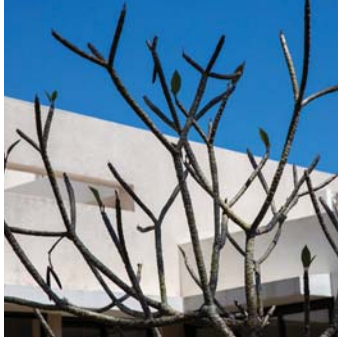


Les Hauts Champs

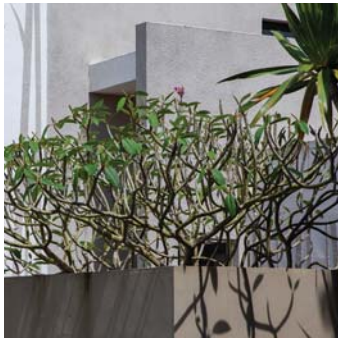
Welcome to the countryside.



Certain places give back
the energy you bring to them.

In Piton, the air follows the slow pulse
of the earth beneath an ancient canopy.
Here, the calm of the countryside remains
within easy reach of the North's vibrant hubs.
You hear the wind move through the leaves,
watch the light shift across the grass, and feel
the world slow down around you.

Somewhere along the way,
home starts to feel like this.



A dialogue with time

There is a profound comfort in a home that shares its space with history. It is a landscape that has already found its peace.



Les Hauts Champs

A living estate with roots

Les Hauts Champs is an estate with a life already in motion. It carries a presence that only time can grant, with mature trees that cast long shadows and a low-density masterplan that invites you to linger.

As you enter, the landscape feels full of meaning. The quiet mirror of the lake, a banyan that anchors the view, heritage traces, and the weathered grace of a locomotive telling its own silent tale... A collection of stories gathered over decades, now waiting for yours to begin.



A place to simply be

Home is where the world's noise finally fades.
Surrounded by green, the bonds we share feel more
grounded, more human, and infinitely more still.



Les Hauts Champs

Phase 2

A new chapter with the same soul

Phase 2 is a limited collection of 17 single-storey villas designed to nestle into the greenery, like a secret held by the trees.

The architecture yields to the landscape to keep life grounded, ensuring each home finds its natural seat within the timeless composure of the region.



Computer-Generated Image: Aerial view

Beauty in the balance

When the landscape leads, everything else falls
into place. It is the quiet comfort of a home that finally
knows where it belongs.





● Type A ● Type B ● Type B2 ● Type B3

Plot	Land Area (m²)
13	451.89
14	487.12
15	451.66
16	510.41
17	462.42
18	508.03
19	470.66
20	477.47
21	454.32
22	441.90
23	451.82
24	421.79
25	465.40
26	418.02
27	466.75
28	456.03
29	514.94

A landscape that holds the silence

At the gates of Les Hauts Champs, the rush of the world begins its gradual fade, settling the spirit before you even reach your door. By the time you turn the key, the estate has already spoken: green, grounded, and still.

Intentionally human in scale, the masterplan prioritises soft mobility with internal roads designed for pedestrians and cyclists. The architecture recedes to let the landscape breathe, creating a neighbourhood that feels effortless to navigate... and even easier to call home.



Computer-Generated Image: Pool view of a villa Type A



Computer-Generated Image: Living view of a villa Type A

Villas

Type A

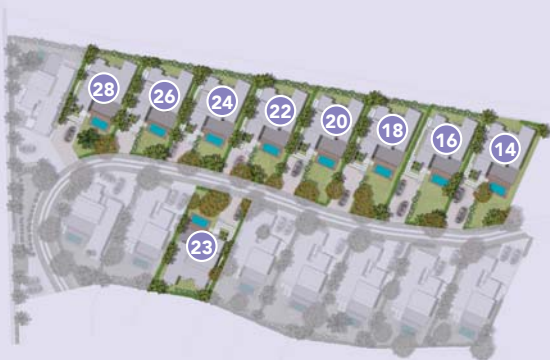
A greener arrival, every day

Villa Type A is designed for those who love to be greeted by nature. With the garden positioned at the front, the entrance becomes a natural frame that opens the house to the greenery.

While the standard layout offers a grounded sanctuary of three bedrooms, the home is designed to grow with you. The versatile footprint remains flexible, with the option to add a fourth bedroom, a terrace, and a private pool to extend the lifestyle outward.

Villas | Type A

Base Option



Ground Floor Internal Covered Areas		m²
1	Entrance lobby	1.54
2	Open living dining / kitchen	42.21
3	Laundry / back kitchen	3.12
4	Circulation	7.98
5	Desk	1.90
6	Bedroom 1	11.60
7	Common bathroom	4.33
8	Bedroom 2	9.75
9	Master bedroom	13.05
10	Master dresser	4.45
11	Master bathroom	5.25
Total		105.18

Ground Floor External Covered Areas		m²
12	Covered porch	1.55
Total		1.55

Walls & ducts	12.27
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Total Ground Floor Covered Area	119.00
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Villas | Type A

Full Option



Ground Floor Internal Covered Areas		m²
1	Entrance lobby	1.54
2	Open living dining / kitchen	42.21
3	Laundry / back kitchen	3.12
4	Circulation	9.20
5	Bedroom 1	11.60
6	Common bathroom	4.33
7	Bedroom 2	9.75
8	Master bedroom	13.05
9	Master dresser	4.45
10	Master bathroom	6.28
11	Bedroom 3 (option)	11.42
12	Store (option)	2.70
Total		119.65

Ground Floor External Covered Areas		m²
13	Covered porch	1.55
14	Covered terrace (option)	24.00
Total		25.55

Walls & ducts	14.83
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Total Ground Floor Covered Area	160.03
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Optional items		m²
15	Pool & decking	21.80







Computer-Generated Image: Living view of a villa Type B

Villas

Type B

Tucked into the quiet

Villa Type B keeps its best moments tucked away. By positioning the garden to the rear, the home feels entirely sheltered, creating a private world where the living room simply dissolves into the greenery.

Everything stays on one level, with three bedrooms intelligently arranged for comfort and ease. The layout is designed for effortless living, with the option to include a fourth bedroom, a terrace, and a pool for a life lived at the pace of the afternoon sun.

Villas | Type B

Base Option



Ground Floor Internal Covered Areas		m²
1	Entrance lobby	2.95
2	Open kitchen	14.13
3	Dining TV / lounge	22.90
4	Laundry / back kitchen	3.73
5	Circulation	8.31
6	Master bedroom	14.00
7	Master dresser	2.97
8	Master bathroom	6.41
9	Common bathroom	4.48
10	Bedroom 1	10.47
11	Bedroom 2	10.90
Total		101.25

Ground Floor External Covered Areas		m²
12	Covered porch	2.00
Total		2.00

Walls & ducts	12.75
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Total Ground Floor Covered Area	116.00
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Villas | Type B

Full Option



Ground Floor Internal Covered Areas		m²
1	Entrance lobby	2.95
2	Open kitchen	14.13
3	Dining TV / lounge	22.90
4	Laundry / back kitchen	3.73
5	Circulation	8.31
6	Master bedroom	14.00
7	Master dresser	2.97
8	Master bathroom	6.41
9	Common bathroom	4.48
10	Bedroom 1	10.47
11	Bedroom 2	10.90
12	Bedroom 3 (option)	10.33
13	Store (option)	2.20
Total		113.78

Ground Floor External Covered Areas		m²
14	Covered porch	2.00
15	Covered terrace (option)	20.00
Total		22.00

Walls & ducts	15.62
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Total Ground Floor Covered Area	151.40
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Optional items		m²
16	Pool & decking	24.00







Computer-Generated Image: Bathroom view of a villa Type B

Villas

Type B2 & B3

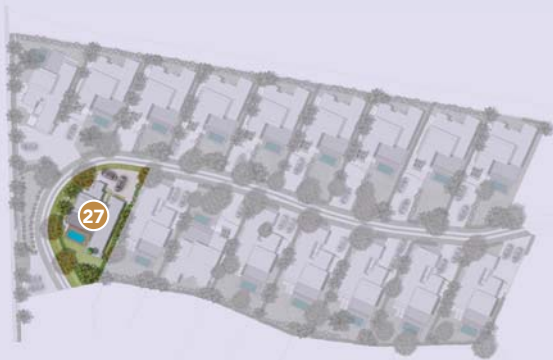
**Sculpted by the terrain,
tailored for you.**

Inspired by the signature Type B model, villas B2 and B3 have been thoughtfully adapted to the natural curves of their specific plots. These homes offer an orientation that honours the topography, turning the terrain itself into a unique design feature.

They carry the same garden-led spirit, yet subtle shifts in placement grant each villa its own character and a private window to the sky. They remain modern retreats that can be expanded to match your lifestyle.

Villa | Type B2

Base Option

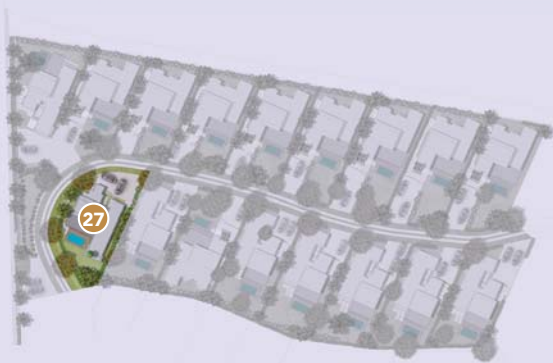


Ground Floor Internal Covered Areas		m²
1	Entrance lobby	2.00
2	Open living dining / kitchen	40.19
3	Laundry / back kitchen	4.78
4	Circulation	9.14
5	Bedroom 1	13.40
6	Bedroom 2	10.68
7	Common bathroom	4.47
8	Master bedroom	12.50
9	Master dresser	2.93
10	Master bathroom	6.39
Total		106.48
Ground Floor External Covered Areas		m²
11	Covered porch	2.09
Total		2.09
Walls & ducts		11.94
Total Ground Floor Covered Area		120.51



Villa | Type B2

Full Option



Ground Floor Internal Covered Areas		m ²
1	Entrance lobby	2.00
2	Open living dining / kitchen	40.19
3	Laundry / back kitchen	4.78
4	Circulation	9.14
5	Bedroom 1	13.40
6	Bedroom 2	10.68
7	Common bathroom	4.47
8	Master bedroom	12.50
9	Master dresser	2.93
10	Master bathroom	6.39
11	Store (option)	2.11
Total		108.59

Ground Floor External Covered Areas		m ²
12	Covered porch	2.09
13	Covered terrace (option)	26.00
Total		28.09

Walls & ducts	13.91
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Total Ground Floor Covered Area	150.59
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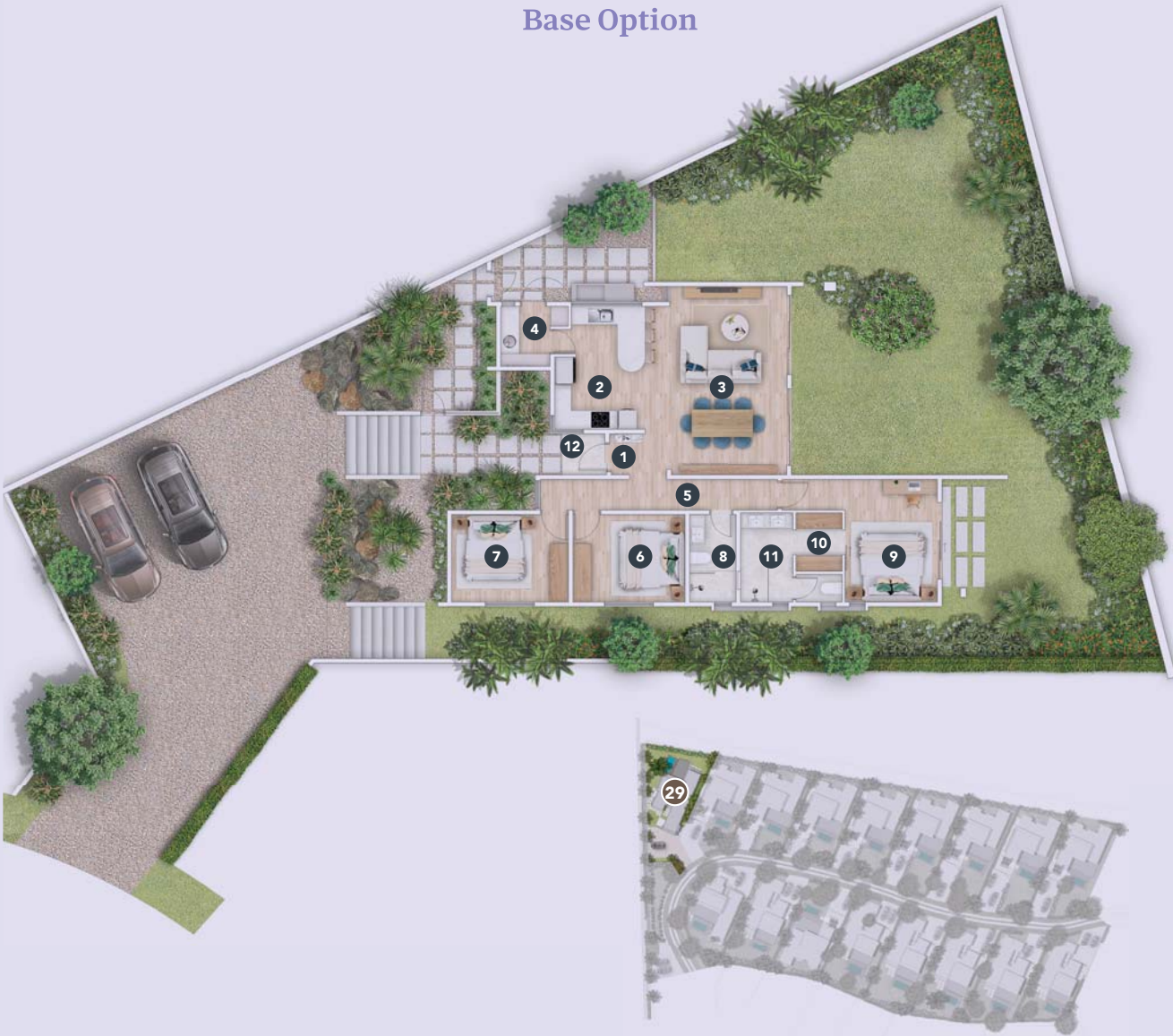
Optional items		m ²
14	Pool & decking	23.40





Villa | Type B3

Base Option



Ground Floor Internal Covered Areas		m²
1	Entrance lobby	2.95
2	Open kitchen	14.13
3	Dining TV / lounge	25.13
4	Laundry / back kitchen	3.73
5	Circulation	10.98
6	Bedroom 1	10.47
7	Bedroom 2	10.90
8	Common bathroom	4.48
9	Master bedroom	14.00
10	Master dresser	2.97
11	Master bathroom	6.41
Total		106.15

Ground Floor External Covered Areas		m²
12	Covered porch	2.00
Total		2.00

Walls & ducts	10.82
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Total Ground Floor Covered Area	118.97
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Villa | Type B3

Full Option



Ground Floor Internal Covered Areas		m²
1	Entrance lobby	2.95
2	Open kitchen	14.13
3	Dining TV / lounge	25.13
4	Laundry / back kitchen	3.73
5	Circulation	10.98
6	Bedroom 1	10.47
7	Bedroom 2	10.90
8	Common bathroom	4.48
9	Master bedroom	14.00
10	Master dresser	2.97
11	Master bathroom	6.41
12	Bedroom 3 (option)	12.66
13	Store (option)	2.20
Total		121.01

Ground Floor External Covered Areas		m²
14	Covered porch	2.09
15	Covered terrace (option)	20.00
Total		22.09

Walls & ducts	14.31
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Total Ground Floor Covered Area	157.41
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Optional items		m²
16	Pool & decking	24.17



A sense of wonder

The best memories are found in the wild corners of the everyday. It is the freedom to roam, to climb, and to grow in the light.





Investing in Les Hauts Champs

Les Hauts Champs offers a rare balance: the quiet grace of the countryside with the island's pulse always within reach.

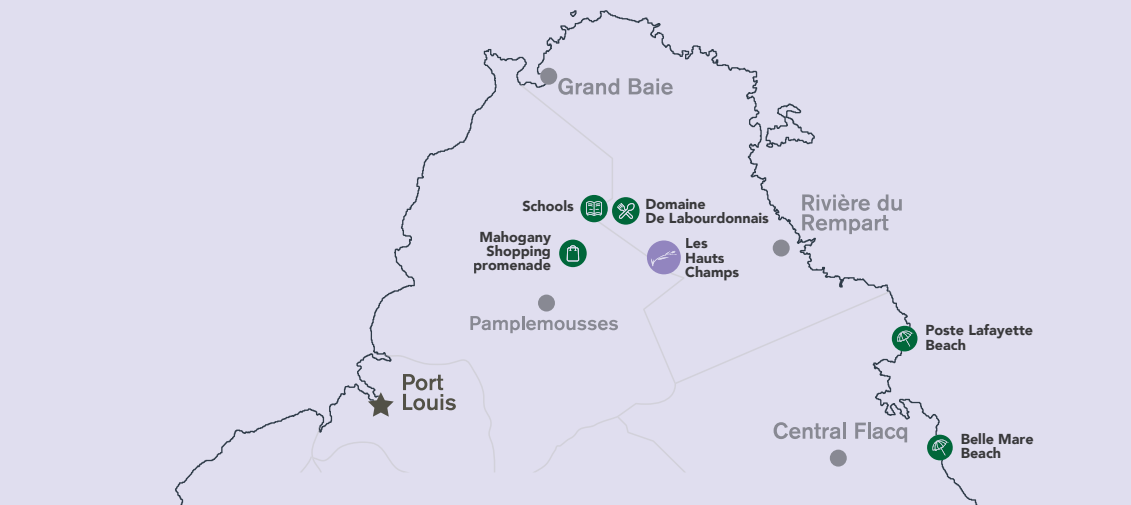
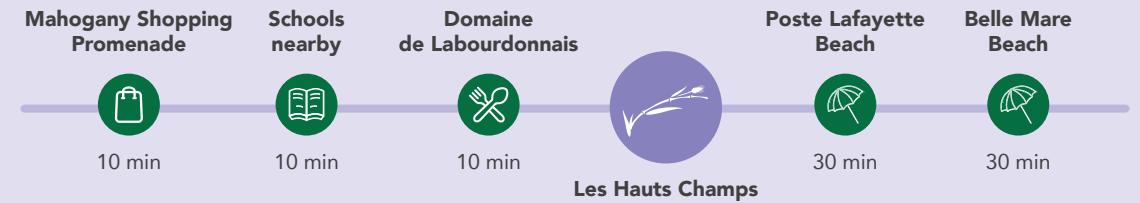
Piton's central location acts as a quiet anchor, making the North's key spots feel like a natural extension of your home.



The North's best-kept secret

From the Mahogany Shopping Promenade in Beau Plan to the heritage charm of Domaine de Labourdonnais, everything feels close at hand. Even the school run becomes a simpler affair, with École du Nord, IPS, and Northfields nearby. And when the ocean calls, the wild beauty of Poste Lafayette and the turquoise lagoons of Belle Mare are just a short drive away.

A choice that settles in beautifully, and only grows more desirable with time.



A legacy in the making

Beyond the architecture lies the life that fills it.
The open sky and mature trees provide the living
backdrop for a family story that is only just beginning.



Les Hauts Champs

Specifications

STRUCTURE

The villas are made of a reinforced concrete structure, covered with a combination of flat reinforced concrete roofs. Walls on the exterior perimeter are made of 150 mm thick blocks / reinforced walls, and internal dividing block walls range from 100 mm to 150 mm in thickness.

FLOOR FINISHES

Internal Areas

LVT or SPC Flooring as per Architect's specifications.

External Areas

Porcelain/ceramic tiles with non-slip finish as per Architect's specifications.

Wet Areas

Porcelain/ceramic tiles with non-slip finish as per Architect's specifications.

Skirtings

100 mm PVC skirtings.

WALL FINISHES

External

Cementitious plaster on the block walls and concrete structure with floated finish, with one coat of primer and 2-3 coats of paint according to Architect's and Engineer's specifications.

Cladding

Stone cladding as per Architect's design and specifications.

Internal Plaster

Cementitious or equivalent smooth plaster to all block walls and structure, with one coat of primer and 2-3 coats of paint according to Architect's specifications.

Showers

Cementitious smooth plaster and/or ceramic tiles as per Architect's specifications.

CEILING

In General

Smooth plaster for all interior ceilings and painting according to the Architect's plans.

ROOF COVER

Flat Roofs

A concrete slab roof according to specifications of the Structural Engineer and Architect.

PROTECTIVE TREATMENT AND WATERPROOFING

Termite Control

A termite barrier or tarp will be provided according to Architect's specifications.

Waterproofing

Double layer of waterproofing membrane or equivalent for all flat roofs, with a 10-year guarantee.

Interior

All interior shower walls will receive a waterproofing treatment.

OPENINGS

External Openings

Powder-coated aluminium openings consisting of extruded sections and laminated glass, all to Architect's specifications and Engineer's cyclonic recommendations.

Main Entrance Door

Semi-solid timber door as per Architect's specifications and drawings.

Internal Doors

Semi-solid timber flush doors and sliding doors as per Architect's specifications and drawings.

SANITARY FITTINGS

Sanitary ware, taps, and accessories will be installed in all bathrooms and kitchens as per Architect's specifications and drawings.

BUILT-IN FURNITURE

Bathrooms

Vanity units with a melamine finish, with integrated resin basin and countertops according to specialist's recommendations. Shower doors with tempered glass where required by Architect.

Kitchen

Integrated kitchen counter with granite/quartz countertop or equivalent, as specified by the Architect. Kitchen appliances are excluded but electrical and service provisions shall be provided, and spaces shall be designed in accordance with standard appliance dimensions.

EXTERNAL, PARKING, AND PLOT BOUNDARIES

Ground Finish

Parking – Macadam or crushed corals ground finish as per Architect's selection.

Garden – Grass, crushed coral and paving slabs as per Landscape Architect's specifications and drawings.

Plot Boundaries

1,800 mm high rendered and painted wall and 1,800 mm high fence, defined according to architectural drawings.

General Arrangement

In situ concrete vehicular tracks.

Green landscaped areas with ornamental plants.

Open-to-street parking concept.

STORMWATER MANAGEMENT

Stormwater Drainage

Each built unit will be equipped with the standard gullies, drains, and absorption pits as per Architect's and Engineer's specifications.

SECURITY

Electric Fence

Electric fence shall be installed along the perimeter boundary of Les Hauts Champs, in accordance with the MEP engineer's specifications.

COLD/HOT WATER SERVICE

Cold Water Network

Concealed and pressurised system distributed via centralised water tanks. The billing system is managed via the co-ownership syndics.

Hot Water Network

Domestic hot water shall be provided by an individual electric water heater as per MEP engineer's specifications.

WASTEWATER MANAGEMENT

Wastewater

Wastewater shall be collected in an individual septic tank and discharged to an absorption pit in accordance with the MEP engineer's drawings and specifications.

VENTILATION

Air Conditioning

Provision shall be made for electrical connections to accommodate the future installation of air conditioning units in all bedrooms.

Ceiling Fan

Provision shall be made for an electrical connection to accommodate a ceiling fan in the living room.

ELECTRICITY

Electrical Power Distribution within the Villa

Each residence will consist of a power/lighting layout in accordance with the Architect's/ID positioning and light specifications. Adequate surge protection devices shall be allowed at the electrical panel. The type of installation will be in mono-phase power supply.

Small Power

Standard power outlets shall be provided throughout the villa, including bedrooms and kitchen areas, to accommodate typical domestic appliances. No UPS system shall be provided.

Standby Power

No standby power is envisaged for the system.

Lighting System

Light fittings will be LED energy-efficient type. All fittings will be individually controlled via local light switches. No dimming system is envisaged.

ICT SYSTEMS – STRUCTURED CABLING (DATA AND TELEPHONY)

ICT

An incoming optical fibre cable will terminate at an optical network terminal within the villa. Structured cabling shall be provided to designated connection points for television, data, and access points. The subscription and active equipment shall be arranged by the owner with their chosen service provider.

TV

Electrical and data points shall be provided in the living room and master bedroom TV areas. Equipment will be provided by the owner.

LANDSCAPE

The landscaping will be as per the Landscape Architect's design and specifications.

Optional Features

ADDITIONAL BEDROOM

Optional additional bedroom constructed in reinforced concrete structure with flat roof. Internal floor finish in LVT or SPC Flooring. Walls finished with smooth plaster and paint. Provision for ceiling fan (conduits and cables).

SWIMMING POOL

Pool Type

Fibreglass swimming pool including pool pump room and filtration system.

Pool Finish

Fibreglass as per specialist design.

Pool Deck

Timber pool deck available as an option to suit the pool perimeter

COVERED TERRACE

The terrace shall be constructed in reinforced concrete structure, covered with a flat slab and complete with appropriate waterproofing and drainage.

The terrace floor shall be finished with porcelain/ceramic tiles with non-slip finish as per Architect's specifications.



The people behind the place

Les Hauts Champs Phase 2 is the result of a collective that shares a profound respect for the Mauritian landscape.

From the first sketch to the final stone, our team ensures that the project remains a place of integrity, beauty, and soul.

Architect	:	RSA Architects Ltd
Quantity Surveyor	:	Linchpin Ltd
Civil & Structural Engineer	:	Neo Consult Co Ltd
M&E Engineers	:	KYA Engineers Ltd
Land Surveyor	:	CDDS Ltd
Notary	:	Me Gregory Hart de Keating
3D Imagery	:	3-Motions

Listen closely. Nature is calling you home.

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