

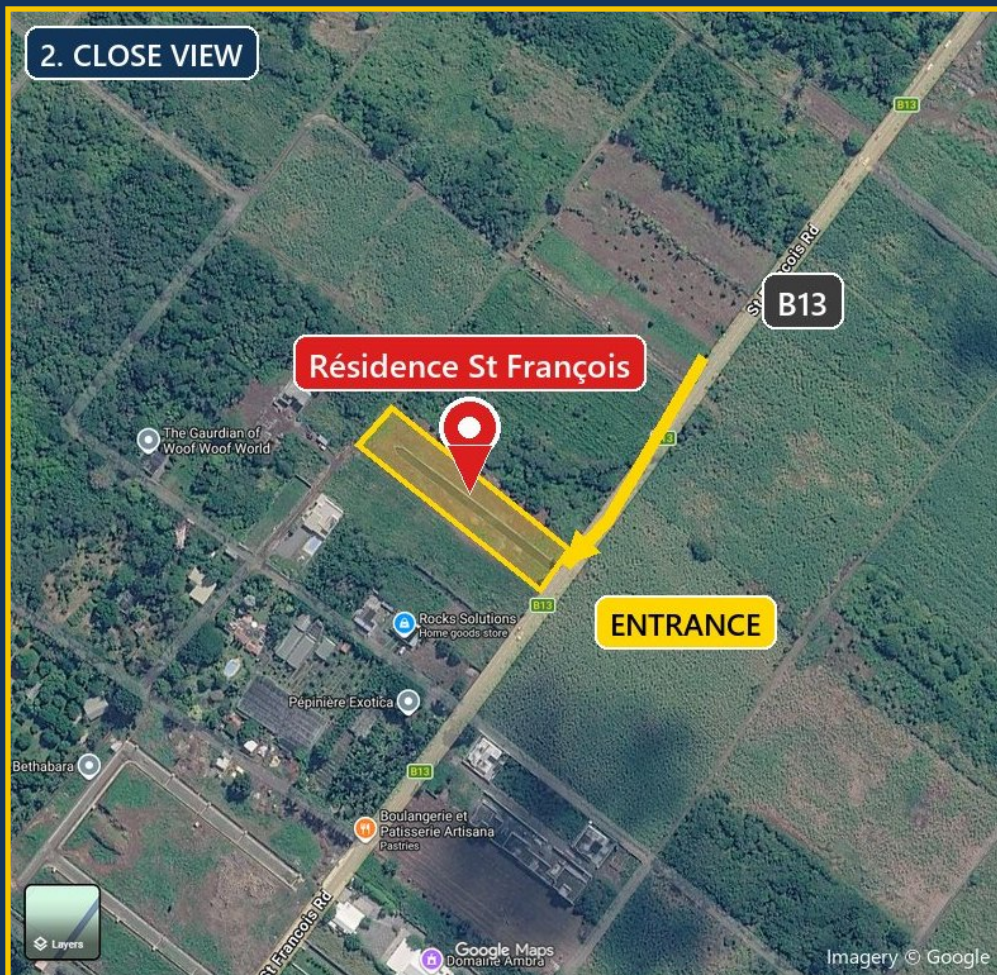
NOUZOLILAKAZ PROPERTIES · LAND FOR SALE

Résidence St François

Résidences des Roses · Calodyne

B13 coastal road (Mon Choisy – Cap Malheureux), north Mauritius

Titled freehold plots with an approved permit for a G+1 villa with pool on every plot — only 3 of 14 left.



3 lots left

Lots 1, 8 and 14

From Rs 2,940,062

6.89 – 7.00 perches

Approved permit

G+1 villa + pool per plot

UPDATED OCTOBER 2026

Contact Kavesh 5854 0944

Nouzolilakaz Properties

Why Résidence St François

Key selling points · Calodyne, B13 coastal road

- **Prime north-coast location**

Directly on the B13 coastal road (Mon Choisy – Cap Malheureux) between Grand Gaube and Cap Malheureux, about 1 km from Intermart Calodyne and a short drive from Grand Baie.

- **Individual title in copropriété**

Freehold plots in the copropriété “Résidences des Roses” (règlement de copropriété TV202609/000087, 18 Aug 2026). Each buyer gets a titled lot. Morcellement approved.

- **Approved Building & Land Use Permit**

BLP1-DCRR-2026-1101 (District Council of Rivière du Rempart, 29 Jul 2026) for a ground + first floor house of about 130 m² with swimming pool on every plot. Construction must start within 3 years. Copy available on request.

- **Land only — build your own villa**

You buy the plot; the approved permit covers a G+1 house with pool on each plot.

- **Private access road**

5.00 m private road (chemin de sortie) with 1.50 m reserves, entered directly off the B13.

- **Utilities**

CEB (electricity) and CWA (water) connection fee: Rs 75,000, payable at the notary. Our agent Kavesh handles the CEB / CWA applications.

- **Cash or bank loan**

Both accepted. A 10% deposit secures your lot.

- **Very few plots left**

14 plots in total — only 3 still available: Lots 1, 8 and 14.

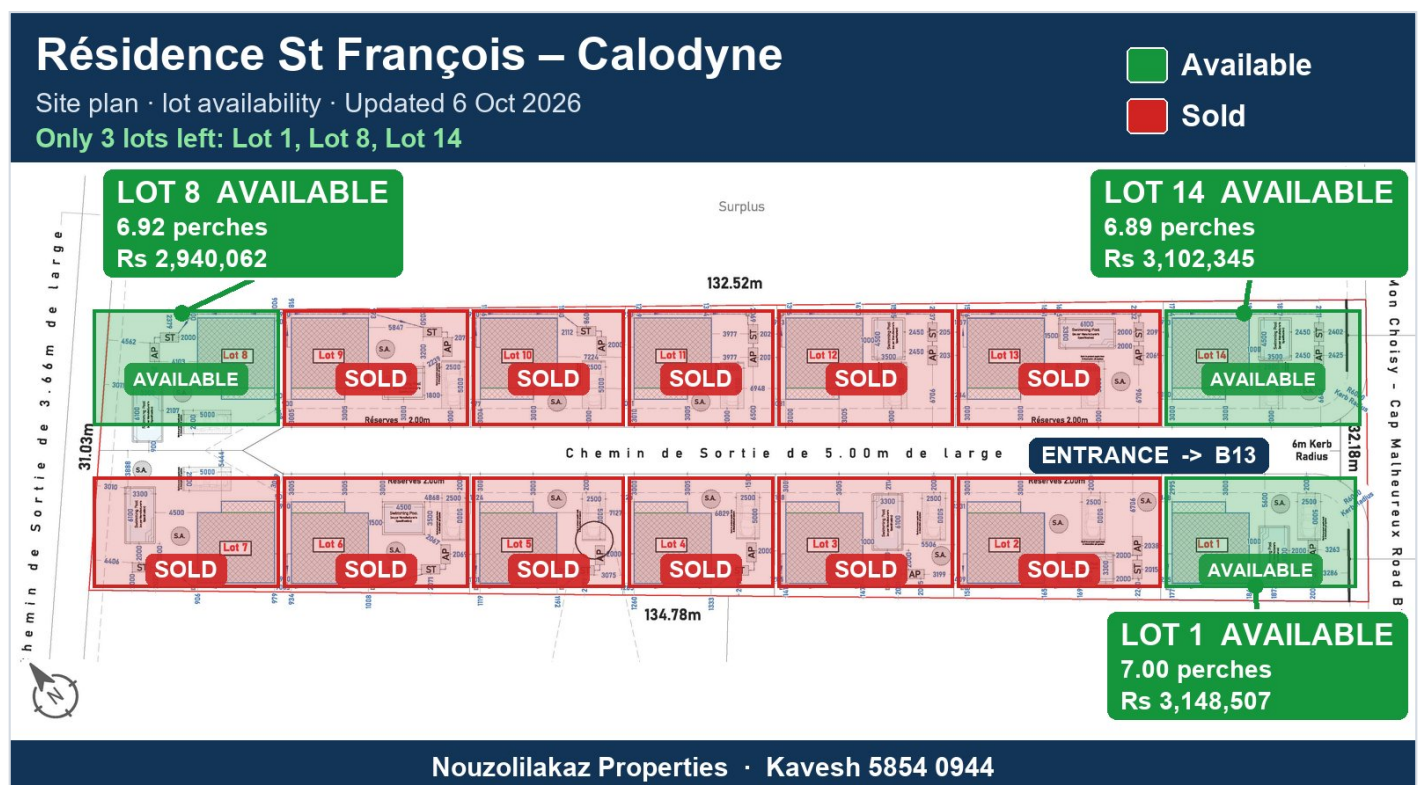
Available lots

Updated October 2026 · only 3 of 14 plots left

Lot	Size (perches)	Area (m ²)	Price (Rs)	Note
1	7.00	295.33	3,148,507	Corner plot
8	6.92	292	2,940,062	
14	6.89	291	3,102,345	Corner, nearest the B13

Prices exclude registration duty and notary fees (paid by the buyer). CEB / CWA connection fee Rs 75,000 payable at the notary. All other lots are sold or reserved.

Site plan — lot status



Green = available, red = sold. Plots are pegged and numbered on site.

How to get there

On the B13 road, Calodyne · directions and what's nearby

Résidence St François – Calodyne

How to get there · what's nearby · on the B13 road, Calodyne (north Mauritius)



HOW TO GET THERE

- 1 Take the B13 coastal road (Mon Choisy – Cap Malheureux), between Grand Gaube and Cap Malheureux.
- 2 From Intermart Calodyne, drive about 1 km along the B13 (St François Rd).
- 3 The land is right on the B13: turn into the private 5 m road. Boundaries are pegged.
- 4 Call Kavesh 5854 0944 when you arrive.

WHAT'S NEARBY

 Kavish Supermarket 0.9 km · ~2 min · Supermarket	 Intermart Express Calodyne 1.0 km · ~2 min · Supermarket	 Pharmacy de Calodyne 1.1 km · ~2 min · Pharmacy	 Indian Oil petrol station 1.1 km · ~2 min · Petrol
 Petit Raffray Health Centre 1.2 km · ~2 min · Health centre	 Petit Raffray Govt School 1.4 km · ~3 min	 Goodlands SSS 1.5 km · ~3 min · Secondary	 Calodyne Public Beach 1.8 km · ~4 min · Public beach
 MCB Goodlands 3.2 km · ~6 min · Bank + ATM	 Super U Grand Baie 5.0 km · ~10 min	 La Croisette Grand Baie 5.9 km · ~12 min	 C-Care Grand Baie 6.3 km · ~13 min · Private clinic

Straight-line distances from the land; drive times are approximate. Places from Google Maps.

Google Maps: maps.app.goo.gl/cnAi9dSSgyNrHX1v8

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Open in Google Maps (tap):

maps.app.goo.gl/cnAi9dSSgyNrHX1v8

How to reserve your lot

Simple, secure steps through the notary

1 Visit the site — any day

Self-visit whenever suits you: the plots are pegged and numbered. Call Kavesh on 5854 0944 when you are on site.

2 Choose your lot

Pick from Lots 1, 8 or 14 while they are still available.

3 Pay a 10% deposit at the notary

The deposit is paid at the notary, Etude G.E. Sinatambou, Port Louis, and secures your lot. Cash or bank loan accepted. For loan buyers we send the title / PIN / permit to your bank the same day.

4 Pay the balance at the deed of sale

The balance is paid at the notary when the deed of sale is signed.

Buyer costs

- Notary fees and registration duty: paid by the buyer (the notary confirms the exact figures).
- Agency fee: 2% of the price.
- CEB / CWA connection fee: Rs 75,000, payable at the notary.

Documents

The approved Building & Land Use Permit **BLP1-DCRR-2026-1101** is available on request, together with the site plan.

BOOK YOUR VISIT TODAY

Kavesh 5854 0944

Call · Nouzolilakaz Properties