

The Waterfront

USD 1,250,000

Beds: 3 | **Baths: 2** | **Interior: 240 m²** | **Exterior: 0 m²**



Listing type: For Sale Built

| Property type: Duplex

Locality: Rivière Noire

| Region: West

| Property ID: RS54

Description

This superb 3-bedroom duplex enjoys an idyllic waterfront location at La Balise Marina, the only residential marina in Mauritius. You will also be located in the vibrant Black River area on the West coast.

On the ground floor, the beautifully appointed living space extends to the exterior with a covered terrace and a pool, overlooking the peaceful marina. With private moorings, you can simply step out of your garden and sail on the warm tropical waters.

A modern, fully equipped kitchen with a breakfast bar and top-of-the-line appliances, allows for casual family dining and entertaining.

Upstairs, there are three generously sized air-conditioned bedrooms, including a spacious master suite with a private balcony.

Maintained with great care and elegantly furnished, this exceptional home offers the best of both worlds: a relaxed island lifestyle in the heart of a vibrant, modern, waterfront community.

Residents will enjoy access to a variety of on-site facilities, including a restaurant, common infinity pools, a spa, and a gym. All other facilities such as supermarkets and banks, as well as a selection of sporting, recreational, and water sports activities, are within a 5-minute drive.

Note: Access to the Mauritian residence permit and tax benefits for foreign investors.

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Jennifer Hirst
Real Estate Professional
info@sir.mu
+230 5492 8506