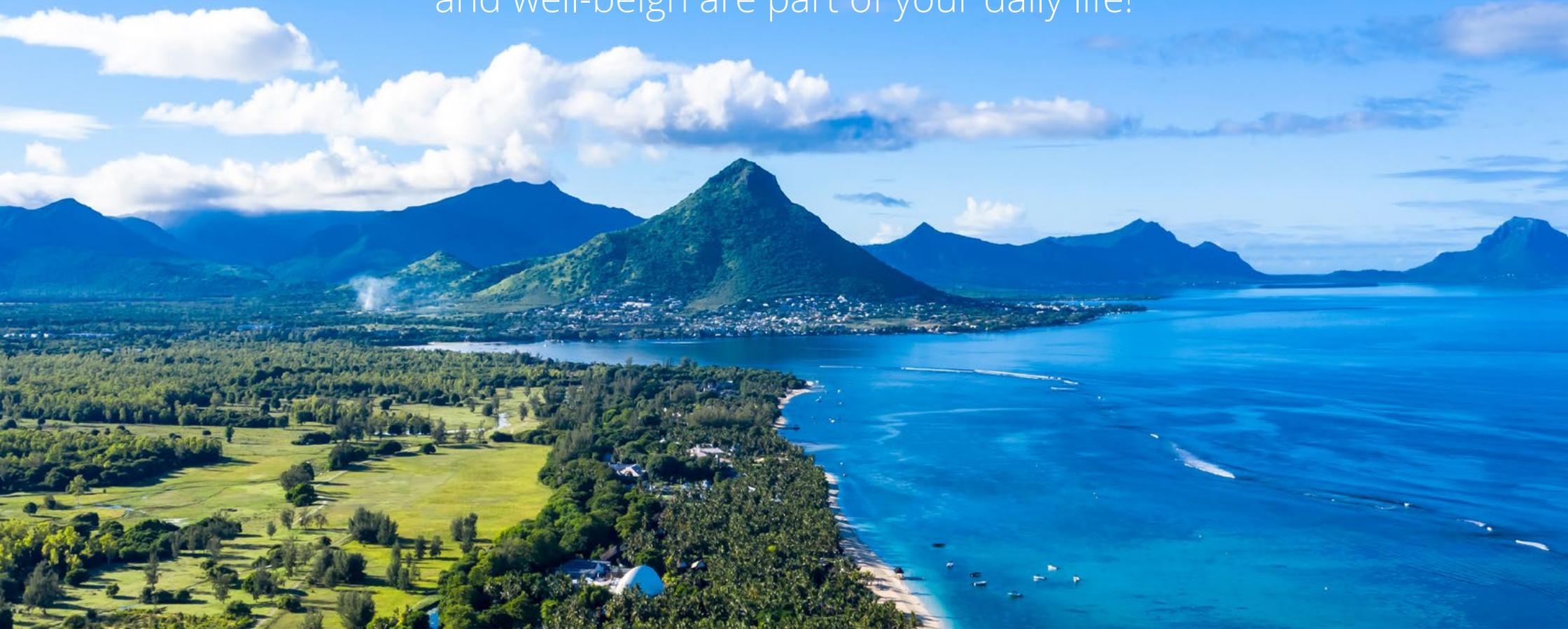


Enjoy a place where serenity, peace,  
and well-being are part of your daily life!



**Anna.City**  
Flic en Flac

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# Location



Jardin d'Anna  
Phase 1

**Anna.City**  
Flic en Flac

Jardin d'Anna  
Phase 2

Villa  
Caroline

Total  
Energies

Coastal Road

Jumbo  
Express

3

# Welcome to Anna City

Your gateway to paradise on the island of Mauritius. Located in the vibrant area of Flic en Flac, this charming new development invites you to savor every moment with your loved ones amid lush nature. Experience the ultimate in luxury with **ANNA CITY**, where every day feels like a getaway to a true paradise.

**Situated on the stunning West Coast of Mauritius**, Flic en Flac is one of the most sought-after destinations in this tropical paradise. This charming coastal village is known for its vibrant atmosphere, immaculate white sand beaches, and crystal-clear waters, offering a unique seaside living experience.

In addition to its natural beauty, **Flic en Flac is a vibrant center of culture and local life**. With a variety of restaurants, cafes, and shops, you can explore exotic flavors and experience the rich Mauritian cuisine. The area is also renowned for its tranquil and welcoming environment, where serenity and relaxation are the norms.

**Anna.City**  
Flic en Flac





ANNA CITY, located in Flic en Flac, offers an unparalleled opportunity to live in this idyllic setting. This new and innovative development has been designed to blend modern luxury with the region's natural beauty. With breathtaking views, world-class infrastructure, and an unbeatable location, ANNA CITY is the ideal destination for those seeking a home in a tropical paradise.

# Architecture

The development stands out for its modern and innovative architecture, which harmonizes with the surrounding natural environment. Featuring an elegant facade and a unique design, the project offers a sophisticated lifestyle, integrating straight lines, geometric shapes, and balconies adorned with greenery.

The use of natural materials, such as solid wood and hardwood slats, not only enhances the aesthetics but also ensures thermal comfort and energy efficiency. Additionally, the planned landscaping promotes sustainability and beauty, creating a true haven of tranquility and well-being.



Comprising three distinct blocks, each with 14 apartments, Anna City offers the perfect blend of location, privacy, and comfort. Each block is designed to meet your needs and preferences, offering:

**6 three-bedroom**  
apartments,  
each with 2 bathrooms



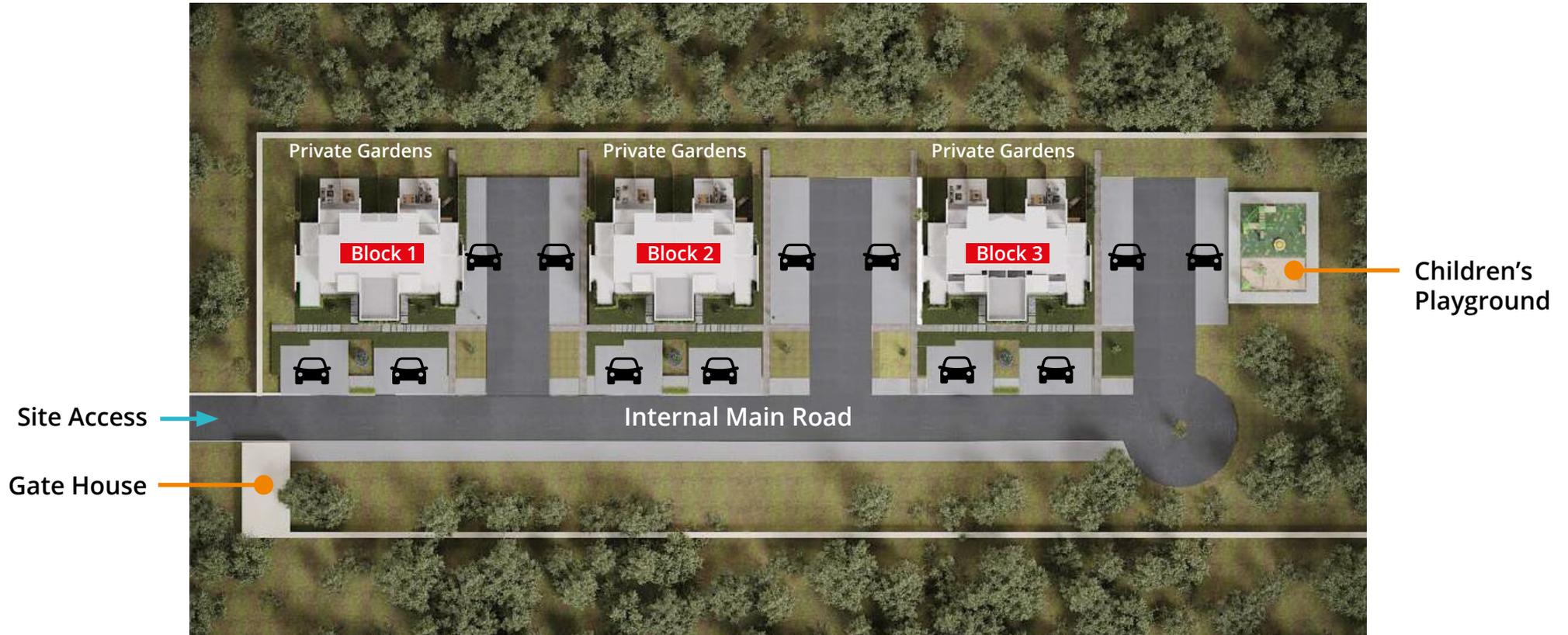
**6 two-bedroom**  
apartments,  
each with 2 bathrooms



**2 three-bedroom** penthouses,  
each with 2 bathrooms  
and 1 powder room.



# Master Plan



## Proposed Gross Building Area

Level 0 (Ground)	446.63 m <sup>2</sup>
Level 1	450.67 m <sup>2</sup>
Level 2	458.60 m <sup>2</sup>
Level 3 (Penthouse)	467.66 m <sup>2</sup>

Total: 1,823.55 m<sup>2</sup>

Total Proposed Development Area: 5,470.65 m<sup>2</sup>

# Private Garden - Level 0



# Typical Apartment Block



## Level 0

- 3-bedroom, 2-bathroom apartment | **107.05 m<sup>2</sup>**
- 2-bedroom, 2-bathroom apartment | **82.86 m<sup>2</sup>**

## Level 1

- 3-bedroom, 2-bathroom apartment | **105.91 m<sup>2</sup>**
- 2-bedroom, 2-bathroom apartment | **81.19 m<sup>2</sup>**

## Level 2

- 3-bedroom, 2-bathroom apartment | **105.91 m<sup>2</sup>**
- 2-bedroom, 2-bathroom apartment | **81.19 m<sup>2</sup>**

## Level 3

- Penthouse with 3 bedrooms & 2 bathrooms | **176.39 m<sup>2</sup>**

# Typical Penthouse - 176,39 m<sup>2</sup>



- 1 Entrance Lobby
- 2 Wc
- 3 Kitchen
- 4 Dining
- 5 Living
- 6 Balcony (Covered)
- 7 Bedroom 01
- 8 Bathroom
- 9 Bedroom 02
- 10 Master Bedroom
- 11 Walk-In Closet / Dressing
- 12 Master Bathroom
- 13 Outdoor Entertainment
- 14 Outdoor Entertainment
- 15 Private Patio

# Typical Penthouse - Living Room



# Typical Penthouse - Kitchen



# Typical Penthouse - Master Bedroom



# Typical 3 Bedroom - 107,05 m<sup>2</sup>



- 1 Entrance Lobby
- 2 WC
- 3 Kitchen
- 4 Dining
- 5 Living
- 6 Balcony (Covered)
- 7 Master Bedroom
- 8 Master Bathroom
- 9 Bedroom 1
- 10 Bathroom
- 11 Bedroom 2

# Typical 3 Bedroom - Living Room



# Typical 3 Bedroom - Master Bedroom



# Typical 3 Bedroom - Balcony



# Typical 2 Bedroom - 82,86 m<sup>2</sup>

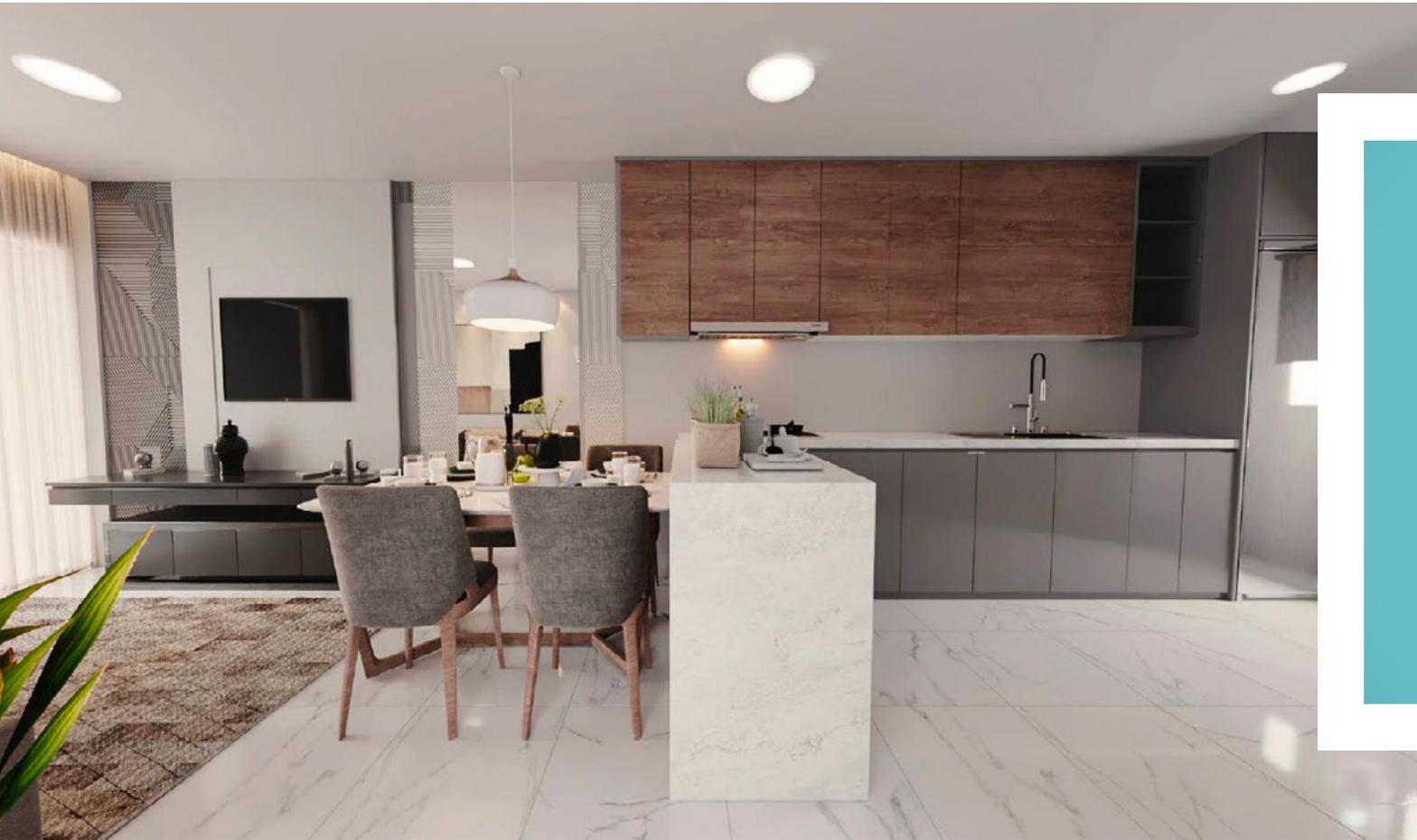


- 1 Entrance Lobby
- 2 Kitchen
- 3 Dining
- 4 Living
- 5 Balcony (Covered)
- 6 Master Bedroom
- 7 Master Bathroom
- 8 Bathroom
- 9 Bedroom 02

# Typical 2 Bedroom - Living Room



# Typical 3 Bedroom - Living Room



# Typical Finishes

1. EXTERIOR ENVELOPE	ELEMENT	MATERIAL/SPECIFICATION
<b>Walls</b>	Plaster and paint	15mm smooth one coat plaster and PVA paint to exterior surfaces generally with ripple paint applied with foam roller, finishes with 2 coats external acrylic, colour to Architect's Specification. Sealed hardwood timber slat cladding to selected feature walls.
<b>Roofs</b>	R/C balconies, terraces, walkways slabs	Non-slip ceramic tiles with matching 100mm skirting where applicable
<b>Windows &amp; Shopfronts</b>	Aluminium & glazing	Charcoal coloured epoxy coated (Ral 7016 or 7022) aluminium windows and sliding door shopfronts with clear glazing generally
<b>Doors</b>	Timber	40mm Solid slatted timber entrance door, sealed. Stainless steel ironmongery and door stops generally (Dorma or similar)
<b>Privacy &amp; Service Unit Screens</b>	Timber & Aluminium	Sealed hardwood timber slatted screens between unit balconies. Sealed hardwood timber slatted screens and access gates to heat pump/geyser installations, service cupboards and duct covers. Epoxy coated perforated framed aluminium sliding screens to unit balconies.
2. COVERED WALKWAYS & STAIRS	ELEMENT	MATERIAL
<b>Floors</b>	Tiling	Ceramic tiles to passages and stairs generally.
<b>Walls to Stairs Internally</b>	Plaster and paint	15mm Plaster and paint as specified by Architect.
<b>Ceiling</b>	Gypsum and concrete	15mm single coat plaster to concrete soffits and 1 coat plaster primer and 2 coats exterior acrylic
<b>Lighting</b>	Lighting	105,91
3. DOORS	ELEMENT	MATERIAL
<b>Exterior Doors</b>	Timber	40mm Solid slatted timber entrance door, sealed. Stainless steel ironmongery and door stops generally (Dorma or similar)

## SPECIFICATIONS

It is specifically recorded that these specifications are not intended to be an exhaustive bill of materials but rather an indicative summary of the principal elements to be contained in the Unit, and are subject to amendment from time to time without prior notice, and subject to final revision by the Developer or Architect. Any reference to the Specifications shall refer to the final amended Specifications as determined by the Developer or Architect. The Developer may, at the Developer's sole discretion, elect not to install any item on the Specifications, provided that the Developer installs a similar item of a similar quality in its place or the Developer may elect to amend the Specifications

# Promoters

**Notary:** Etude Jean Pierre Montocchio & D'hotman

**Project Manager:** Keystone Project Managers

**Architects:** Elphick Proome Architects International

**Quantity surveyors:** Quantegis Consulting Ltd

**Structural Engineer:** Sheilen Ramsamy

**M & E Engineer:** Digiconsult



# Price List - Block 1

BLOCK 1		BLOCK 2		
Floor	Unit	Type	Area (m <sup>2</sup> )	Total Amount (Rs)
Ground	1A	3 bedroom	107,05	14,080,000
	1B	2 bedroom	82,86	10,900,000
	1C	2 bedroom	82,86	10,900,000
	1D	3 bedroom	107,05	14,080,000
First	1E	3 bedroom	105,91	14,560,000
	1F	2 bedroom	81,19	11,165,000
	1G	2 bedroom	81,19	11,165,000
	1H	3 bedroom	105,91	14,560,000
Second	1I	3 bedroom	105,91	15,225,000
	1J	2 bedroom	81,19	11,670,000
	1K	2 bedroom	81,19	11,670,000
	1L	3 bedroom	105,91	15,225,000
Third	1M	Penthouse	176,39	26,510,000
	1N	Penthouse	176,39	26,510,000



# Price List - Block 2

BLOCK 1		BLOCK 2		
Floor	Unit	Type	Area (m <sup>2</sup> )	Total Amount (Rs)
Ground	2A	3 bedroom	107,05	14,080,000
	2B	2 bedroom	82,86	10,900,000
	2C	2 bedroom	82,86	10,900,000
	2D	3 bedroom	107,05	14,080,000
First	2E	3 bedroom	105,91	14,560,000
	2F	2 bedroom	81,19	11,165,000
	2G	2 bedroom	81,19	11,165,000
	2H	3 bedroom	105,91	14,560,000
Second	2I	3 bedroom	105,91	15,225,000
	2J	2 bedroom	81,19	11,670,000
	2K	2 bedroom	81,19	11,670,000
	2L	3 bedroom	105,91	15,225,000
Third	2M	Penthouse	176,39	26,510,000
	2N	Penthouse	176,39	26,510,000



# Sales Contact

Exclusive Sales & Marketing :



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