



SEKOYA 17

HIDEAWAY RESIDENCE

Pointe aux Canoniers

PERFECT FELICITY AND SHARED MEMORIES.

At the tip of the Northern coast of Mauritius, Sekoya 17 is the sweet fruition of a paradise-like abode. Showcasing 17 apartments, this luxury residential project is awaiting its future owners to craft fresh experiences in the midst of Pointe aux Canoniers.



In the heart of the Indian ocean

Mauritius Island is renowned as the perfect venue where all dreams come true. Leveraging a dynamic economy and an island living at its fullest, it offers a sophisticated road network, easy access to all parts of the island, and a vast array of malls, business hubs, nature reserves and leisure activities at hand.

LE MORNE BRABANT

Embark on a breathtaking journey.

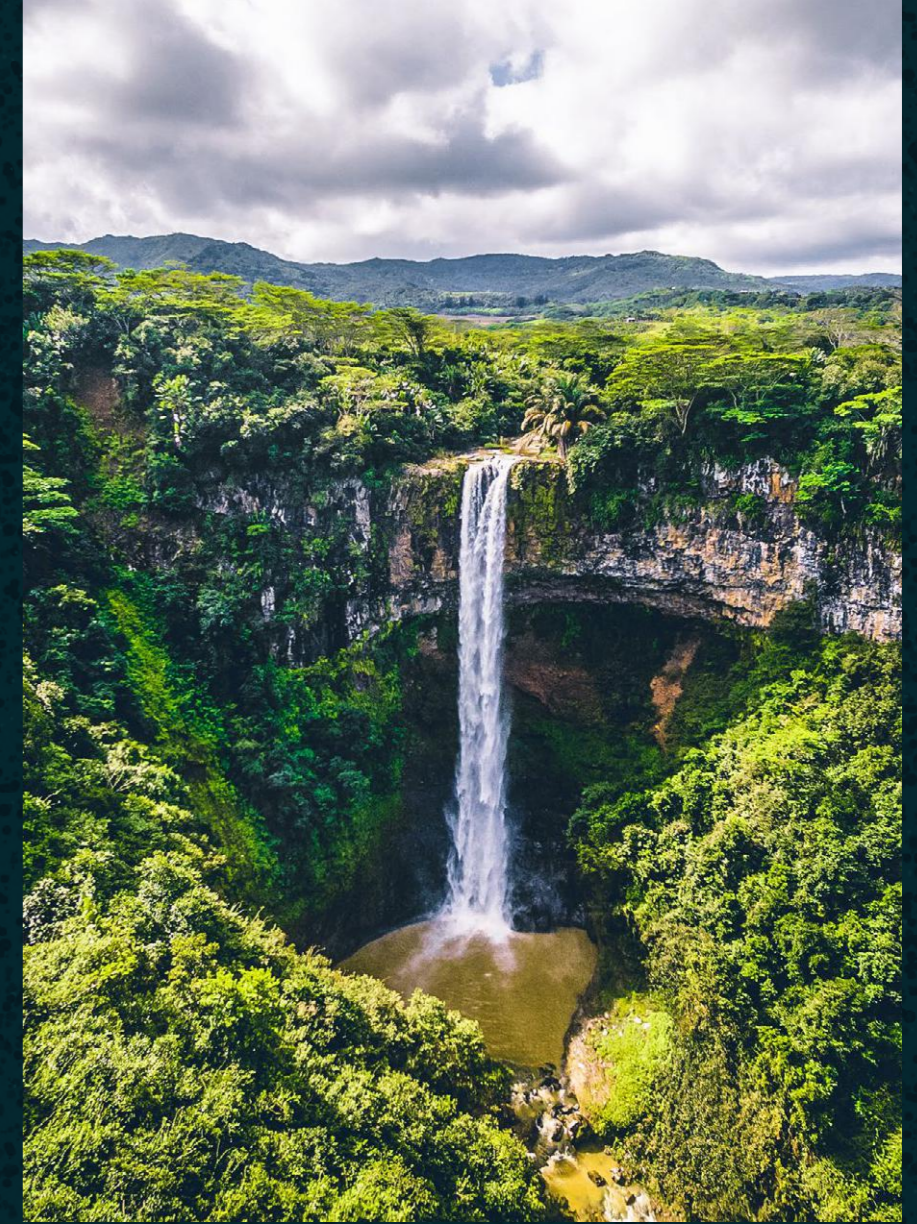
*Where the horizon is an ever-changing
panorama of possibilities. Navigate through
hidden gems and open vistas that unfold like
chapters in a captivating novel. Revel in the
diversity of landscapes, from sun-kissed beaches
to rugged terrains, each promising a unique
experience.*



COIN DE MIRE



PAMPLEMOUSSES BOTANICAL GARDEN



CHAMAREL WATERFALL

Dig your toes in fine sands or dive in turquoise seas...

The dynamic village of Pointe aux Cannoniers is complemented by its proximity to Mon Choisy beach and La Cuvette as well as numerous boat houses to embark on exquisite nautical experiences.





CATAMARAN SAILIN



UNDERWATER SEA WALKING



As fair as the evening air
clad in the beauty of
a thousand stars...

*Get ready to indulge in the key hubs along the Northern shoreline
such as Grand Bay and Trou aux Biches, and join the usual
cosmopolitan crowds for day and night activities.*

Sekoya 17 boasts a location which always turns a keen eye on the sea, the horizon and the sweet ocean breeze.



Just a few steps away...

The alliance of
convenience, luxury
and comfort in a
property where
each detail has been
meticulously devised.



SEKOYA 17
HIDEAWAY RESIDENCE

MAIN ENTRANCE

SEKOYA 17

HIDEAWAY RESIDENCES

Take in the sweet scents of nature

*while basking in the adult and children's
pools and relish sweet family moments
on the sunbeds nestled in a lush
landscaped garden.*





Part and parcel of your island lifestyle,

*the sea-sun-sky changing hues will be the
backdrop to your personal real-life painting.
Overlooking the lagoon, the terrace is tuned
to day and night delights.*



Be dazzled and live fully

*an existence which brings together
the finest of luxury. This ground floor
duplex and its vast sunlit rooms and
an exterior balcony welcomes the sea
breeze, lulled by the chirpings of tropical
birds.*

Spice up your life in this apartment where the living room is the promise of unforgettable family and friendly moments.



SEKOYA 17

HIDEAWAY RESIDENCE



Sekoya 17
caters for
a lifestyle
where joy and
smiles are at
the core of its
identity.

Treasure the blissful feeling of interior peace in this bedroom which opens on the garden.





The epitome of spaciousness and convenience

This master ensuite bedroom nurtures zenitude and relaxation amidst a refined and modern decor. Enjoy its state-of-the-art dressing area and adjoining luxurious bathroom.

The perfect nest to rest,
dream, do some soul
searching and dream of
new challenges.





Step into culinary experience

A gourmet haven awaits in this sumptuous kitchen and dining space. Bathed in natural light, it harmonizes luxury with functionality, offering an exquisite setting for unforgettable dining experiences.



Spacious home office for productivity and serenity

Transform your work-life balance with your spacious home office. Immerse yourself in a harmonious blend of productivity and comfort.

When indoor living meets outdoor cravings

No need to choose with the roof terrace with a private pool prolonging the aesthetics of the interior spaces and blending in the natural beauty of the Northern sea views.





Indulge in the exquisite art de vivre

*of this exclusive Northern property and start crafting your future gatherings
in this exterior terrace area. Feel the warm sunbathed water as you step
into your private pool.*

When coastal elegance meets luxury living

Indulge in opulent living with breathtaking sea vistas. From sunrise to sunset, savor every moment in this grand living space, where luxury meets panoramic beauty, creating unforgettable family memories.



From dawn till dusk

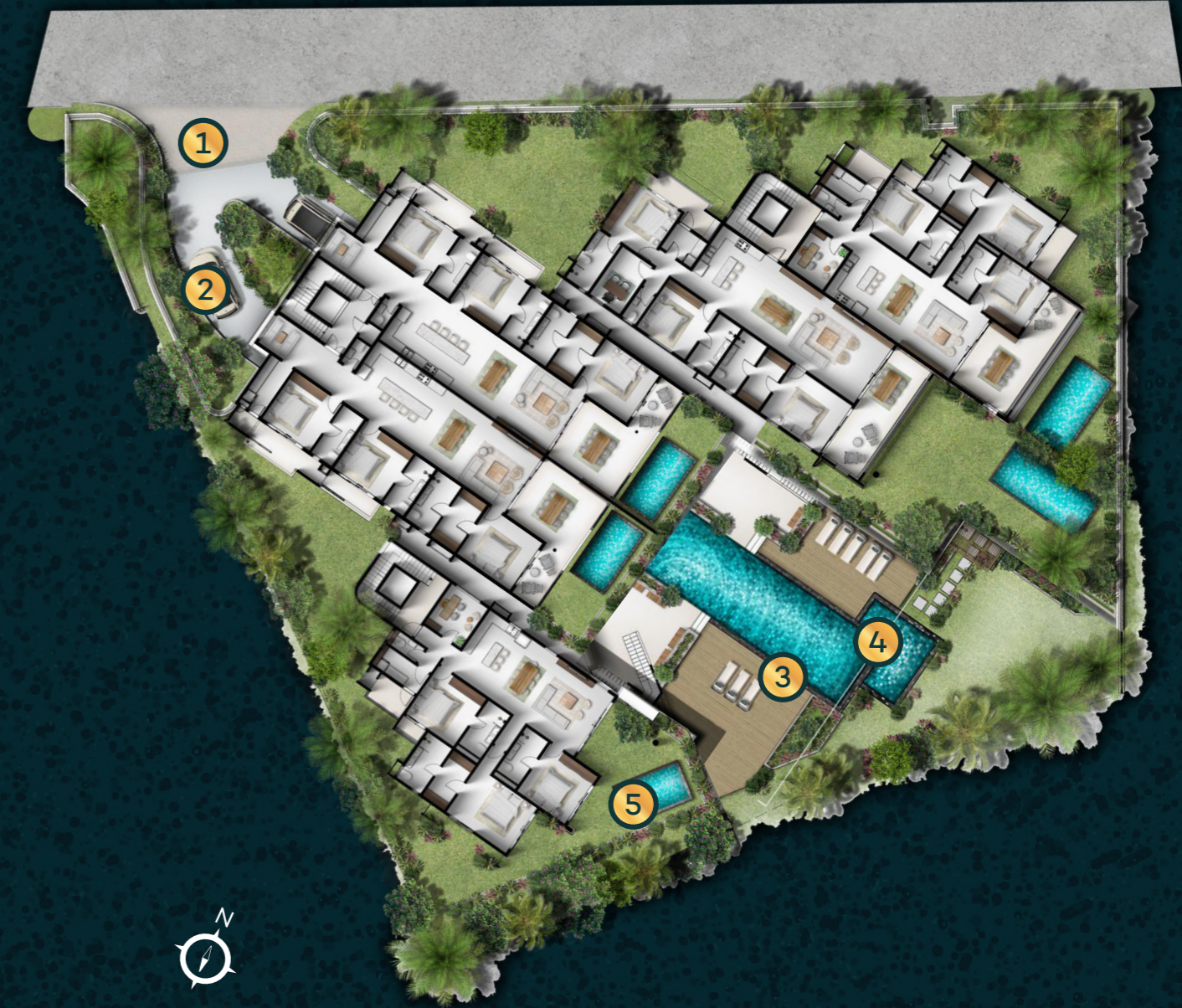
*and more, every meal will be relished
in the midst of the majestic dining
and kitchen spaces and every family
moment will be cherished in this room
to live your best moments.*



Masterplan

LEGEND

- 1 - Entrance
- 2 - Underground Parking
- 3 - Common adults pool and desking
- 4 - Kids Pool
- 5 - Gym



Seamless combination of tranquility,
intimacy, and ultimate comfort.



LEGEND

- 1 - Entrance
- 2 - Underground parking
- 3 - Gym
- 4 - Store
- 5 - Terrace
- 6 - Decking
- 7 - Adults and kids' pool
- 8 - Common garden

FLOORPLAN
Level -1
BASEMENT

APARTMENT FLOORPLAN

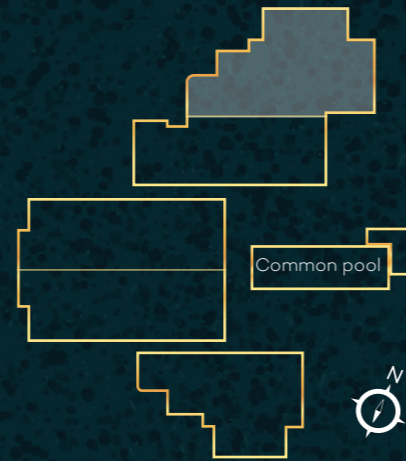
B1 - G01 | Ground Floor

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bathroom
- 5 Master dressing
- 6 Master bathroom
- 7 Bedroom 2
- 8 Bathroom 2
- 9 Bedroom 3
- 10 Bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Terrace 2
- 15 Terrace 3
- 16 Pool
- 17 Garden 1

AREA SCHEDULE	M ²
OUTDOOR TERRACE	237
COVERED AREA	255
TOTAL SURFACE AREA	492



APARTMENT FLOORPLAN

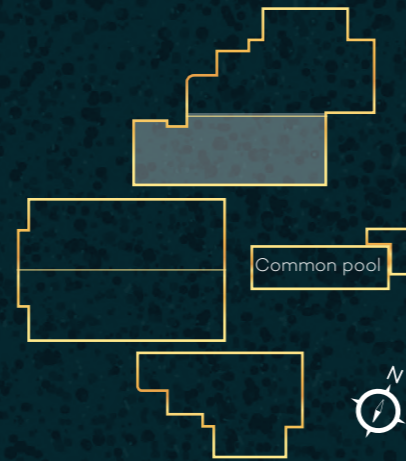
B1 - G02 | Ground Floor

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Master bathroom
- 4 Master dressing
- 5 Master bathroom
- 6 Bedroom 2
- 7 Bathroom 2
- 8 Bedroom 3
- 9 Bathroom 3
- 10 Office
- 11 Guest toilets
- 12 Terrace 1
- 13 Terrace 2
- 14 Pool
- 15 Garden 1
- 16 Garden 2

AREA SCHEDULE	M ²
OUTDOOR TERRACE	232
COVERED AREA	275
TOTAL SURFACE AREA	507



APARTMENT FLOORPLAN

B1 - F01 & S01 | Floors 1 & 2

3 BEDROOMS

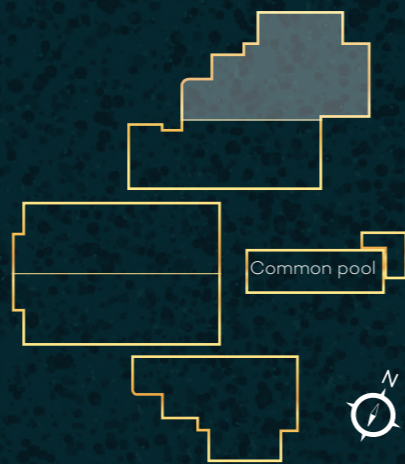
LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bathroom
- 5 Master dressing
- 6 Master bathroom
- 7 Bedroom 2
- 8 Bathroom 2
- 9 Bedroom 3
- 10 Bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Terrace 2
- 15 Terrace 3

AREA SCHEDULE

M²

COVERED AREA 255



APARTMENT FLOORPLAN

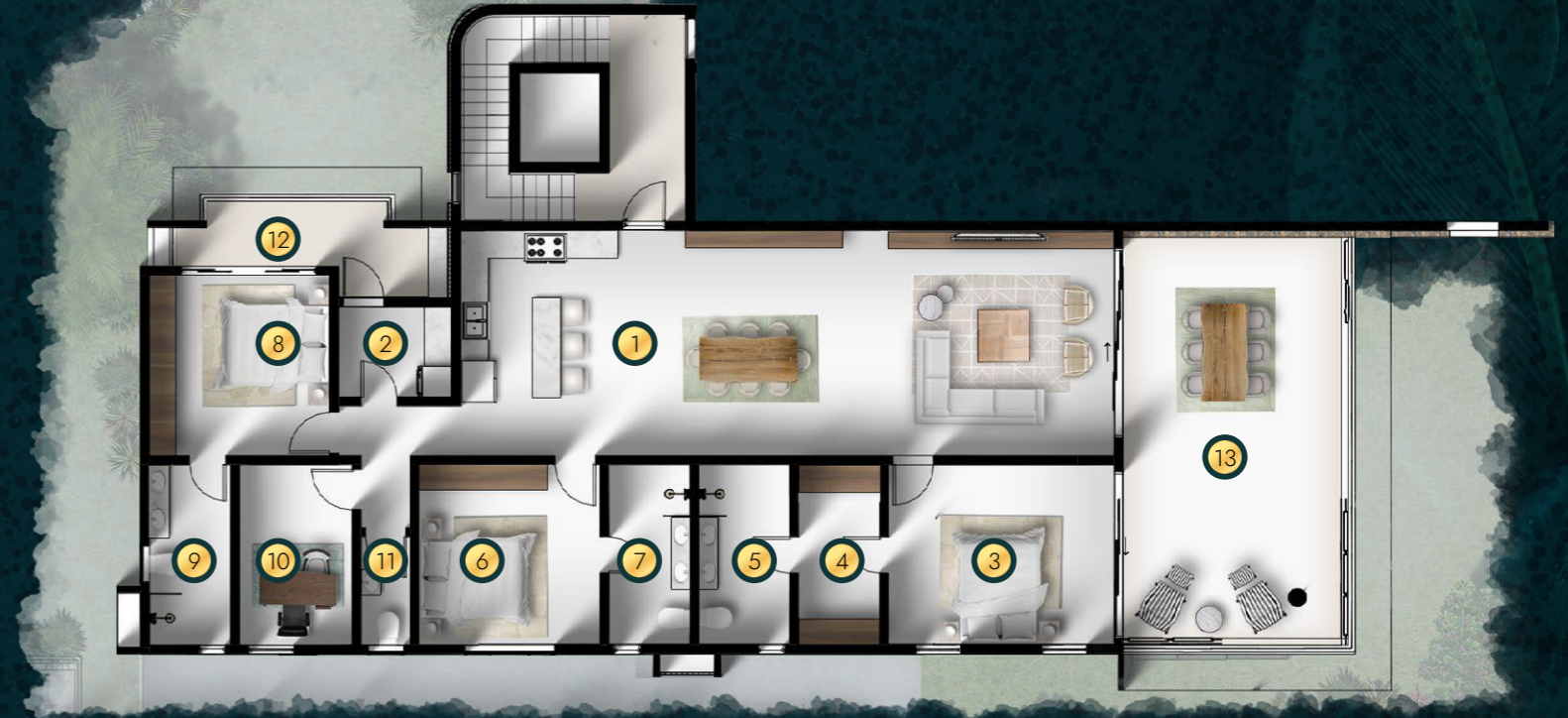
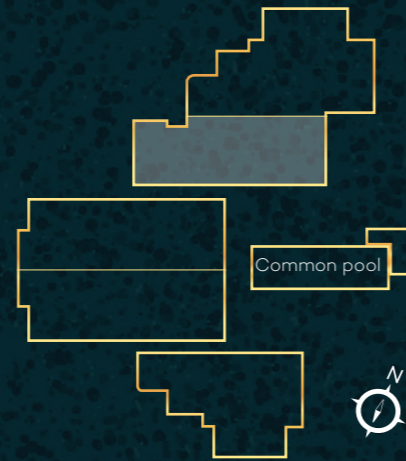
B1 - F02 & S02 | Floors 1 & 2

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Master bathroom
- 4 Master dressing
- 5 Master bathroom
- 6 Bedroom 2
- 7 Bathroom 2
- 8 Bedroom 3
- 9 Bathroom 3
- 10 Office
- 11 Guest toilets
- 12 Terrace 1
- 13 Terrace 2

AREA SCHEDULE	M ²
COVERED AREA	275



APARTMENT FLOORPLAN

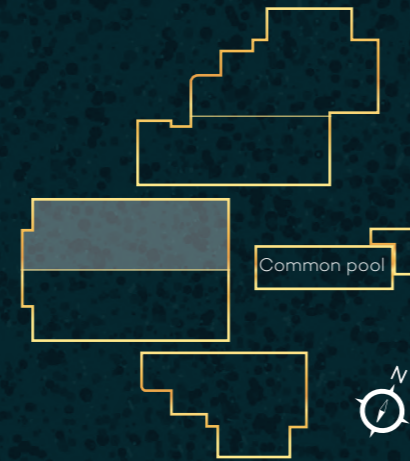
B2 - G01 | Ground Floor

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bathroom
- 5 Master dressing
- 6 Master bathroom
- 7 Bedroom 2
- 8 Bathroom 2
- 9 Bedroom 3
- 10 Bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Terrace 2
- 15 Terrace 3
- 16 Pool
- 17 Garden 1
- 18 Garden 2

AREA SCHEDULE	M ²
OUTDOOR TERRACE	218
COVERED AREA	266
TOTAL SURFACE AREA	484



APARTMENT FLOORPLAN

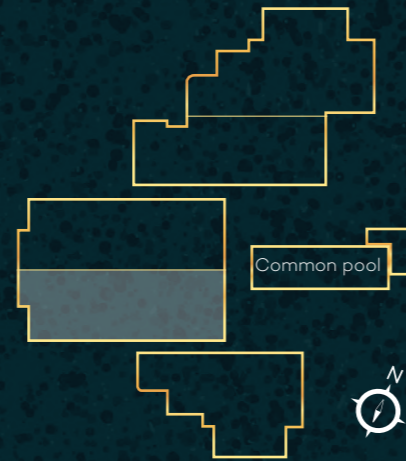
B2 - G02 | Ground Floor

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bedroom 1
- 5 Master dressing
- 6 Master bathroom 1
- 7 Master bedroom 2
- 8 Master bathroom 2
- 9 Master bedroom 3
- 10 Master bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Pool
- 15 Garden 1

AREA SCHEDULE	M ²
OUTDOOR TERRACE	156
COVERED AREA	266
TOTAL SURFACE AREA	422



APARTMENT FLOORPLAN

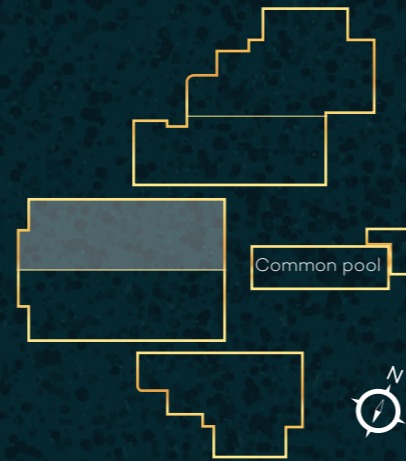
B2 - F01 & S01 | Floors 1 & 2

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bathroom
- 5 Master dressing
- 6 Master bathroom
- 7 Bedroom 2
- 8 Bathroom 2
- 9 Bedroom 3
- 10 Bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Terrace 2
- 15 Terrace 3

AREA SCHEDULE	M ²
COVERED AREA	266



APARTMENT FLOORPLAN

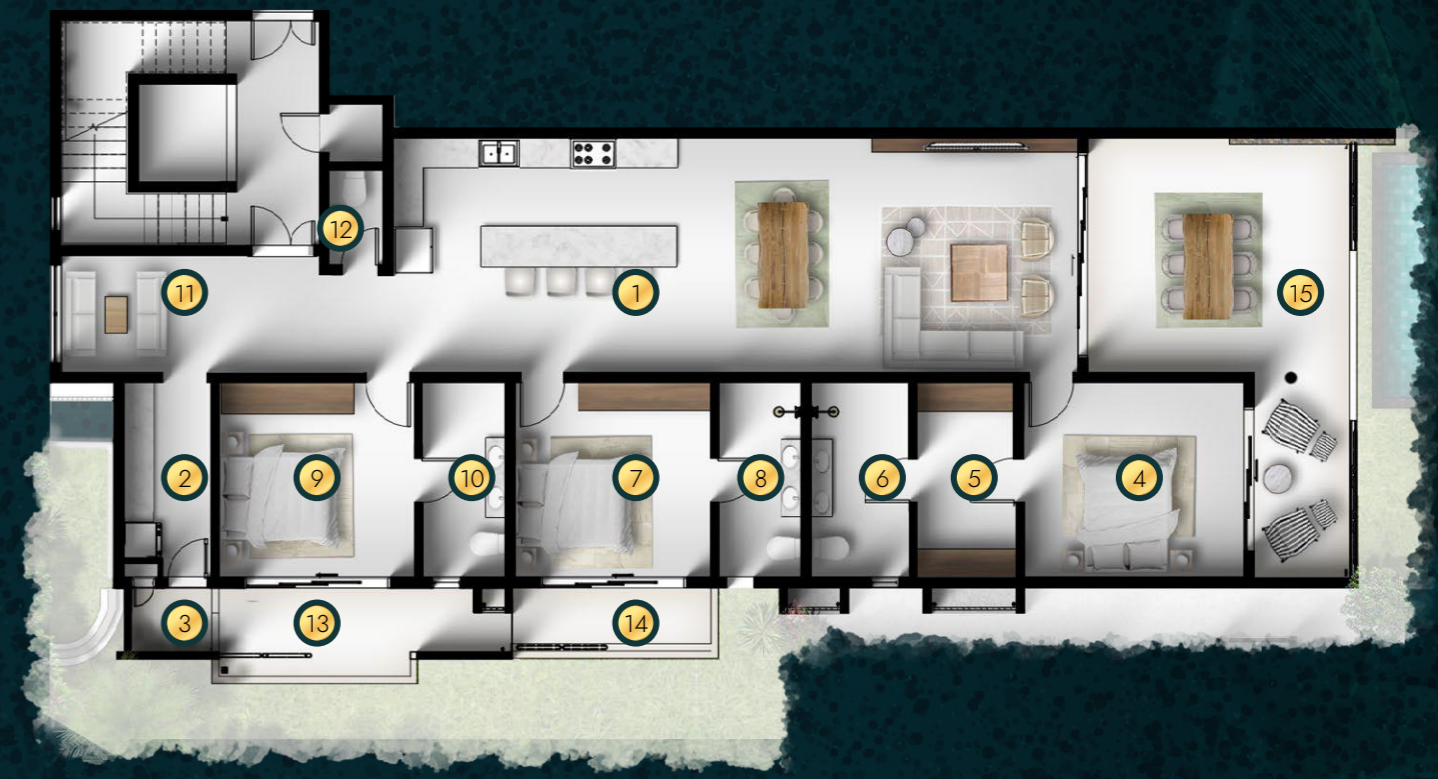
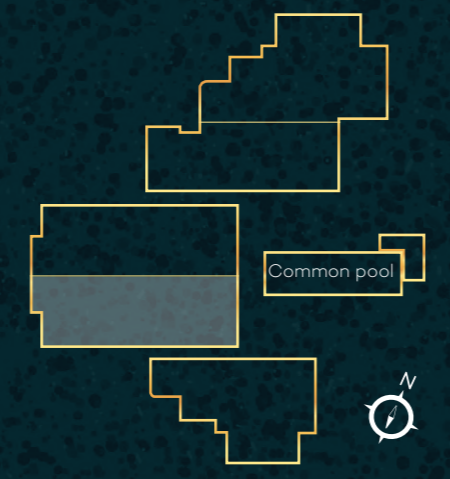
B2 - F02 & S02 | Floors 1 & 2

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bathroom
- 5 Master dressing
- 6 Master bathroom
- 7 Bedroom 2
- 8 Bathroom 2
- 9 Bedroom 3
- 10 Bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Terrace 2
- 15 Terrace 3

AREA SCHEDULE	M ²
COVERED AREA	266



APARTMENT FLOORPLAN

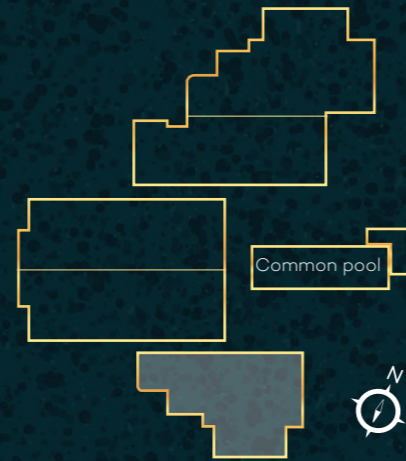
B3 - G01 | Ground Floor

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bedroom 1
- 5 Master dressing
- 6 Master bathroom 1
- 7 Master bedroom 2
- 8 Master bathroom 2
- 9 Master bedroom 3
- 10 Master bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Pool
- 15 Garden 1

AREA SCHEDULE	M ²
OUTDOOR TERRACE	241
COVERED AREA	255
TOTAL SURFACE AREA	496



APARTMENT FLOORPLAN

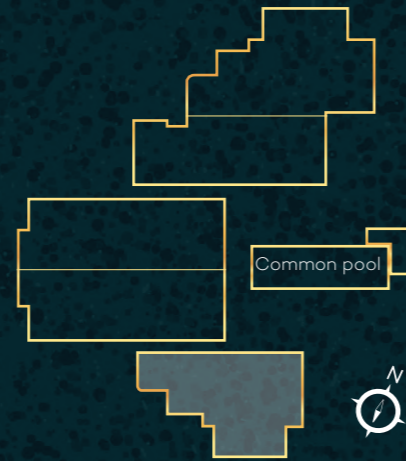
B3 - F01 & S01 | Floors 1 & 2

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Laundry
- 3 Drying area
- 4 Master bathroom
- 5 Master dressing
- 6 Master bathroom
- 7 Bedroom 2
- 8 Bathroom 2
- 9 Bedroom 3
- 10 Bathroom 3
- 11 Office
- 12 Guest toilets
- 13 Terrace 1
- 14 Terrace 2
- 15 Terrace 3

AREA SCHEDULE	M ²
COVERED AREA	255



APARTMENT FLOORPLAN

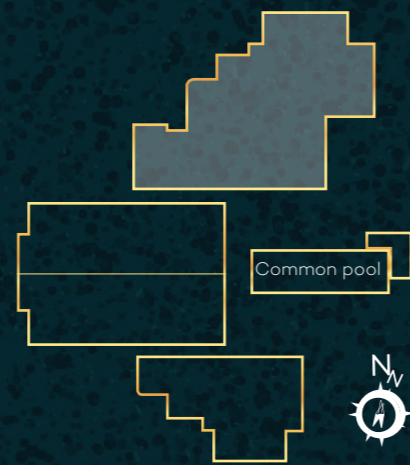
PH 01 | Penthouse

3 BEDROOMS

LEGEND

- 1 Living, dining & Kitchen
- 2 Grease kitchen
- 3 Master bathroom
- 4 Master dressing
- 5 Master bathroom
- 6 Bedroom 2
- 7 Bathroom 2
- 8 Bedroom 3
- 9 Bathroom 3
- 10 Gym
- 11 Bathroom
- 12 Terrace 1
- 13 Terrace 2
- 14 Decking
- 15 Jacuzzi
- 16 Pool

AREA SCHEDULE	M ²
TOTAL SURFACE AREA	535



APARTMENT FLOORPLAN

PH02 | Penthouse

4 BEDROOMS

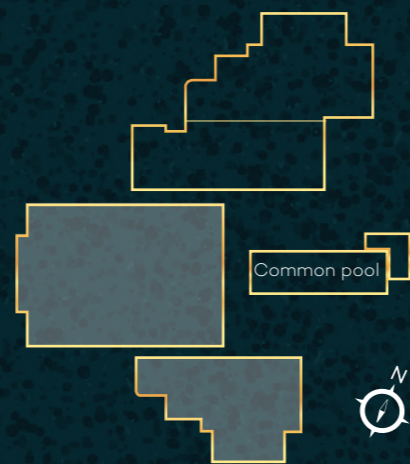
LEGEND

- | | | | |
|----|--------------------------|----|-------------------|
| 1 | Living, dining & Kitchen | 16 | Office |
| 2 | Grease kitchen | 17 | Guest toilet |
| 3 | Store | 18 | Terrace 1 |
| 4 | Laundry | 19 | Bridge |
| 5 | Drying area | 20 | Master bedroom 4 |
| 6 | TV / Bedroom room | 21 | Master bathroom 4 |
| 7 | Guest bathroom | 22 | BBQ |
| 8 | Master bedroom | 23 | Changing room |
| 9 | Master dressing | 24 | Terrace 2 |
| 10 | Master bathroom | 25 | Decking |
| 11 | Master bedroom 2 | 26 | Pool |
| 12 | Master dressing 2 | | |
| 13 | Master bathroom 2 | | |
| 14 | Bedroom 3 | | |
| 15 | Bathroom 3 | | |

AREA SCHEDULE

M²

TOTAL SURFACE AREA 787



Your Kitchen Design & Fittings

Arthur Bonnet
Vivre la cuisine

With almost 90 years of experience, Arthur Bonnet is a french luxury brand specialised in designing and installing fitted kitchens and customized storage solutions.

The exquisite neutral colour palette for your kitchen's fitted furniture has been chosen to suit the most sophisticated lifestyle.



The kitchen tops are elegant, practical and easy to maintain.



Interior Decoration by Vannesa Britter

Britter
INTERIOR DECORATOR



Technical Specs

SUBSTRUCTURE

FOUNDATION

- Traditional foundations and reinforced concrete footings according to the engineer 's study.
- Flooring Reinforced concrete flooring, thickness defined according to Engineer's study.

ANTI - TERMITE

- Anti - Termite treatment of the constructed floor surface guaranteed for 10 years

OPENINGS

ENTRANCE DOOR

- Entrance door in solid wood.

INTERNAL DOOR

- Solid wood interior doors with solid wood frame and finished with painted white lacquer.

ALUMINIUM

- Powder coated aluminium windows and doors with clear glazing.

SHOWER SCREEN

- Shower screens in the bathrooms

WALLS & FRAMEWORK

BEAMS/COLUMNS

- Reinforced concrete columns and beams according to the engineer's study

EXTERNAL WALLS

- External walls in concrete block of 0.20 cm thickness.

INTERNAL WALLS

- Internal walls in concrete block of 0.20 cm and 0,15 cm thickness.

ROOF

STRUCTURE

- Reinforced concrete flat roof according to the Engineer's study.

WATERPROOFING

- The roof will be waterproofed with an elastomer membrane composed of superposed layers fused with a blowtorch.

DRAINAGE

- Roof will be equipped with water drainage points.

WALLS & CEILINGS

EXTERNAL WALL

- All walls will be finished with two coats of paint

INTERNAL WALL

- All walls will be finished in two coats of paint

BATHROOM WALL

- Ceramic tiles to walls in shower (30x60)

FLOOR

INTERNAL

- Ceramic tiles to internal floors (60x60)

TERRACE

- The exterior terraces will be tiled with non - slip ceramic tiles (60x60)

SKIRTING

- Modern ceramic skirting.

FIREFIGHTING

FIREFIGHTING

- A fire - extinguisher in each unit.

PLUMBING INSTALLATIONS

PIPING

- All wastewater and stormwater pipes will be made of PVC

HOT & COLD WATER

- All Polyethylene domestic hot and cold water supply pipes will be fully protected with Armaflex or similar standard insulating pipe fitting

WATER

- The residence will be equipped with a common water storage tank

ELECTRICAL INSTALLATIONS

POWER GENERATOR

- Provision is made for a centralised generator to ensure back - up.

CONNECTION

- TV sockets in living and bedrooms, are pre - wired for fibre optics and cable TV. Buyers will liaise with the service suppliers under the guidance of the Promoter

LIGHTING

- Lighting points including wall points and ceiling points. Lighting in option.

SOCKETS

- Modern sockets

AIR CONDITIONNING

- Split type air conditioning units in bedrooms.

FAN

- Ceiling fan in the living room and on the terrace.

Developer and the technical team

TEAM

PROMOTER

- MNJ Properties Ltd

BUILDER

- Mondo Construction Ltd

ARCHITECT

- NK Architect Ltd

PROJECT MANAGER

- Yas Consulting Ltd

QUANTITY SURVEYOR

- Primescape Consulting Ltd

STRUCTURAL ENGINEER

- KR Consulting Ltd

NOTARY

- ME. Ashvin Krishna Dwarka

INTERIOR DECORATOR

- Vanessa Britter

BRANDING & COMMUNICATION

- Crealys Ltd

Every effort shall be made to deliver our product as stipulated in this document; however, the brands, colours and materials shall defer according to what is available on the market at the time of construction. Therefore, all illustrations, drawings and specifications are to be considered references of quality and ambience only and are non-contractual. All specifications are subject to changes as per consultants' recommendations and availability on the market.



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Pointe aux Canonniers

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SEKOYA17.COM