

## Sunset Luxury Villa, Bel Air

MUR 29,500,000

**Beds: 4** | **Baths: 4** | **Interior: 303 m<sup>2</sup>** | **Exterior: 404 m<sup>2</sup>**



**Listing type:** For Sale Off Plan

**| Property type:** Duplex

**Locality:** Balaclava

**| Region:** North

**| Property ID:** RS389

### Description

Bel Air proposes a collection of Luxury townhouses, bordering a private and thoughtfully landscaped avenue, providing four-bedrooms property of 302.6 m<sup>2</sup> net surface area, two of which ensuite, designed on generous plots of 403.7 m<sup>2</sup>. The residence comes with two private parking spaces, landscaped garden, a swimming pool and an outdoor gazebo. The interior design, contemporary, functional and inspired by both the natural surrounds and the park's lush vegetation, meets effortlessly with the exterior spaces, creating an environment and a living experience that truly connects with the outdoors, whilst ensuring privacy.

In addition, the architecture provides high ceiling giving exceptional volume to the residence while ensuring a pleasant natural ventilation. The ground floor opens on a spacious living area with an open kitchen, a dining and a living area. The living extends onto a spacious terrace thereby creating a sense of openness on the garden, the pool and the outdoor gazebo. Situated both on the ground and the first floor, the bedrooms are furnished with elegant elements, their minimalist colors bringing light to the rooms.

Foreign ownership, access to Mauritian residence permit and a favourable fiscal climate

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