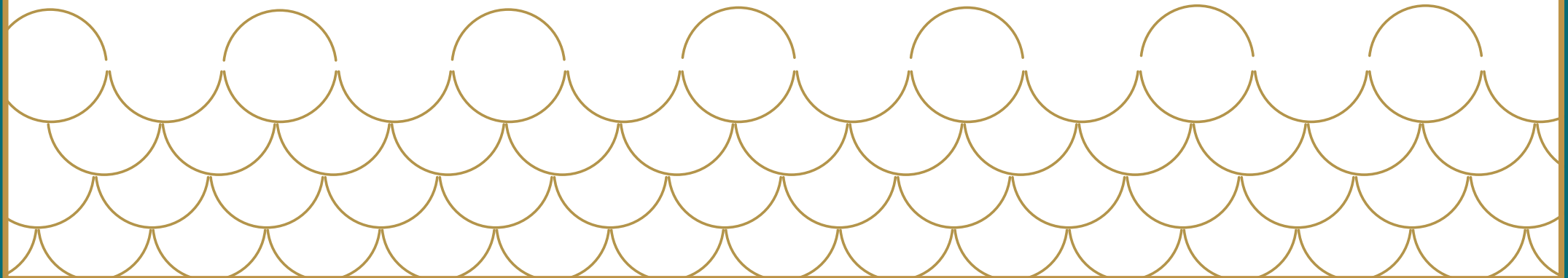


OCEAN TERRACES
RESIDENCE



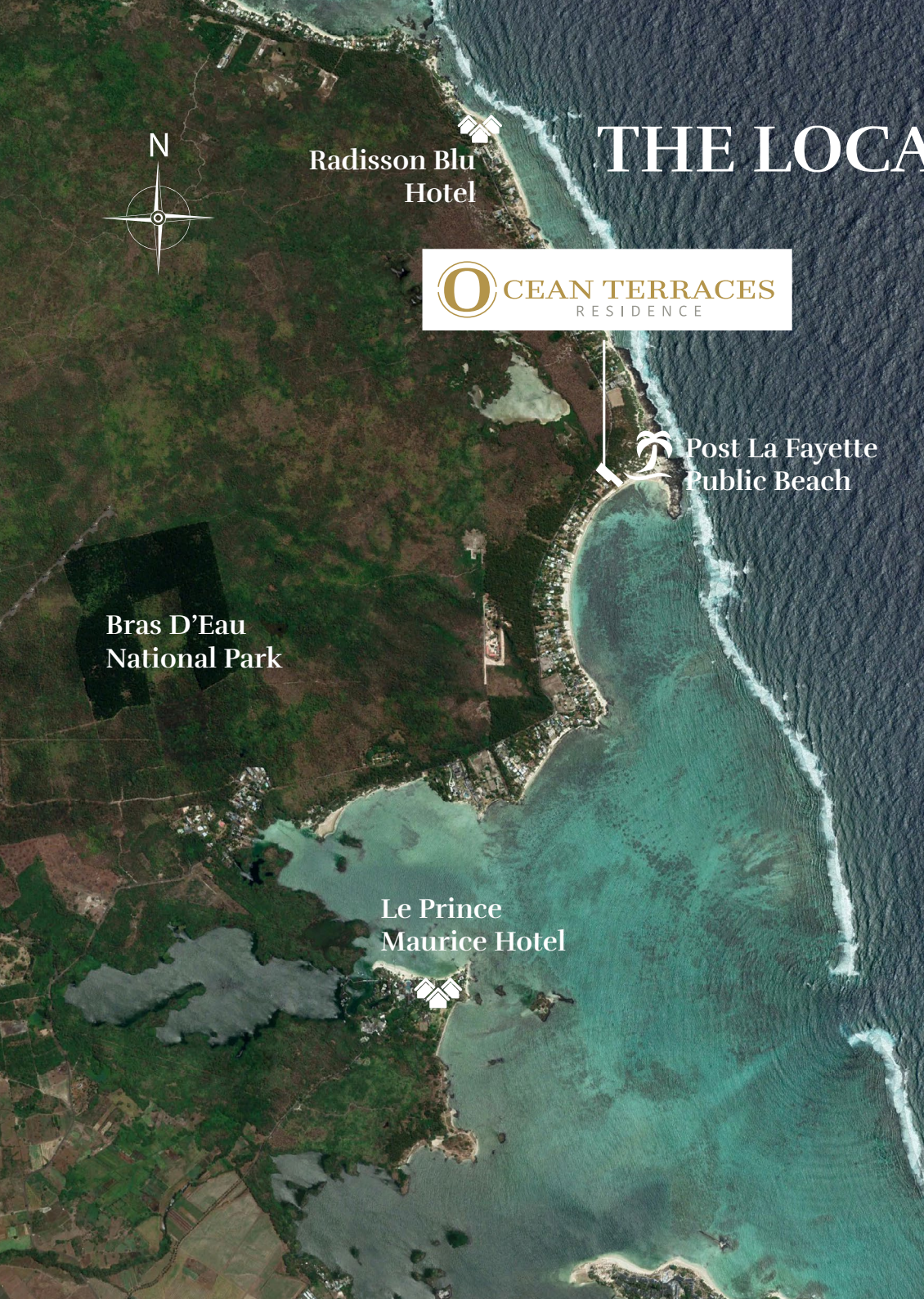
ABOUT THE PROJECT

Offering a luxury living beachfront experience, Ocean Terraces is nestled on the beautiful East Coast of the island in a quiet residential area in Post Lafayette.

The development presents a selection of 18 secured apartment units that provides the privilege a relaxing seaside atmosphere and stunning unobstructed views of the lagoon.

INTRO



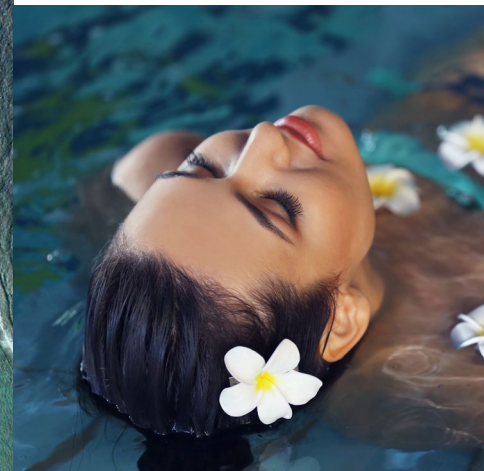


THE LOCATION MAP

SITUATION

Ocean Terraces is located only a few metres away from the public beach of Poste Lafayette which boasts turquoise seawaters with small islands dotted with stunning mangrove trees.

The peaceful environment and beautiful sceneries of Poste Lafayette allow for complete relaxation away from the stress of everyday working life. The surrounding facilities include those of luxury hotels and spas such as Radisson Blu and Prince Maurice, where residents of Ocean Terraces can spend the day at the spas and enjoy delicious meals.



THE MASTERPLAN

LEGEND

- | | |
|------------------|----------------|
| 1. Main Entrance | 4. Generator |
| 2. Security | 5. Common pool |
| 3. Parking | 6. Beach |

The development's modern architecture presents a collection of 18 three-bedroom residences including 14 elegant apartments and 4 spacious penthouses scattered across 4 building blocks.





THE MODERN DESIGN CONCEPT





THE OPEN-SPACE LIVING AND DINING AREA

The architecture has been thoroughly designed to make sure that the building is in keeping with its surroundings while inspired by a modern tropical lifestyle.



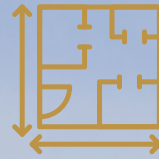
THE STUNNING VIEW OF THE LAGOON

All units at Ocean Terraces have stunning sea views with one beachfront block. The penthouses have the additional privilege of owning a private plunge pool.



The complex includes an extensive common swimming pool with relaxing sunbathing deck. It enjoys 24hour security and controlled access at all times and provides a parking area and separate storage spaces to each apartment.

THE
AMENITIES



137.9 - 405.5 m²



14 Apartments



4 Penthouses



Seaside living



24H Security



Common pool

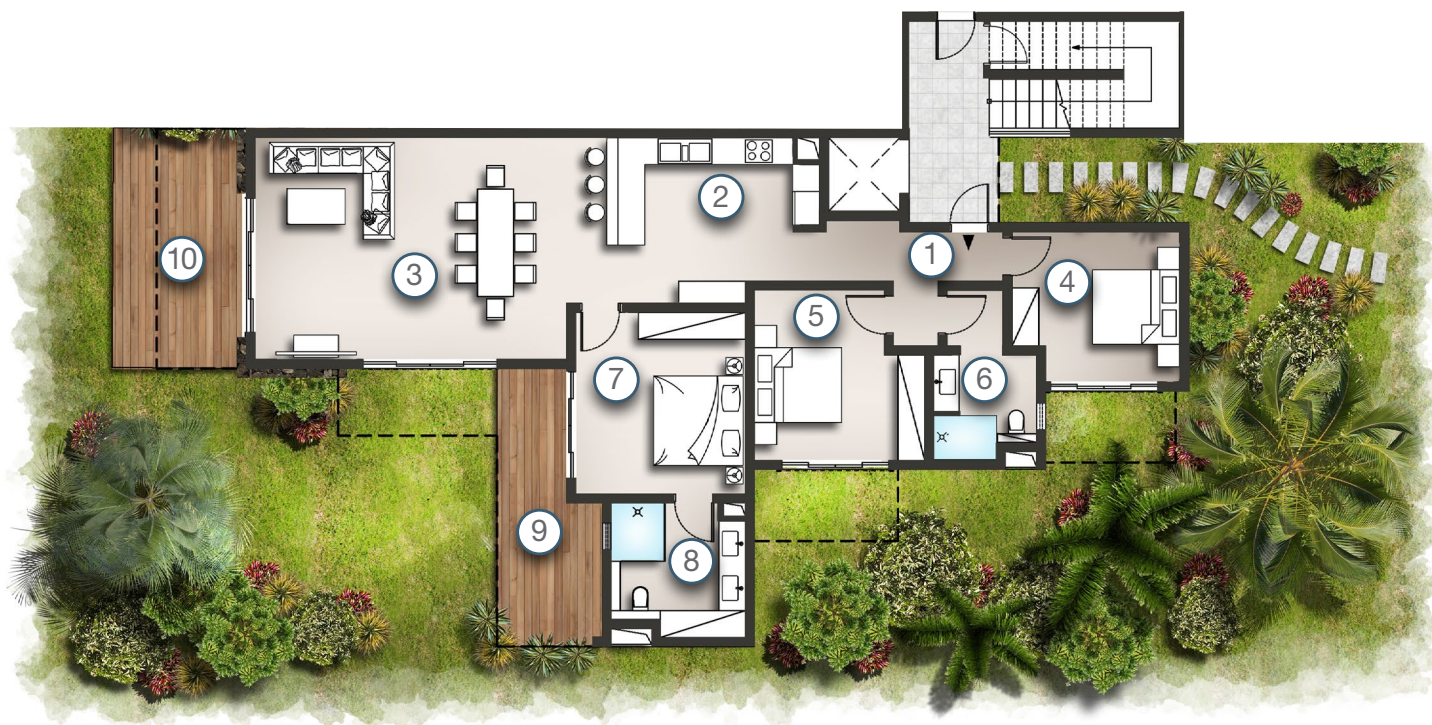
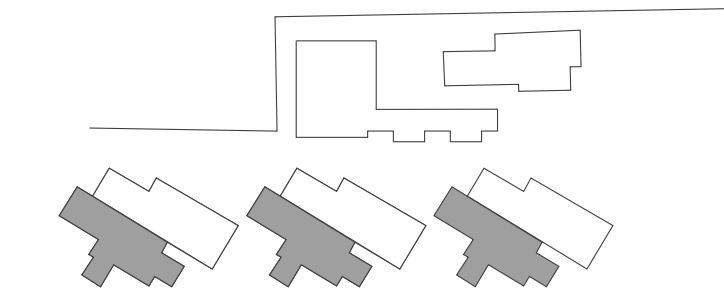


Private parking



Groceries 15mins

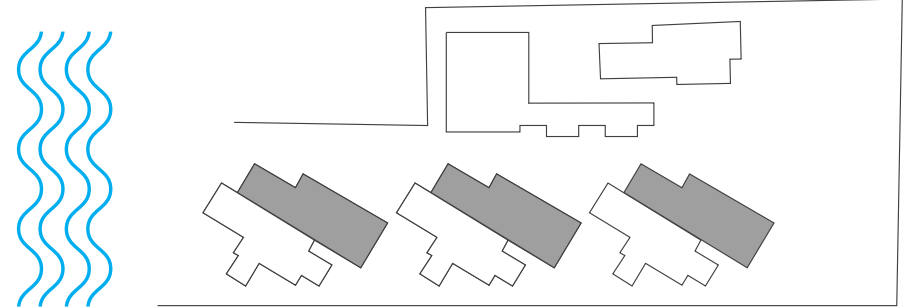
BLOCK A/B/C - UNIT A1/B1/C1 GROUND FLOOR



AREAS IN M²

1. Entrance & Corridor	14.6
2. Kitchen	9.8
3. Living & Dining	37.8
4. Bedroom 1	12.5
5. Bedroom 2	13.7
6. Shared Bathroom	6.9
7. Master Bedroom	16.1
8. Ensuite	8.4
<hr/>	
Total interior excluding walls	119.8
Total area including walls	136.0
<hr/>	
9. Bedroom Terrace	12.2
10. Terrace	14.9
<hr/>	
Total Area	163.1

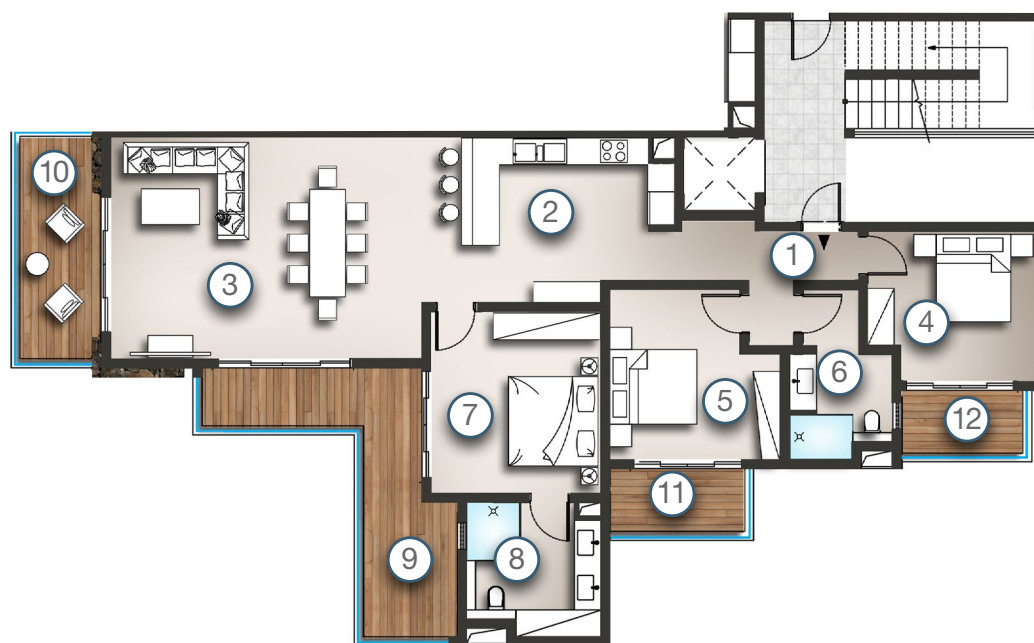
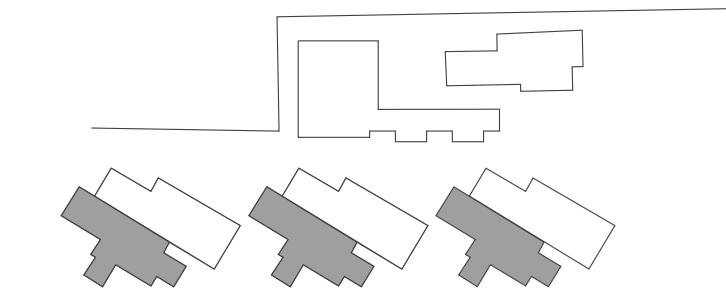
BLOCK A/B/C - UNIT A2/B2/C2 GROUND FLOOR



AREAS IN M²

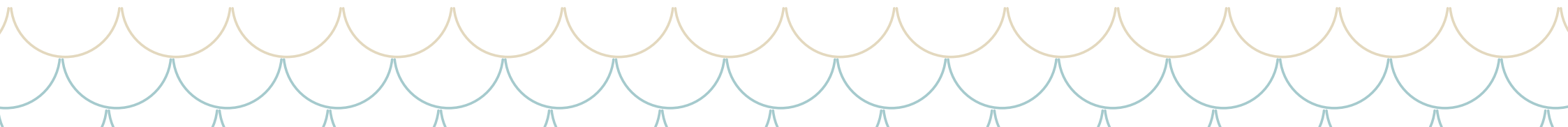
1. Entrance & Corridor	15.6
2. Kitchen	10.7
3. Living & Dining	34.7
4. Bedroom 1	14.2
5. Bedroom 2	14.2
6. Shared Bathroom	6.0
7. Dry Balcony	1.8
8. Master Bedroom	14.0
9. Ensuite & Wardrobe	12.5
<hr/>	
Total interior excluding walls	123.7
Total area including walls	143
<hr/>	
10. Bedroom Terrace	4.0
11. Terrace	14.1
<hr/>	
Total Area	161.1

BLOCK A/B/C - UNIT A₃/B₃/C₃ FIRST FLOOR



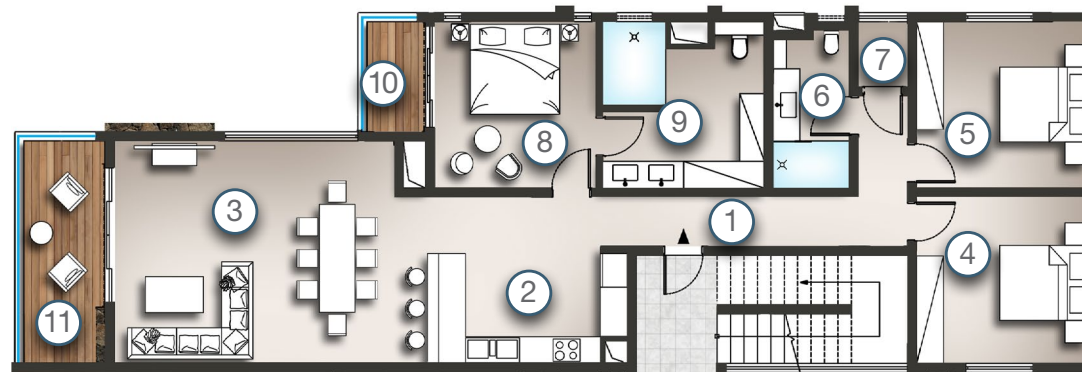
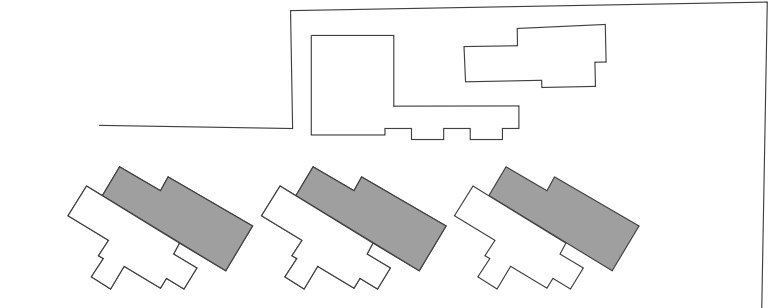
AREAS IN M²

1. Entrance & Corridor	14.6
2. Kitchen	9.8
3. Living & Dining	37.8
4. Bedroom 1	12.5
5. Bedroom 2	13.7
6. Shared Bathroom	6.9
7. Master Bedroom	16.1
8. Ensuite	8.4
<hr/>	
Total interior excluding walls	119.8
Total area including walls	136.0
<hr/>	
9. Master Bedroom Terrace	17.15
10. Terrace	9.6
11. Bedroom Terrace	5.1
12. Bedroom Terrace	4.6
<hr/>	
Total Area	172.5



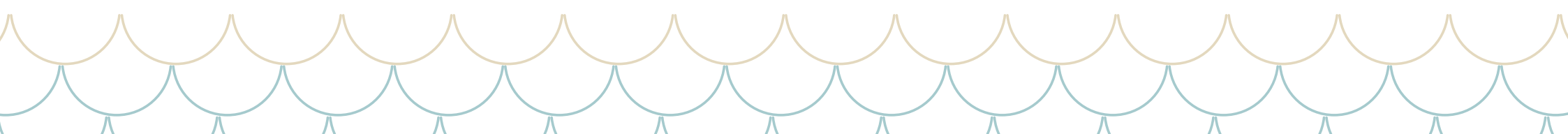
BLOCK A/B/C - UNIT A4/B4/C4

FIRST FLOOR

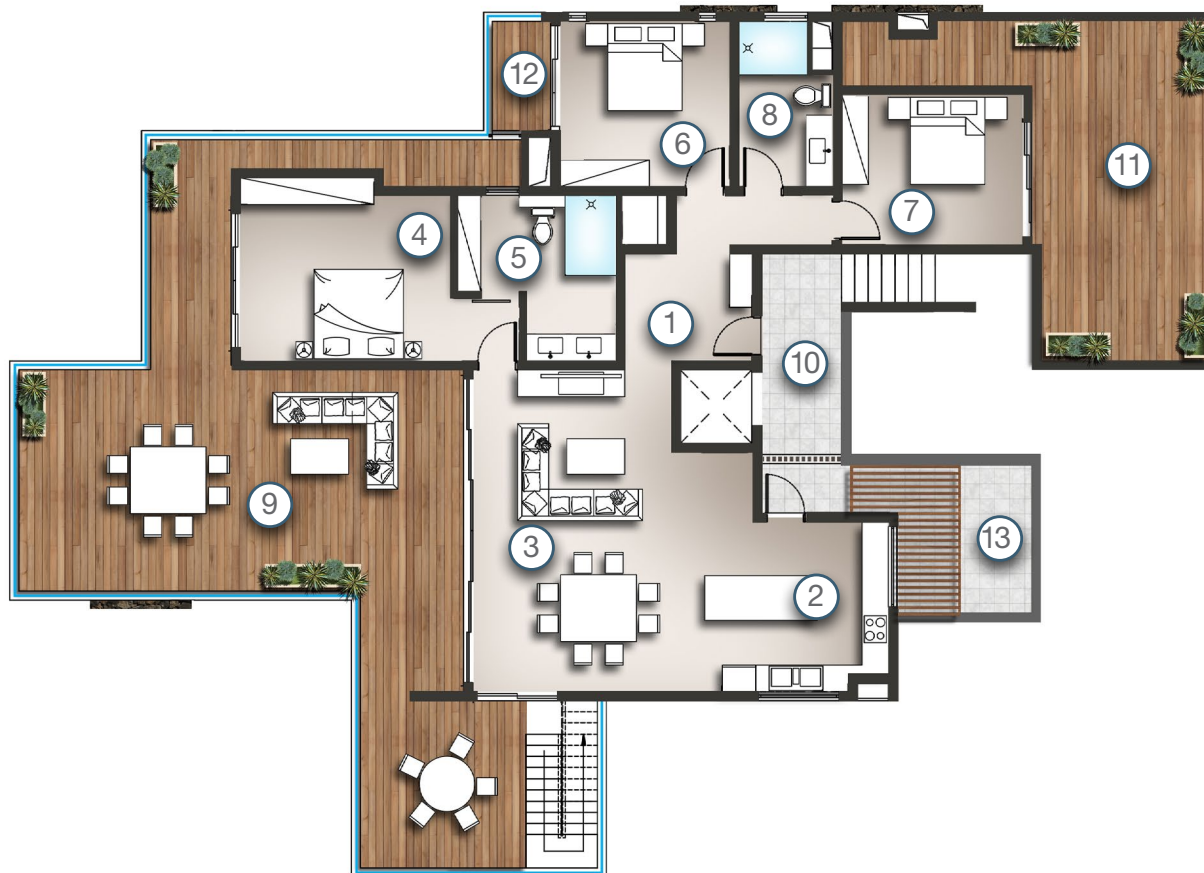
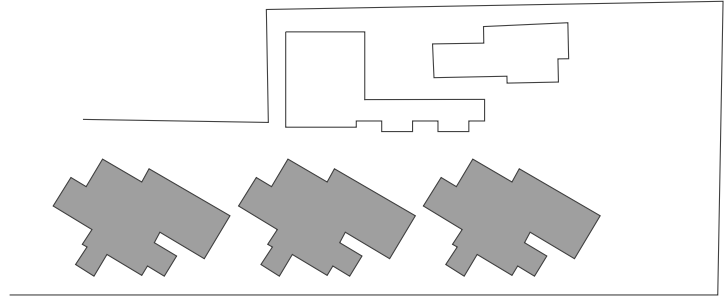


AREAS IN M²

1. Entrance & Corridor	15.6
2. Kitchen	10.7
3. Living & Dining	34.1
4. Bedroom 1	14.2
5. Bedroom 2	14.2
6. Shared Bathroom	6.0
7. Dry Balcony	1.8
8. Master Bedroom	14.0
9. Ensuite & Wardrobe	12.5
<hr/>	
Total interior excluding walls	123.1
Total area including walls	142.0
<hr/>	
10. Bedroom terrace	4.0
11. Terrace	10.0
<hr/>	
Total Area	156.0



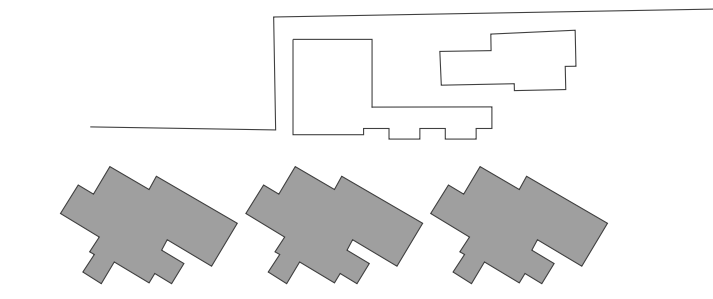
BLOCK A/B/C - UNIT A5/B5/C5 PENTHOUSE



AREAS IN M²

1. Entrance & Corridor	16.8
2. Kitchen	17.9
3. Living & Dining	31.6
4. Master Bedroom	21.5
5. Ensuite	12.0
6. Bedroom 1	14.6
7. Bedroom 2	14.2
8. Shared Bathroom	7.2
<hr/>	
Total interior excluding walls	135.8
Total area including walls	154.2
<hr/>	
9. Main Balcony	99.1
10. External Entrance Lobby	8.4
11. Bedroom 2 Balcony	40.1
12. Bedroom 1 Balcony	4.0
13. Service Balcony	15.6
<hr/>	
Total Area	321.4

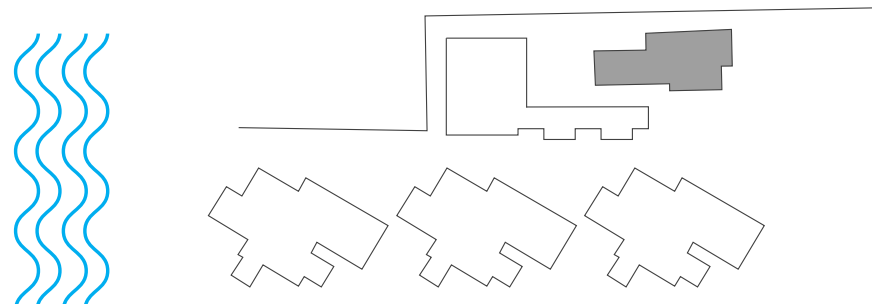
BLOCK A/B/C - UNIT A5/B5/C5 ROOF TERRACE



AREAS IN M²

1.	Roof Terrace	68.18
2.	Plunge Pool	7.71
Total Area (Penthouse & Roof Terrace)		389.6

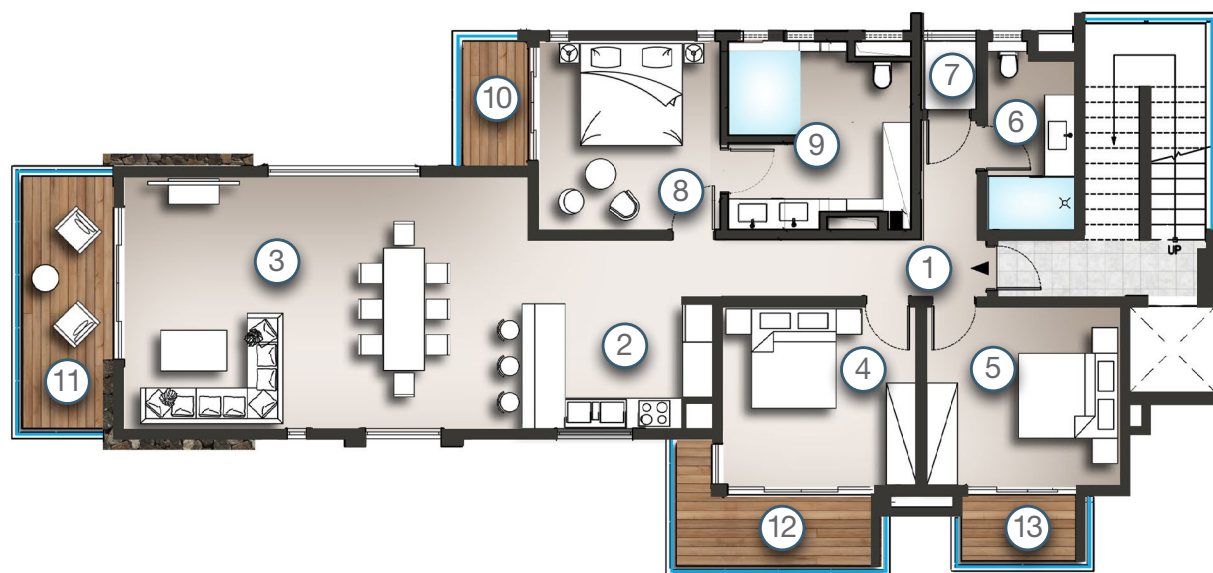
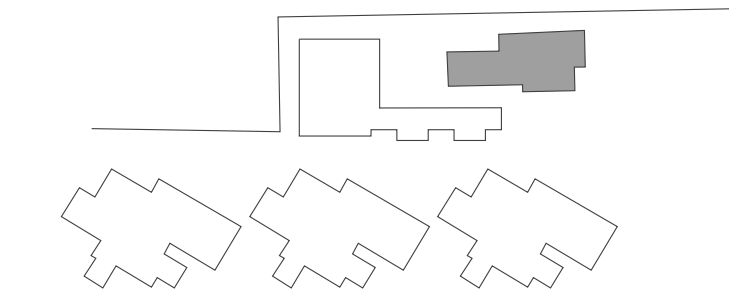
BLOCK D - UNIT D1 GROUND FLOOR



AREAS IN M²

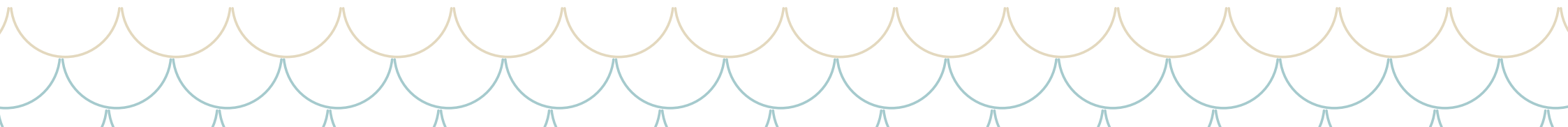
1. Entrance & Corridor	16.7
2. Kitchen	8.5
3. Dining & Living room	40.6
4. Bedroom 1	14.0
5. Bedroom 2	14.0
6. Shared Bathroom	6.0
7. Dry Balcony	1.6
8. Master Bedroom	14.0
9. Ensuite & Wardrobe	12.2
<hr/>	
Total interior excluding walls	127.6
Total area including walls	143.0
<hr/>	
10. Bedroom Terrace	4.0
11. Terrace	14.8
<hr/>	
Total Area	161.8

BLOCK D - UNIT D₂ FIRST FLOOR

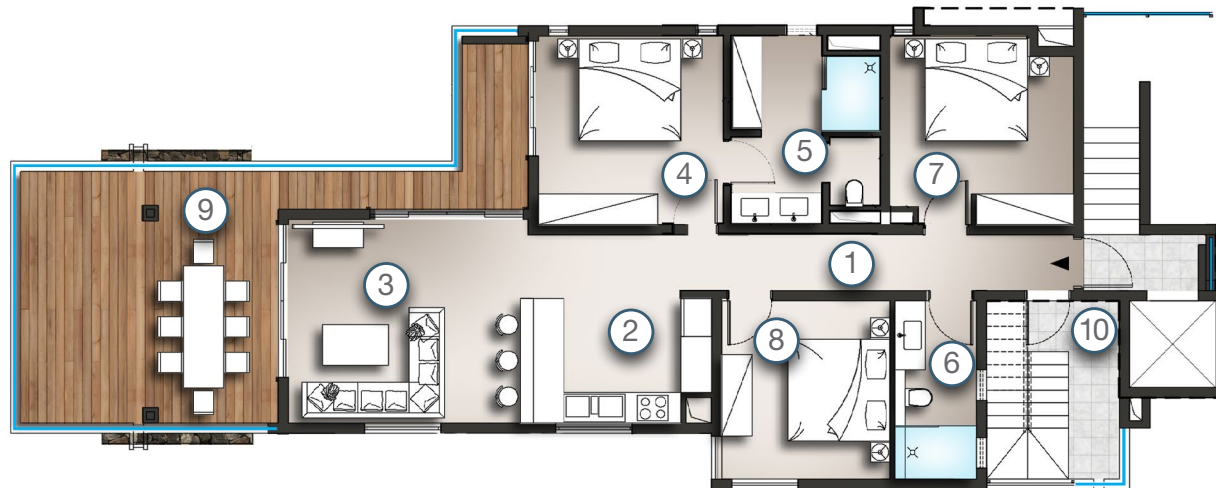
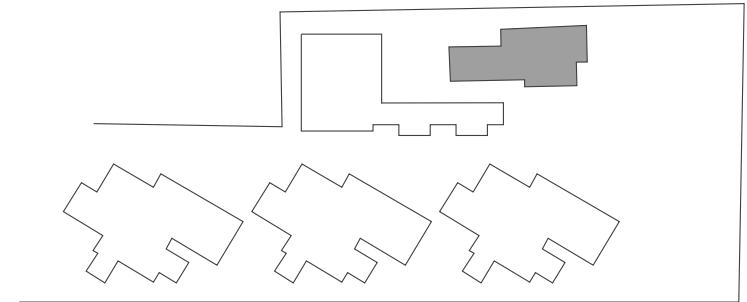


AREAS IN M²

1. Entrance & Corridor	13.5
2. Kitchen	8.5
3. Living & Dining	40.6
4. Bedroom 1	14.0
5. Bedroom 2	14.0
6. Shared Bathroom	6.0
7. Dry Balcony	1.6
8. Master Bedroom	14.0
9. Ensuite & Wardrobe	12.2
<hr/>	
Total interior excluding walls	124.4
Total area including walls	141.3
<hr/>	
10. Master Bedroom Balcony	4.0
11. Main Balcony	10.4
12. Bedroom 1 Balcony	8.0
13. Bedroom 2 Balcony	4.2
<hr/>	
Total Area	167.9

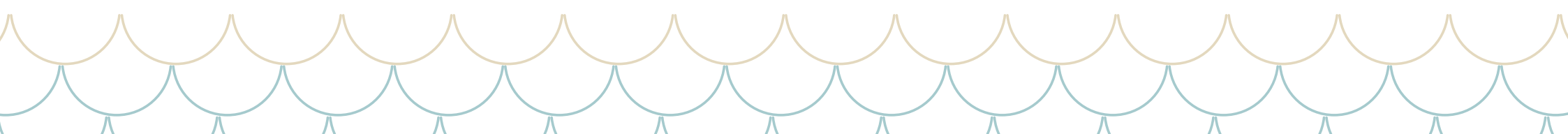


BLOCK D - UNIT D₃ PENTHOUSE

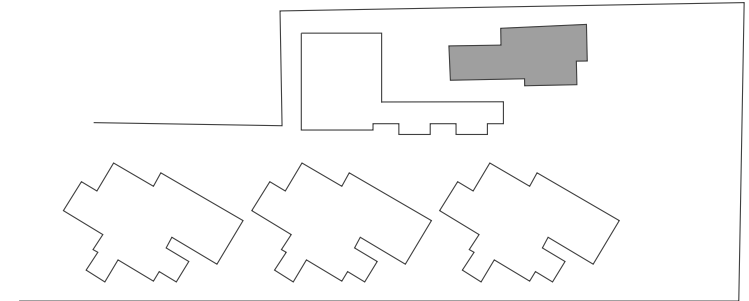


AREAS IN M²

1. Entrance & Corridor	13
2. Kitchen	8.5
3. Living	20.0
4. Master Bedroom	13.9
5. Ensuite & Wardrobe	9.8
6. Shared bathroom	5.7
7. Bedroom 1	13.0
8. Bedroom 2	11.6
<hr/>	
Total interior excluding walls	95.5
Total area including walls	110.0
<hr/>	
9. Main Balcony	36.7
10. Private staircase to roof & Service area	9.9
<hr/>	
Total Area	156.6



BLOCK D - UNIT D₃ ROOF TERRACE



AREAS IN M²

1.	Roof Terrace	71.13
2.	Plunge pool	7.71

Total Area (Penthouse & Roof Terrace)		227.7
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1. Construction

1.1. Foundation: Reinforced concrete and strip footing

1.2. Superstructure: Reinforced concrete and block walling, columns, beams, intermediate slabs and flat roof slabs

2. Common Areas

2.1. Floors

Passageway: Asphalt and/or paving

2.2. Walls : External walls: Reinforced concrete or blockwork, rendered smooth finish generally or possible 'Tyrolean' finish to designated areas and emulsion paint

Internal walls: Reinforced concrete or blockwork, rendered smooth finish and emulsion paint

2.3. Doors : Main entrance: Automatic gate
Duct doors: Aluminium or GMS doors and/or paint finish

2.4. Balustrade - Staircase and passageway: GMS balustrade with paint finish

2.5. Electrical installation : concealed in building fabric to MS 63 standard

2.6. TV Antenna : Common satellite dishes

2.7. Lighting Protection : In compliance with Engineer's specifications

2.8. Waterproofing : Waterproofing to all exposed slabs, terraces, balconies and roofs

3. Apartments

3.1. Floors : Entrance, Circulation,

Kitchen, Bedrooms, Guest Toilet, store, Linen, Dressing, Veranda and Balcony: Porcelain tiles and/or timber decking to designated areas

3.2 Walls: Entrance, Circulation, Bedrooms, Guest Toilet, Store, Linen, Dressing, Veranda and Balcony: Rendered and Emulsion paint finish.

Toilet and bathrooms: Porcelain wall tiles to selected walls.

Kitchen: Granite backsplash room above Counter top and emulsion paint finish to selected walls.

3.3. Ceilings : Kitchen, bathrooms: Rendered and emulsion paint finish

3.4. Doors : Main Entrance : Solid door
Bedrooms, bathrooms, kitchen, bathroom and laundry: Timber flush door or similar
Veranda and balconies: Aluminium powder coated glazed door, designed to resist cyclonic conditions.

Ironmongery: Selected quality locksets to the main entrance door and other internal doors

3.5. Balustrade : Terraces / balconies: GMS balustrade with paint finish and glass balustrades

3.6. Kitchen : Kitchen furniture with granite worktop, stainless steel sink, mixer and kitchen appliances (built in only - hob, hood, oven)

3.7. Toilet and bathroom: wash basin with mixer, 1 shower cubicle with shower mixer and 1 toilet

3.8. Light fittings: General and task light fitting to internal areas, garden areas

3.9. Air Conditioning : Air Conditioning system to bedrooms

3.1.0 Electrical Installation and TV / Telephone Point: Concealed electrical wiring with switches and sockets - Legrand type or similar. Satellite socket outlet in living room and master bedroom wired to satellite dish on roof.

Telephone socket outlet to each living room and master bedroom wired to a junction box.

3.10. Lift: Lift till second floor.

4. General

4.1. Generator to be provided for all common areas and only essential load to apartments

4.2. Swimming Pool : Swimming pool and timber deck

5. Landscaped garden will be provided

6. Excluding

Home appliances, audio visual equipment, all furniture, interior decoration. CEB, MT Satellite dish connections

Note: All specifications are subject to change as per consultants' recommendations and availability on the market.

TECHNICAL TEAM

Project Manager & Quantity Surveyor: OCAL Ltd

Architect: ONE ARCH Ltd

Structural Engineer: Property Design & Management
Consultants Ltd

MEP Engineer: KYA Engineering Ltd

Design & CGIs: Crealys Ltd

