



# PARKSIDE SOUTH

LIFESTYLE DESTINATION & RESIDENCES

PHASE 3 [BLOCK F]

JUNE 2023



Yet another landmark development around the magnificent Sodnac Wellness Park, offering 25 acres of green space at the doorstep of these modern apartments. Parkside South is the perfect addition to the existing stylish residences at Parkside North, East and West, boasting elegance and comfort for a balanced lifestyle in a highly sought living environment.

#### THE TEAM

Promoter :	Parkside Properties Ltd
Development Manager :	Waterstone Realty (Mauritius) Ltd
Project Manager :	Rider Levett Bucknall (Mauritius) Ltd
Architect :	HG Arts Ltd
3D Illustrations & Graphic Concept :	Three Motions Ltd





## MAURITIUS,

### Where Beauty, Luxury, and Investment Opportunities Meet

Mauritius remains one of the top resort destinations in the world. Real Estate is limited but prime developments are proliferating in pockets of excellence around the island.

### Invest or Retire in Mauritius & Acquire Prime Real Estate

In today's global economic uncertainty following the pandemic, real estate prices are constantly rising worldwide. However, Mauritius remains a strong investment platform in Africa and is easily accessible to foreigners through multiple government approved schemes.

### Capital Growth & Rental Opportunities

Owners of Parkside will be able to rent their property over the long-term through our Lettings and Management Company. Owners of Parkside have achieved attractive rental yields and consistent capital growth over 7% annually.





## SODNAC/PHOENIX, The Balance of Urban Convenience and Suburban Tranquility

Located at the heart of Plaines Wilhems, this is Mauritius central thriving location, close to leading schools, university, clinics, hospitals and the Cybercity.

### Strategic Location in an Urban Growth Corridor

With the recent infrastructural developments around the area, Parkside today has easy access to the North, South, East and West of the island via the new flyover at Phoenix. Two metro stations, only 10 minutes' walk away, established themselves last year at the Phoenix Mall and Phoenix Motorway.

### Shopping, Convenience, Leisure and Sports

The 'Phoenix Mall' and the 'Avenue Parkside' are both a stone throw away offering a range of shopping facilities to convenience retail. The Sodnac Wellness Park at your doorstep adds to the location, an epitome of excellence, for a perfectly balanced lifestyle.





Indira Gandhi Centre  
for Indian Culture

Phoenix  
Metro Station

Emirates Airlines  
Swimming Pool  
&  
Gymnase Phoenix

Phoenix Mall

Phoenix  
Metro Station

  
PARKSIDE SOUTH

  
PARKSIDE

Cavendish Institute  
Primary School

J&J Auditorium  
Art & Craft Studio

Hillcrest Park  
Apartments

Sodnac  
Wellness Park

Sodnac SSS  
College

Saint Nicholas  
Grammar School





The Metro Station



Phoenix Mall



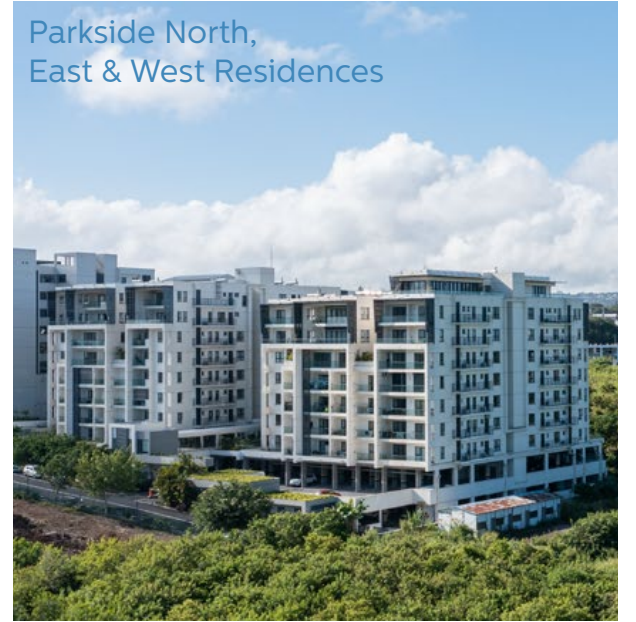
Sodnac Wellness Park



The Avenue Parkside



Parkside North,  
East & West Residences



## PARKSIDE

### A Flagship Development

Parkside is the embodiment of a chic, dynamic and enviable urban lifestyle. 'Live, Work & Play', Parkside sets the tone for 'future living' with all facilities at your doorstep.

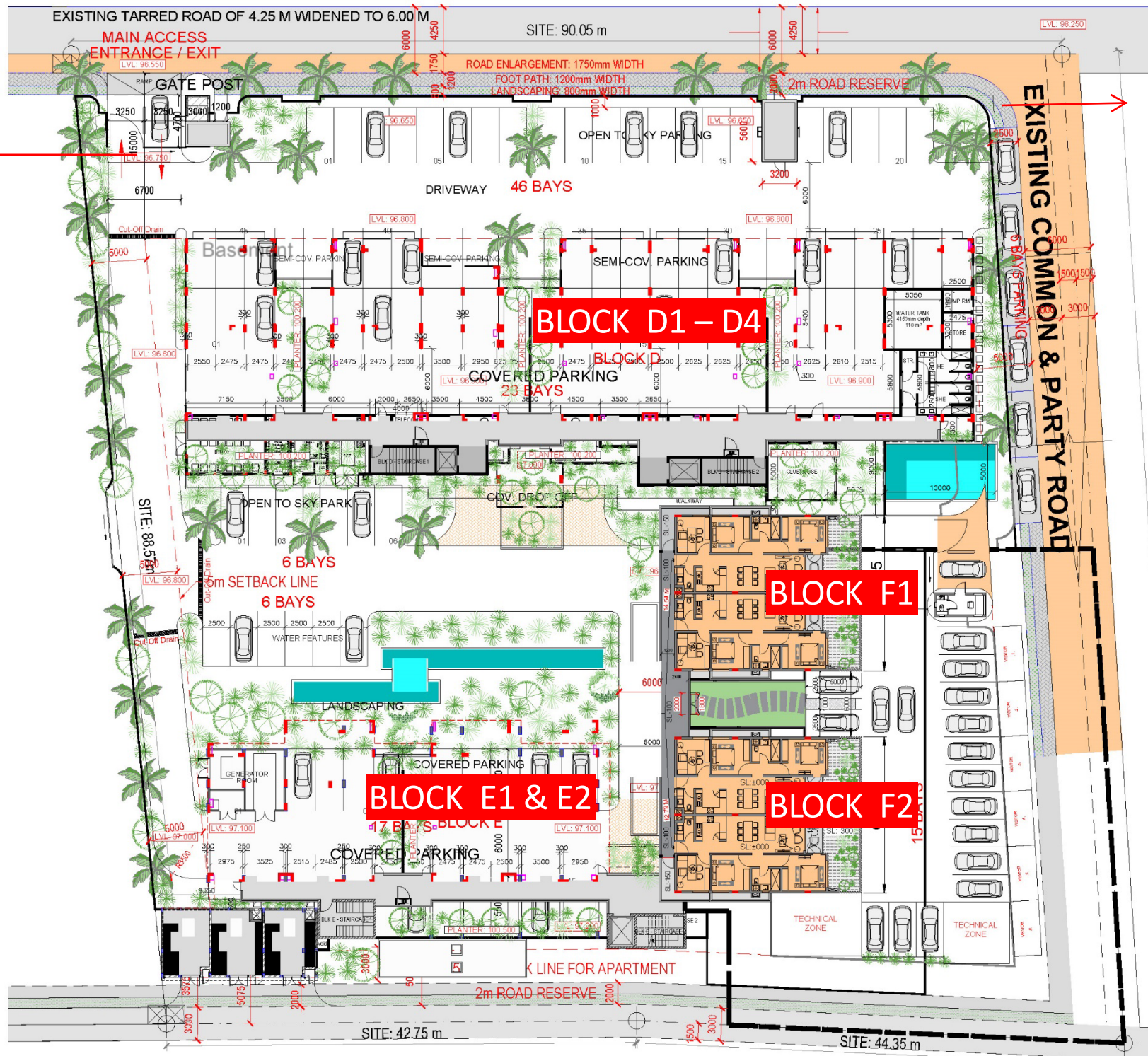
The buildings have been carefully designed to international standards to rise majestically from the landscaped surroundings and offering superior specifications to create an iconic destination.



Metallic Fence

Access to  
Basement

MASTER PLAN



Access to  
Ground Floor



F2

F1

HILCREST PARK  
APARTMENT

  
PARKSIDE

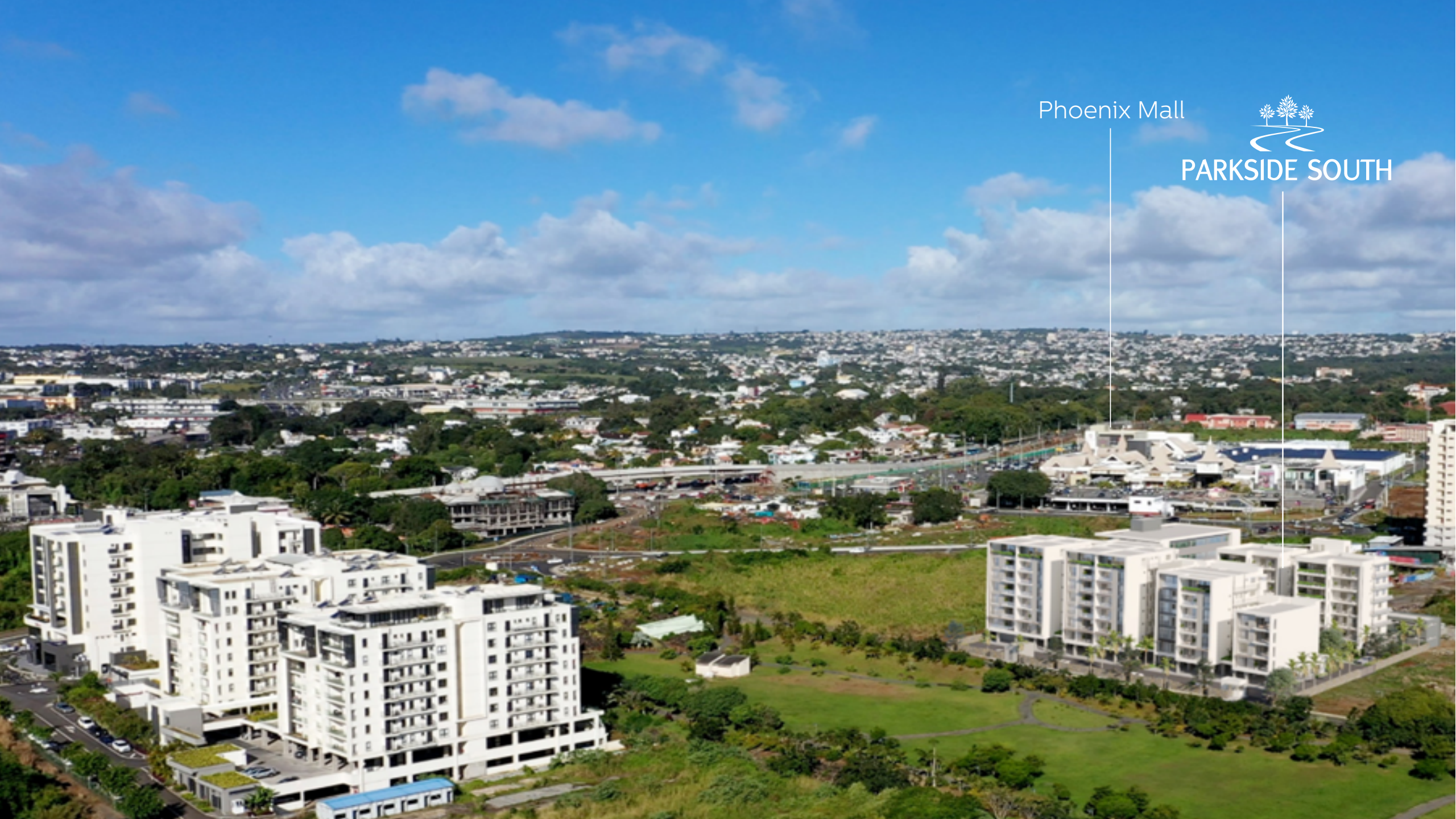




Phoenix Mall



PARKSIDE SOUTH



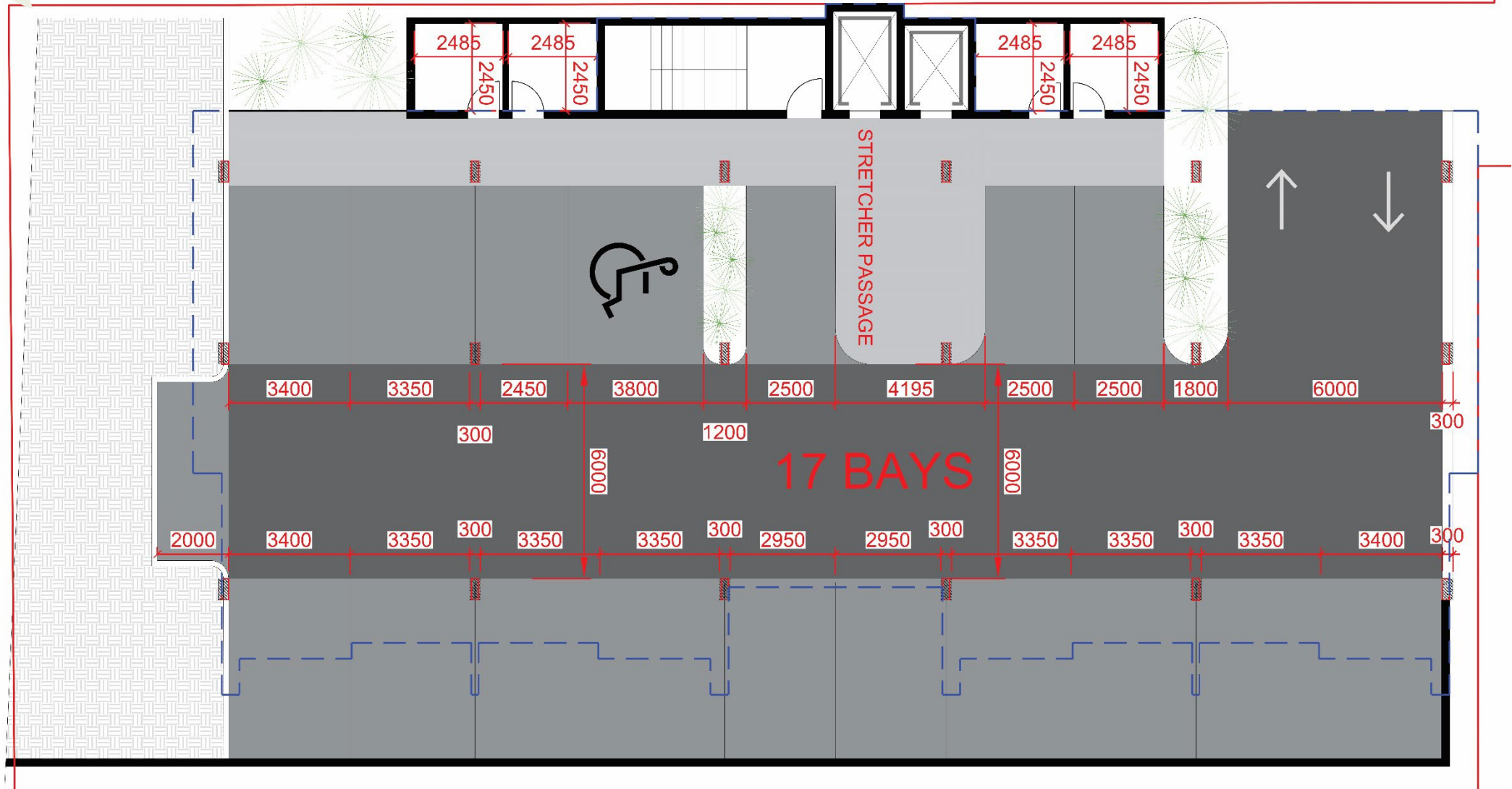
ELEVATION

Block F2

Block F1





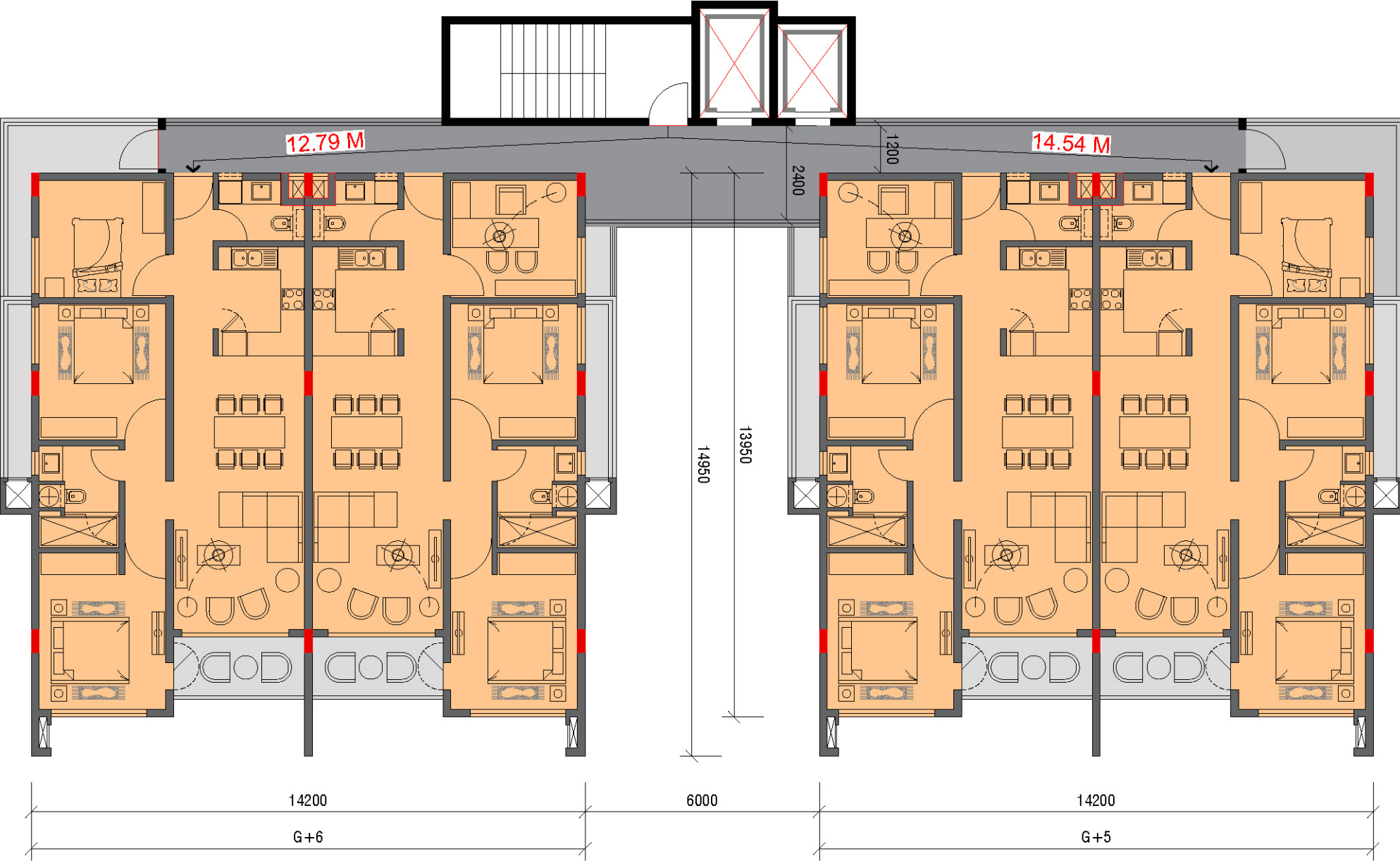


GROUND FLOOR  
LAYOUT



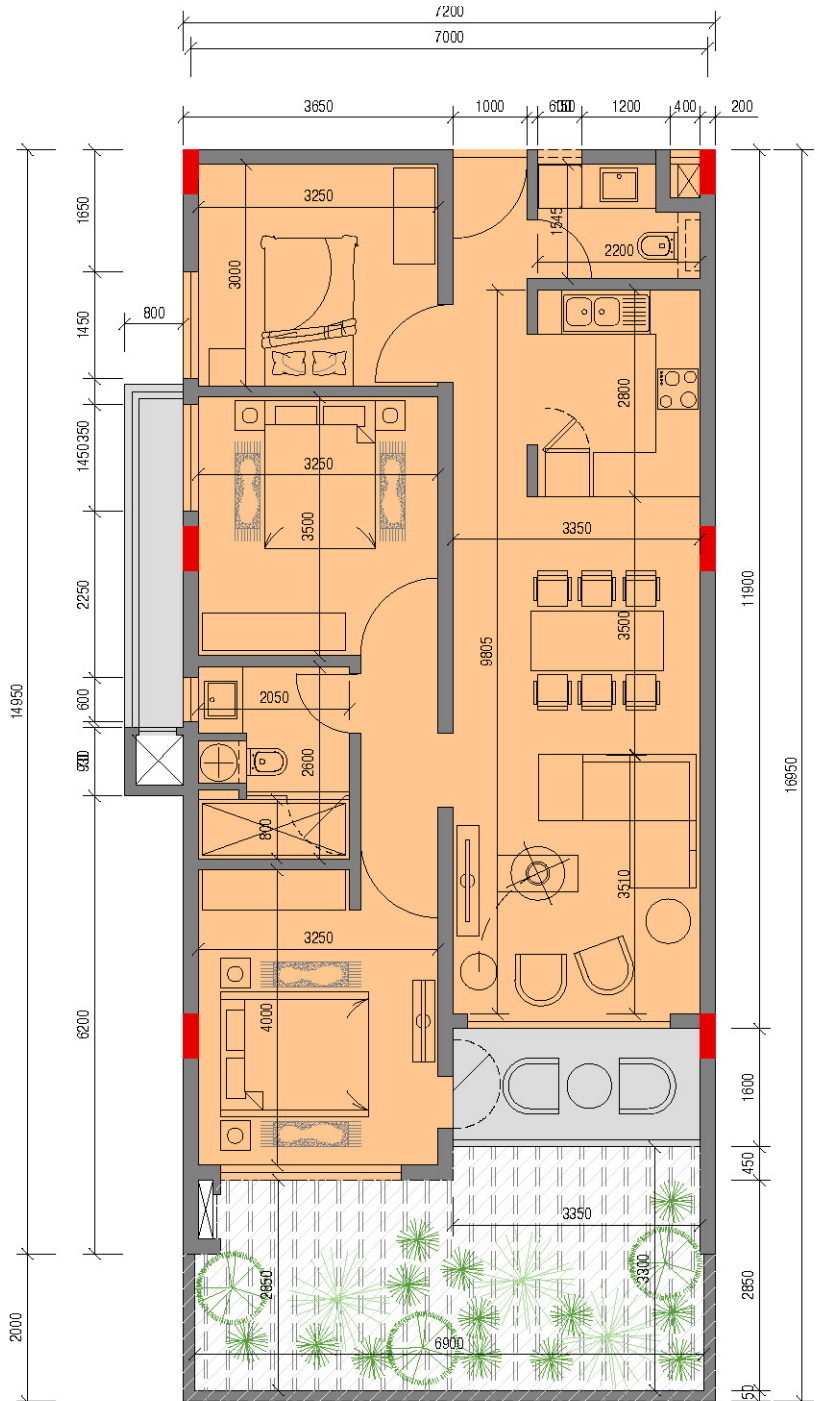
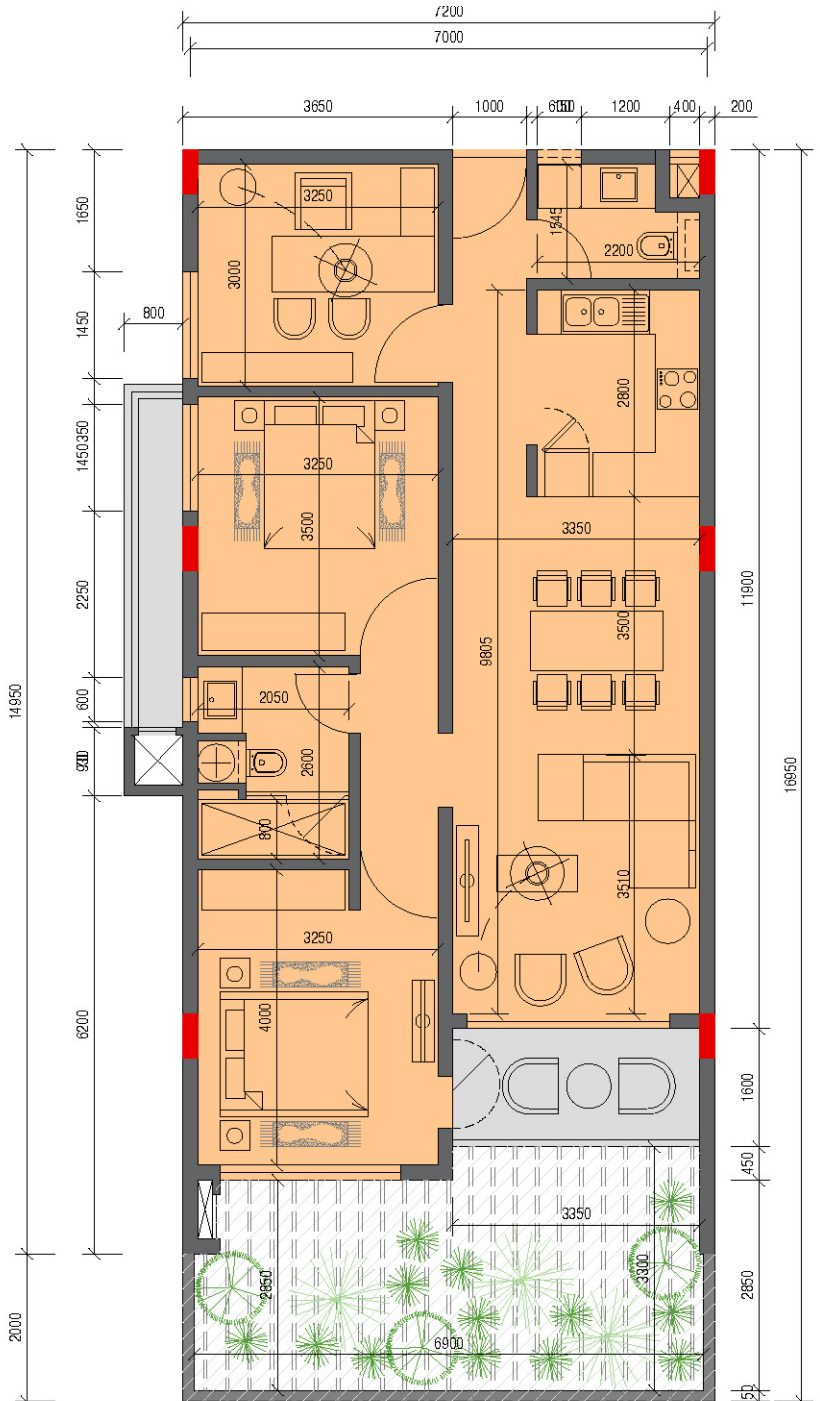
GROUND FLOOR PLAN  
SCALE 1:150

TYPICAL FLOOR LAYOUT





APARTMENT  
LAYOUT





## APARTMENT DATA

### PROJECT DATA

F1 - Ground to Fifth

F2 - Ground to Sixth

26 Units (Facing East)

3 Bedrooms apartments

(Type I = 3 Bedroom)

(Type II = 2 Bedroom + Home office Space)

17 parking in basement

15 Parking on ground floor

6 Visitors parking

### APARTMENT DETAILS

GEA = 100 m<sup>2</sup>

TERRACE = 5 m<sup>2</sup>

LIVING & DINING = 23 m<sup>2</sup>

KITCHEN = 10 m<sup>2</sup>

BEDROOM 1 = 14 m<sup>2</sup>

BEDROOM 2 = 11 m<sup>2</sup>

BEDROOM 3 / OFFICE = 10 m<sup>2</sup>


COMMON BATH = 5 m<sup>2</sup>

GUEST WC / LAUNDRY = 3 m<sup>2</sup>

CIRCULATION = 4 m<sup>2</sup>

PRIVATE GARDEN = 21 m<sup>2</sup> (Ground Floor Units only)

GIA = 91 m<sup>2</sup>







Space and Comfort with warm interiors - Apartments







## LEGEND

- 1 Entrance
- 2 Drive Way
- 3 Parking

## Architectural Specifications

### General Estate / Common Facilities:

- Security entrance gate and security post
- On-site parking / Bin store
- Green Space
- Access control and Audio Intercom
- 24- hour estate management
- Monitored CCTV in strategic areas
- Audio Intercome phone to each apartment
- Smoke detectors in common areas
- Water storage tanks
- Central standby generator for power & lighting only
- Clubhouse and pool facilities

### Elegant Specifications

#### 3 Bedroom Apartments

##### *Kitchens:*

- Kitchen cabinets comprising of sink, sink mixer, kitchen appliances and kitchen top & linings are excluded

##### *Bathrooms:*

- Ceramic tiling in shower cubicles, and marble vanity tops in vanity units
- Ceramic tiling on all floors
- White sanitary wares with European fixtures and
- Floor Mounted WC, soft closing

##### *Living areas:*

- Homogeneous ceramic tiled floors with tiled skirting

##### *Entertainment & Communication:*

- Integrated system to allow satellite (English & French channels) TV/FM points in living and master bedroom

##### *Internal Finishes:*

- Melamine greyish Oak veneer doors, timber frames and architraves
- Low VOC paint
- Aluminum openings throughout
- Tiled balconies

##### *Lighting and electrical:*

- Provision for wall mounted split type Air conditioning will be made in Bedroom 1 only. This provision will be made in form of a conduit from the DB board to the proposed located of the indoor unit only.
- Light fitting to Apartments are excluded and only Led bulbs will be provided.
- Electric water heater for hot water.





“Delivering on our Promises”

Our reputation stands as a reliable and responsible developer, committed to project delivery, quality construction and customer focus.

Backed by our strong technical experience in construction for over thirty-five years and with completion bank guarantees on all of our projects, we deliver on our promises and our motto of “Property, Investment, Lifestyle” in prime and unique locations in Mauritius.



Palm Court Apartments,  
Quatre Bornes



Reef Gardens Apartments,  
Pointe aux Cannoniers



Water's Edge  
Beach Front Villas,  
Pointe aux Cannoniers



Hillcrest Park Apartments,  
Sodnac Phoenix



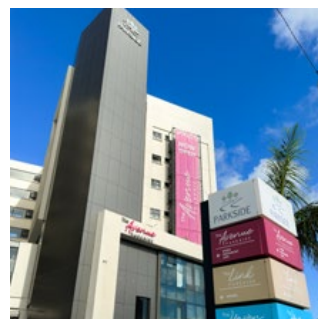
Trianon Riverpark Residences  
Trianon



Aurore Beach Villas  
Belle Mare



Plaza Boulevard  
Rose Hill



Parkside Lifestyle Destination  
& Residences  
Sodnac Phoenix





Promoter:

Parkside Properties Ltd

Development Manager:

Waterstone Realty (Mauritius) Ltd

Project Manager & Quantity Surveyor:

Rider Levett Bucknall t/a RLB Hooloomann

Architect:

HG Arts Ltd



**Waterstone Realty (Mauritius) LTD**

Suite 205, 2nd Floor,  
The Link, Parkside,  
Sodnac Link Road, Phoenix, 72256

**Tel:** +230 467 7002

**Email:** [info@waterstonsrealty.mu](mailto:info@waterstonsrealty.mu)

**Website:** [www.waterstonerealty.mu](http://www.waterstonerealty.mu)