



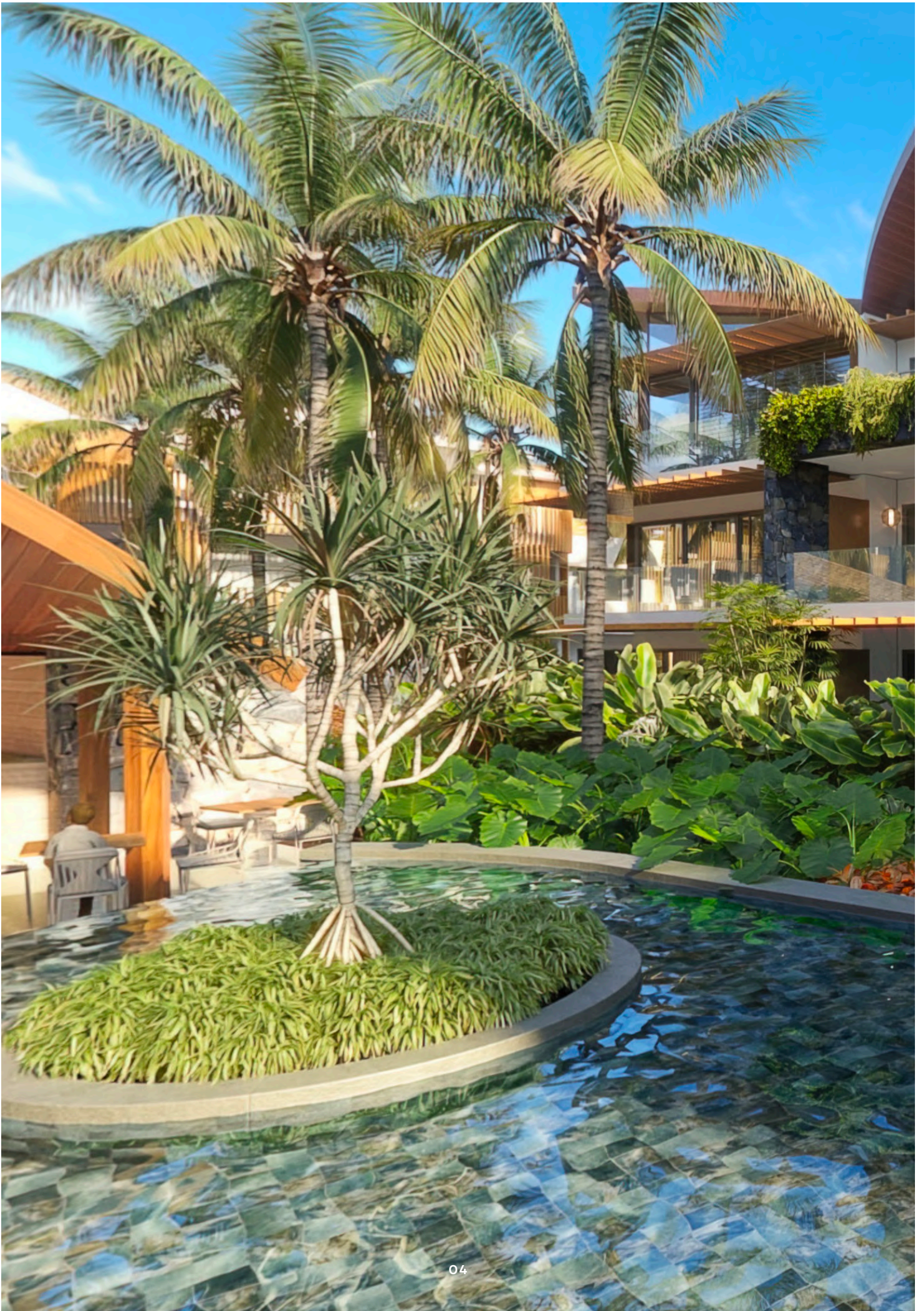
sunlife
La Pirogue Residences

MAURITIUS

RESORT LIVING ON THE SUNSET COAST OF MAURITIUS

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Nestled in one of the world's great beauty spots on the island of Mauritius, the all-new La Pirogue Residences offer luxurious two-, three- and four-bedroom private residences in a village-style setting, starting \$ 797,500 / £ 638,740* / € 754,000*.

Owners and their guests also get golden-key access to the lifestyle amenities and authentic richness of two landmark Mauritian resorts: La Pirogue and Sugar Beach.

*Subject to foreign exchange rates, prices do not include furniture package. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.







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OWNER PRIVILEGES:

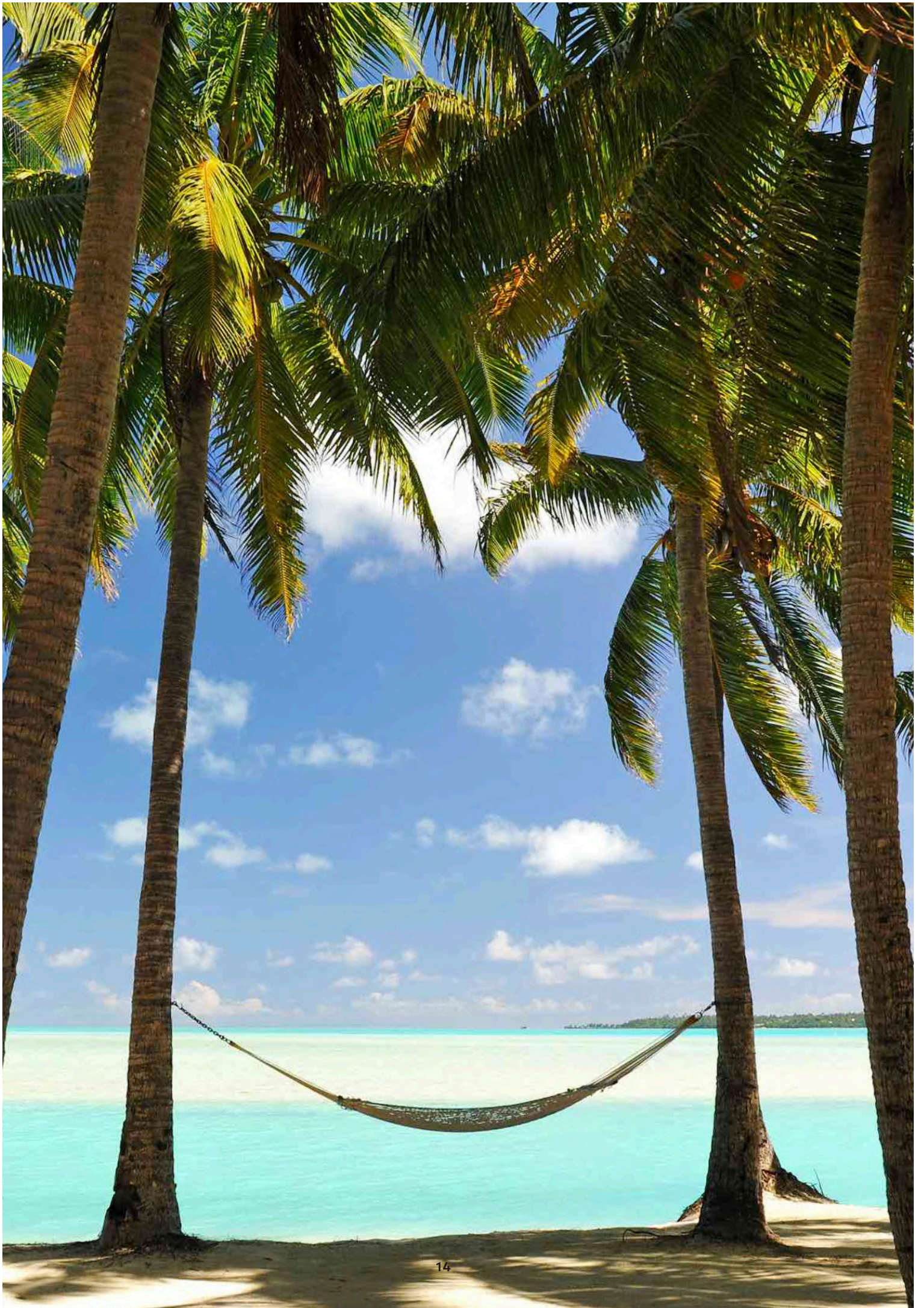
24-hour concierge service and golden-key access to world-class bars and restaurants, sandy beaches, water sports and curated resort activities.

Up to 90% financing for non-Mauritian buyers and the right to permanent residency for yourself, your spouse and your dependents.

A fully managed home with the option of joining the La Pirogue rental programme, for effortless additional return on investment when you are not in residence.

A furniture package that evokes the nature-inspired minimalism of the iconic La Pirogue resort.

Preferential rates on golfing, including at the legendary Ile aux Cerfs Golf Club, and complimentary membership at the exclusive 2Beach Club in the north of Mauritius.



Mauritius: vibrant paradise

In Mauritius, white-sand beaches, year-round sun and tropical nature are the very essence of paradise. But it is the big-hearted Mauritian people who really set this island nation apart.

Here, Asian, African and European cultures have melded into a warm and cosmopolitan island vibe. A place where foods and traditions blend together in sunny ways. A stable and growing economy and award-winning hospitality and tourism offerings have made Mauritius attractive to investors, holidaymakers and international homebuyers alike.

Now, La Pirogue Residences takes its place on the island's sunniest coast, where a shallow, reef-fringed lagoon creates the ideal conditions for swimming, water sports and resort living, while nearby nature preserves offer opportunities to explore the wonders of paradise.

YEAR-ROUND WARMTH

An appealing getaway awaits, any month of the year. Temperatures average 33C from October–April and 24C from May–September.

BILINGUAL PEOPLE

French and English are spoken widely in Mauritius, including by the staff at La Pirogue and Sugar Beach.

VERDANT COASTLINE

Mauritius is home to thousands of plant and animal species, on land and under the sea. Nature watching in abundance.

ARRIVING BY AIR

The airport is 50 min from La Pirogue Residences. The CET+3 time zone means an arrival from Europe with minimal jetlag.

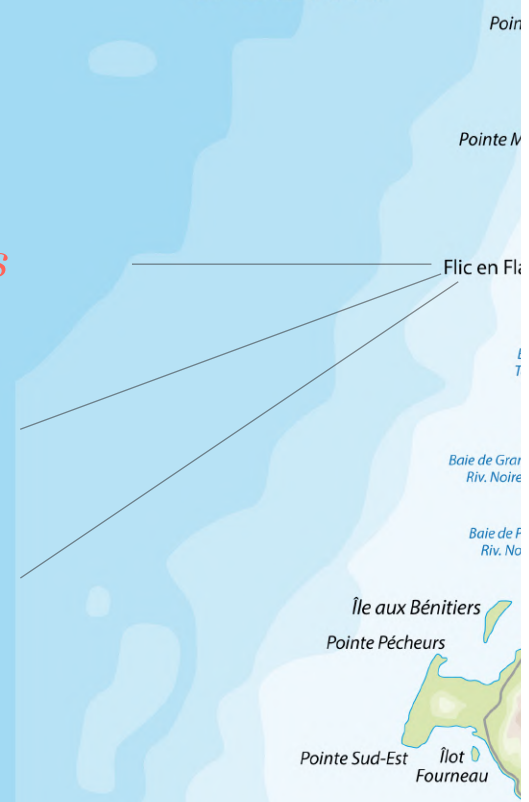
INDIAN

OCEAN

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LA PIROGUE
MAURITIUS

SUGAR BEACH
MAURITIUS







Calm seas, volcanic formations
and epic sunsets lend the Mauritian
west coast an almost mythic
atmosphere.



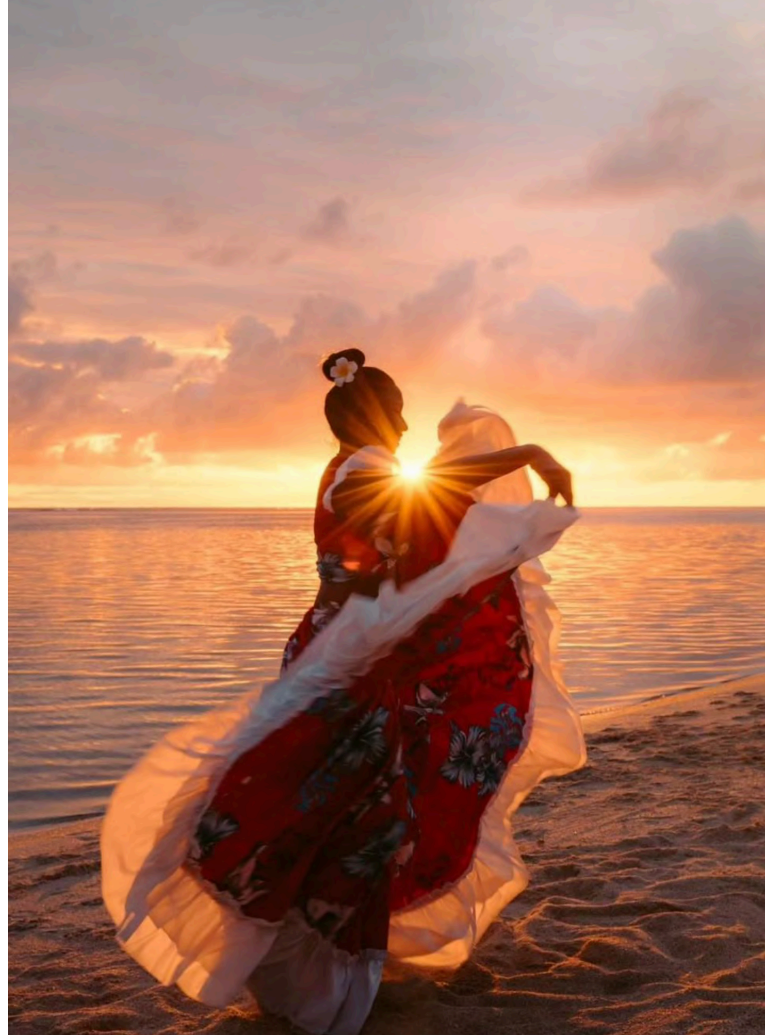
The stunning sunset coast

Mauritius's western coastline is dream-like, yet entirely real. This is the sunniest part of the island and the place where majestic, wide-angle sunsets are an almost sacred moment of the day. This remarkable location draws visitors back for resort experiences at Sugar Beach and La Pirogue time and again – and it is the natural setting for the new style of resort living on offer at La Pirogue Residences.





Clockwise:
The stunning architecture of Sugar Beach Resort
Guest enjoying a picnic on a pirogue boat
Zoomba dancing – Mauritian culture at its liveliest





Your golden key to resort life

Owners and their guests will enjoy privileged access to exclusive amenities across Sugar Beach and La Pirogue – and beyond.

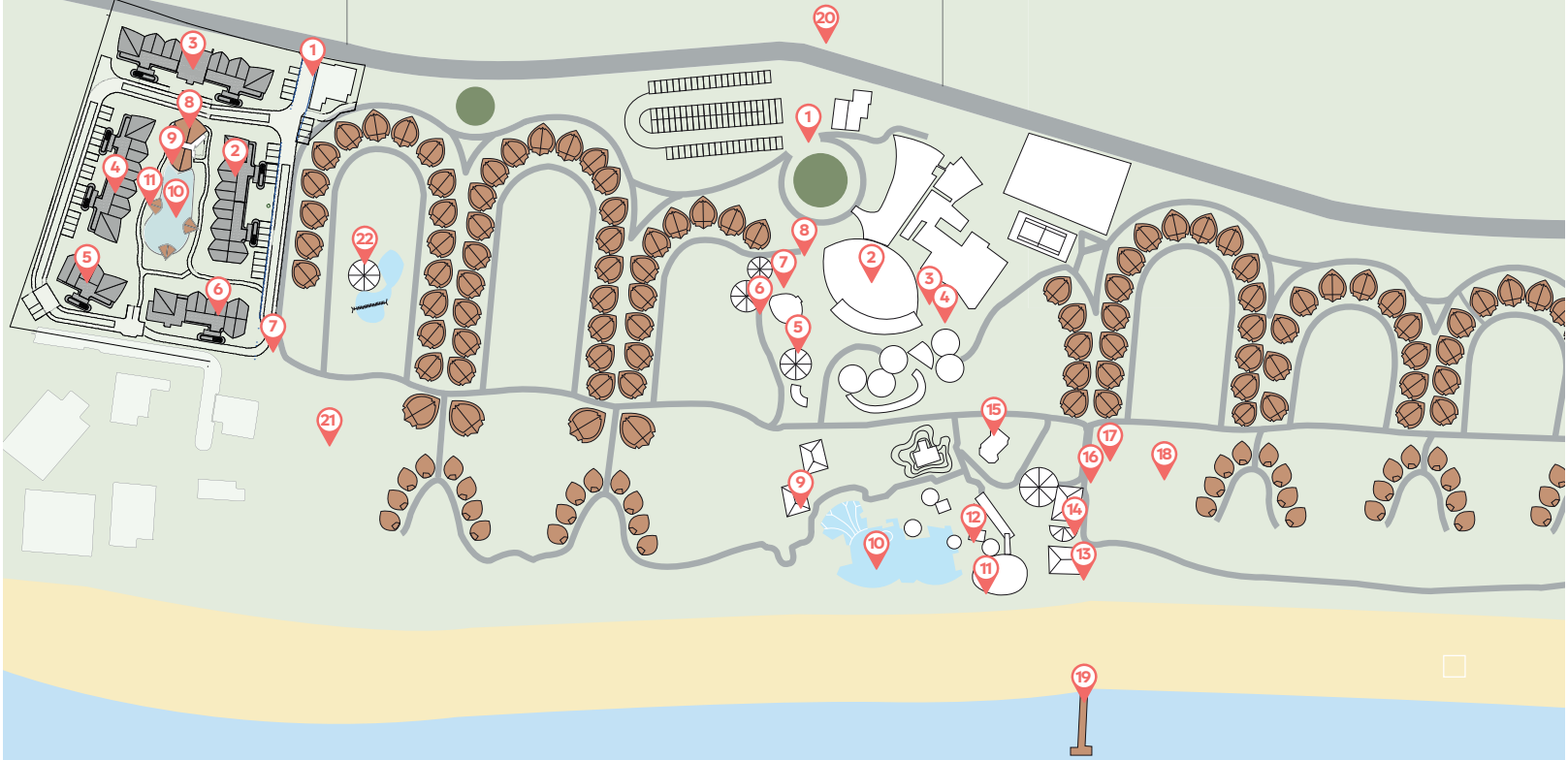
Make the most of exceptional dining, bars, recreation and personalised experiences whenever you are in Mauritius, all without the need to leave the 14-hectare resort estate. With 24-hour concierge for effortless enjoyment – and a warm welcome at golf and beach clubs outside the resort gates as well.

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MAURITIUS

LA PIROGUE

MAURITIUS



LA PIROGUE RESIDENCES

- 1. Entrance
- 2. Block A
- 3. Block B
- 4. Block C
- 5. Block D
- 6. Block E
- 7. Access to the beach
- 8. Concierge
- 9. Pool bar
- 10. Residences' Pool
- 11. Pool Kiosk

LA PIROGUE RESORT

- 1. Entrance
- 2. Reception
- 3. Wolmar Restaurant
- 4. Van Der Stel Wine Bar
- 5. Entertainment Area
- 6. The Medine Bar
- 7. Shops
- 8. Tour Operator
- 9. Coconut Café
- 10. Pool
- 11. Le Morne Bar
- 12. Magenta Seafood Restaurant
- 13. Boat House
- 14. Big Game Fishing Desk
- 15. SunKids Club
- 16. Recreational Centre
- 17. Diving Centre
- 18. Multi-Sport Playground
- 19. Jetty and Water Sports
- 21. Football Pitch
- 22. Wedding Gazebo

MASTER PLAN



SUGAR BEACH RESORT

1. Reception Area / Tea Room / Boutique
2. Le Patio Restaurant
3. Le Patio Bar
4. Welcome and Departure Lounge
5. Gov's Flowers Lounge Bar
6. Cinq Mondes Spa
7. Aura Fitness
8. Tennis Club, Sun Members Club
9. Citronella Beach Lounge Restaurant
10. Buddha Bar Beach
11. Kid's Club



The residences

Private residences designed around authentic satisfactions. Connections with nature, your loved ones, and people who love the resort life as much as you do.

While contemporary in style and layouts and built to facilitate modern life, the 45 apartments and penthouses within La Pirogue Residences are steeped in the traditions and patterns that have defined life in Mauritius for centuries. With a village-style layout intended to bring people together and constant pleasant reminders that you are living in paradise.

A vertical strip of a photograph on the left side of the page shows a view of La Pirogue Residences across a pool. The image is partially obscured by two large, semi-transparent red circles. The photograph captures the modern architecture of the residences, including balconies and glass facades, set against a backdrop of lush greenery and a clear sky. The pool in the foreground is calm, reflecting the surrounding environment.

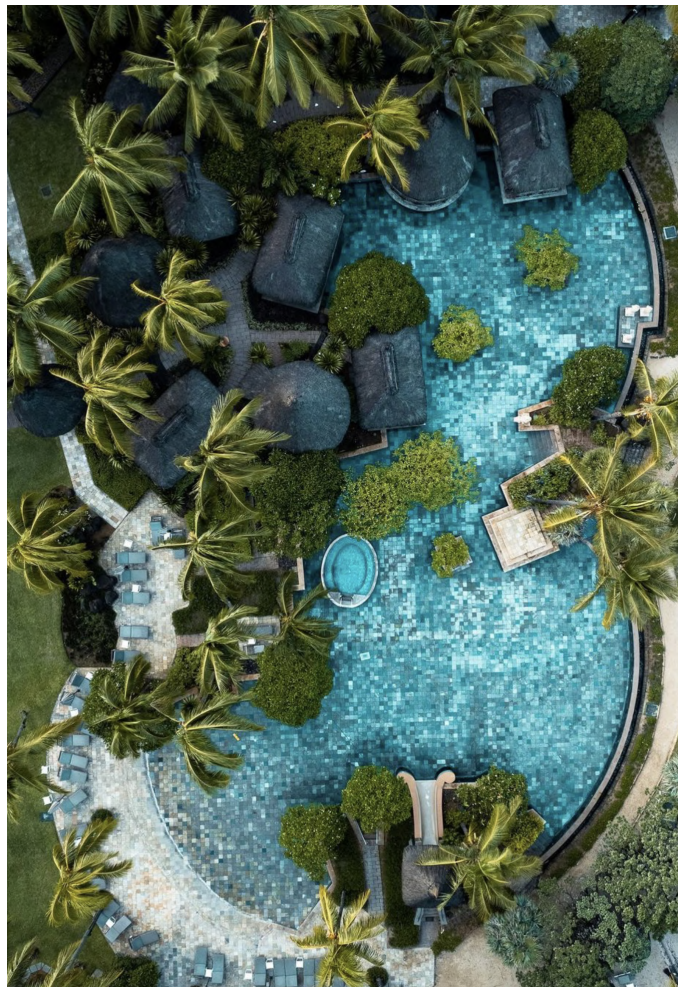
A view of La Pirogue Residences
across the residents' pool



The natural authenticity of La Pirogue Resort

ADJACENT TO THE RESIDENCES

La Pirogue is a luxury induction to the very best of authentic Mauritian nature and culture. From traditional food and drink on the beach to once-in-a-lifetime local experiences and the feeling of time standing still, this most Mauritian of resorts has been delighting international travellers for almost 50 years.



Left page
La Pirogue Resort
iconic architecture
This page:
An aerial view of the picturesque
resort and its beach



The indulgent grandeur of Sugar Beach Resort

**10 MIN WALK OR 5 MIN BY CYCLE
OR GOLF CART FROM THE RESIDENCES**

Sugar Beach is the holiday of the lifetime that you never want to leave. The resort's Manor House façade and grand staircase make every day feel like a special occasion. From connoisseur-quality restaurants and bars to dramatic swimming and one of the island's most exquisite spas, this is modern, vibrant Mauritius at its finest.



The Sugar Beach majestic entrance and a view across the swimming pool

La Pirogue Residences buildings,
inspired by Mauritian materials
and shapes



Architecture inspired by Mauritius

La Pirogue Residences take their architectural cues from the Mauritius-infused and much-loved heritage of the La Pirogue resort. Pitched, timber-lined ceilings are a defining motif, echoing the traditional fishing vessel the resort was named after. The residences have been arranged in a formation that evokes an idyllic 21st century village, tucked away in the midst of a resort paradise – with an expansive residents-only pool as its focal point.



A tranquil retreat at the heart of two vibrant resorts

- 01. Entrance
- 02. Security post
- 03. Resident's Pool
- 04. Pool kiosks
- 05. Pool bar
- 06. Concierge
- 07. Access to the beach
- 08. Access to the hotels
- 09. Technical building
- 10. La Pirogue



SITE PLAN



Retractable floor-to-ceiling glass in the open-plan living areas ensures you will never forget you are in nature. Choose to let in cooling breezes, or only the view.







Even in the cosiest rooms – the bedrooms – large windows let the light in, for a bright and relaxing environment.



Interiors with lightness and flow

It is part of the La Pirogue ethos to be as in tune with the place you are in as possible, especially when the place you are in is this beautiful part of Mauritius. La Pirogue Residences have been designed to allow light and air in, with features that promote natural airflow and cross-ventilation. This is the Mauritian way. Good for your personal wellbeing – and the planet's.





A home imbued with nature's beauty

La Pirogue Resort is renowned as a place for luxury sunseekers who want an authentic experience, a life at one with the rhythms of nature – and the new La Pirogue Residences are wholly in keeping with this wish. Wood, marble and volcanic rock are prominent in the interiors, accented by rattan, macramé and other natural materials. Nature at your fingertips.



Colours, patterns and tactile textures promote a natural sense of sanctuary and harmony.









A tropical oasis, outside your door

On an island known for its lush landscapes and forest reserves, it is only fitting that the landscaping at the heart of these new residences should be tropical and idyllic too. The central gardens and residents' pool bring the invitations of nature right to your door. Some residences also have private pools.





Majestic trees and the resort's coconut groves provide shade and create a distinctive, tropical vibe.





Above: Pool time at Sugar Beach
Middle: Spa luxury at Cinq Mondes
Far right: The beachside pool at La Pirogue



Move between the residents' pool and a cabana on the beach, then spend the afternoon at one of the four resort pools.



Privileged access at the exclusive 2Beach Club in the north of the Island and the idyllic Ile Aux Cerf Beach and Golf Club (Left)

YOUR CHOICE OF BEACHES AND POOLS

Living the resort life at La Pirogue Residences means being able to choose a pool or beach location to suit your mood – or the different stages of your day. One of the finest beaches in Mauritius is right outside your door. For the ultimate pampering, book a spa therapy at your choice of spas. The luxurious Cinq Mondes Spa offers a healing menu of wellbeing rituals honouring cultures around the world.

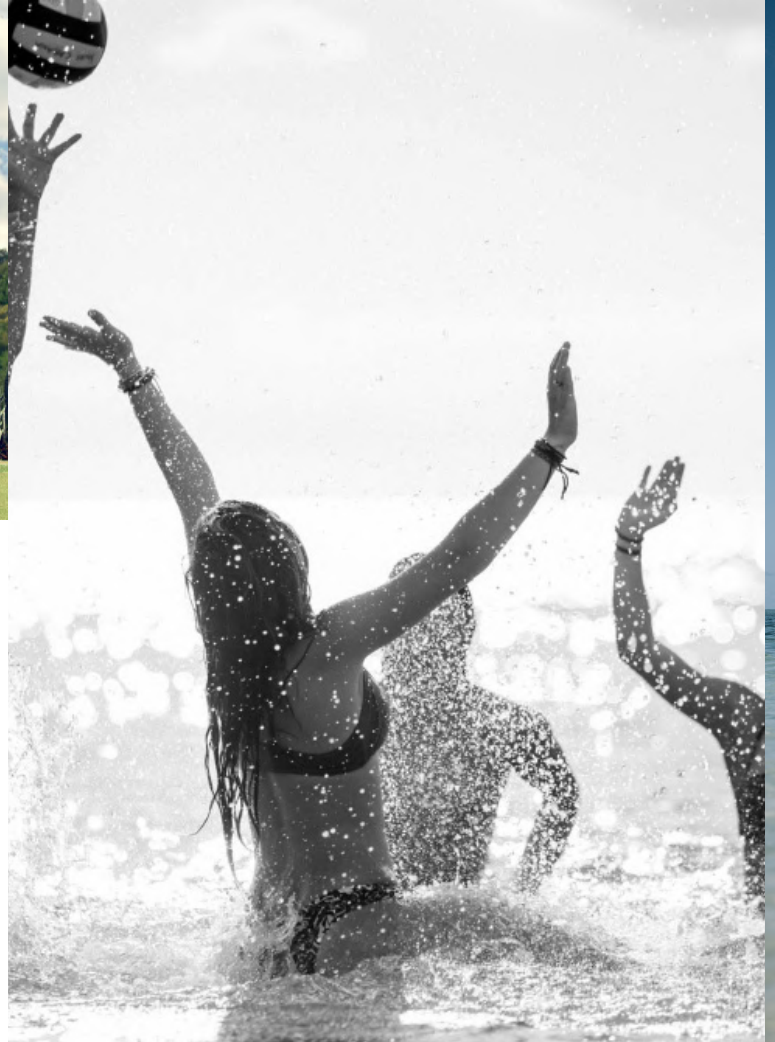




From water skiing, kayaking and paddle boarding to golf, tennis and dolphin swimming – never a dull moment.



Special rates at Ile Aux Cerf Golf Club and Tamarina Golf Club (Pictured)



GET ACTIVE ON WATER AND LAND

Fill your days with endless water and land sports, from kayaking, windsurfing and Aqua Zumba to tennis, beach volleyball and football. Or expand your personal best in the fitness club. Surfing and diving excursions can also be arranged. Owners receive a preferential welcome at two world-class golf courses – at the Tamarina Golf Club and Ile aux Cerfs, where junior golfers, 16 and younger, play for free.





Above: Buddha Bar Beach
Right: Citronella Restaurant



Cap your day with seafood, cocktails and chillout beats at Buddha Bar Beach, the Mauritian outpost of the Parisian landmark.

CAFE CULTURE, MAURITIUS STYLE

Mauritian food and drink are a melting pot of influences. The best of global food is on offer across the two resorts. With six restaurants and eight bars to choose from, there is something for every craving and every hour of the day, without any need to venture out the resort gates.





High tea and sophistication at the Tea Room

Crazy Croquet at Sugar Beach
and an Ice cream stand





Authentic resort experiences that the whole family will love. Talk to the concierge to book.

Perfume making workshops with French perfume house L'Atelier des Sens



Concierge and unique experiences

Living the resort life means that whenever you're in residence, everything will be taken care of.

The concierge team can arrange restaurant bookings, excursions, personal assistant services and family activities or family time apart – by way babysitting, the kids' club or guided experiences that can't be found anywhere else.

When not in Mauritius, you can rest easy, knowing your home and its surroundings are being well looked after, and that everything will be ready and waiting for more sunny memory-making, whenever you can make it back.



A Placemaking 'dream team'

SUNLIFE

Sunlife is the company behind four truly special resorts in Mauritius, including the incomparable Sugar Beach and La Pirogue on the sunset coast. Bringing over 45 years' experience in hospitality to the creation of a new style of resort living at La Pirogue Residences. Sunlife, with its extensive experience, will rent, manage and maintain the La Pirogue Residences.

sunlife

Three of the most formidable brands in Mauritian hospitality have collaborated to make La Pirogue Residences an irresistible home away from home.

CIEL PROPERTIES

Ciel Properties – part of the Mauritius-based and international Ciel group – brings its broad spectrum of expertise and competencies in property development to the La Pirogue Residences buildings and facilities. Ciel is listed on the Mauritian stock exchange and looks after a portfolio of land and real estate assets worth in the region of US\$1bn.

2FUTURES

2Futures is the leading Mauritian luxury property developer, with an energetic vision and a solid track record in delivering high-quality developments that people love. Homes built by 2Futures will delight their owners, hold their value and stand the test of time.

Ciel Properties

2futures

Contact us

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La Pirogue Resort
Wolmer, Flic en Flac
Mauritius



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