



PARKSIDE SOUTH

LIFESTYLE DESTINATION & RESIDENCES



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.

Investment Promotion Act

There is no price restriction for acquisition of property by non-citizens under the Investment Promotion Act 2015 on projects holding a PDS Certificate (Property Development Scheme). Parkside South holds a PDS Certificate for a limited number of units, offering foreigners the possibility of applying for residence permits upon acquisition of an apartment for a minimum value of USD 375,000.

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



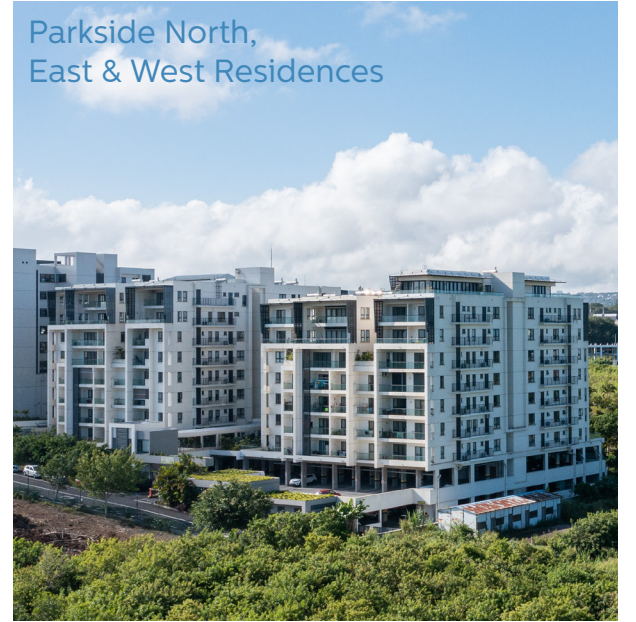
Sodnac Wellness Park



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.



PARKSIDE SOUTH

PARKSIDE SOUTH

A prime residential development on 1.8 Arpents consisting of 86 Apartments and 5 Penthouses (Blocks D & E) set in a landscaped courtyard with 25 acres of green surroundings with the Sodnac Wellness Park at the doorstep. Each block is carefully positioned in the private estate offering peace, harmony and community living altogether. The residences will also have access to a private clubhouse and pool.



PARKSIDE



PARKSIDE SOUTH - Block E (PDS)

Block E, consisting of 18 apartments, will be developed under the PDS Scheme. Offering a mix of two-, three- and four-bedroom luxury apartments and penthouses, the project represents an excellent investment opportunity for non-citizens as well as the security, privacy and comfort of a family residence.



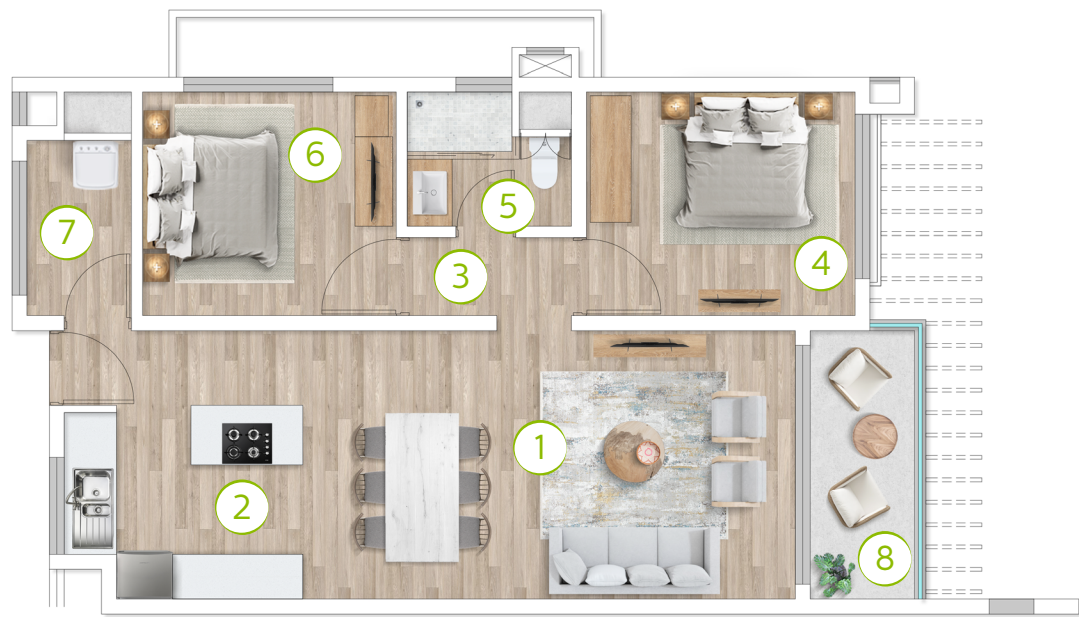




Landscaped Surroundings & Warm Interiors

The building is carefully set in a landscaped courtyard with ample parking spaces and top tier on-site facilities. The residences also offer bright and airy spaces to create warm and elegant interiors with a soft palette of carefully crafted materials and finishings.



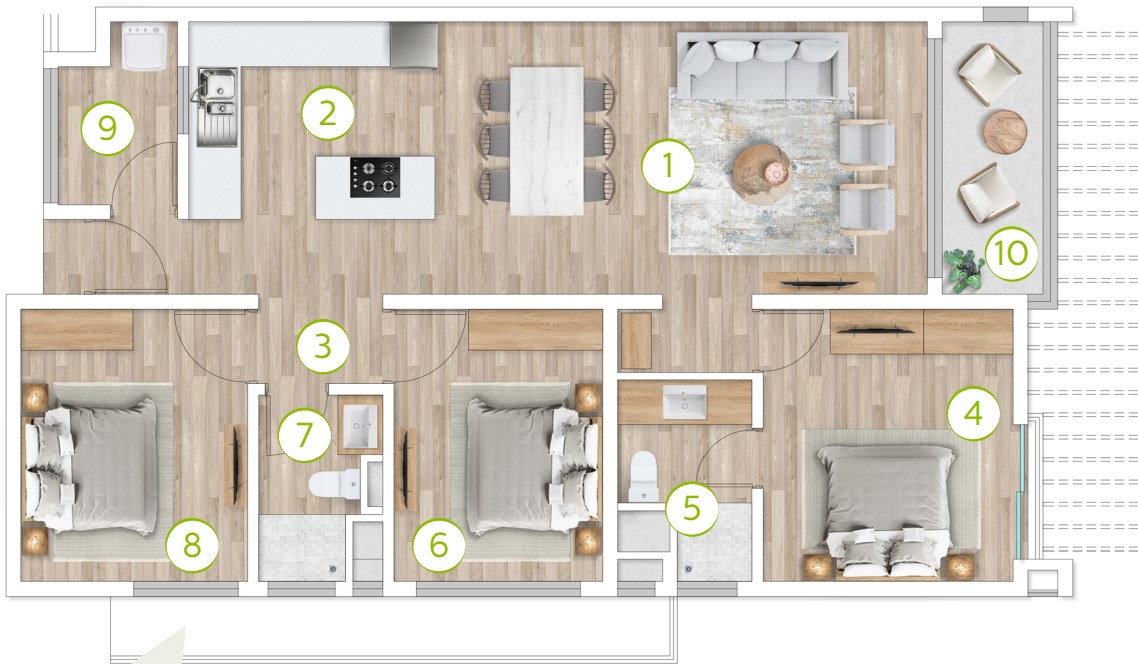


APARTMENT 2 BEDROOMS

Surface Area | Superficie

1	Living & Dining	24 m²
2	Kitchen	10 m²
3	Circulation	4 m²
4	Bedroom 1	11 m²
5	Bath & WC	4 m²
6	Bedroom 2	10 m²
7	Laundry	4 m²
8	Terrace	6 m²

Gross Internal Area	76 m²
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APARTMENT 3 BEDROOMS

Surface Area | Superficie

1	Living & Dining	24 m²
2	Kitchen	12 m²
3	Circulation	6 m²
4	Bedroom 1	12 m²
5	Ensuite Bath	5 m²
6	Bedroom 2	10 m²
7	Common Bath	4 m²
8	Bedroom 3	11 m²
9	Laundry	4 m²
10	Terrace	6 m²

Gross Internal Area	99 m²
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PENTHOUSE

Surface Area | Superficie

1	Living & Dining	35 m²
2	Kitchen	11 m²
3	Circulation	16 m²
4	Bedroom 1	11 m²
5	Ensuite Bath 1	5 m²
6	Common Bath	4 m²
7	Bedroom 2	24 m²
8	Ensuite Bath 2	6 m²
9	Bedroom 3	12 m²
10	Bedroom 4	14 m²
11	Laundry	7 m²
12	Terrace 1	19 m²
13	Terrace 2	6 m²

Gross Internal Area 183 m²



LEGEND

- 1 Entrance
- 2 Parking 1
- 3 Parking 2
- 4 Parking 3
- 5 Drop-off

Architectural Specifications

General Estate / Common Facilities:

- Security entrance gate and security post
- On-site parking / Bin store
- Landscaped gardens
- Access control and video entry
- 24- hour estate management
- Monitored CCTV in strategic areas
- Video entry 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

2 Bedroom & 3 Bedroom Apartments

Kitchens:

- Fitted kitchens with integrated appliances and extract hood in oak veneer or lacquered finish

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
- Suspended consealed 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
- Data hub and Wi-fi to all areas

Internal Finishes:

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

Lighting and electrical:

- Air conditioning units to be provided in bedrooms only
- Led mood lighting
- Electric water heater for hot water

Entertainment & Communication:

- Integrated system to allow satellite (English & French channels) TV/FM points in living and master bedroom
- Data hub and Wi-fi to all areas

Elite Specifications

Luxury Apartments & Penthouse

Kitchens:

- Fitted kitchens with integrated appliances and extract hood in oak veneer or lacquered finish

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
- Suspended consealed WC, soft closing

Living areas:

- Ceramic tiling on floors with timber skirting

Internal Finishes:

- Oak veneer doors and lacquered timber frames and architraves
- Low VOC paint
- Aluminium openings throughout
- Tiled balconies

Lighting and electrical:

- Air conditioning units to be provided in bedrooms only
- Led mood lighting
- Solar water heater for hot water to penthouses

Entertainment & Communication:

- Integrated system to allow satellite (English & French channels) TV/FM points in living and master bedroom
- Data hub and Wi-fi to all areas



“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



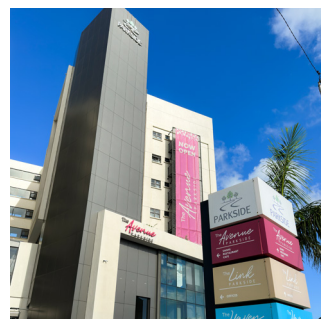
Trianon Riverpark Residences
Trianon



Aurore Beach Villas
Belle Mare



Plaza Boulevard
Rose Hill



Parkside Lifestyle Destination
& Residences
Sodnac Phoenix





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