



OCEAN VI

TAMARIN . MAURITIUS

TAMARIN

TAMARIN is a village on the western coast of Mauritius in the district of Black River. The village popularity grew widely with locals and tourists who chose Tamarin to set their footprints. Tamarin is home to many expats and foreigners converting the village into a popular residential area and holiday destination.

Ocean VI is located few minutes away from the public beaches such as La PRENEUSE and the TAMARIN BAY. The lagoon is a perfect spot for surf and other aquatic sports and catamaran tours.

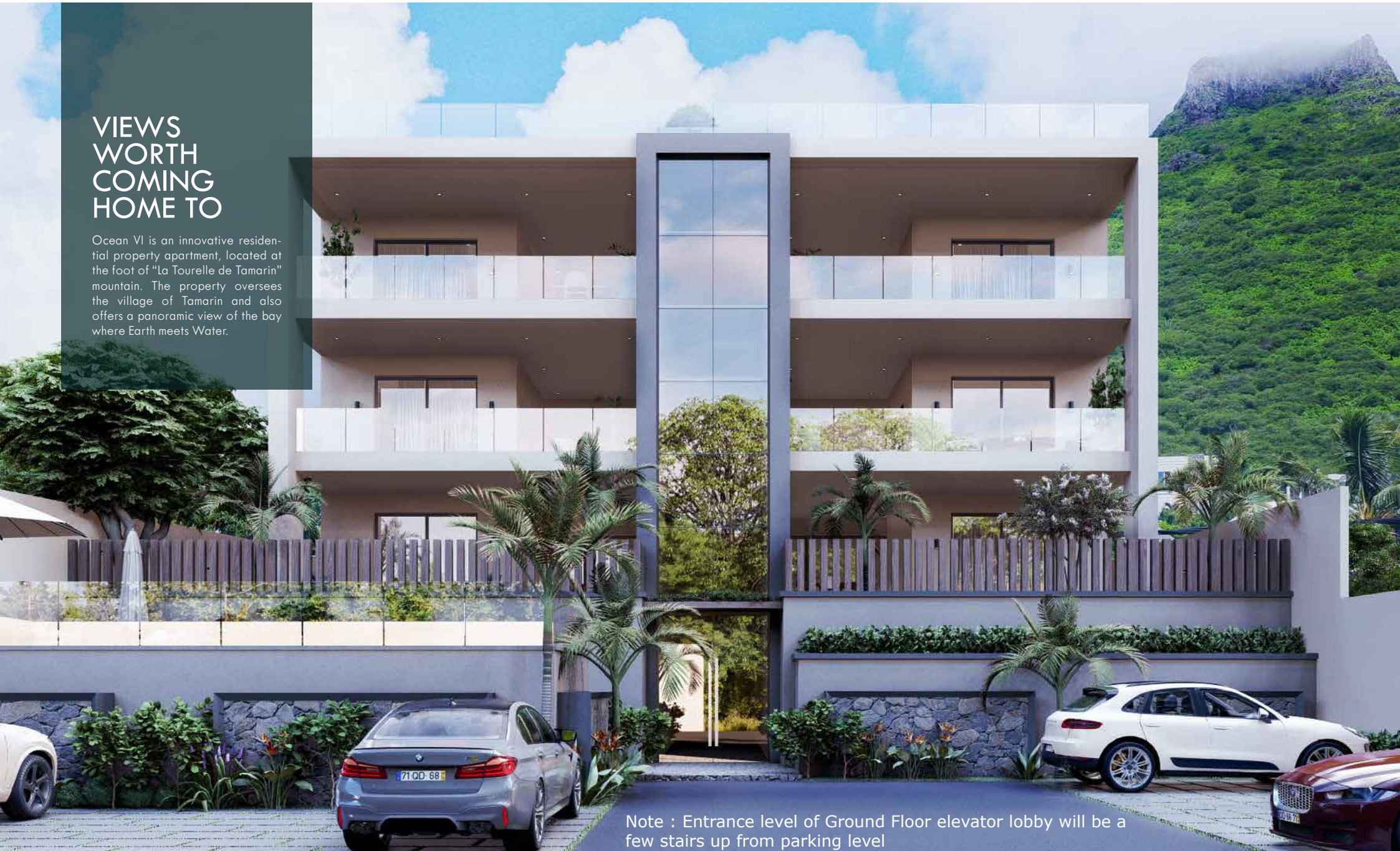
With mother-nature being at its peak, the breath-taking mountains of "LA TOURELLE DE TAMARIN", exquisite blueish lagoon and sandy beaches, and hospitality of the locals, OCEAN VI blends beautifully in such environment. This brings you a once in a lifetime experience where peacefulness meets the adrenaline of life.

Get ready to be GOBSMACKED!

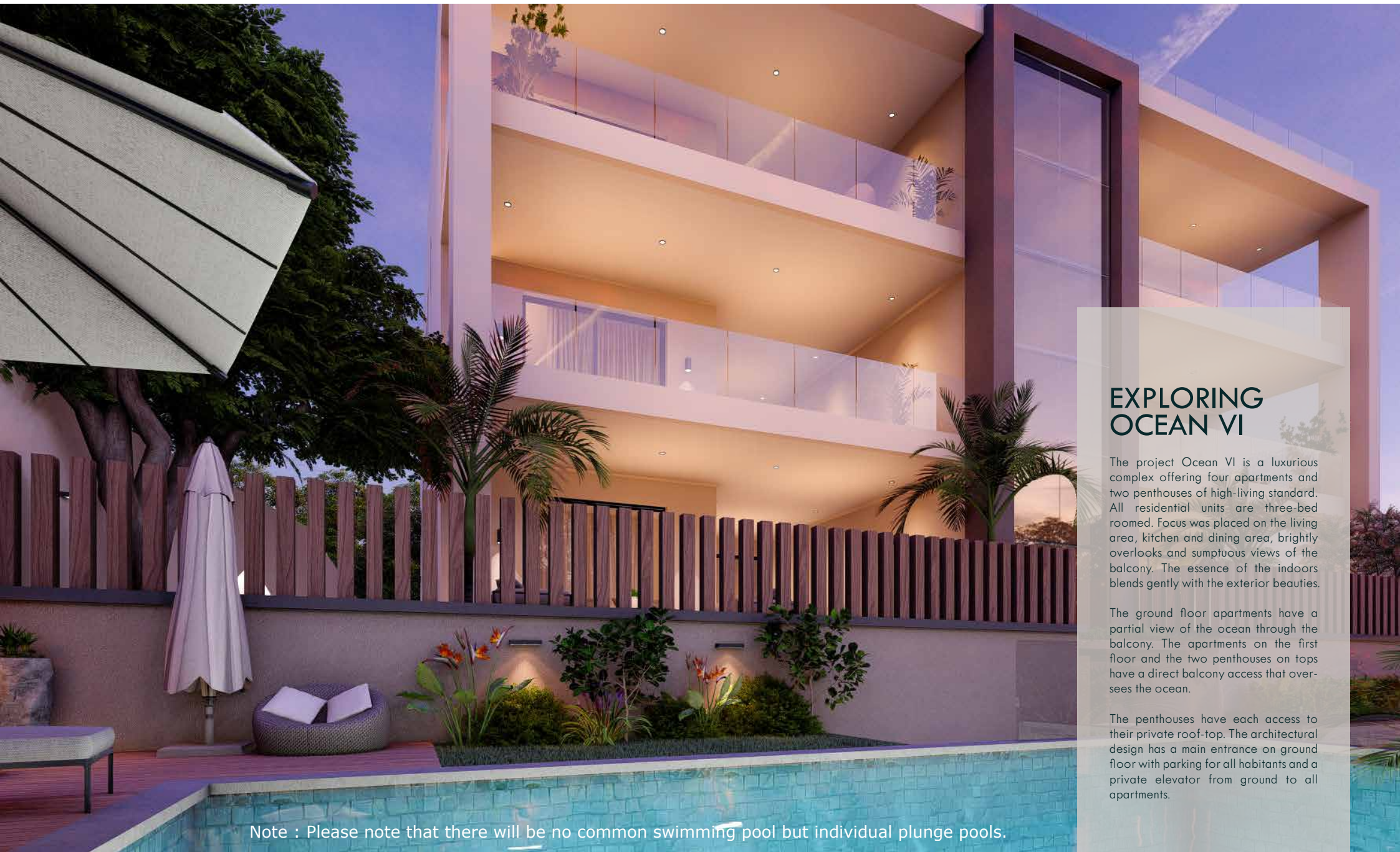


VIEWS WORTH COMING HOME TO

Ocean VI is an innovative residential property apartment, located at the foot of "La Tourelle de Tamarin" mountain. The property oversees the village of Tamarin and also offers a panoramic view of the bay where Earth meets Water.



Note : Entrance level of Ground Floor elevator lobby will be a few stairs up from parking level



EXPLORING OCEAN VI

The project Ocean VI is a luxurious complex offering four apartments and two penthouses of high-living standard. All residential units are three-bed roomed. Focus was placed on the living area, kitchen and dining area, brightly overlooks and sumptuous views of the balcony. The essence of the indoors blends gently with the exterior beauties.

The ground floor apartments have a partial view of the ocean through the balcony. The apartments on the first floor and the two penthouses on tops have a direct balcony access that oversees the ocean.

The penthouses have each access to their private roof-top. The architectural design has a main entrance on ground floor with parking for all habitants and a private elevator from ground to all apartments.

Note : Please note that there will be no common swimming pool but individual plunge pools.



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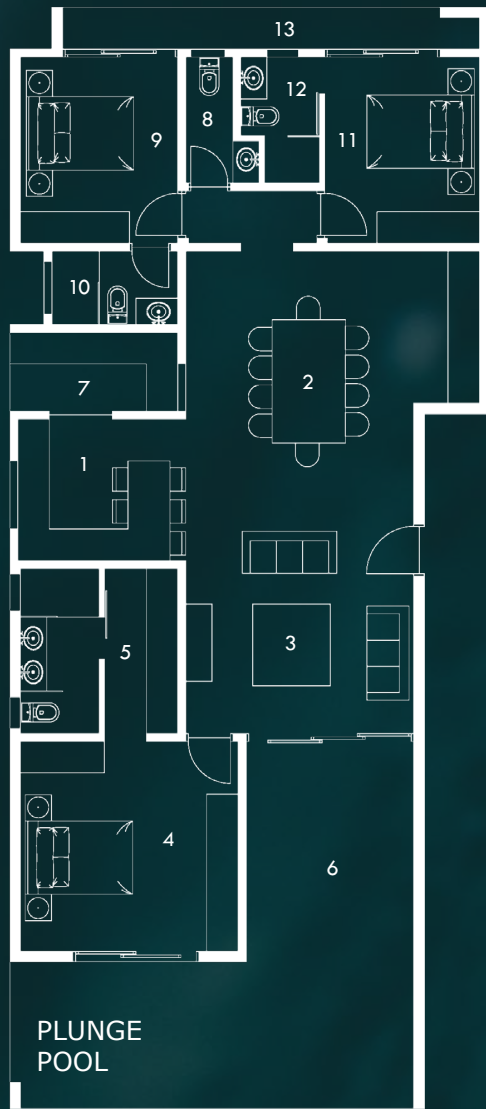
APARTMENT PLANS

APARTMENT

A2 First Floor
B2 Second Floor

- 1. Kitchen 9m²
- 2. Dining 20m²
- 3. Living 26m²
- 4. Master Bedroom 17m²
- 5. Master Bathroom 9m²
- 6. Balcony 1 35m²
- 7. Greace Kitchen 5m²
- 8. Main Bathroom 3m²
- 9. Bedroom 1 11m²
- 10. Bathroom 1 5m²
- 11. Bedroom 2 11m²
- 12. Bathroom 2 5m²
- 13. Balcony 2 6m²

TOTAL 162 m²



APARTMENT

A1 First Floor
B1 Second Floor

- 1. Kitchen 9m²
- 2. Dining 20m²
- 3. Living 26m²
- 4. Master Bedroom 17m²
- 5. Master Bathroom 9m²
- 6. Balcony 1 35m²
- 7. Greace Kitchen 5m²
- 8. Main Bathroom 3m²
- 9. Bedroom 1 11m²
- 10. Bathroom 1 5m²
- 11. Bedroom 2 11m²
- 12. Bathroom 2 5m²
- 13. Balcony 2 6m²

TOTAL 162 m²



Main Entrance

Note : Plunge Pools are included for GF and F1 level. For F2, staircase to open terrace with pool

THE FLOWING INTERIOR SPACES

The large openings and private balconies invite the ocean views into the apartments while the expansive indoor open-floors offer a wonderful sense of space to revel in.

The building's structure allows in natural sunlight and cross-ventilation in the residences through the large aluminium openings, thus taking advantage of nature's forces to minimise the ecological footprints of the residents.





VIEW FROM FIRST FLOOR BALCONY

LUXURY WITH TIMELESS APPEAL

Feel the mood change the moment you walk into your bedroom. A heaven of peace and tranquility, this is your place to put the world on hold.



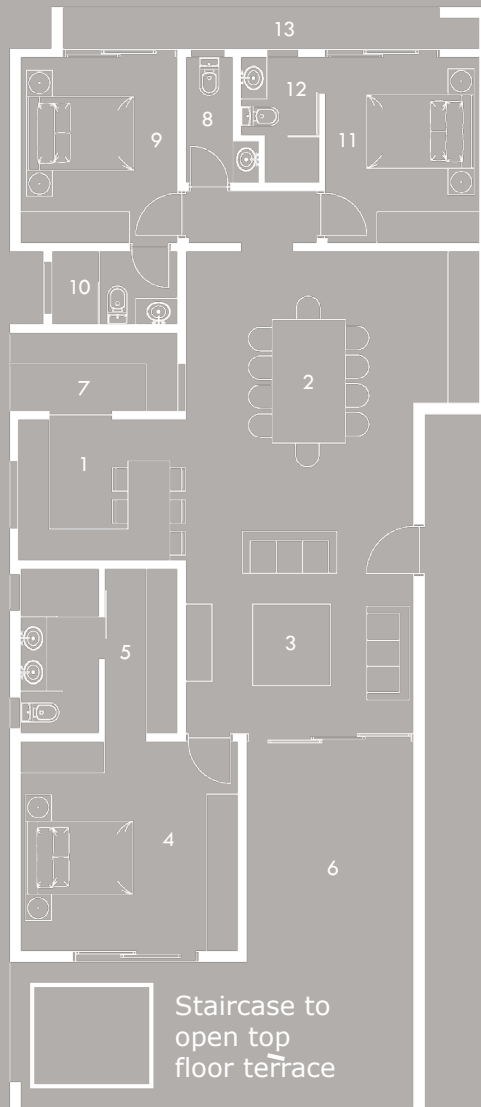
PENTHOUSE PLANS

PENTHOUSE

C1 Third Floor

1. Kitchen	9m ²
2. Dining	20m ²
3. Living	26m ²
4. Master Bedroom	17m ²
5. Master Bathroom	9m ²
6. Balcony 1	35m ²
7. Greace Kitchen	5m ²
8. Main Bathroom	3m ²
9. Bedroom 1	11m ²
10. Bathroom 1	5m ²
11. Bedroom 2	11m ²
12. Bathroom 2	5m ²
13. Balcony 2	6m ²

TOTAL 162 m²

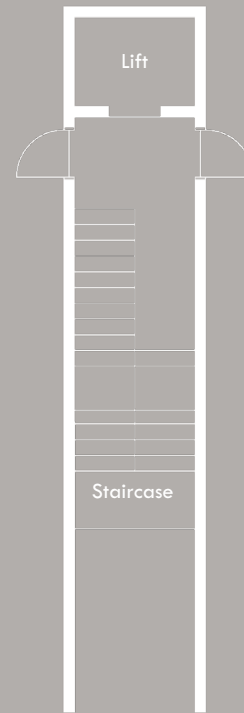
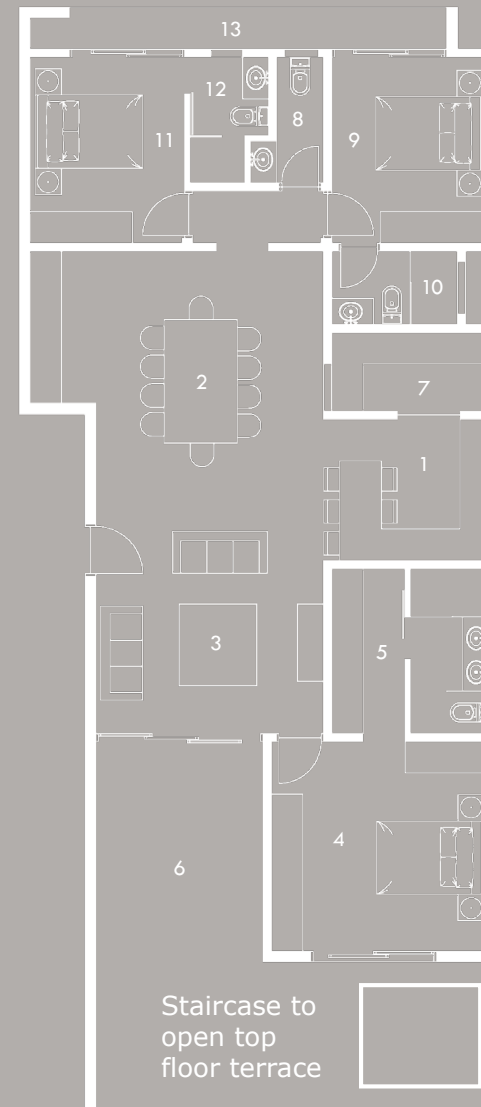


PENTHOUSE

C2 Third Floor

1. Kitchen	9m ²
2. Dining	20m ²
3. Living	26m ²
4. Master Bedroom	17m ²
5. Master Bathroom	9m ²
6. Balcony 1	35m ²
7. Greace Kitchen	5m ²
8. Main Bathroom	3m ²
9. Bedroom 1	11m ²
10. Bathroom 1	5m ²
11. Bedroom 2	11m ²
12. Bathroom 2	5m ²
13. Balcony 2	6m ²

TOTAL 162 m²



Main Entrance



VIEW FROM PENTHOUSE BALCONY

THE ONE AND ONLY EXPERIENCE

Nothing is more special to relax after a hard day in your private pool trap in between a breath-taking panoramic sceneries of the ocean and the mountain of LA TOURELLE



SPECIFICATIONS

CONCRETE WORKS

- Reinforced concrete, beams, staircases
- Intermediate slabs, sloping roof slabs and flat roof slabs

WALLS

- Generally 150mm thick and 100mm thick block wall for non-structural internal walls

OPENINGS

- Powder coated aluminium windows and doors with clear glazing
- Solid timber entrance doors
- Semi-solid flush doors

ROOFING

- Flat area of roof slab treated with waterproofing membrane

EXTERNAL WALL FINISHES

- Smooth and textured render finish to walls and emulsion paint

INTERNAL WALL FINISHES

- Generally smooth render and emulsion paint

FLOOR FINISHES

- Generally render and emulsion paint to soffit of slabs
- Selected slabs areas to be off shutter concrete finish and emulsion paint. (Parking areas)

ELECTRICAL INSTALLATION

- General Power and earthing system for each apartment
- Stand by generator for specific reticulation
- Sanitary wares to Architects selection
- Tap ware to Architects selection
- Electrical outlet for kitchen appliances

PLUMBING INSTALLATION

- Hot, cold water installation to kitchen and bathrooms

FIRE FIGHTING SYSTEM

- Portable fire extinguishers + Fire Hose reel
- Conventional Fire Alarm System
- Allowance for future centralised satellite television
- Passengers Lifts
- Common area internal and external lighting
- CCTV Camera

AIR CONDITIONING INSTALLATION

- Provision for sockets

WASTE DISPOSAL

- Connection to main sewer

REFUSE DISPOSAL

- All units to have refuse enclosure to take wheels bins

SECURITY

- Main entrance located adjacent to 24hr manned security post
- Single syndic controlled alarm and rapid response

SUNDRIES

- Built in furniture for kitchen including granite work tops are to be discussed with the prospective owners
- Balustrades / External Balustrade to be painted



OCEAN VI

TECHNICAL TEAM

Promotor : **Societe Katcy**

Architect : **KP Architect**

Notary : **Etude Bertrand Maigrot**

Bank : **MCB LTD**

CGI : **Elyzign**

Graphic Design : **Elyzign**

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The illustrations, drawings and specifications contained in this document are indicative and non contractual.