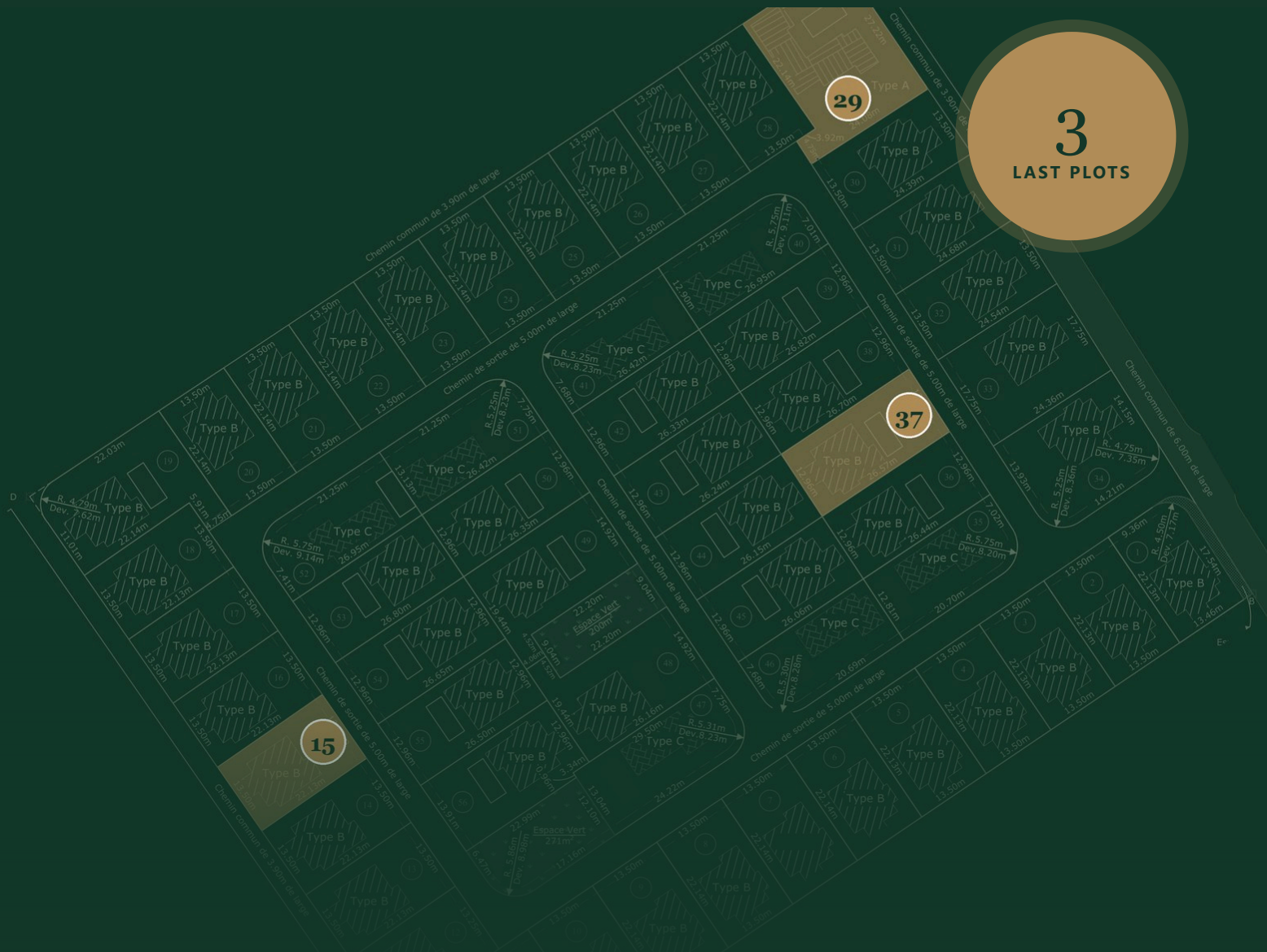




3
LAST PLOTS

BUILDING PLOTS · LOTS À BÂTIR

Résidence *Les Groves*

Gros Bois, Gros Billot — New Grove, Grand Port, Mauritius

3

plots left · lots 15, 29, 37

7 – 13

perches each

Rs 1.77M

from · Rs 250,000 per perche

Cash or bank loan · approved house plans
Site visits by appointment

WhatsApp

+230 5854 0944

56 plots, 3 left

Survey plan VM/2026/035
Title T.V. 202503/002201

Fifty-six building plots on 22,079 m² at Gros Bois, New Grove — between the M1 motorway and New Grove Road (B82). Every plot has surveyed boundaries, an approved house footprint and frontage onto a common road. Fifty-three are sold or reserved; three remain.

District	Grand Port
Locality	Gros Bois, Gros Billot — New Grove
Total surveyed area	22,079 m ²
Plots in the scheme	56
Plots still available	3 (lots 15, 29, 37)
Plot sizes left	7.08 – 13.37 perches
Price	Rs 250,000 per perche
Deposit to reserve	10%
Payment	Cash or bank loan
Survey plan / title	VM/2026/035 · TV 202503/002201

What comes with the plot

- Surveyed boundaries; plots are numbered on site
- An approved house footprint for an indicative design — Type A or Type B on the plots left
- Frontage onto a 6.00 m or 3.90 m common road; five 5.00 m exit roads
- Three green spaces within the scheme
- Cash purchase or bank financing both accepted

Land only. The plot price covers the land. Construction is not included — you build with your own architect and contractor, on the footprint already approved for your plot.

GARDEN

Between 65% and 71% of each available plot stays as garden after the house footprint and pool provision.

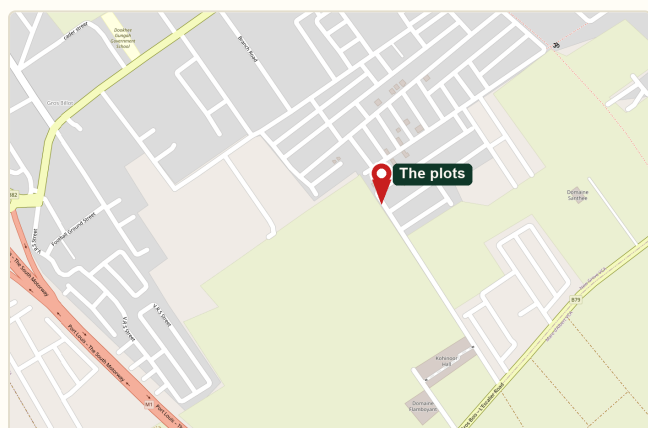
POOL PROVISION

Lots 29 and 37 carry a 24.85 m² pool provision on the plan. Lot 15 has none.

LOCATION

Gros Bois, New Grove

Grand Port, south-east Mauritius



Between the M1 (Port Louis – Plaisance) and New Grove Road B82, about 480 m from the Gros Bois – La Rosa link road, near Dookhee Gungah Government School and the Kohinoor wedding hall. The plots are numbered on site.



Google Maps pin

maps.app.goo.gl/hwL3fawFs1mZPvZ67

Scan to navigate to the site

NEARBY · STRAIGHT-LINE DISTANCE

Kohinoor wedding hall	0.4 km
Dookhee Gungah Govt School	0.8 km
New Grove village	1.0 km
M1 motorway, New Grove junction	≈ 1 km
Mare d'Albert	1.6 km

Rose Belle town	2.5 km
Plaine Magnien	4.8 km
SSR International Airport	7.2 km
Mahébourg	9.3 km
Blue Bay beach	10.8 km

AVAILABLE NOW

The three last plots

Rs 250,000 per perche
1 perche = 42.21 m²

15
7.08 perches
298.82 m²
Rs 1,770,000
land only

TYPE B

House footprint

96.50 m²

Pool provision

none

Garden

202.32 m²

Type B, ground + first floor. The most affordable plot left.

29
13.37 perches
564.36 m²
Rs 3,340,000
land only

TYPE A

House footprint

138.50 m²

Pool provision

24.85 m²

Garden

401.01 m²

Type A, single storey. The largest of the three plots left.

37
8.18 perches
345.15 m²
Rs 2,045,000
land only

TYPE B

House footprint

96.50 m²

Pool provision

24.85 m²

Garden

223.80 m²

Type B, ground + first floor, with a pool provision.

House footprint Pool provision Garden

Lot	Size	House type	Price	10% deposit
15	7.08 perches · 298.82 m ²	Type B · no pool provision	Rs 1,770,000	Rs 177,000
29	13.37 perches · 564.36 m ²	Type A · pool provision	Rs 3,340,000	Rs 334,000
37	8.18 perches · 345.15 m ²	Type B · pool provision	Rs 2,045,000	Rs 204,500

Reserve any of the three with a **10% deposit**. The balance is paid at the deed, in cash or through your bank loan.

ROADS

Plots front a 6.00 m or 3.90 m common road. Five 5.00 m exit roads link the scheme to the public road.

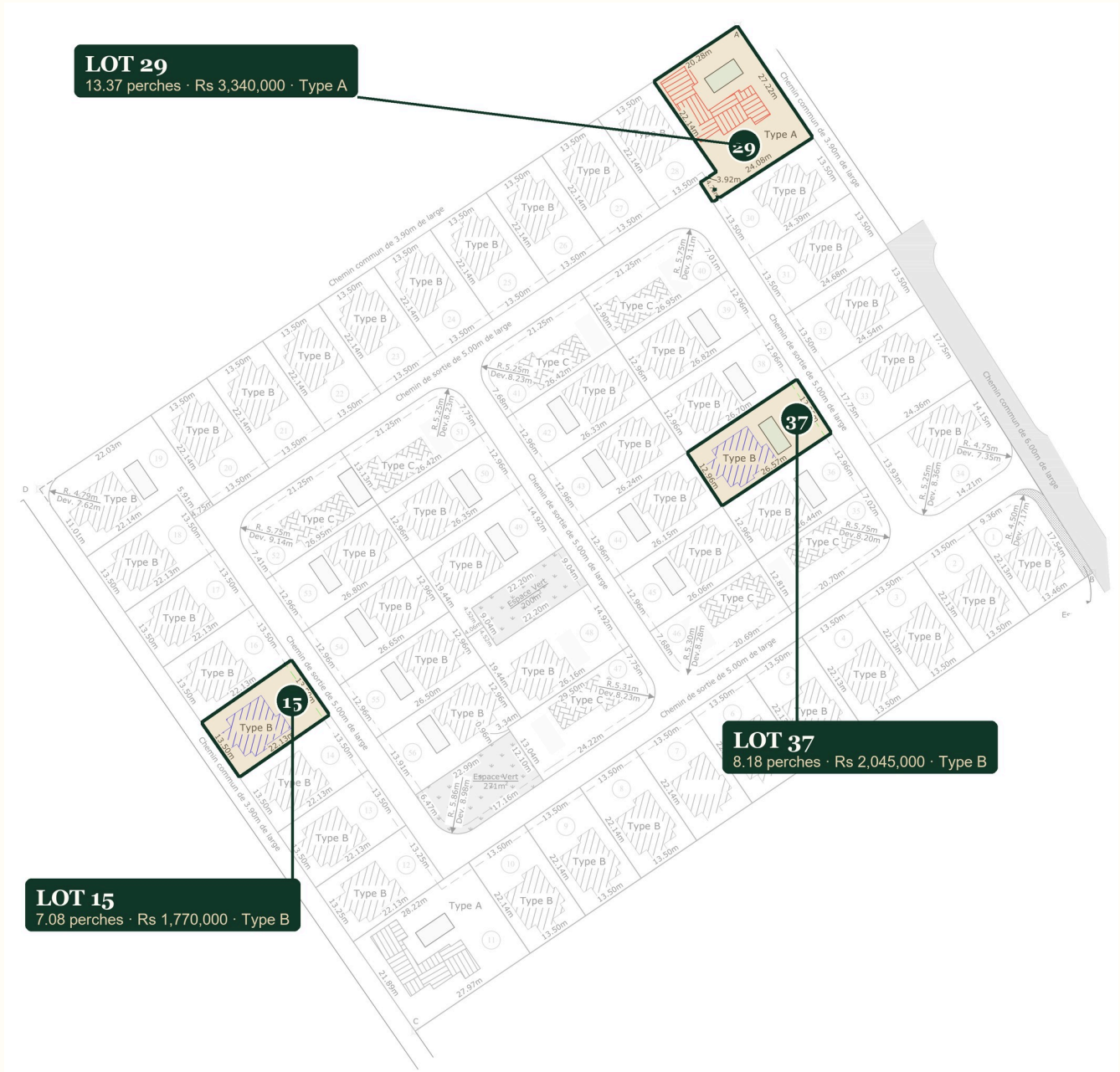
THE REST OF THE SCHEME

All other plots are sold or reserved. If a reservation falls through we will tell you first — ask to be put on the list.

SITE PLAN

Where the three plots are

From survey plan VM/2026/035
Highlighted: available · grey: sold or reserved

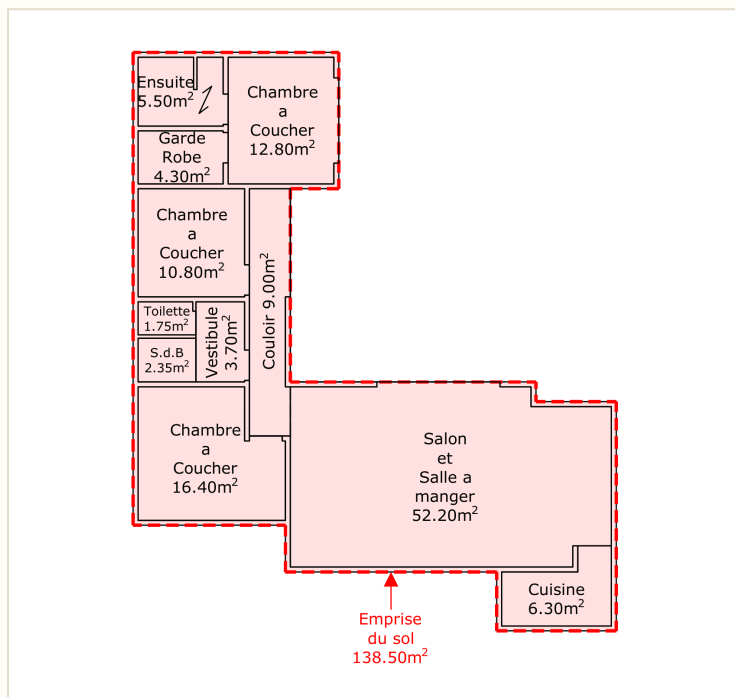


Plan d'implantation reproduced from the surveyor's plan. Lot 29 is at the top corner of the plan on the 3.90 m common road; lot 37 is in the middle of the scheme on a 5.00 m road; lot 15 is on the left side, on the 3.90 m common road. Ask for the full surveyor's plan on WhatsApp.

Type A and Type B

Indicative designs set out on the plan
Construction not included

Each plot carries an approved footprint for one indicative house design. You build with your own architect and contractor; the footprint and its position on the plot are already set out.

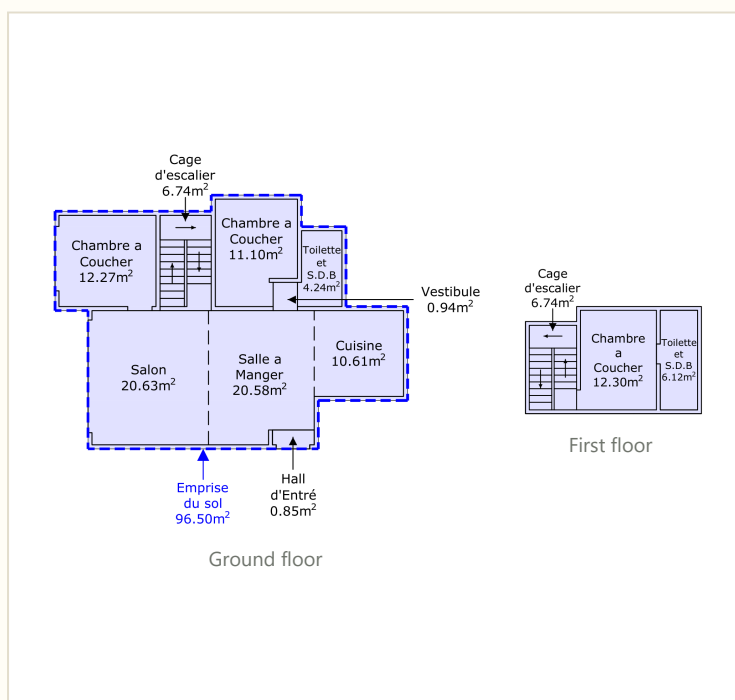


Type A

**FOOTPRINT 138.50 M² · SINGLE STOREY
ON LOT 29**

Living + dining	52.20 m ²
Master bedroom + ensuite + dressing	12.80 + 5.50 + 4.30 m ²
Bedrooms 2 and 3	16.40 · 10.80 m ²
Kitchen	6.30 m ²
Bathroom, separate toilet	2.35 · 1.75 m ²

3 bedrooms · 1 storey



Type B

**FOOTPRINT 96.50 M² · GROUND + FIRST
FLOOR
ON LOTS 15 AND 37**

Living room · dining room	20.63 · 20.58 m ²
Kitchen	10.61 m ²
Ground-floor bedrooms	12.27 · 11.10 m ²
First-floor bedroom	12.30 m ²
Two shower rooms with WC	4.24 · 6.12 m ²

3 bedrooms · 2 storeys

Four steps from plot to title

Cash or bank loan

1

Choose your plot

Tell us the lot number — 15, 29 or 37. Visit the site with us by appointment and check the boundaries against the plan.

2

Reserve with 10%

A 10% deposit secures the plot and takes it off the market. The balance is paid at the deed.

3

Cash or bank loan

Cash buyers go straight to the notary. If you are financing, we work to your bank's timeline for disbursement.

4

Sign at the notary

The deed is passed before the notary and the title is transferred into your name.

Three plots left at Résidence Les Groves.

WhatsApp +230 5854 0944

Nouzolilakaz Properties · site visits by appointment



Scan to chat

Areas and dimensions are taken from survey plan VM/2026/035 and are given in good faith. House types A and B are indicative designs shown on the plan; construction is not included in the plot price. Prices are quoted at Rs 250,000 per perche (1 perche = 42.21 m²), rounded to the nearest Rs 10,000, and exclude notary fees, registration duty and any other charges. Availability is correct at 23 October 2026 and is subject to prior sale. This document is marketing material and does not form part of any contract.