

# KAZBA

*Apartments*

TROU AUX BICHES  
MAURITIUS



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## HELLO, KAZBA

Step into KAZBA, your home where Mediterranean elegance meets island soul. Tucked in the charming and vibrant backdrop of Trou aux Biches, our apartments are all about connection, culture, and endless sunshine. Dive in. Slow down. And let the rhythm of the coast become your own.





# EXPLORE,



# UNWIND,



# REPEAT.



EXPLORE, UNWIND, REPEAT – there is the essence of life at KAZBA. Here, comfort meets character in a truly authentic Mauritian setting. Spend your mornings sharing stories at a local café, your afternoons gathering fresh catch from the fishermen, and your evenings basking in connection. And when the sun gets too warm, your Mediterranean retreat is a short stroll away, ready to embrace you.

## OUR ARCHITECTURE

Our architecture fuses modern Mediterranean elegance with a raw, rustic charm. Picture wooden accents and textured stucco walls, materials rooted in natural beauty yet paired with sleek functional lines for a contemporary feel. A harmonious blend of nature and design coming together, reimagining spaces that live and breathe.





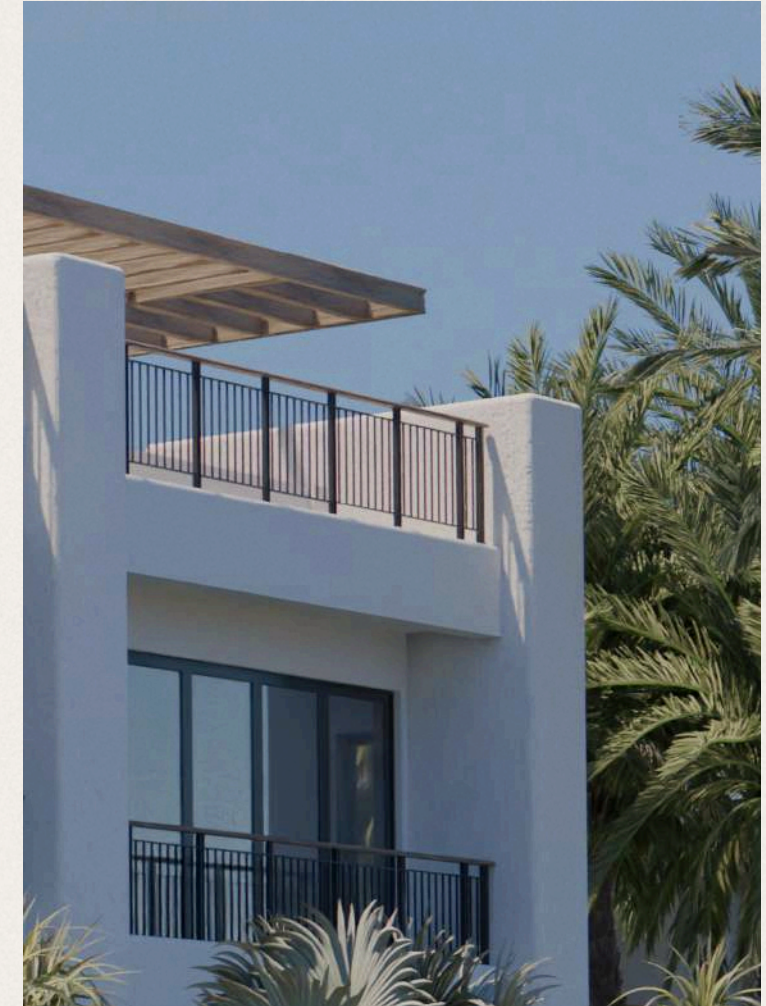


# MODERN

A true reflection of timeless elegance, the architecture of KAZBA merges the simplicity of Mediterranean design with the raw and soft beauty of nature.

Soft, flowing lines and open spaces create a sense of harmony, allowing the light to pour in and illuminate every corner.

Natural textures such as stone, wood, and clay ground the structure in the earth, while sleek, modern finishes; just the right contemporary touch.



# MEDITERRANEAN



## SITE PLAN

| BLOCK | FLOOR  | UNIT           |
|-------|--------|----------------|
| A     | Ground | A1, A2, A3, A4 |
|       | First  | A5, A6, A7, A8 |
|       | Second | A9, A10        |
| B     | Ground | B1, B2, B3, B4 |
|       | First  | B5, B6, B7, B8 |
|       | Second | B9, B10        |

Each block offers 10 beautifully designed apartments and penthouses across three levels: ground, first, and second, with two exclusive penthouses and private pools. A sanctuary for quiet reflection or lively gatherings.

With a choice of 2 and 3-bedroom layouts, every detail is meticulously crafted for ease and style, including elevators for easy access.

Encircled by mediterranean gardens, KAZBA offers a perfect blend of natural beauty and contemporary design, available to both Mauritians and foreigners.

A1, B1

A2, B2

A3, B3

A4, B4



BLOCK A+B | GROUND FLOOR  
(2 bedroom apartments)

| ROOM SCHEDULE (m <sup>2</sup> ) |                           | A1, B1 | A4, B4 |
|---------------------------------|---------------------------|--------|--------|
| 1                               | Master Bedroom            | 17.40  | 17.40  |
| 2                               | Master Ensuite            | 5.66   | 5.66   |
| 3                               | Bedroom 1                 | 12.92  | 12.92  |
| 4                               | Laundry                   | 4.60   | 4.60   |
| 5                               | Shared Bathroom           | 6.36   | 6.36   |
| 6                               | Living + Dining + Kitchen | 57.22  | 57.22  |
| 7                               | Corridor                  | 5.64   | 4.00   |
| 8                               | Terrace                   | 12.30  | 12.30  |
| NET TOTAL                       |                           | 122.10 | 120.46 |
| GROSS TOTAL                     |                           | 130.76 | 130.76 |

A2, B2

A2, B2

A3, B3

A4, B4



BLOCK A+B | GROUND FLOOR  
(3 bedroom apartments)

| ROOM SCHEDULE (m <sup>2</sup> ) |                           | A2, B2 | A3, B3 |
|---------------------------------|---------------------------|--------|--------|
| 1                               | Master Bedroom            | 16.00  | 16.00  |
| 2                               | Master Ensuite            | 5.76   | 5.76   |
| 3                               | Shared Bathroom           | 5.24   | 5.24   |
| 4                               | Guest WC                  | 3.00   | 3.00   |
| 5                               | Laundry                   | 4.50   | 4.50   |
| 6                               | Bedroom 1                 | 12.05  | 12.05  |
| 7                               | Bedroom 2                 | 12.05  | 12.05  |
| 8                               | Living + Dining + Kitchen | 58.98  | 58.98  |
| 9                               | Corridor                  | 9.03   | 9.03   |
| 10                              | Terrace                   | 4.86   | 7.96   |
| NET TOTAL                       |                           | 131.47 | 126.61 |
| GROSS TOTAL                     |                           | 138.99 | 138.19 |

A5, B5

A6, B6

A7, B7

A8, B8



BLOCK A+B | FIRST FLOOR  
(2 bedroom apartments)

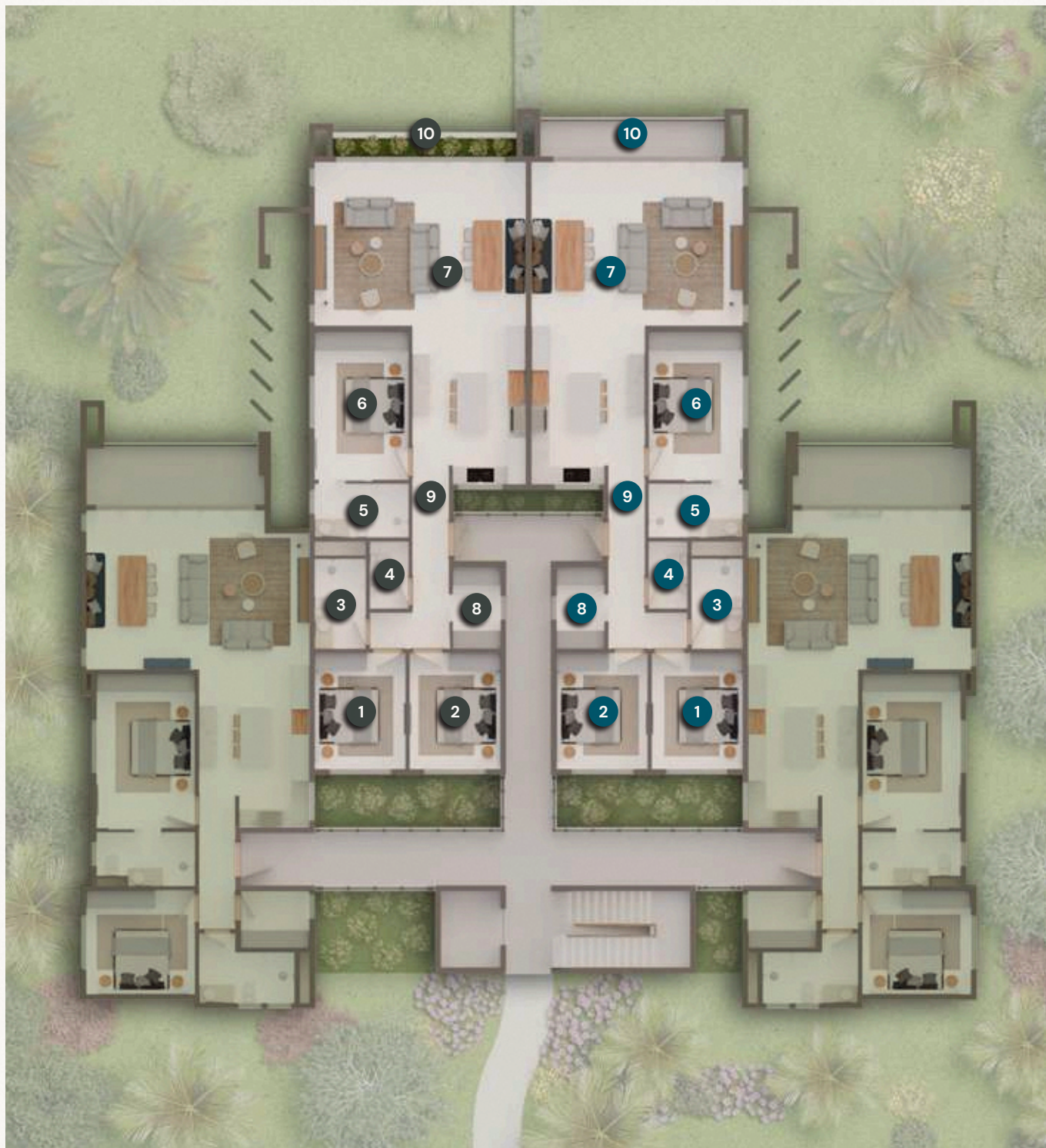
| ROOM SCHEDULE (m <sup>2</sup> ) |                           | A5, B5 | A8, B8 |
|---------------------------------|---------------------------|--------|--------|
| 1                               | Balcony                   | 12.30  | 12.30  |
| 2                               | Living + Dining + Kitchen | 57.22  | 57.22  |
| 3                               | Master Bedroom            | 17.40  | 17.40  |
| 4                               | Master Ensuite            | 5.66   | 5.66   |
| 5                               | Bedroom 1                 | 12.92  | 12.92  |
| 6                               | Corridor                  | 5.64   | 5.64   |
| 7                               | Shared Bathroom           | 6.36   | 6.36   |
| 8                               | Laundry                   | 4.60   | 4.60   |
| NET TOTAL                       |                           | 122.10 | 122.10 |
| GROSS TOTAL                     |                           | 131.84 | 131.84 |

A5, B5

A6, B6

A7, B7

A8, B8



BLOCK A+B | FIRST FLOOR  
(3 bedroom apartments)

| ROOM SCHEDULE (m <sup>2</sup> ) |                           | A6, B6 | A7, B7 |
|---------------------------------|---------------------------|--------|--------|
| 1                               | Bedroom 1                 | 12.05  | 12.05  |
| 2                               | Bedroom 2                 | 12.05  | 12.95  |
| 3                               | Shared Bathroom           | 5.24   | 5.24   |
| 4                               | Guest WC                  | 3.06   | 3.06   |
| 5                               | Master Ensuite            | 5.76   | 5.76   |
| 6                               | Master Bedroom            | 16.00  | 16.00  |
| 7                               | Living + Dining + Kitchen | 58.98  | 58.98  |
| 8                               | Laundry                   | 4.50   | 4.50   |
| 9                               | Corridor                  | 9.03   | 9.03   |
| 10                              | Planter/Balcony           | 4.86   | 7.96   |
| NET TOTAL                       |                           | 131.53 | 135.53 |
| GROSS TOTAL                     |                           | 136.27 | 139.47 |

A9, B9

A10, B10



BLOCK A+B | SECOND FLOOR  
(3 bedroom penthouses)

| ROOM SCHEDULE (m <sup>2</sup> ) |                           | A9, B9 | A10, B10 |
|---------------------------------|---------------------------|--------|----------|
| 1                               | Living + Dining + Kitchen | 74.34  | 74.34    |
| 2                               | Bedroom 1                 | 15.77  | 15.77    |
| 3                               | Ensuite 1                 | 6.30   | 6.30     |
| 4                               | Corridor                  | 12.26  | 12.26    |
| 5                               | Linen                     | 1.07   | 1.07     |
| 6                               | Laundry                   | 6.44   | 6.44     |
| 7                               | Guest WC                  | 4.00   | 4.00     |
| 8                               | Pantry                    | 4.64   | 4.64     |
| 9                               | Store                     | 4.74   | 4.74     |
| 10                              | Bedroom 2                 | 16.46  | 16.46    |
| 11                              | Ensuite 2                 | 5.87   | 5.87     |
| 12                              | Terrace (Pergola/Covered) | 19.43  | 19.43    |
| 13                              | Pool                      | 11.52  | 11.52    |
| 14                              | Overflow                  | 2.88   | 2.82     |
| 15                              | Master Bedroom            | 15.21  | 15.21    |
| 16                              | Master Ensuite            | 6.92   | 6.92     |
| 17                              | Walk-in                   | 5.65   | 5.65     |
| 18                              | Terrace (Open to Sky)     | 37.76  | 40.85    |
| NET TOTAL                       |                           | 251.26 | 254.29   |
| GROSS TOTAL                     |                           | 272.86 | 276.06   |

## YOUR APARTMENTS

The heat rises in Trou aux Biches, that's why your space is designed for cool comfort. Picture yourself on a linen-covered sofa, plush pillow in tow, and an ice-cold drink in hand. Natural, organic fibers make it effortlessly perfect. At KAZBA, quality isn't just seen...it is felt.









Delicate and soft, your KAZBA is more than a space. It's a home, where every corner whispers elegant comfort, where every detail echoes thoughtful care.

The Mediterranean-inspired design features neutral tones and natural materials, the perfect blend for a soothing, tranquil atmosphere. A space for balance and serenity.





Living Room, Penthouse

Bedroom, First Floor





Kitchen, Penthouse



Your KAZBA is both a warm and welcoming, designed to be beautiful yet functional. With neutral tones and an open layout, it gives plenty of room for entertaining, or simply enjoying a quiet moment in solitude.

# DESTINATION

Mauritius enchants. But the northern coast of the island sings its own melody. One where turquoise waters shimmy with golden shores. Where vibrant energy flows into quiet serenity. And your KAZBA finds its place at the heart of this very rhythm.



You'll find KAZBA at the edge of the north, a place where work and play meet. Tucked away in Trou aux Biches, it's a haven for those seeking a peaceful retreat with easy access to the vibrant energy of Grand Baie. It's the perfect balance of tranquillity and excitement.

You'll also find KAZBA by scanning the QR Code below:



**KAZBA**  
Apartments



1 LA CABANE DE LA PRISE DU PÊCHEUR

Savour the ocean's freshest offerings prepared by local chefs. At dawn, join the fishermen and choose your favourite catch. A true celebration of sea and tradition, served fresh.

2 CHEZ POPO SUPERMARKET

Whether you're grabbing a quick snack, stocking up the pantry, or shopping for last minute dinner plans, this well-known local grocer provides convenience and charm right outside your doorstep.



3 C-CARE, GRAND BAIE

Rest easy knowing that world-class care is just around the corner. This state-of-the-art 2,000m<sup>2</sup> facility offers 24/7 emergency services, combining premium healthcare with unwavering compassion and integrity.



4 EDEN BEACH

As the sun sets, the northern coast comes alive. A seamless blend of beach vibes and lounge elegance, Eden Beach is where the magic begins. From sunrise breakfasts to sunset cocktails, every moment feels unforgettable.



5 GRAND BAIE LA CROISSETTE

One of the island's largest destinations for entertainment. Shop til you drop or pamper yourself with spa treatments and movie nights. Beach life takes a pause as city life takes over in the heart of Grand Baie.





6 BAIN BOEUF

A stone's throw from Trou aux Biches, you'll dip your toes in the crystal-clear waters of Bain Boeuf. With the majestic Coin de Mire towering in the distance, swim above the remnants of ancient shipwrecks or alongside friendly turtles.



8 NORTHFIELDS, ÉCOLE DU NORD

The north is home to exceptional schools, offering world-class curricula for both English and French speakers alike with Northfields International and L'École Du Nord respectively, ensuring a strong educational foundation for all.



9 BEAU PLAN BUSINESS PARK

A lively hub in the north, Beau Plan brings together work, life, and leisure in thoughtfully designed spaces. It isn't your run-in-the-mill workplace. It's a space where community thrives.



7 RM CLUB GRAND BAIE

Muscle up at RM Club, where fitness and community come together. With premium facilities and a welcoming atmosphere, it's the ideal place to work on yourself while meeting like-minded people. Staying active has never felt more connected.

10 ÎLE D'AMBRE

Just a few kilometres away, paddleboard through the mangroves of Île d'Ambre. Immerse yourself in the calm as you glide through crystal-clear waters. Time stays still as nature's quiet takes over.





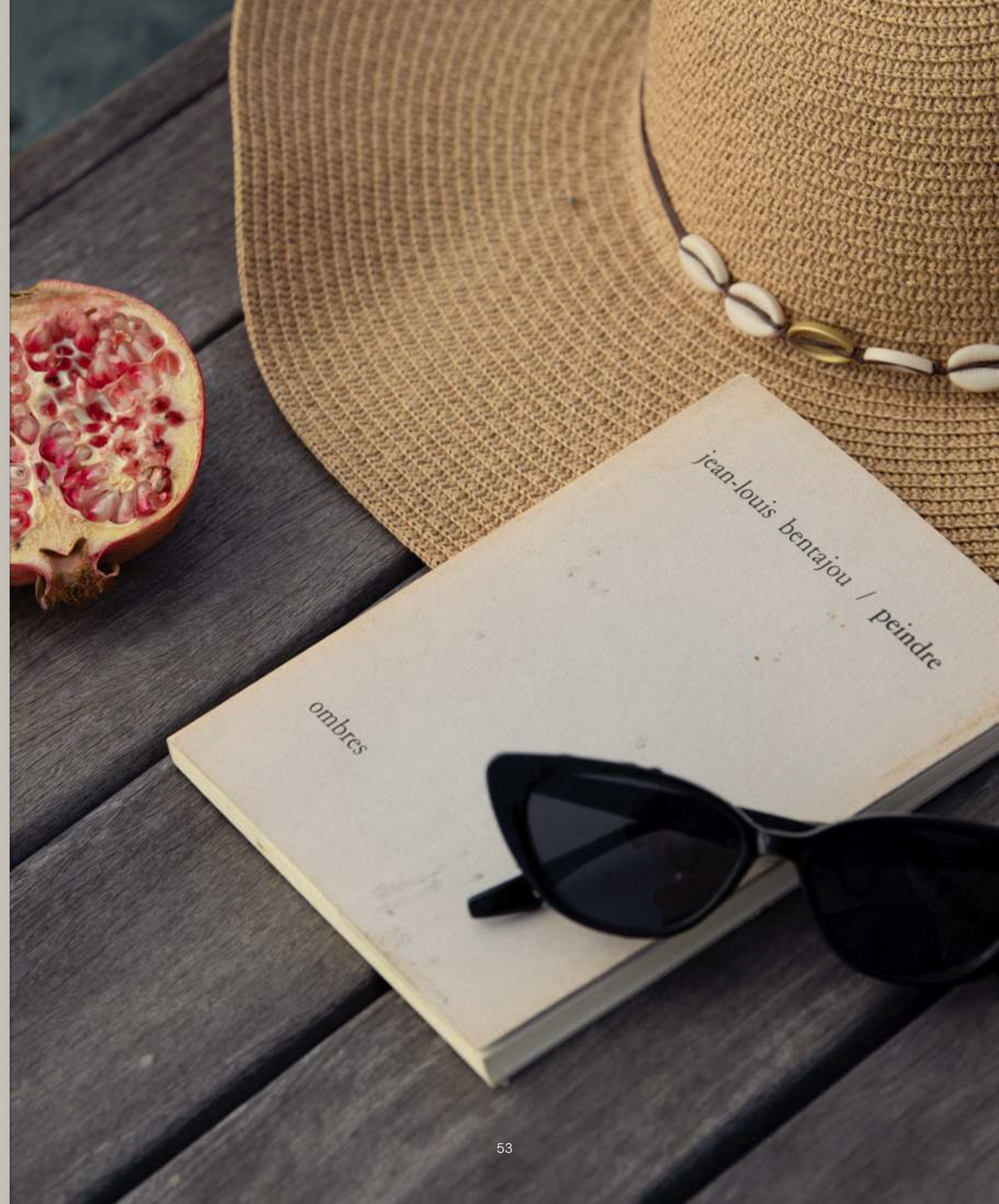
LIVE  
EVERYTHING AT

# KAZBA

*Apartments*

## THE DETAILS

A journey worth taking starts here. We know the next step can feel daunting, but we're here to guide you through it. With a simple, seamless process, we'll walk you through every detail. Let's get on this journey. Together.



## SPECS AND FINISHES

|                               |  |
|-------------------------------|--|
| SUPERSTRUCTURE & SUBSTRUCTURE | <ul style="list-style-type: none"> <li>Reinforced concrete frame shall consist of reinforced concrete slab, columns, and beams as per Engineers specifications &amp; drawings.</li> <li>The foundation will consist of pad footings for isolated columns and strip footing for load bearing block walls as per Engineer's specifications &amp; drawings.</li> <li>External block walls to be 200mm &amp; 150mm thick with internal partitions consisting of 150mm &amp; 100mm thick block work.</li> </ul> |
| ROOF                          | <ul style="list-style-type: none"> <li>Roof slabs shall be in reinforced concrete as per Engineer's specifications &amp; drawings.</li> </ul>  |
| TIMBER DOORS                  | <ul style="list-style-type: none"> <li>Internal doors: semi-solid timber doors as per Architect's &amp; ID's specifications &amp; drawings.</li> <li>Main entrance door: Solid timber door as per Architect's &amp; ID's specifications &amp; drawings.</li> </ul>   |
| ALUMINUM DOORS & WINDOWS      | <ul style="list-style-type: none"> <li>All aluminum windows and doors to be powder coated aluminum extruded sections to resist cyclonic wind speed as per Architect's and Engineer's specifications.</li> </ul>  |
| WALL FINISHES                 | <ul style="list-style-type: none"> <li>External and internal wall shall be rendered and painted respectively.</li> <li>External wall finish will be a mix of smooth and tyrolean finish, with cladding to parts of the facades.</li> <li>Wall tiles in showers only, as per ID's specifications &amp; drawings.</li> <li>Vanity tops, splash backs and edges of worktops to be as per ID's specifications &amp; drawings.</li> </ul>   |
| FLOOR FINISHES                | <ul style="list-style-type: none"> <li>Tiles to external areas, as per ID's specifications &amp; drawings.</li> <li>Tile finish to internal areas, as per ID's specifications &amp; drawings.</li> <li>Tiles to floor, as per ID's specifications &amp; drawings.</li> </ul>   |
| CEILINGS                      | <ul style="list-style-type: none"> <li>Internal finishes: Plaster and painting to all flat and pitched reinforced concrete (RC) slabs soffit.</li> <li>Part suspended ceilings to underside of roof in gypsum board and/or PVC slats,</li> <li>fixed to galvanized steel framework, joints covered with wire skim and taped (for plasterboard ceilings).</li> </ul>  |

|                |   |
|----------------|---|
| IRONMONGERY    | <ul style="list-style-type: none"> <li>Internal doors, where applicable will be fitted with stainless steel butt hinges, lockset, rubber door stop as per Architect's &amp; ID's specifications &amp; drawings.</li> </ul>  |
| SKIRTINGS      | <ul style="list-style-type: none"> <li>Painted skirting to all rooms as per ID's specifications &amp; drawings.</li> <li>Tiles skirtings to bathrooms.</li> </ul>   |
| CUPBOARDS      | <ul style="list-style-type: none"> <li>All bedrooms will have cupboards, in accordance with ID's specifications &amp; drawings.</li> <li>All bathrooms will have built-in vanities &amp; mirrors, in accordance with ID's specifications &amp; drawings.</li> </ul>   |
| PLUMBING       | <ul style="list-style-type: none"> <li>Waste water Sewerage Treatment Plant (STP) as per M&amp;E's specifications &amp; drawings.</li> <li>Individual water heater shall be used for hot water production.</li> <li>A fully pressurised cold water distribution, with a reserve made for 2 days of storage as per M&amp;E's specifications &amp; drawings.</li> </ul> |
| WATERPROOFING  | <ul style="list-style-type: none"> <li>Double layer waterproofing membrane or equivalent will be laid on all flat roofs, in accordance with specialist's specification.</li> </ul>  |
| EXTERNAL WORKS | <ul style="list-style-type: none"> <li>Lawn &amp; full landscaping will be done wherever possible.</li> <li>Irrigation taps will be installed in accordance with landscaper's specifications &amp; drawings.</li> <li>A mixture of tarmac, interlocking precast concrete paving block &amp; evergreen block will be laid in driveway and parking</li> </ul>           |





## AMENITIES

A generator will be provided to supply essential power to the development in event of CEB mains failure.

All bedrooms will be equipped with fans and air conditioning. Living room will also be equipped with fans.

All electrical fittings will be provided as per Architect's & ID's specification.

CCTV installation will be provided at the main entrance and strategic points of the development.

All sanitary ware fittings will be provided in accordance with Architect's & ID's specifications & drawings.

Provision of fibre optics shall be made in each unit to accommodate for internet connections and antenna television services in living room and the master bedroom.


All the apartments will be accessible by lift.

An automatic gate will be provided.

Kitchen fitted with electric hob, oven, microwave, kitchen hood, refrigerator, and dish washer.

Laundry area to be equipped with washing machine.

One electrical outlet available on terraces.

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

# TEAM

## PROMOTER

Meet Red4. An established specialist in real estate, they meticulously handpick captivating locations, transforming them into prestigious developments. From conception to delivery, they create living spaces tailored to the most discerning expectations.



ARCHITECTS  
STRUCTURAL ENGINEERS  
INTERIOR DECORATION  
MEP ENGINEERS  
PROJECT MANAGER  
QUANTITY SURVEYOR  
BRANDING & DESIGN

Architects Studio Ltd  
Primera Engineering Consultants Ltd  
Stéphanie Koenig & Charlotte Espitalier Noel  
KYA Engineers Ltd  
Propillar Ltd  
MLC Construction Cost Consultants  
Contraste Ltd



If you love the idea of KAZBA, we'd love to hear from you.

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