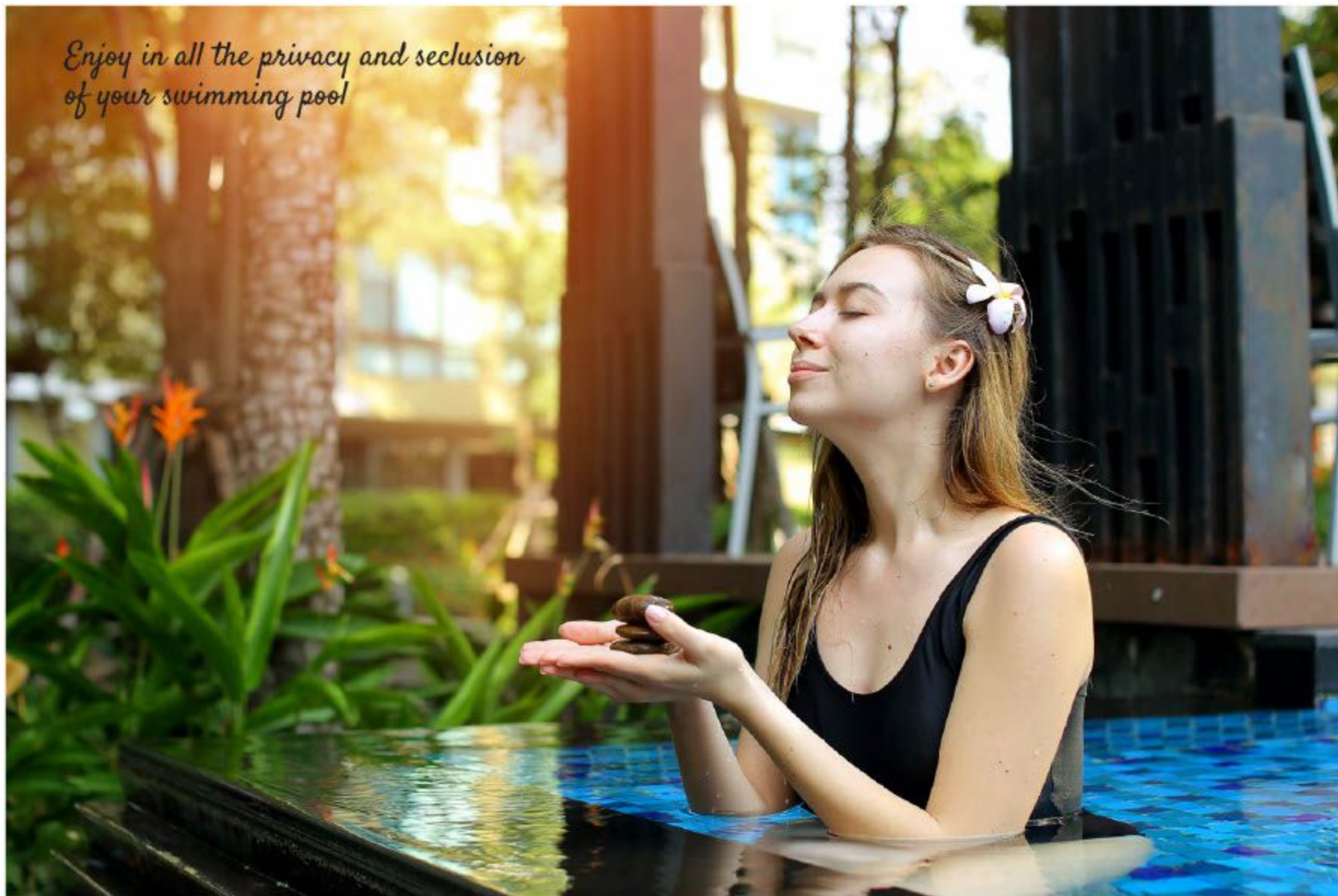


A little closer to Heaven...

*Welcome to the
Pereyère lifestyle*



*Enjoy in all the privacy and seclusion
of your swimming pool*





... a symbol of daily inspiration, relaxation and serenity.

... your solace from the hustle and bustle of everyday life.



The Bedroom
ASSETS

... a bathroom filled with high end inspiration to re-create yourself in a truly sumptuous space.

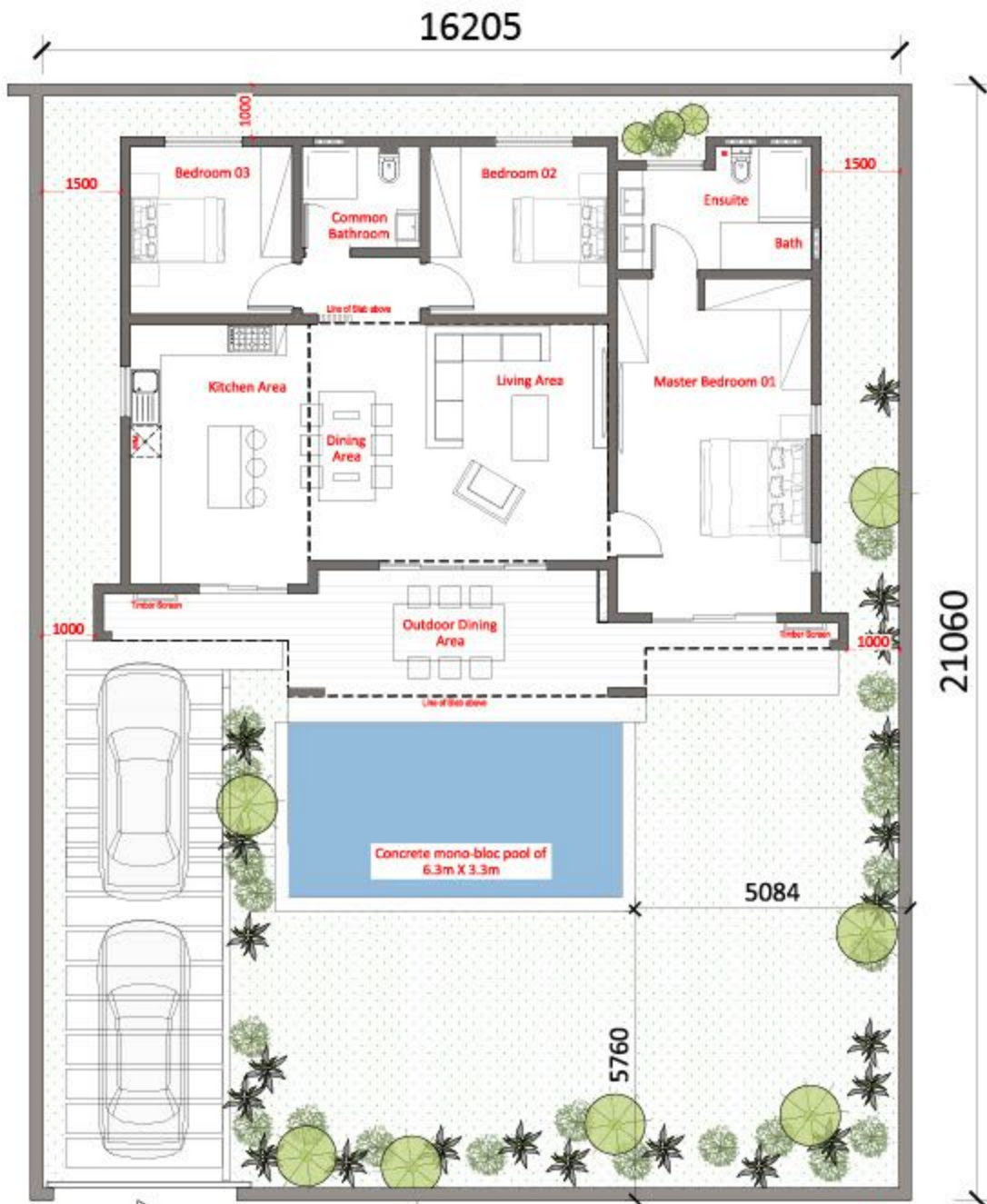


The Bathroom



The Kitchen

... beyond functioning appliances, a kitchen design you'll relish for years to come.



The Master Plan

Master Bedroom:

5350 x 3700

Ensuite:

3700 x 2350

2nd Bedroom:

3400 x 3200

3rd Bedroom:

3200 x 3100

Common bathroom:

2255 x 1950

Kitchen / Living Area

3500 x 6155

Outdoor Dining:

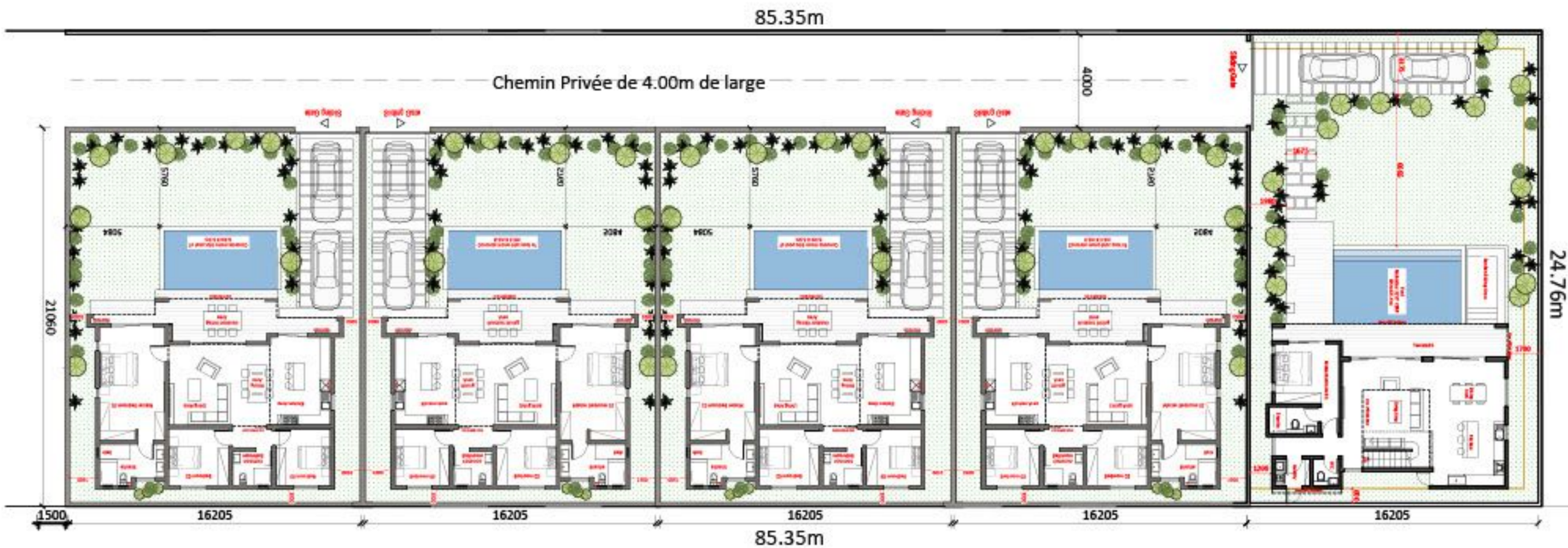
6155 x 2400

Pool

6.3 mt x 3.3mt

Sliding Gate

Terrace : 20.0m²
Total Build up Area : 119.9m²



3 Bedrooms



Living Area



Kitchen Area



Indoor & Outdoor
Dining Area



Garden Space



Swimming Pool



Multiple Parking
Spaces



Kiosk



Outdoor Shower

Specifications

Common to the Villas

- ▶ 3 bedrooms Villa including one master bedroom with en-suite.
- ▶ Building Area 1280ft²
- ▶ Ground Floor Only
- ▶ Gated Residence
- ▶ Lighting of all Common Areas
- ▶ Latest Design for maximum Natural Light
- ▶ Wooden Decking (Outdoor)
- ▶ Sanitary wares
- ▶ Semi-Furnished Modern Kitchen
- ▶ Electric gate

Masonry

- ▶ Structure-walls with Cement Block (Thickness of 6inch) with Horizontal & vertical Chaining
- ▶ Concrete Ground Cast
- ▶ Concrete roof cast

Painting

- ▶ Both Interior & Exterior
- ▶ Boundary Walls

Interior

- ▶ Interior Flush doors
- ▶ Metal Handles and Hinge plates

Completions - Interior

- ▶ Flooring: Tiles including Bathroom as per plan
- ▶ Walls: Painting
- ▶ Ceiling: Painting white
- ▶ Drop Ceiling

Private to the Villa

- ▶ Soft Outdoor Landscaping
- ▶ Wooden Decking
- ▶ Outdoor Sitting Area with Sail Shade
- ▶ Gas water Heater
- ▶ Automatic water pump
- ▶ Individual Septic Tank with absorption Pit
- ▶ 1000L Water Tank
- ▶ Air Condition in all 3 Bedrooms
- ▶ One year warranty on all plumbing accessories & fittings

Electricity

- ▶ Electric Box with protection by Differential Circuit Breakers
- ▶ Distribution Concealed
- ▶ Sockets and switches (EU Standard)
- ▶ Lighting points with bulb Holder
- ▶ Telephone socket - Living room
- ▶ One year warranty on all electricals

Kitchen

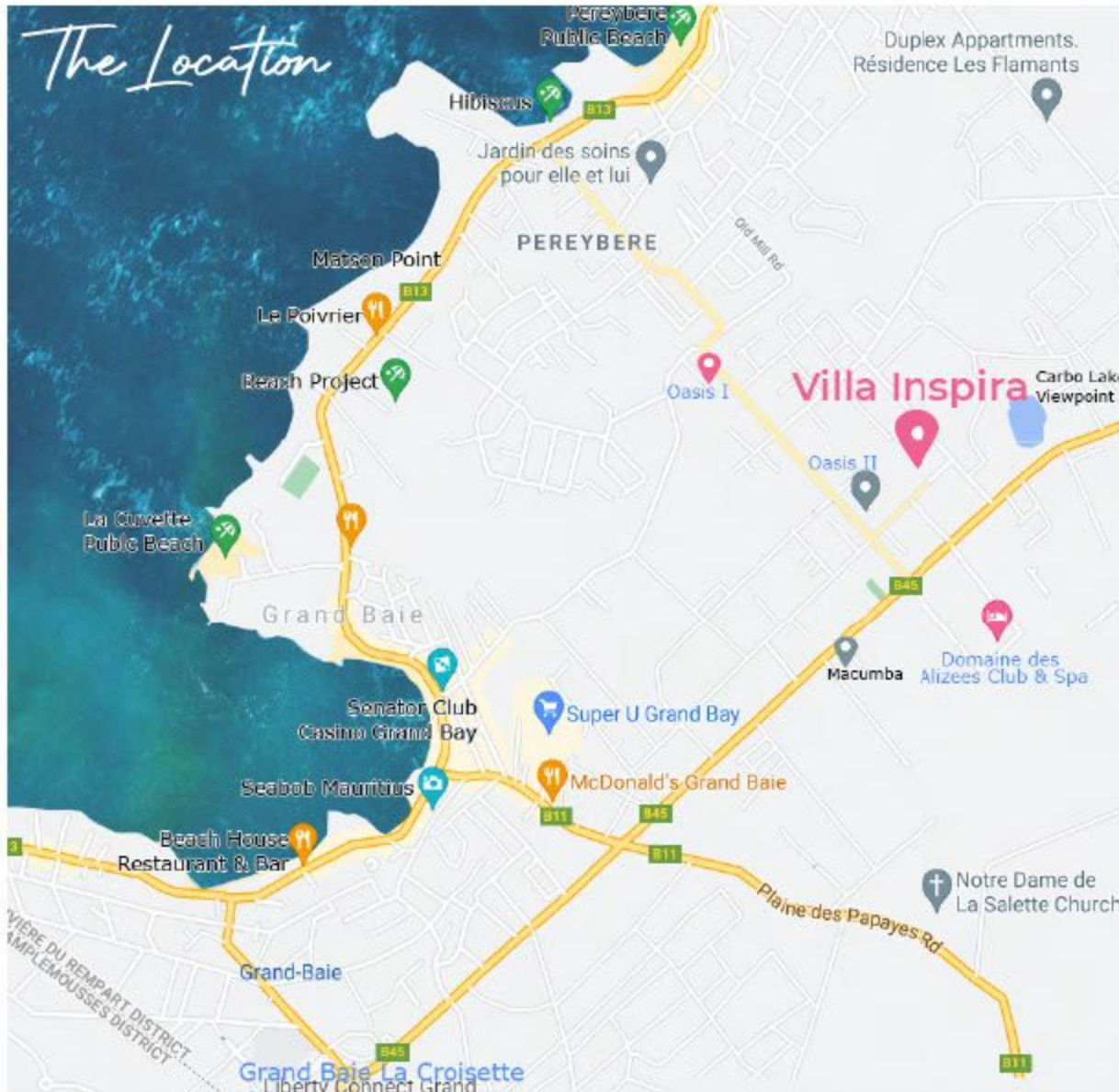
- ▶ Modern Kitchen with sink, countertop and cupboards according to plan

Openings

- ▶ Aluminium Single Glazed openings
- ▶ Glazed doors

Swimming Pool

- ▶ Swimming Pool (6.3m x 3.3m)
- ▶ Filtration system & pump



3 mins from Grand Baie La Croisette



2 mins from nearest Restaurant



2 mins from Pereybere Public Beach



3 mins from nearest Medical Center



2mins from nearest Recreational Area



walking distance from nearest Spa

Why Invest in Inspira ?

Over the last 5 Years

Interest Rates



- 58%

Mauritian Rupee



- 26%

Land Price
at Pereybere



+ 73%

Property Price
at Pereybere



+ 56%

- ✔ **Generate high returns on RENTAL.**
Only 15 days / month for a family of 6 on AIR BnB,
booking.com & other platforms
= 15 x 100 EURO
= 1500 EURO / month
ROI = 11.5% PA plus Capital Gains over the years

- ✔ **Your money at bank will bring you maximum 1% per year not to mention increasing inflation.**
- ✔ **Best choice for a peaceful retirement or family getaway.**
- ✔ **Prime location (at the heart of Pereybere).**



Rs. 7,800,000*
(NO AGENCY FEE)

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* as from