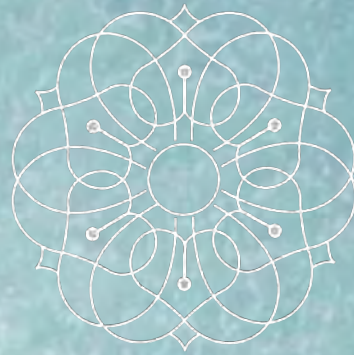
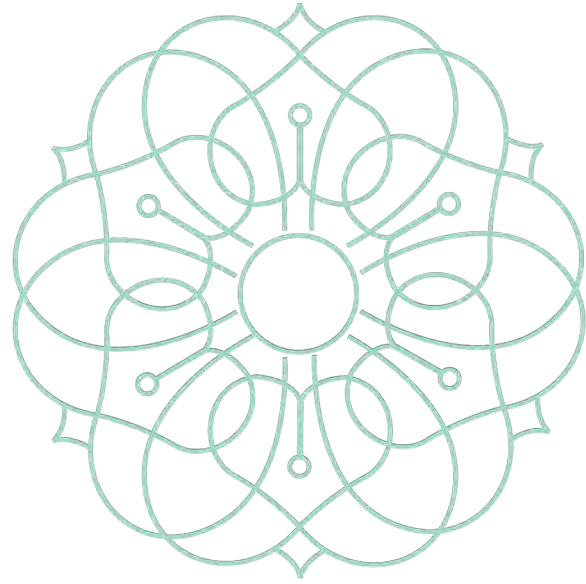


GRAND BAY - MAURITIUS

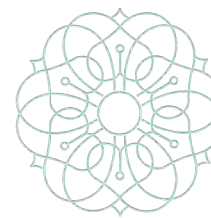


LOTUS VILLAS



Disclaimer

The contents of this insert are purely conceptual and have no legal binding on the developer. The developer reserves the right to amend the concepts, layouts, plans, dimensions, elevations etc. without notice or intimation. Pictures in this document are non-contractual.



LOTUS VILLAS

The Art of Living

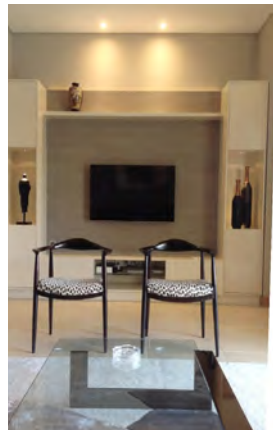
The Lotus Villas bring back to life typical Creole architecture with a modern touch.

Owners will get a foretaste of the serenity and luxury as they enter the villas through the impressive thatched roof gate, flanked on either side by waterfalls and lotus plants.

The Lotus Villas project is without any doubt a first-choice residence for the modern family.

Interior Design

KYO INTERIOR DESIGN is all about passion, creativity, reliability and expertise, a full-service interior design company covering both commercial and residential projects. Operating since January 2011, we work at creating and transforming working areas and living spaces into smart, stylish, trendy zones, thus improving your image, your business and your private life.



Architecture

Founding partner of Lampotang & Siew Architects Ltd since 1981 in Mauritius. Worked internationally (Mauritius, France, India, Madagascar, Seychelles) on projects such as Airports, Hotels, Commercial and Leisure.





LOTUS VILLAS

Live in Mauritius



SHOPPING



DIVERSITY



EDUCATION



LANDSCAPE



CULTURE



NIGHTLIFE



Live in the North

In Mauritius, when we speak of "the north", Grand Bay is the first thing that comes to mind. Grand Bay, through sustained development, has become the premier tourist destination of Mauritius.

Take a walk through the narrow streets behind the main road and enjoy what the small local boutiques have to offer. Known for its wide variety of restaurants and its nightlife, you will immediately be drawn to this charming and exuberant village.

Another picturesque village in the north of Mauritius is Cap Malheureux, with its famous red-roofed church, its view of the northern islands and its important fishing community.





- | | | | | | |
|---|--|---|--|--|---|
| RESTAURANTS | NIGHT CLUB / BAR | SHOPPING | SUPERMARKETS | BANKS | |
| <ul style="list-style-type: none"> 1. Russian Hut 2. Roots Café 3. Hidden Reef 4. L57 5. La Cigale 6. La Langouste Grisée 7. Rivoli 8. Le Capitaine 9. Thaifoon 10. Happy Rajah 11. Thandoor 12. Beach House 13. Sakura 14. Paparazzi 15. Cocoloko | <ul style="list-style-type: none"> 16. Sushi Bar 17. La Jonque 18. Le Palais de Chine 19. La Pagode 20. Spur 21. The Grill 22. Luigi's 23. Le Connoisseur 24. Fratelli's Deli 25. The Napoleon 26. Le Pecheur 27. Café Péreybère 28. Sea Lover's 29. La Villa Garden | <ul style="list-style-type: none"> 30. Banana Beach Club 31. Z Club 32. Insomnia 33. Les Zenfans Terribles 34. B52 35. Barabar 36. Red Cat 37. Julie's Club 38. Bay Lounge | <ul style="list-style-type: none"> 39. Super U 40. La Croisette 41. Mon Choisy Mall 42. Sunset Boulevard 43. Brand Bay Plaza 44. Bazar de Brand Baie | <ul style="list-style-type: none"> 45. Super U 46. Store 2000 47. Winner's 48. Fish Market 49. Bakery 50. Butcher Shop | <ul style="list-style-type: none"> 51. HSBC 52. ATM 53. SBM 54. MCB |



Privileged living environment

- Pleasant tropical climate, sunny all year round
- Multicultural, smiling and hospitable population
- Spoken languages: English, French and Creole
- Secure living environment and service facilities
- European level health and education infrastructure
- Competitive and advantageous business environment
- Destination of choice for the financial sector
- Gateway to India, Asia and Africa
- Strategic destination of the Indian Ocean
- Stable economy
- Favorable taxation

Grand Baie - Seaside Resort

This fishing village located in the north of Mauritius is a must, with its restaurants, bars and shops, which have made Grand Bay a hotspot for tourism and a seaside resort really famous. It is also a popular place for Mauritians and expatriates, who find a pleasant quality of life or meet at night on the beach to enjoy the sunset and savor the sweet life of Mauritius

You can do everything in Grand Bay, indulge in the sun on a deckchair or practice water sports. During the day, there is something for everyone! You can indulge in the many shops for shopping where you will find all the major brands in international fashion.

It is also a small marina very famous because its anchorage is exceptional and sheltered thanks to the bay and you will find many proposals to practice all kinds of water sports. Thanks to a large cultural mix, you have a wide choice of restaurants, from Chinese or Indian cuisine to high-end gastronomy to savor a grilled lobster, the restaurants are numerous.

At night, especially at the end of the week, Grand Baie stays awake with its many trendy lounges and clubs. You will understand, Grand Bay is a place where everyone will find the activity that pleases him. Ideal for families and people looking for hobbies.






LOTUS VILLAS

The project will offer 35 luxury villas set in a haven of tranquility, equipped with all the necessary amenities and a clubhouse. Each of the villas also offers a private swimming pool and carport.



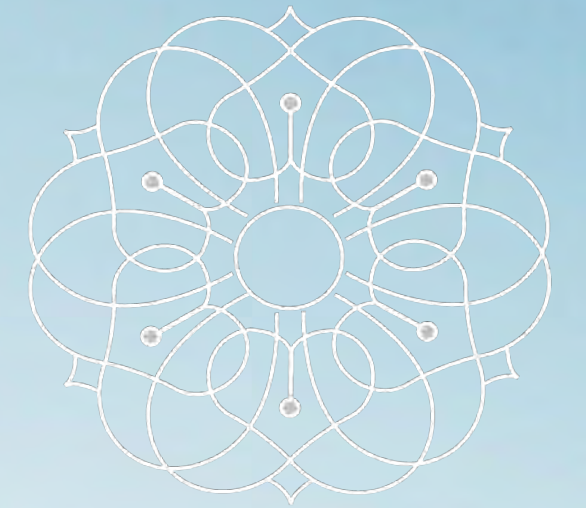
Set in a warm, natural environment, the Lotus Villas have been created to blend in perfectly with their surroundings. Spacious and airy verandahs and open-plan living areas make the villas fresh, elegant and inviting. Families will feel at home within moments.



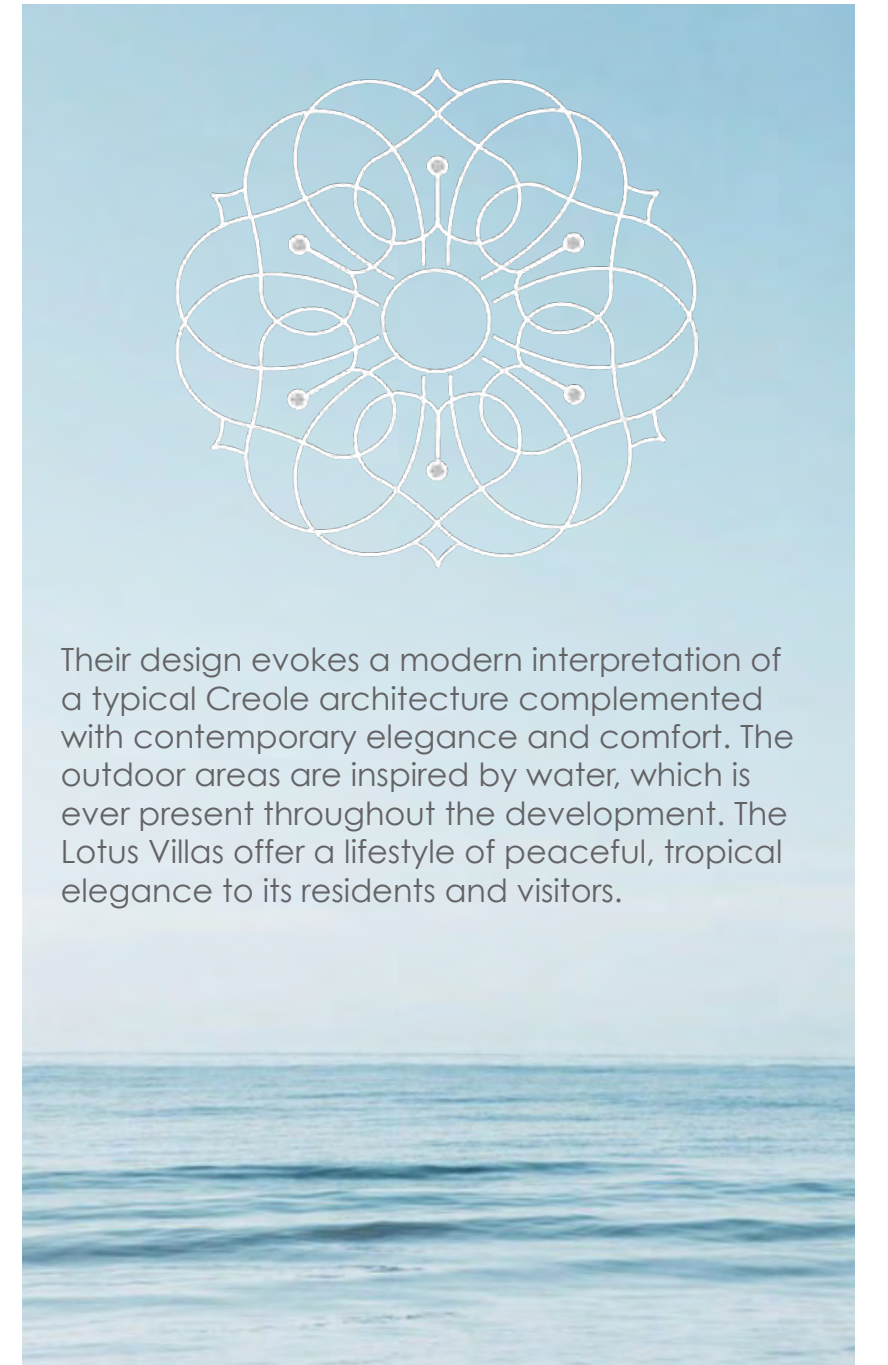
Where tradition
meets Design

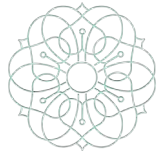


Built on the first plot at the entrance of the residence, this villa type "Ruby" of 3 bedrooms to discover the quality materials used. It is a villa of 242 m² built on a plot of 850m². It is possible to visit this villa from Monday to Saturday directly on the site.

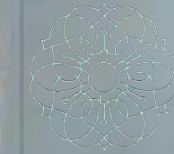
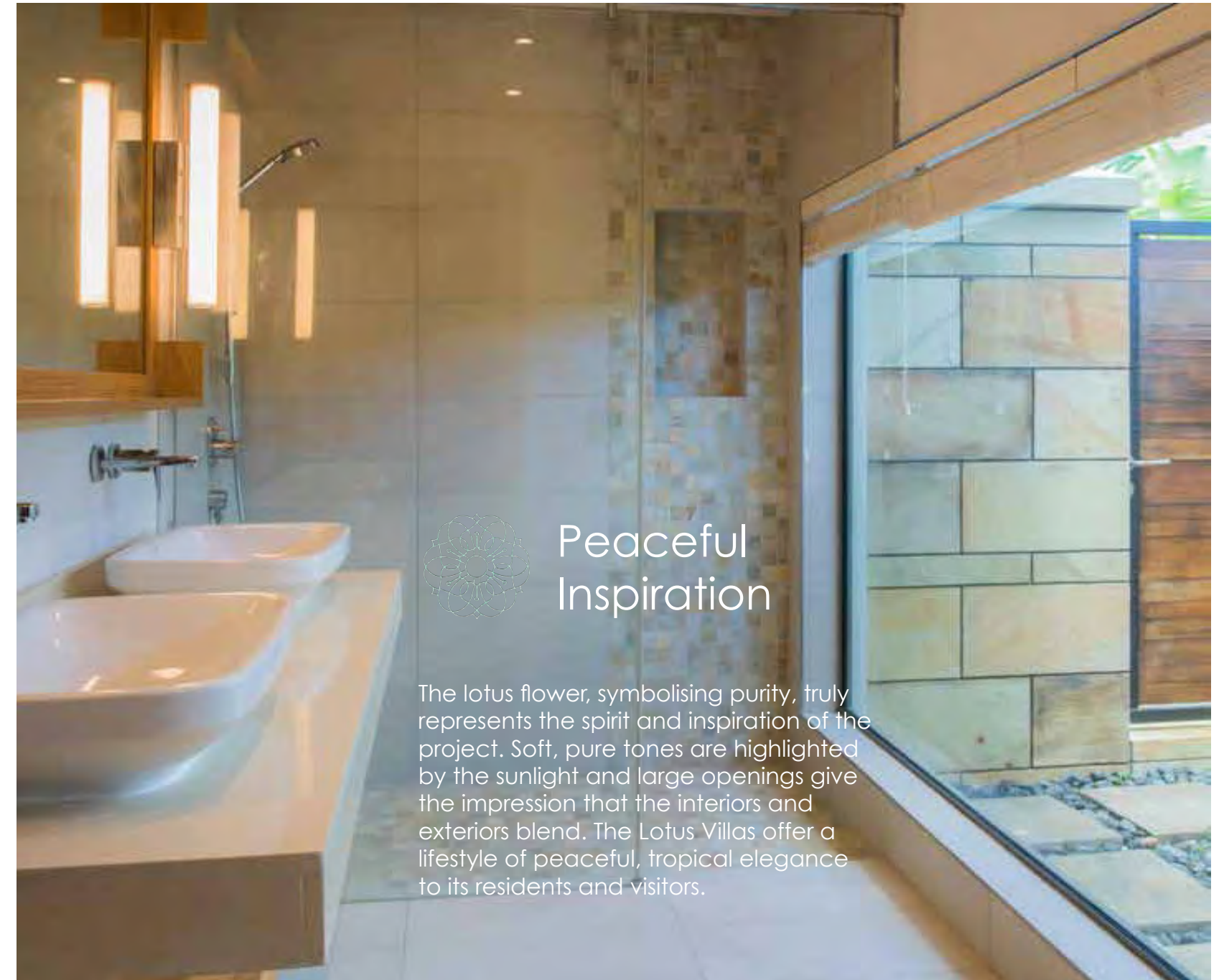
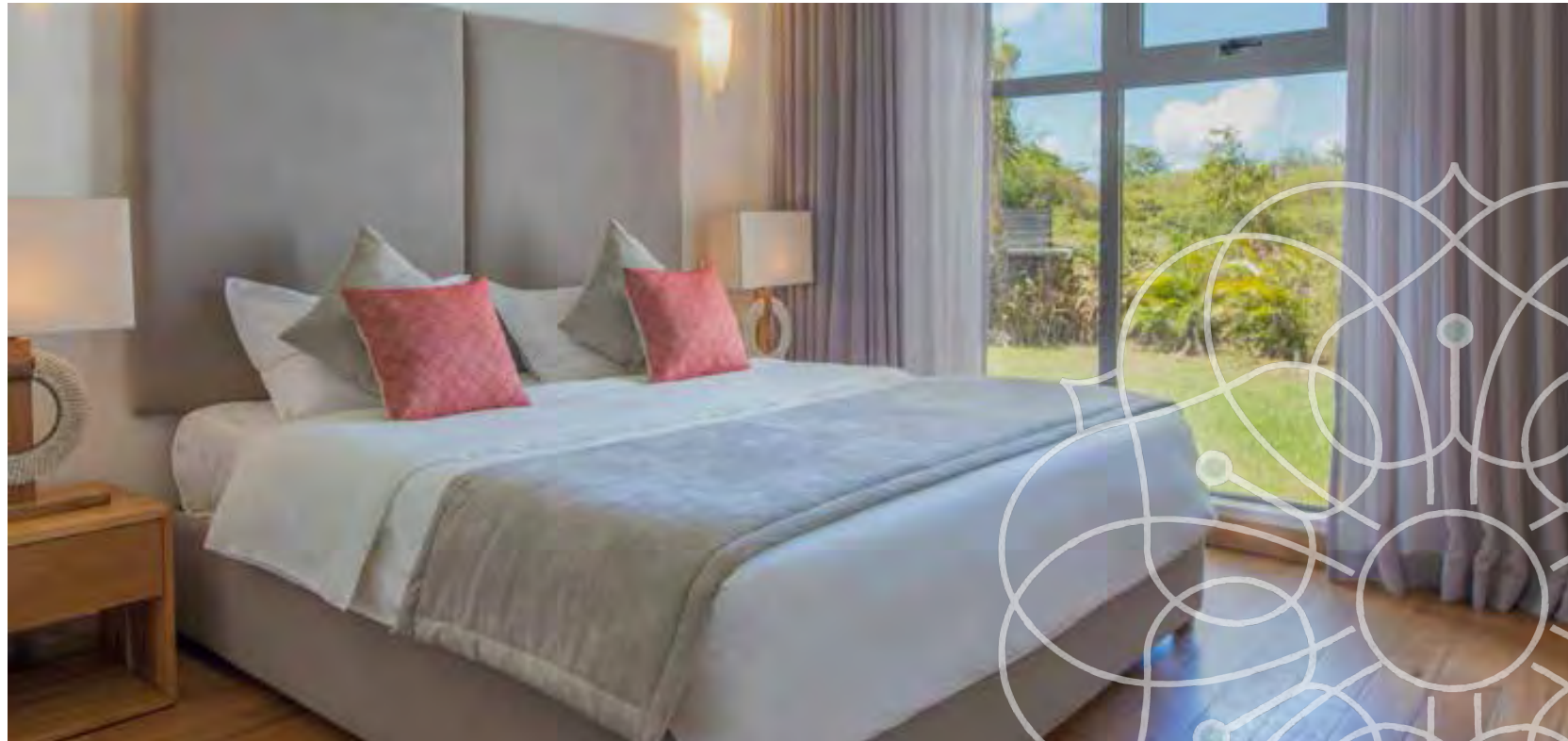


Their design evokes a modern interpretation of a typical Creole architecture complemented with contemporary elegance and comfort. The outdoor areas are inspired by water, which is ever present throughout the development. The Lotus Villas offer a lifestyle of peaceful, tropical elegance to its residents and visitors.





Bedrooms



Peaceful Inspiration

The lotus flower, symbolising purity, truly represents the spirit and inspiration of the project. Soft, pure tones are highlighted by the sunlight and large openings give the impression that the interiors and exteriors blend. The Lotus Villas offer a lifestyle of peaceful, tropical elegance to its residents and visitors.

The Concept

The LOTUS Villa Project covers an area of 10 acres, approximately 42,500 square meters. The first phase of the project consists of 35 independent villas with more than 400 square meters of high-end clubhouses, exquisite gardens and entertainment facilities. The project designed by renowned Chinese architects in Mauritius and the design is a perfect blend of European and Mauritius tropical styles targeting high-end villas.



The Master Plan



Villa Ruby

Net Floor Area

1. Living	32.9
2. Kitchen & Dining	33.7
3. Wet Kitchen	7.9
4. Laundry	5.9
5. Master Bedroom (1)	22
6. Master Bathroom (1)	6.6
7. Bedroom 2	16
8. Bathroom 2	6.2
9. Bedroom 3	17.5
10. Bathroom 3	6.2
11. Dressing	5.4
12. Entrance Lobby	17.3
13. Store	5.0
14. Powder Room	3.0
15. Carport	36
16. Elevated Verandah	20
Total Net Floor Area	241.6 m²

Built Up Area

Villa Built Up Area

15. Carport	36
16. Elevated Verandah	20
17. Terraces	49.5
18. Entrance Porch	7.7
19. Service Yard	22.5
Sub-Total	348.4 m²
20. Swimming Pool	24
21. Secret Garden	19.4
Total Built Up Area	348.4 m²



Villa Sapphire

Net Floor Area

1. Living	29.7
2. Kitchen & Dining	29.7
3. Wet Kitchen	8.7
4. Laundry	7.0
5. Master Bedroom (1)	27
6. Master Bathroom (1)	7.3
7. Bedroom 2	16.2
8. Bathroom 2	6.8
9. Bedroom 3	17
10. Bathroom 3	6.8
11. Entrance Lobby	17.8
12. Powder Room	3.0
13. Carport	36
14. Elevated Verandah	20
Total Net Floor Area	233 m²

Built Up Area

Villa Built Up Area

13. Carport	36
14. Elevated Verandah	20
15. Terraces	53.1
16. Entrance Porch	9.9
17. Service Yard	18.3
Sub-Total	335.2 m²
18. Swimming Pool	24
19. Secret Garden	19.9
Total Built Up Area	376.1 m²



Villa Amber

Net Floor Area

1. Living	28.7
2. Kitchen & Dining	30.0
3. Wet Kitchen	8.4
4. Laundry	4.9
5. Master Bedroom (1)	22.3
6. Master Bathroom (1)	7.4
7. Bedroom 2	20.0
8. Bathroom 2	6.6
9. Bedroom 3	16.5
10. Bathroom 3	6.3
11. Dressing	4.5
12. Entrance Lobby	13.3
13. Powder Room	3.5
14. Carport	36
15. Elevated Verandah	20
Total Net Floor Area	228.4 m²

Built Up Area

Villa Built Up Area	193.3 m²
14. Carport	36
15. Elevated Verandah	20
16. Terraces	70.3
17. Entrance Porch	9.8
18. Service Yard	12.7
Sub-Total	342.1 m²
19. Swimming Pool	24
20. Secret Garden	17.9
Total Built Up Area	384 m²



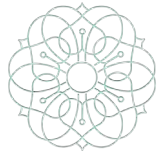
Villa Crystal

Net Floor Area

1. Living	33.6
2. Kitchen & Dining	37.8
3. Wet Kitchen	8.8
4. Laundry	6.4
5. Master Bedroom (1)	25.2
6. Master Bathroom (1)	7.4
7. Bedroom 2	19.6
8. Bathroom 2	6.2
9. Bedroom 3	16.2
10. Bathroom 3	6.2
11. Bedroom 4	14.6
12. Bathroom 4	7.0
13. Dressing	5.8
14. Entrance Lobby	17.9
15. Powder Room	3.2
16. Planter	9.7
17. Carport	36
Elevated Verandah	20
Total Net Floor Area	281.6 m²

Built Up Area

Villa Built Up Area	252 m²
17. Carport	36
18. Elevated Verandah	20
19. Terraces	57.1
20. Entrance Porch	7.1
21. Service Yard	9.2
Sub-Total	381.4 m²
22. Swimming Pool	24
23. Secret Garden	37.7
Total Built Up Area	443.1 m²



Beach Club by Alizée Resort Management Ltd.

The Beach Club is situated on the world famous white sandy beach of Trou aux Biches, along the transparent emerald lagoon. The perfect retreat for seeking an exclusive holiday experience in a luxury setting and an intimate atmosphere.

** Villas owners are entitled to 20% discount on all services offered by Alizée Resort Management Ltd.*



At the beach bar, clients can savour a light lunch and exotic cocktails while sunbathing by the pool or admiring the sunset. Special theme dinner will also be proposed at the Beach Bar such as seafood refined dinner.



Le Cardinal Exclusive Golf Resort & Spa

Le Cardinal Exclusive Resort is a Boutique Hotel that offers an exclusive exotic and exhilarating atmosphere. Enjoy an all year round pleasant climate and wide variety of tourist attractions to discover in the vicinity.

LA TABLE DU CARDINAL: the restaurant is opened for breakfast and dinner. Meals are A la Carte. Guests have the option to eat indoors while nature lovers can opt for the deck where they can admire the magnificent view of the bay of Trou aux Biches.

At the beach bar, clients can savour a light lunch and exotic cocktails while sunbathing by the pool or admiring the sunset. Special theme dinner will also be proposed at the Beach Bar such as seafood refined dinner.



Casuarina Golf Resort & Spa

Casuarina Golf Resort & Spa, one of the pioneer hotel in Mauritius with 40 years of experience in tourism and hospitality, has a unique Tropical architecture, with white walls made of limestone and thatched roofs onto 9 hectares of timeless landscape of mature trees and swaying coconut tree. Supporting facilities include 3 inviting restaurants, 2 swimming pools, a gym and a Balinean styled Spa.

Evening Entertainment includes special theme evening - e.g. sega show once a week and the Boat House is open every day from **09hr00 to 16hr30**.

FREE Land activities: Gym, Table Tennis, Tennis, Petangue, Zumba, Yoga
FREE Water Activities: 2 Swimming pools, Jacuzzi, Glass Bottom boat, Snorkeling, Kayak, Water Ski (1st 15mins), Aqua-Bike.
Kid's Club: welcome children from **4 to 12 years old**, opened daily from **09:00 to 16:00**.





La Table du Cardinal

LA TABLE DU CARDINAL: the restaurant is opened for breakfast and dinner.

Meals are A la Carte. Guests have the option to eat indoors while nature lovers can opt for the deck where they can admire the magnificent view of the bay of Trou aux Biches.

**Home cooking can be organised on demand.*



Beach Bar

At the beach bar, clients can savour a light lunch and exotic cocktails while sunbathing by the pool or admiring the sunset.

Special theme dinner will also be proposed at the Beach Bar such as seafood extravangaza.

**You can privatize the Beach Bar and garden for special events like anniversaries, wedding, etc.*



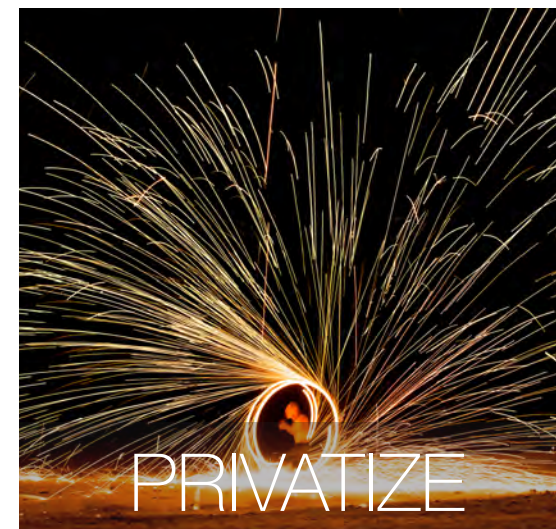
REFINED



A LA CARTE



TRANQUILITY



PRIVATIZE



WEDDING



THEME MENU



About Us

ZHONG SI CO. LTD is active in real estate development field and is committed to the development & building of high-end villa projects such as "Lotus Villa" in Mauritius and ABC Real estate investments and business development in South Africa.

ABC Investments was founded in 2013, it is a private property development and investment enterprise. Our strategy is to focus on the development of exceptional commercial and residential precincts throughout South Africa.

At ABC, we believe that sustainable building is the way forward, the benefits to the environment is important to us as well as the numerous benefits our clients can enjoy through energy efficient cost savings with our eco-friendly buildings which are future-proofed.

ABC recognizes that a major part of property development involves people & asset management, Which is why we offer our clients an extensive tenant co-ordination service that covers all aspects associated with the development and management of a facility.

SERVICES

Funding

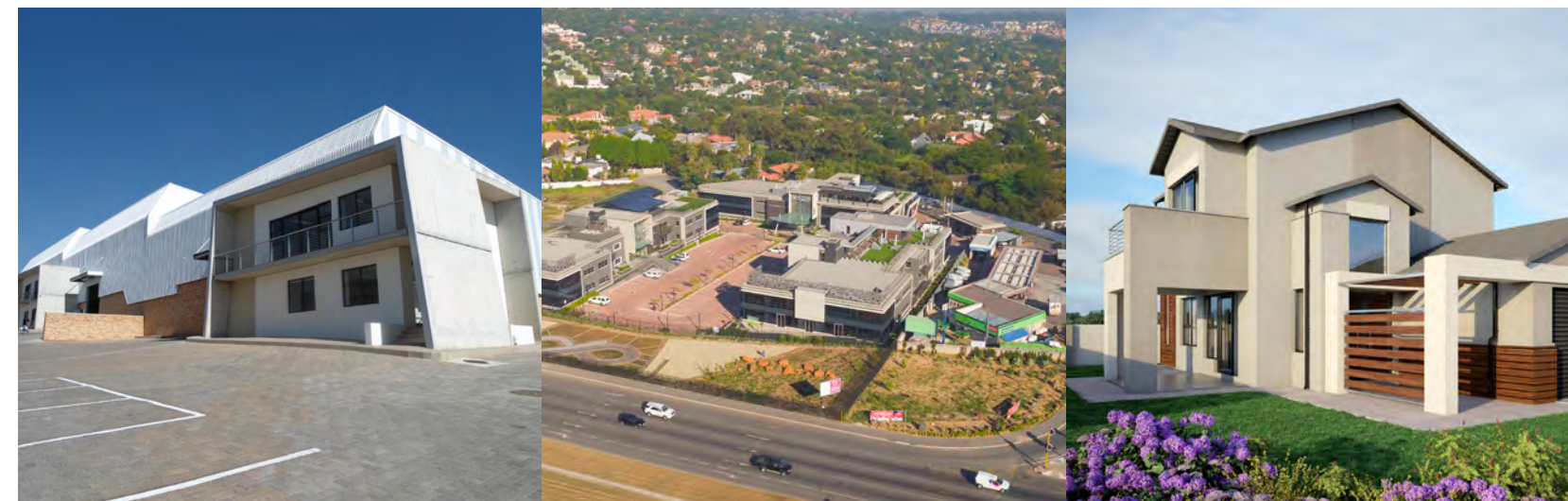
We discover and introduce international brands to South Africa.

Property Management

We purchase, renovate, let out property, focus sectors commercial, industrial and Hotels.

Development

Our development division is focused on high and middle density Properties.



ABC Business Park

ABC Business Park is a brand new property that includes small to medium distribution centers/warehouses & offices in Linbro Park, it is also well located near N3 Marlboro off ramp allowing easy access.

The design of ABC Business Park is definitely a state of art within Linbro Park with concrete exposed office components clipped onto functional warehouse units.

There is good truck access and ample open parking available.

Warehouse - 882m²
Office - 339m²

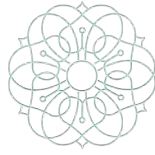
Infinity Business Park

Infinity Business Park is a secure and up-market office complex comprising of three AAA prestigious, double storey buildings with office to let in Fourways. This landmark development has excellent access, visibility and an image to match the requirements of office users looking for secure, quality accommodation. The Business park has pockets of space ranging from 200m²-2800m². The site is excellently located on William Nicol Drive in Fourways, one of the fastest developing commercial hubs in Johannesburg. Infinity Business Park has high visibility from the newly upgraded William Nicol Drive. There is convenient access via the main arterial routes to the N1 and N14 highways to Centurion, Pretoria and Lanseria Airport.

Du Vin Estates

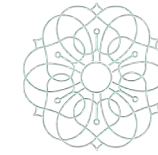
Du Vin Estate offers you country living only a stone throw away from all the convenience of city life. This estate is your gateway to a boutique residential setting that incorporates a fusion of modern living and refined elegance that anyone can call home. This modern estate is all about lifestyle on the bank of a small river stream, this is something one wouldn't expect in every day's urban lifestyle and in such close proximity to all the important amenities.

Du Vin Estate is a very unique development and comprises of:
64 Full Title houses in phase 1.
Sizes differ between 154 m² - 247 m²
Stands sizes between 300 m² - 496 m²
Designed for perfect urban living



Rental Management

- Rental Management and Marketing provided by Alizée Resort Management Ltd.
- Hotel services according to 5 Stars standards, including: concierge service, customer reception, daily cleaning of dwellings, lingerie
- Financial management of living expenses: water, electricity, internet and satellite channels ...
- General maintenance of the property and its equipment
- Home insurance: We can assist the villas owners to subscribe to an insurance policy
- Guaranteed 3% per annum for 3 years and for the first 10 villas sold

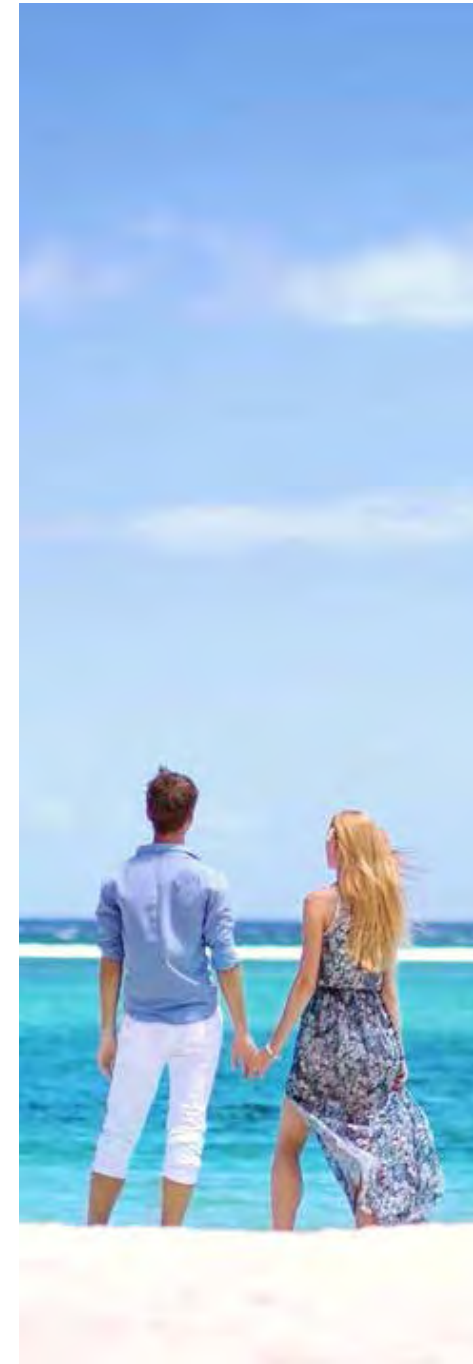


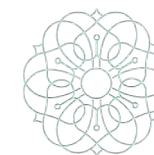
Rental Management

A REPRESENTATIVE DEDICATED TO THE SYNDIC OF CO-OWNERSHIP, WILL INSURE THE MANAGEMENT OF THE COMMON PARTIES ON THE SITE.
CURRENT MAINTENANCE:

- Allocated office and management tools
- Management of staff dedicated to common areas
- Financial management and distribution of common expenses
- 24/7 security service, with access control
- Maintenance of common equipment and appliances
- Maintenance of public and private green spaces
- Maintenance main pool and private pools
- Maintenance of corridors, car parks and roads
- Garbage disposal
- Insurance for all common areas Refurbishment & repairs
- Management of the maintenance of common areas in perfect condition:

Equipment and appliances, landscaping, main swimming pool, parking and roads, corridors, external facades of buildings, common equipment.





Why Invest in Mauritius

In the heart of the Indian Ocean, Mauritius is a charming destination to invest or live. Many professionals and retirees have already chosen to settle there, attracted by the softness of the living environment combined with tax benefits. The country is also attracted by the numerous assets it offers: economic growth and stability, a welcoming population, cultural diversity, a sunny climate and sandy beaches.

- The lure of the living environment
- reassuring political stability
- A prosperous economy
- A business friendly environment
- Favorable conditions for investors
- An attractive tax system
- An opening to the world

AN ADVANTAGEOUS & ATTRACTIVE BUSINESS ENVIRONMENT

- Light, transparent and fair taxation
- Simple and fast business creation
- Financial sector (banks, insurance, stock market) dynamic
- Investor protection
- Quality infrastructures

