

The logo consists of a large, stylized letter 'S' in a light teal color. Inside the 'S' is a smaller, light orange letter 'H'.

serenity
HEIGHTS

Where design meets horizon

TRIANON, QUATRE BORNES
serenity-heights.com



Where design meets horizon

*"Experience quality living in a prime location,
with every detail tailored to bring peace of mind
and long-term value."*





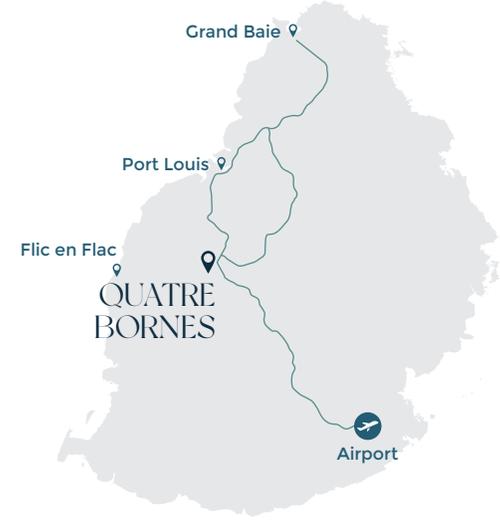
serenity
HEIGHTS



EBENE
CYBERCITY

Tribeca Mall

Ebene
CarPark



Grand Baie

Port Louis

Flic en Flac

QUATRE
BORNES

Airport

Dukesbridge Trianon

Mr.Bricolage
Trianon

MCB
Saint Jean

La City Trianon
Shopping Mall

Vaneron
Garden Centre

Trianon
Metro Station

Saint Jean
Metro Station

Super Unic Way
Supermarket

Trianon prime location, easy connections

The serene, highly sought-after neighbourhood of Trianon offers a desirable lifestyle, defined by unrivalled convenience and connectivity. This prime location in Quatre Bornes puts everything within effortless reach.

Imagine stepping out to the vibrant offerings of La City Trianon, Tribeca Mall and Bagatelle Mall for world-class shopping, diverse dining and unique entertainment experiences. The island's thriving business and IT hub, Ebene Cybercity, is only minutes away, as are the green sanctuary of Sodnac Wellness Park and top-tier healthcare at C-Care Wellkin Hospital.

Enjoy excellent accessibility with nearby Saint Jean and Trianon Metro Express stations, plus an extensive road network, including direct access to major motorways for swift journeys to Port Louis, the airport and enchanting coastal destinations. Daily essentials, including grocery shopping, restaurants and cafés, are also within walking distance, with quality schooling facilities close to home.



Serenity HEIGHTS

La City Trianon

Trianon
Metro Station

Sodnac Wellness Park



Highlights of the Surroundings

uncluttered style, functionality redefined

Experience what it is like to live in an area where convenience truly defines your every day. Serenity Heights enjoys effortless access to premier retail, diverse dining, thriving business hubs and world-class healthcare. Boost your well-being in the development's private garden and at nearby green spaces, while enjoying exceptional connectivity to almost every corner of Mauritius.



5 min from Trianon
Metro Express
station



In the heart of
an urban setting



5 min from
M1 motorway



20 min from
the capital



30 min approx.
from the airport



8 min from
C-Care Wellkin



Serenity HEIGHTS

La City Trianon

Trianon
Metro Station



Serenity Heights

smart investment, contemporary appeal

Serenity Heights rises gracefully above Trianon, offering panoramic views and a harmonious blend of modern elegance and natural beauty. Sitting on freehold land, this premium 14-storey residential development with a total of 125 parking spaces features affordable, contemporary apartments appealing to young professionals, families and downsizers alike. There are 11 floors offering 8 one- to three-bedroom units per floor, while the four exclusive top-floor luxury three-bedroom apartments are exceptionally well-proportioned, boasting high-quality fittings and stylish interiors.

Serenity Heights is a truly shrewd investment for the future, offering buyers the following assurances:

- 1. Off-plan sales under the Vente en l'État Futur d'ACHÈVEMENT (VEFA) regime, with the flexibility of staggered payments over the construction period.**
- 2. A robust financial completion guarantee (GFA) from a reputable bank.**
- 3. A ten-year insurance-covered guarantee against structural defects.**
- 4. Eligibility for Government schemes.**
- 5. Accessible to local and international buyers.**





Living & Balcony natural light, seamless space

Designed with a refined neutral palette that evokes calm and sophistication, the bright and airy interiors of Serenity Heights apartments are bathed in natural light. High-quality finishes and intelligent layouts define every detail, ensuring an inspiring lifestyle where modern elegance meets superior comfort. Expansive, high glazed aluminium openings seamlessly connect your living room to a private, sheltered French balcony, recessed from prevailing winds. Your private oasis to savour morning coffee or evening sundowners while soaking in captivating, unobstructed panoramic vistas.



Kitchen & Dining a space to connect and share

The part-fitted, open-plan kitchen is delivered with furniture and worktop included, as well as a stainless steel sink and mixer, with the option of adding cabinetry and household appliances at the owner's cost. Both visually appealing and highly practical, its clean layout maximises usable space for all your culinary pursuits, truly making it the heart of your home. Perfectly designed to cater to a modern lifestyle, the adjacent dining area forms a fluid extension. This harmonious space, where comfort meets sophistication, invites intimate meals and lively gatherings, fostering connection and enhancing everyday living.

Bathroom uncluttered style, functionality redefined

Each two- and three-bedroom unit on the first 11 floors of Serenity Heights comprises two bathrooms – a sleek en-suite and an additional common bathroom. Both feature trendy waxed concrete wall covering and modern fixtures, including a glass-enclosed walk-in shower, an efficient flow shower set, a floating vanity unit with a subtly rounded rectangular mirror and an integrated sink and tap. For the ultimate in sophistication, the luxury three-bedroom apartments' en suite has an even more spacious bathroom, complete with a desirable walk-in wardrobe. Experience the perfect fusion of style and functionality, where every detail enhances your daily ritual.





Access & Aesthetics *elevated comfort, effortless mobility*

Serenity Heights residents benefit from both convenience and a sense of privacy in their daily comings and goings with secure access control to the main lift lobby. The space is thoughtfully designed to reflect the development's clean, modern aesthetics, with natural tones and quality finishes creating a welcoming atmosphere. The three high-speed lifts servicing the building are generously sized, allowing easy access and effortless mobility for all the family through all ages and conditions – without compromising on visual appeal.



Lifestyle connect with nature, every day

Serenity Heights brings a sense of balance and well-being to everyday life. Every detail, from the building's thoughtful orientation to passive design strategies, has been purposefully crafted to enhance your daily comfort. Abundant glazing fills your home with natural light while maintaining privacy and framing peaceful, unobstructed views.

The site layout includes landscaping over nearly 1,500m², including a well-designed dedicated garden of 600m² that offers a welcome green retreat, complete with winding pathways for quiet morning walks or simply unwinding, as well as a tranquil kiosk for relaxation. Here, you are not just buying an apartment; you are investing in a lifestyle where convenience meets calm.

All essential services are within easy reach, making daily errands quick and stress-free.



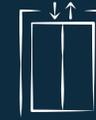
Legend:

- a. Entrance - Lobby 1
- b. Entrance - Lobby 2
- c. External parkings
- d. Garden





Accessibility for mobility-impaired persons



3 high-speed lifts



Security fence



Generous landscaping & kiosk



Pedestrian walkways



Shared EV charging stations



Provision for water storage



Solar water heaters for top-floor apartments



Stand-by generator for essential services



Dedicated utility space



Provision for air conditioning



Electric-powered water heaters



Storage area with extra 3-15m² space for sale on ground floor



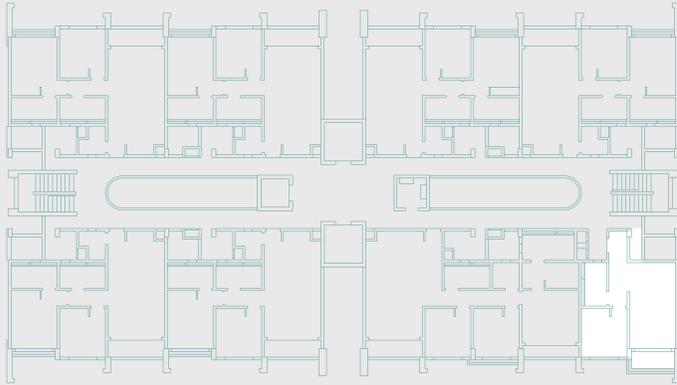
Natural ventilation



97 Covered and 28 uncovered parking spaces available.

Highlights of the Project

▲ Trois Mamelles Mountain



▼ Moka Mountain Range

1 Bedroom

at Level 1-11

(m²)

| | | |
|-----------------|-----------------------|-------------|
| 1 | Kitchen/Dining/Living | 20.1 |
| 2 | Bedroom | 11.2 |
| 3 | Bathroom | 5.2 |
| 4 | Entrance/Corridor | 6.8 |
| Net Area | | 43.3 |

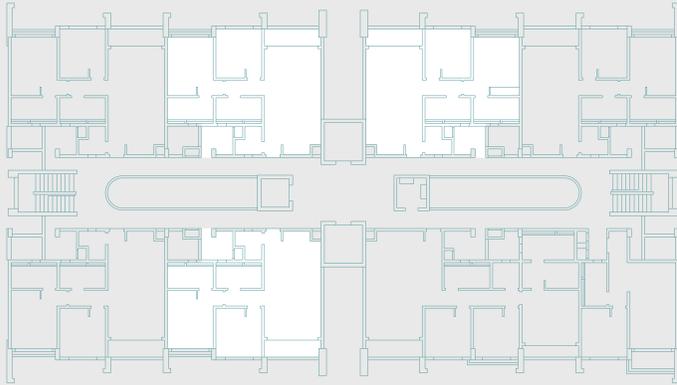
| | | |
|---|------------|-----|
| 5 | Balcony | 3.7 |
| 6 | AC Balcony | 2.1 |

Total Net Area 49.1

Total Gross Area 58.7



▲ Trois Mamelles Mountain



▼ Moka Mountain Range

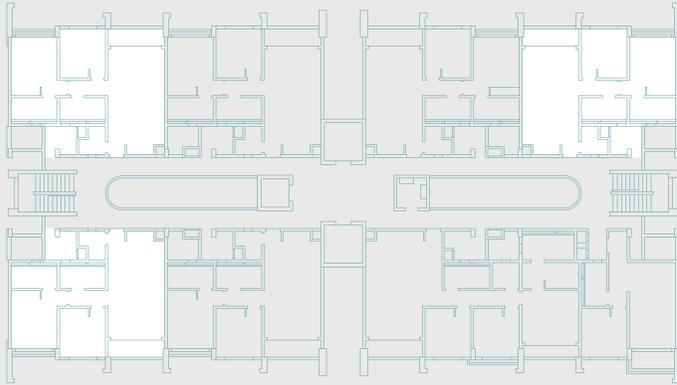
2 Bedrooms - Type A

at Level 1-11

| | (m ²) |
|-------------------------|-------------------|
| 1 Kitchen/Dining/Living | 29.2 |
| 2 Master Bedroom | 14.0 |
| 3 Ensuite | 5.5 |
| 4 Bedroom | 11.2 |
| 5 Bathroom | 5.5 |
| 6 Storage/Laundry | 3.1 |
| 7 Entrance/Corridor | 3.1 |
| Net Area | 71.6 |
| | |
| 8 Balcony | 4.8 |
| 9 AC Balcony | 4.7 |
| | |
| Total Net Area | 81.1 |
| Total Gross Area | 97.0 |



▲ Trois Mamelles Mountain



▼ Moka Mountain Range

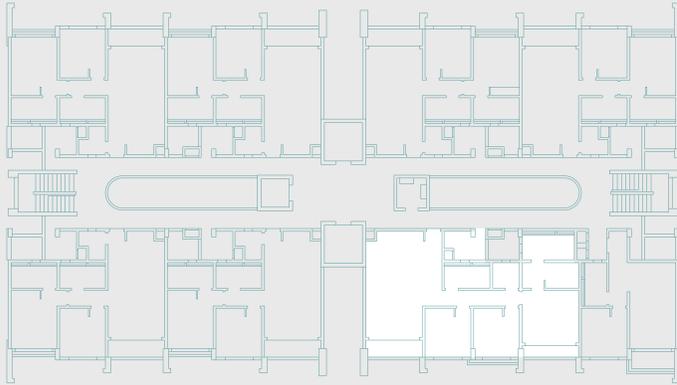
2 Bedrooms - Type B

at Level 1-11

| | (m ²) |
|-------------------------|-------------------|
| 1 Kitchen/Dining/Living | 29.2 |
| 2 Master Bedroom | 14.0 |
| 3 Ensuite | 5.5 |
| 4 Bedroom | 11.2 |
| 5 Bathroom | 5.5 |
| 6 Storage/Laundry | 3.1 |
| 7 Entrance/Corridor | 3.1 |
| Net Area | 71.6 |
| | |
| 8 Balcony | 4.8 |
| 9 AC Balcony | 4.7 |
| | |
| Total Net Area | 81.1 |
| Total Gross Area | 97.1 |



▲ Trois Mamelles Mountain



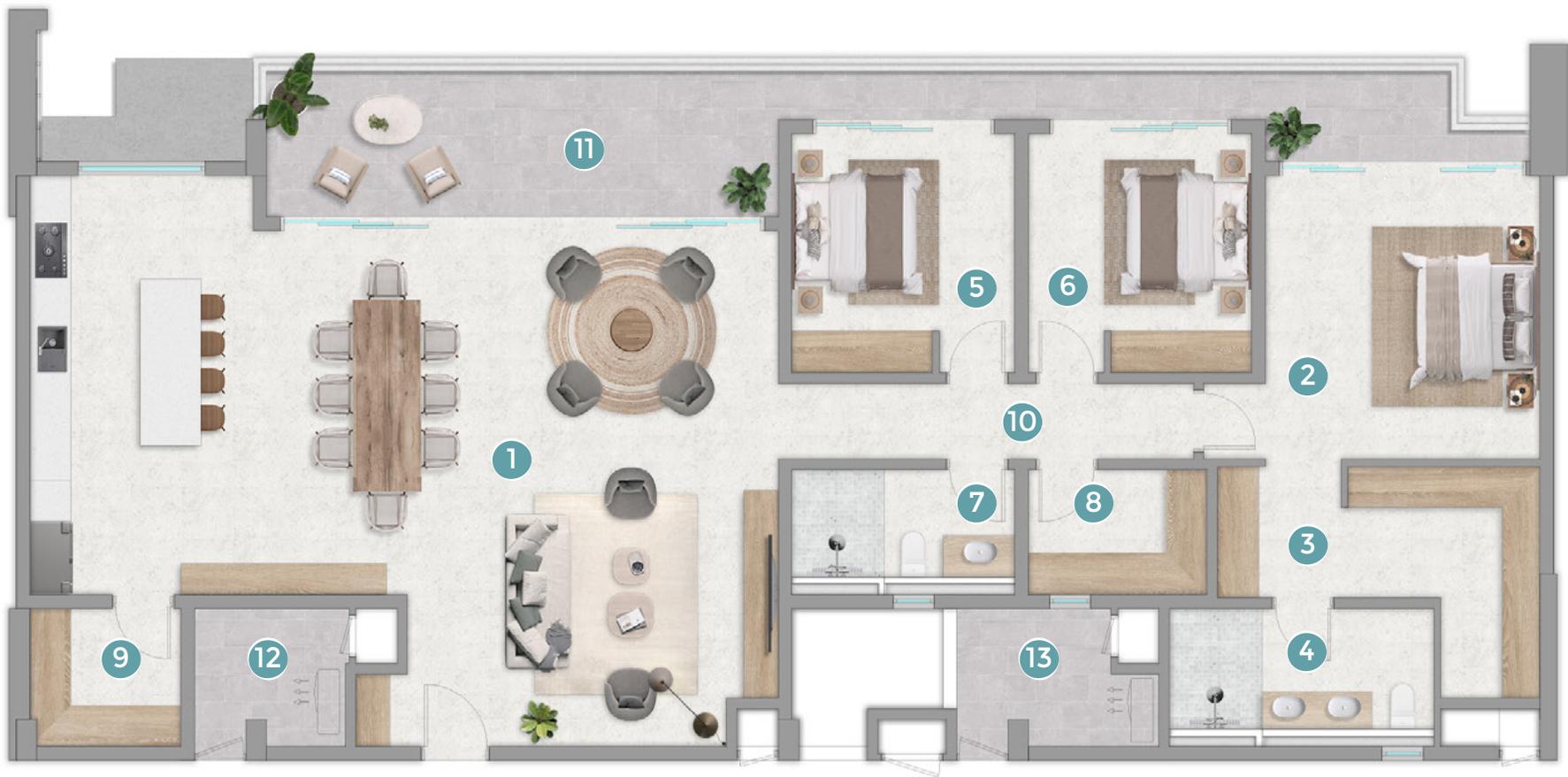
▼ Moka Mountain Range

3 Bedrooms

at Level 1-11

| | (m ²) |
|-------------------------|-------------------|
| 1 Kitchen/Dining/Living | 36.6 |
| 2 Master Bedroom | 14.8 |
| 3 Wardrobe | 7.1 |
| 4 Ensuite | 7.1 |
| 5 Bedroom 1 | 11.2 |
| 6 Bedroom 2 | 11.0 |
| 7 Common Bathroom | 5.5 |
| 8 Storage/Laundry | 3.4 |
| 9 Corridor | 6.0 |
| Net Area | 102.7 |
| 10 Balcony 1 | 4.7 |
| 11 Balcony 2 | 3.1 |
| 12 AC Balcony | 5.7 |
| Total Net Area | 116.2 |
| Total Gross Area | 137.4 |

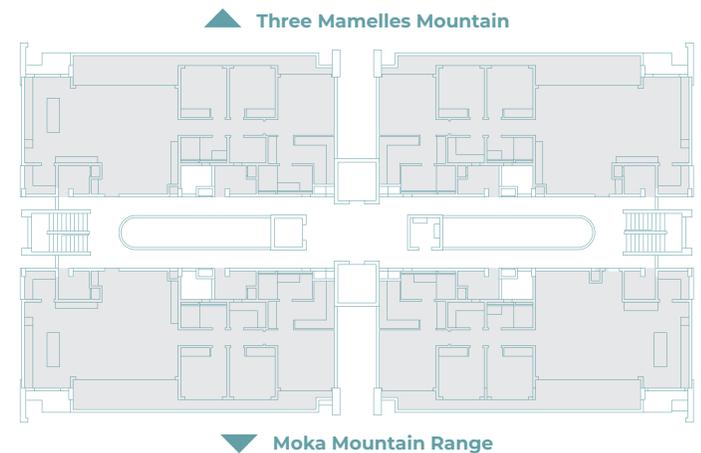




Luxury 3 Bedrooms

at Level 12

| | (m ²) | | (m ²) |
|-------------------------|-------------------|-------------------------|-------------------|
| 1 Kitchen/Dining/Living | 72.0 | 10 Corridor | 6.7 |
| 2 Master Bedroom | 17.4 | Net Area | 151.5 |
| 3 Wardrobe | 11.0 | | |
| 4 Ensuite | 7.4 | 11 Terrace | 24.6 |
| 5 Bedroom 1 | 11.2 | 12 AC Balcony 1 | 5.6 |
| 6 Bedroom 2 | 11.2 | 13 AC Balcony 2 | 4.5 |
| 7 Common Bathroom | 5.5 | | |
| 8 Laundry | 4.7 | Total Net Area | 186.2 |
| 9 Pantry | 4.4 | Total Gross Area | 214.5 |





In the Mood a glimpse into the art of serene living

Serenity Heights' design philosophy reflects a vision for interiors that blend modern elegance with tranquil comfort. The layout may be enhanced by a harmonious palette of soothing neutrals – creams, soft greens and natural wood tones – to create a calm, inviting backdrop for daily life. Rich, organic textures and thoughtful furnishing selections can be a great way to add a sense of understated luxury. This aesthetic fosters an atmosphere where natural light and serenity come together. The very essence of refined living awaits you, promising a sanctuary designed for peace and inspiration.





Serenity
RUGGIES



Serenity Heights smart design, modern living

Serenity Heights offers an affordable alternative in a market where land and construction costs for detached housing continue to rise. Perfectly positioned in an established residential area, this modern development is designed to blend seamlessly with the surroundings, featuring a combination of timber, metal and glass finishes to create sophisticated, welcoming spaces. Every apartment is meticulously crafted to maximise usable area, providing a smart solution for those desiring the convenience of apartment living without sacrificing quality. Serenity Heights is brought to you by the **Bhunjun Group**, an experienced developer with a track record including the nearby Sodnac Terraces residential project completed in 2022. Construction is set to begin in early 2026, with a 22-month timeline.

Technical Specifications

1. MAIN BUILDING

- Foundation in reinforced concrete as per Structural Engineer's specifications
- Anti-termite treatment as per specialist's specifications
- Block walls with rendered finish as per consultant's specifications and colour code
- Reinforced concrete roof slab with waterproofing treatment
- Timber like cladding, as specified
- Stone cladding, as specified
- Canopies provided where applicable
- Glazed & GMS balustrades to balconies and terraces
- Tarmac and/or covered driveways
- Landscaped front lawns with paved pedestrian pathways along front boundary
- Lush garden of approx. 650m²

2. FLOOR

- Power float floor finish in parking & as specified
- Washed rocksand finish as specified
- Brushed finish concrete as specified
- Cement screed finish as specified
- Tiles in apartments, corridors, lift lobbies and as specified

3. WALLS & CEILINGS

- External: Smooth render finish with anti-fungus paint
- Internal: Smooth render finish with emulsion paint
- Internal: Gypsum plasterboards to designated areas
- Internal: Tiles to designated areas

4. OPENINGS

- External: Powder-coated aluminium glazed openings
- Ducts: Powder-coated aluminium glazed openings
- Main entrance: Timber door
- Internal: Timber flush door

5. BALUSTRADES

- Block walling with smooth render finish & painted
- GMS handrail with satin paint finish
- Toughened laminated glass

6. KITCHEN FINISHES

- Part-fitted kitchen furniture with worktop, with the option to add additional cabinetry
- Stainless steel sink & mixer
- Equipment excluded

7. BATHROOM FINISHES

- Beton ciré/polished concrete on walls as specified
- Tiles on floor
- Anti-slip tiles (R11) on shower floor
- Basin mixer-tap in polished chrome finish
- Shower set with mixer-tap on wall in polished chrome finish
- Toughened laminated glazed door with fixed laminated panel as per specialist's specifications
- Vanity furniture
- Toilet & cistern as per European standards
- Provision for bidet sprayer

8. ELECTRICAL

- Concealed electrical wiring within walls and ceilings
- External light fittings on terrace walls and ceilings, where indicated
- Industry-standard switches and power outlets throughout
- Ceiling-mounted lighting points in all internal areas
- Common stand-by generator for essential loads only, not exceeding 1 kW per apartment
- Electrical provisions for air conditioning units in all bedrooms
- Fan point provisions in living area
- Shared electric vehicle (EV) charging stations in common areas

9. PLUMBING

- Pressure-rated piping for internal cold water distribution
- Pressure-rated piping for internal hot water distribution
- Electric-powered water heaters
- Wastewater system connected to the municipal sewer network
- Combination of pressurised and gravity plumbing system with the top 4 levels fed through the pressurised network
- Water storage tanks equivalent to 2 days' consumption

10. INTERNET & COMMUNICATION FACILITIES

- Internet-ready infrastructure with cabling provision to all apartments
- Individual letterbox allocation for each apartment

11. SECURITY

- Controlled access gates
- CCTV monitoring points installed in external areas and selected internal common spaces for enhanced surveillance

12. PARKING & STORAGE

- Allocated covered and open parking bays for residents, with additional visitor parking
- Additional parking for sale (limited availability)
- 2 shared paid EV charging stations
- Storage units also available for sale ranging from 3.4m² to 15.3 m²

NOTE:

All Specifications are subject to change as per client's/consultant's recommendations



Where design meets horizon

THE TEAM

Promoter: Serenity Heights Ltd

Architect: AM Architects Ltd

Structural Engineer: Servansingh Jadav
& Partners Consulting Engineers

Quantity Surveyor: D&W Associates Ltd

MEP: Lemniscate Engineering Ltd

Interior Architect: Spaces in Style Ltd

3D & Graphic Concept: Three Motions Ltd

Notary: Etude Patrice Avrillon



The logo for Serenity Heights features a stylized 'S' and 'H' intertwined within a circular emblem. To the right of this emblem, the word 'serenity' is written in a lowercase, elegant serif font, with 'HEIGHTS' in a smaller, uppercase, sans-serif font directly beneath it. A thin white vertical line extends downwards from the bottom of the circular emblem, ending in a small white dot that points to a specific building in the cityscape below.

Serenity
HEIGHTS