



DOMAINE DES HAUTES RIVES

YOUR DREAM | OUR PASSION

A project by Colbert

WELCOME TO DOMAINE DES HAUTES RIVES,
where luxury meets serenity



WEALTH

PROPERTIES

HOSPITALITY

At Colbert Holdings, we redefine excellence in real estate and investment in Mauritius, spanning three key pillars: Wealth Management, Properties and Hospitality. Our mission is to deliver exceptional value, whether by creating stunning properties, offering unmatched hospitality services, or guiding clients through strategic investment opportunities.

13

years of experience

+180

properties sold

+140 PLOTS FROM OUR PROJECTS AS THE DEVELOPER

+20 VILLAS FROM OUR PROJECTS

+20 PROPERTIES SOLD THROUGH OUR REAL ESTATE AGENCY





REDEFINING LUXURY WITH UNMATCHED EXCELLENCE

Welcome to Domaine des Hautes Rives, a prestigious and exclusive gated community nestled in the serene north-east of Mauritius, in Haute Rive. This exceptional development redefines high-end living with meticulously planned infrastructure, elegant architectural designs, and premium finishes; offering you a rare investment in comfort, sophistication, and value.

LUXURY LIVING, WITHIN YOUR REACH

Domaine des Hautes Rives stretches across 6 arpents (around 25,300 m²) in one of the island's most sought-after locations. Phase 1 features **38 residential plots** and **Phase 2 adds a further 15**, each carefully integrated into landscaped green spaces that create a serene and elegant living environment. With construction permitted on only 40% of each plot, every homeowner enjoys generous private outdoor areas while preserving the open, harmonious character of the estate. **Infrastructure works are already in progress**, paving the way for a prestigious residential community to take shape.





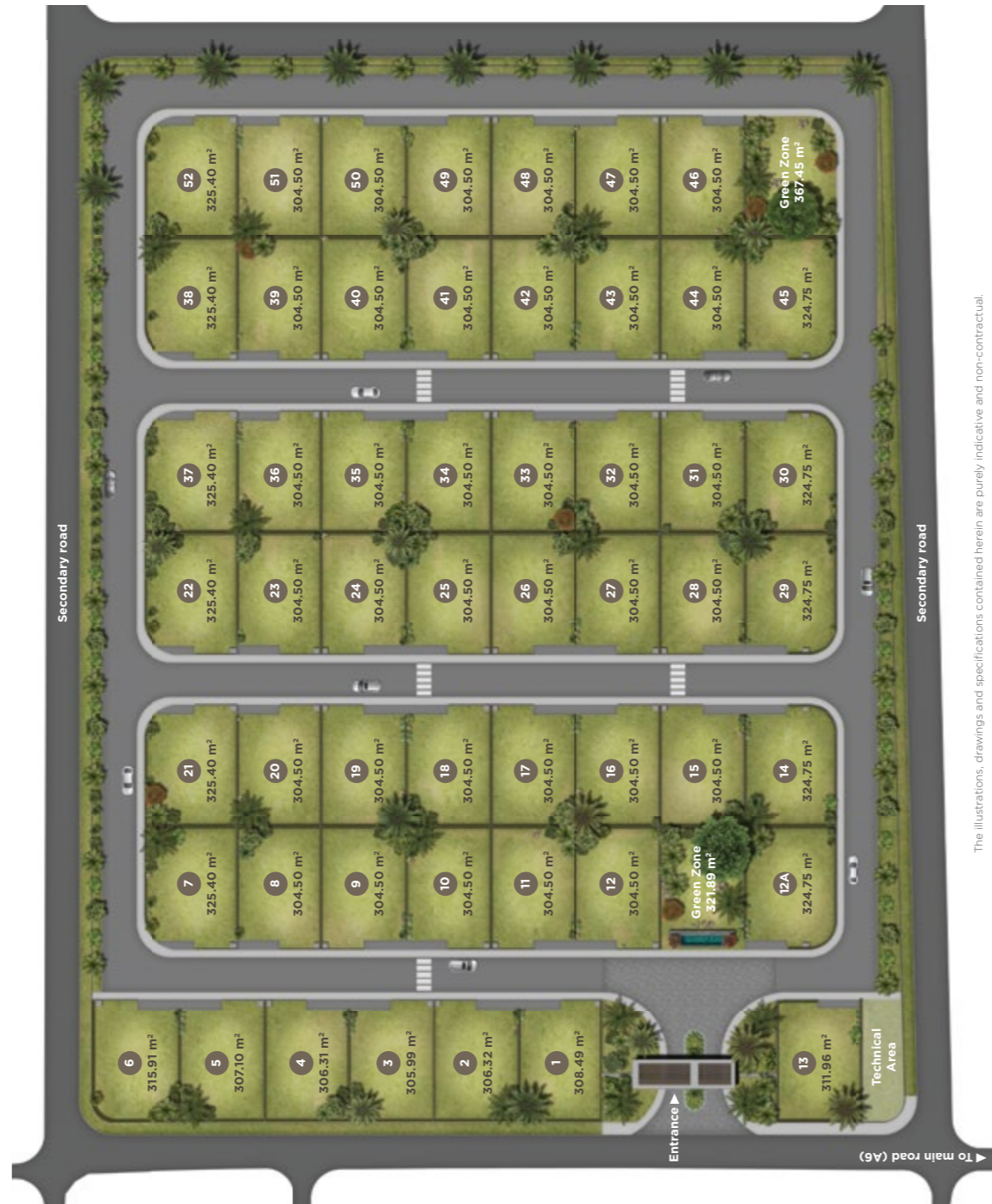
PROJECT HIGHLIGHTS

- 15 Premium Serviced Plots – Phase 2
- Plot sizes starting from 304.50 m² (approx. 7.21 perches)
- Pre-approved villa plans (146.03 m² - Built area)
 - 3 spacious en-suite bedrooms
 - Private swimming pools
 - Landscaped gardens
 - Stylish open terraces
- Only land is sold – Each plot comes with approved BLUP
- No agency fees
- Underground services: Electricity, telecom, and water
- Gated community with a detailed cahier des charges ensuring uniform quality and design
- Beautifully landscaped communal green spaces to enhance the living environment
- Prime location – Just minutes from Public beaches, Restaurants, Super U and Flacq

MASTERPLAN & FLOORPLAN



Domaine des Hautes Rives features over 689m² of lush green spaces, offering a serene and refreshing environment for residents to enjoy nature at its best.



The illustrations, drawings and specifications contained herein are purely indicative and non-contractual.



Total Built Area : 146.03 m²

| Villa - Ground Floor | | |
|--------------------------------|----------------------|-----------------------------|
| 1 | Kitchen | 11.98 m ² |
| 2 | Living / Dining | 27.58 m ² |
| 3 | Bedroom 1 | 14.13 m ² |
| 4 | Wardrobe | 2.54 m ² |
| 5 | Ensuite / Washroom 1 | 4.61 m ² |
| 6 | Circulation | 3.30 m ² |
| 7 | Staircase | 5.03 m ² |
| 8 | Guest WC | 1.95 m ² |
| | Block work wall | 14.16 m ² |
| Ground floor area | | 85.28 m² |
| 9 | Open Terrace | 24.56 m ² |
| 10 | Swimming Pool | 18.36 m ² |
| 11 | Carpark | 37.50 m ² |
| Total ground floor area | | 165.70 m² |
| Villa - First Floor | | |
| 12 | Bedroom 2 | 13.56 m ² |
| 13 | Ensuite 2 | 4.61 m ² |
| 14 | Bedroom 3 | 15.25 m ² |
| 15 | Ensuite 3 | 4.58 m ² |
| 16 | Circulation | 7.96 m ² |
| 17 | Balcony | 7.20 m ² |
| | Block work wall | 7.59 m ² |
| First floor area | | 60.75 m² |
| 18 | Open Terrace | 24.63 m ² |
| Total first floor area | | 85.38 m² |



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DESIGNED TO MEET THE HIGHEST CRITERIA

With **6-meter main roads** and a **1.5-meter reserve on both sides**, the project ensures smooth traffic flow and easy access. For a **syndic fee** of approximately **MUR 5,000**, residents enjoy premium services and maintenance. Our renowned contractor, **Square Deal Ltd**, guarantees excellence, unmatched quality, and meticulous attention to detail in every aspect of this prestigious development.



Efficient drainage systems



Grade A asphalted road



Street Lighting



Security Cabin



Electric Fencing



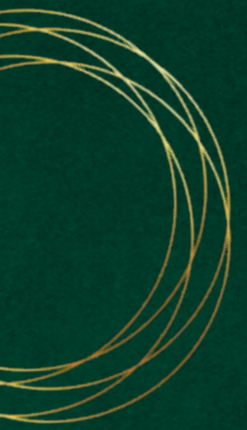
Expertly designed landscaping











OUR PROVEN TRACK RECORDS

Experience You Can Trust

Since 2012, Colbert Holdings has been a trusted partner for international investors and homeowners, guiding them with expertise and dedication. With a proven track record of over 180 properties sold and the trust of more than 800 clients, we continue to deliver value, security, and peace of mind.



SKANDIA VILLAS
27 SERVICED PLOTS - PROJECT DELIVERED!



DOMAINE DE POINTE AUX FEUILLES
41 PLOTS - PROJECT DELIVERED!



DOMAINE DE MONT MASCAL - 10 SERVICED PLOTS
IN PROGRESS



DOMAINE DES HAUTES RIVES

SCHEDULE A VISIT

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