

*Beach, Sun & Shopping!
Enjoy just the way
you like!*



*Now
at your
doorstep*

Mayfair Apartments homes and penthouses are a unique combination of a thoughtful planned interior design, with an array of amenities like swimming pool, parking facilities or advance security systems. The brand-new homes incorporate blue-chip accessories and appliances at an affordable price. Luxurious rooms, designer kitchens and bathrooms, granite countertops and soft-close cabinets are all designed to bring the most spacious, sophisticated and high-tech modernity in the area.

Situated in Flic en Flac, Mayfair Apartments offers you the lifetime opportunity to experience beach life, where it always feels like you are on vacation, enjoying the sun, the sea and the sand at your doorstep, within the place you will call home.



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Overview

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12 apartments situated at Flic en Flac

Mayfair Apartments at Flic en Flac features 12 exclusive luxury residences in a 2-storey building rising above the posh residential area of this premium seaside tourist resort. The trendy and modern architecture of Mayfair Apartments is creatively designed to blend harmoniously with the attractive and abounding green space as well as the surrounding neighbourhood. This prime location also offers modern conveniences with plentiful shopping malls and easy access to amenities such as transportation, health care, public parks and beaches, golf courses, restaurants or business centers. A variety of essential, work, recreational, fun and leisure pursuits are thus brought very close to residents of Mayfair Apartments at Flic en Flac. We pledge to give our customers the lifetime experience and value of a well-crafted, vast and secure environment.

The developer and promoter of Mayfair Apartments is AMBUX Limited. Based in Birmingham, AMBUX Limited specialises in the building of brand-new residential and commercial properties across the West Midlands, England. The Company takes pride in having successfully developed, built and managed residential and commercial projects in these areas over the past decades. As a full service building company, it also provides extensions, renovations, conversions and maintenance expertise, tools and facilities coupled with the development, engineering, design, and management of real estate properties. Their vertically integrated know how and competence has led them to venture outside of England, namely through our Mayfair Apartments project in Mauritius. It encompasses the development, construction and management of exhilarating residential apartment homes and penthouses in two prime coastal beach resorts of the tropical island. The designer and spacious apartment homes feature both modern and contemporary interior designs set amid a magnifying countryside to provide the residents with the best exposure to a rolling, enjoyable and safe place to call home.



Interior design



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Mayfair Apartments interiors are professionally designed with an alluring natural color palette resulting in luxurious and relaxing rooms. A sliding bay opening with access to a private balcony from the kitchen and dining room, blurs the lines between indoor and outdoor living, allows optimising the use of bright natural daylight. The retractable doors highlight the feeling of massive free space. The living areas incorporate some finest fixtures and finishes, which are our commitments to your improved and marvelous lifestyle ahead:

Gypsum plaster finish on ceilings

Crown Imperial(UK) brand-new stainless steel integrated

kitchen appliances, in-unit washers and microwave

Granite countertops

TV spots

Air-conditioning

State-of-the-art doors and accessories

Two luxuriously crafted bathrooms.



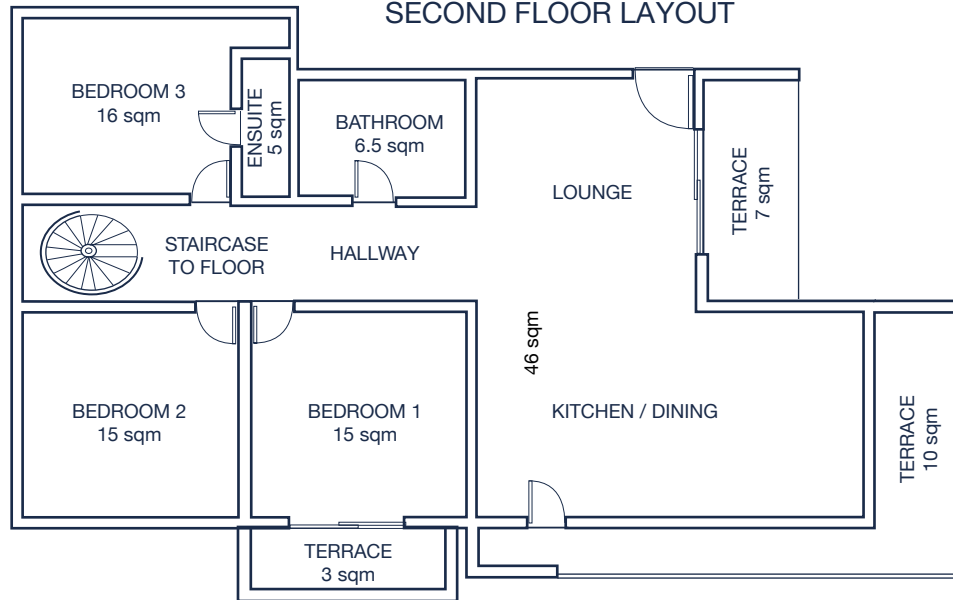
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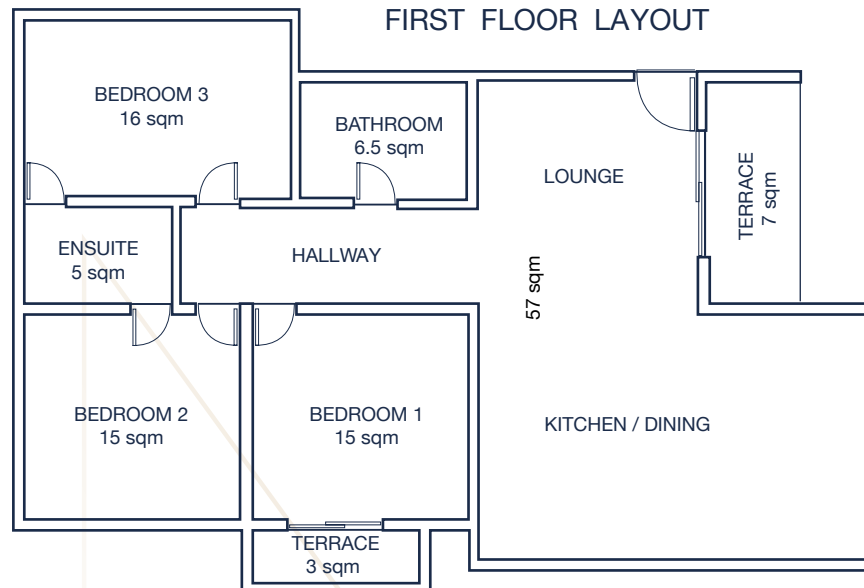
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Floor plan

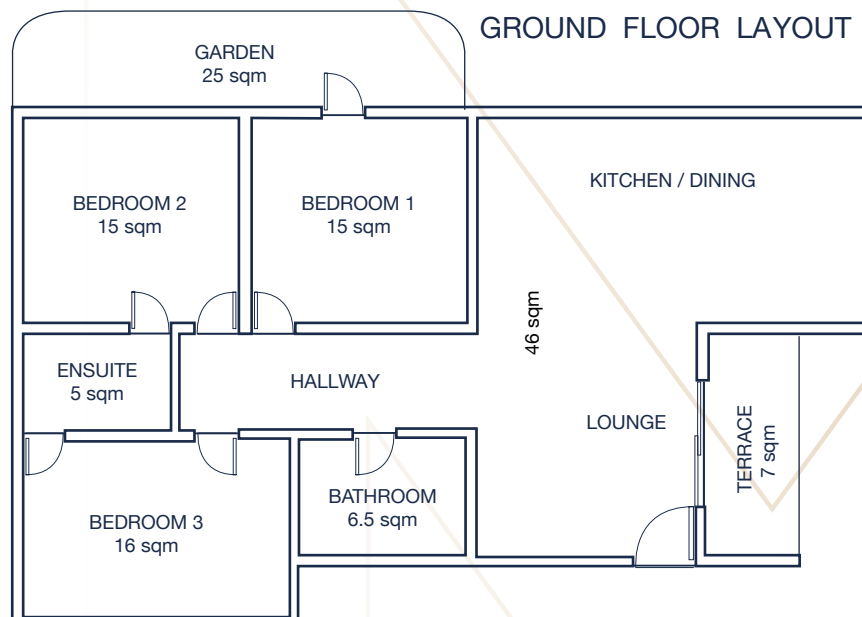
SECOND FLOOR LAYOUT



FIRST FLOOR LAYOUT



GROUND FLOOR LAYOUT





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External

Mayfair Apartments aims to provide cutting-edge, quality apartment homes in a respectful environment. In a beautifully crafted landscape surrounded by green lawns and palm trees, it offers a comprehensive array of external amenities:

The outdoor pool terrace includes a BBQ space, a high-tech swimming pool with decking and outdoor shower.

Private and rooftop courtyard balconies with ocean views and a private garden, give you a sense of boundless space and freedom.

Adequate covered parking facilities are made available to accommodate both residents' and visiting vehicles.

Electric gates and well-lit buildings, entryways and parking areas are designed to offer maximum security as well as to create the required safe, secure and distinctive summer nights atmosphere all throughout the year.

Modern sewer systems are engineered to offer improved surroundings and services to our residents as well as to the close neighbourhoods.

Upgraded boundary walls constitute a harmonious mix of traditional and modern finishes.



Amenities



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Mayfair Apartments main focus is to deliver high-quality and innovative homes that build credibility and lasting relationships with its residents. The exquisite apartment houses are built with our creative determination to offer unconventional and expansive exterior and interior designs. The residents will have exclusive access to the various technologically-advanced equipment and accessories which are earmarked to add an elegant touch and appeal to their lifestyles:



TV spots in master room and living room

LED down lights to living open plan area

LED central lights in bathrooms

Central light for dining area

All rooms to be fitted with Air con

Surround system speakers fitted to living area

Solar power unit fitted to roof space

Kitchen to be equipped with hob, oven and extractor

Hilton (UK) branded electrical sockets and switches.



Site Plan



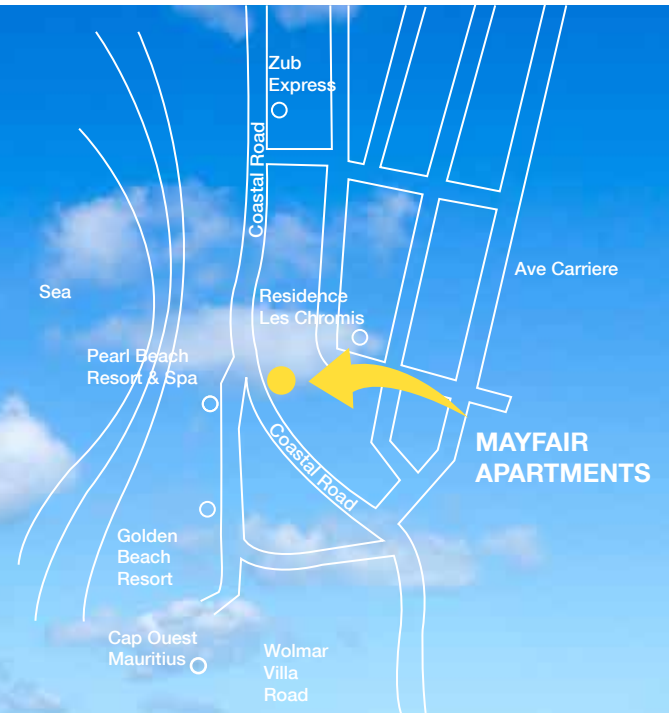
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Location Plan



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Mayfair Apartments residents will enjoy the pleasant temperate climate of Flic en Flac, the country's warmest and westernmost region, the whole year round. Home to glorious pink and gold sunsets and as a prime tourist village, the prevalent beach life makes you feel to be on permanent vacation with easy walking access to the public beach. Residents can actually walk for a myriad of entertainment, dining, educational, cultural, health, or business destinations. If it's not all about Flic en Flac, residents can still easily venture out to Cascavelle, Albion, Tamarin, Le Morne or the capital Port Louis to discover an abundance of activities to perform and other places to see. But the biggest appeal remains Flic en Flac itself, and its warm-hearted residents known for their laid-back attitude and optimistic outlook on life. Mayfair Apartments provides you with a golden opportunity to be easily part of it all.

Technical features



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INTERIOR

Ceilings:

One coat of 18mm cement plaster render (Bedrooms and Bathrooms)
Gypsum plaster finish 4-6mm thick on gypsum plaster board fixed
galvanized structure.
3 x coats of emulsion paint (open area)

Joinery works:

Internal Doors:

Flush door panel will be melamine pressed board including brushed
chrome ironmongery.

Skirting:

4" bull nose skirting to be fitted throughout.

Cupboards:

Master bedroom will have cupboard space with shelves and hangers.

Bathrooms:

Main Bathroom:

1500mm x 900mm walk-in shower treated with 2 x coats of flexible
water proofing treatment, with polyester cloth reinforcement (duraflex)
8mm tempered glass screen
Contemporary designed porcelain sink
Floor to be covered with tiles (manufactured in Egypt)

Ensuite bathroom:

900mm x 900mm shower cubical treated with 2 x coats of flexible
water proofing treatment, with polyester cloth reinforcement (duraflex)
Vanity cupboard under sink
Floor to be covered with tiles (Manufactured in Egypt)

EXTERIOR

External Opening:

Windows:

Desert Grey powder coated Aluminium windows include 6mm clear
glass (obscure in bathrooms)

Doors:

Desert Grey powder coated Aluminium sliding door with double option
opening leading to terrace.

Semi solid engineered door with ironmongery to entrance door.
Finished to lacquered or veneer.

External work.

Boundary walls to be constructed with 150mm concrete blocks and
finished with 18mm cement plaster render.

3 x coats of outdoor paint. (off white)

2 x coats of highly acrylic waterproofing compound and energy saving
product. (icooper)

Complete sewer system with manholes, gullies, and traps, grease
traps, to be connected in public sewer network, Septic tank and
dispersed through an absorption pit.

Landscape will be provided with lawn and palm trees.
Electric gates will be supplied.

Swimming pool with decking

Visitors parking will be allowed

Foundation:

Concrete strip footing and bases as engineer's
specification and drawings

Foundation Wall:

200mm block wall of 200/150mm

One coat of 18mm cement plaster render

3 x coats of emulsion paint of pastel colours

Internal walls:

Concrete block walls of 200mm and 100mm walls

1 x coat of cement plaster to walls

3 x coats of emulsion paint to walls (off white)

Tiles on walls to shower area and splash back to sinks 2.1m high
(manufactured in Egypt)