

DISCOVER THE HEIGHTS OF LUXURY

Altezza Gardens in Mauritius

Altezza Gardens offers non-citizens the opportunity to invest within a G+2 development from R2 million and be eligible for a residence permit from R5.5 million.



Discover Altezza Gardens in Sodnac, an architectural icon featuring 11 floors occupied by offices, apartments, and penthouses, all offering an elevated, luxurious living experience.

Sodnac is known for its ideal location, accessible within minutes to and from main cities and amenities. It is also blessed with a mild climate all year round.

UNLOCK SUBLIME VIEWS

Altezza Gardens offers unparalleled panoramic views of the region from its towering heights, with easy access to a wide range of facilities, and proximity to a broad road network, shopping malls, the Metro station, and the Sodnac Wellness Park. This new development perfectly

combines elegance and comfort.

DISCOVER LUXURY FROM TOWERING HEIGHTS

Altezza Gardens is exceptionally positioned in Sodnac, an upscale residential neighbourhood in the city of Quatre-Bornes. The apartments host one to three well-appointed bedrooms, and the three-bedroom penthouses open on stunning vistas. The underground and ground floors feature safe and expansive parking areas for residents and visitors.

EXQUISITE PRIVILEGES

Spread over 11 floors, the fine collection of 78 apartments and 12 penthouses is characterised by an abundance of space. Their floor-to-ceiling windows offer mesmerising views. Altezza Gardens boasts dynamic buildings, also featuring inspiring office solutions, with possibilities

to work, live, and relax.

INNOVATIVE DESIGN

Altezza Gardens is the tallest building in the area, and it showcases a detail-oriented architecture. The design is a synthesis of contemporary touches and elegance. The slender structure rises towards the sky where the penthouses are nestled. The glazed openings ensure facade performance and invite sensational views into the sunlit interiors.

LANDSCAPED OUTDOORS

Altezza Gardens delivers outdoor bliss with its welcoming tree-lined alley. Quiet and verdant, the outdoor space is dressed with mature palm trees. The manicured path unfolds to reveal a range of tropical species creating a refreshing oasis.

A GRAND ENTRANCE



The grand entrance is nestled in a lush and gloriously green space, home to many plants. This expertly curated area leads to the reception and concierge desk, offering an array of services ranging from cleaning to rental management for your peace of mind. Impeccable interiors fully furnished and equipped with high-end appliances, the open kitchen diffuses an inviting ambience. The organic tabletops punctuate the modern design. The kitchen opens onto the dining and living areas, seamlessly flowing towards the glazed terrace, benefiting from unobstructed views.

EXPERIENCE ULTIMATE LUXURY

Altezza Gardens' stylish apartments are complemented by exceptional facilities and boast spacious living. Located in a

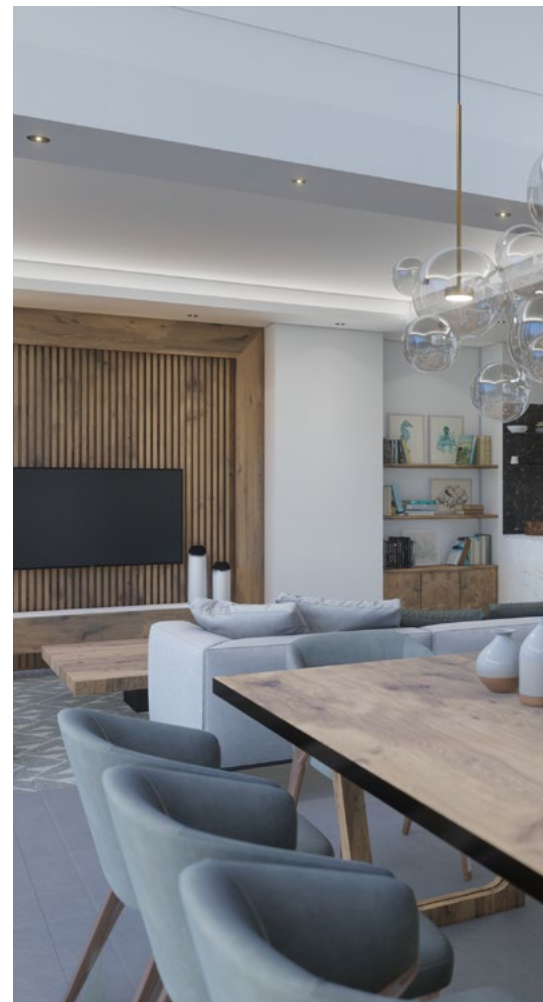
coveted position, they overlook either the island's west coast, or the slopes of the Moka Mountain Range. Beautifully crafted, these exquisite homes are second to none.

BRIGHT AND SERENE

The cosy and bright bedrooms are designed to optimise the experience of luxury living. They offer breathtaking views of the city and the surrounding nature. Their serene atmosphere, enhanced by the colours and selection of materials, occupies the space.

BATHE IN STYLE

The sleek and elegant bathrooms are equipped with high-end furnishing. The unrivalled attention to detail is felt by the distinctive design and warmth – a space where luxury meets a sense



of intimacy.

CHARACTER AND STYLE

Designed with a sense of luxury throughout, Altezza Gardens boasts a swimming pool tucked away on the 10th floor, with dramatic island views. All residents have access to the swimming pool and a series of amenities, including a fitness room.

INSPIRING HOMES

The spectacular penthouses span two levels. Each has a large open-plan kitchen opening onto a fluid dining and living space benefiting from panoramic vistas. The sun-kissed interiors exude sophistication with an opulent colour palette and carefully selected materials.

UNPARALLELED COMFORT

The cohesive quality of the living space

contact

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adds a distinct character to the fluid layout. The seamless transitions contribute to the sense of serenity and delight. Natural light fills the room, and the ample space unveils entertaining possibilities.

EFFORTLESS ELEGANCE

The glazed floor-to-ceiling windows flood the bedroom with light. Perched just like a nest, it enjoys city and mountain views. Committed to the residents' well-being, the bedroom provides plenty of space, freedom and flexibility.

TIMELESS GRACE

This ultra-chic bathroom encompasses the charm of urban living. Styled to create a feeling of peace and luxury, this bathroom is fitted with the finest amenities. The refined design touches are geared towards comfort to allow residents to unwind and relax.

AN ADDRESS OF DISTINCTION

The exclusive residences offer a serene view of the cityscape by night. Standing in a prime location, they are close to excellent facilities and benefit from on-

site amenities. Altezza Gardens refines the pinnacle of city living, the perfect blend of opulence and style.

APARTHOTEL CONCEPT

- Altezza Gardens – A dynamic property tech project.
- Investment property.
- Serviced apartment for your comfort.
- Office solutions.
- Concierge services: rental management service for your peace of mind.
- Centre management and back-office solutions (management of common expenses, billing, electrical, plumbing, waste, water, common areas, maintenance, CCTV, parking control, lifts, security).

CENTRE MANAGEMENT AND CONCIERGE

- Leave your key at our Concierge for rental of your apartment or office.
- Our concierge desk manages your rental based on your preferred options for rental: short-term, long-term, and minimum expected return.
- Electric car on-site charging system with prepayment card facilities.
- Management of access control to floors and destination control lifts.

DINING AND CORPORATE EVENTS

- Enjoy the convenience of an on-site restaurant with an international chef and experience fine international cuisine for lunch and dinner.
- Enjoy excellent dining experiences with family and friends in our private rooms.
- Dining options from our restaurant or delivery to your apartment.
- Enjoy light snacks and beverages or dinner in our Executive Lounge.
- Free Wi-Fi.
- Facilities for your corporate events:
 - Conference rooms
 - Meeting/Training rooms
 - Private rooms

CLICK TO E-MAID SERVICE

- Designed for busy professionals and businesspersons, our click-to-

clean service takes care of your household chores.

- Book your maid on an hourly basis from Monday to Sunday from 07:00 to 18:00, on a first-come, first-served basis.
- E-Maid offers a range of cleaning services ranging from dusting to polishing.
- Book your cleaning service with the click of a button.
- Locally managed and employed cleaning staff.

MODERN BOOKING EXPERIENCE

- A fast and straightforward booking system on our intranet.
- Check availability of our maids.
- Choose your preferred maids.
- Flexible cleaning solutions: one-off, recurring, pre-booking.
- Our background-checked and trained cleaners will leave your home spotless.
- Centralised Laundry Service:
 - A dedicated area for centralised washing and dryer machines for residents.
 - Save time and money and enjoy abundant space in your apartment.

WELLNESS

Fitness area, temperature-controlled swimming pool, and a garden on the 10th floor overlooking a panoramic view.

OTHER FACILITIES

- Car hire.
- On-site machines for snacks and drinks.
- Medical facilities from nearby private hospitals and doctors.
- Mychoice supermarket within a one-minute walk. 📍

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Altezza Gardens in Mauritius

Altezza Gardens offers South Africans the opportunity to invest within a G+2 development in Sodnac, an upscale residential neighborhood in the city of Quatre-Bornes, from R2 million and be eligible for a residence permit from R5.5 million.

Altezza Gardens is the first Aparthotel Residence and an architectural icon featuring 11 floors occupied by a restaurant, offices, apartments, and penthouses, and all offering an elevated experience!

Altezza Gardens has partnered with most banks in Mauritius, and special packages are being offered to Non-Residents with up to 70% financing at preferential floating rate from 3% over 30 years. Expected Gross Rental Yield from 7%!

The amenities on offer in this state-of-the-art development are:

- **Restaurant:** fine international cuisine with executive lounge and private rooms
- **Offices** with conference and meeting rooms
- **Executive lounge:** private rooms for events or light snacks and beverages
- **Concierge Desk:** rental management service of your apartment or office with monthly settlement
- **Wellness:** gym, temperature-controlled swimming pool and a garden on the 10th floor.
- **E-maid Services:** book your maid on an hourly basis from Monday to Sunday.
- **Centralized Laundry Service:** washer/dryer machines

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