



RÉSIDENCE

PETIT BOIS

PETIT BOIS ROAD · CAROLINE · BEL AIR RIVIÈRE SÈCHE · FLACQ

KEY FEATURES

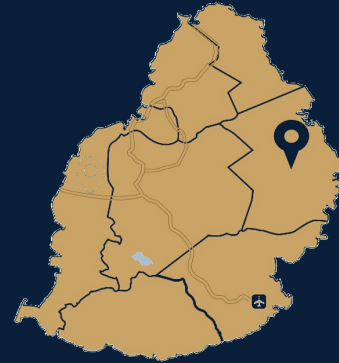
10

residential plots of land

8 to 10 perch

Rs 320,000 / perch

Total land area of 1 acre, with a
5-metre-wide internal road



Distance to landmarks

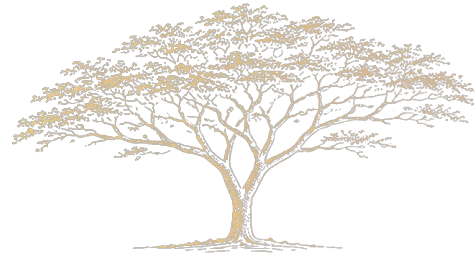
- 2 mins walk to Caroline Government School
- 3 mins drive to Bel-Air
- 9 mins drive to Trou D'eau Douce
- 15 mins drive to Flacq
- 15 mins drive to Palmar Beach
- 18 mins drive to Belle Mare Beach

ABOUT THE PROJECT

Nestled in the heart of Caroline, Bel Air Rivière Sèche, Résidence Petit Bois offers 10 thoughtfully sized residential plots in one of Flacq's most sought-after semi-rural settings. Just minutes from Centre de Flacq and within easy reach of the island's East Coast beaches, the development combines the tranquility of a family-oriented neighbourhood with convenient access to schools, and everyday amenities. Its position along Petit Bois Road places residents close to the region's growing commercial infrastructure, while retaining the quiet, close-knit character that makes Caroline a desirable place to settle.

Adding significant long-term value to the area, Bel Air sits at a key point on the planned M4 motorway, which will link Forbach in the north to Grand-Bel-Air in the southeast, passing through Bel Air. The project's core aim is to improve connectivity between the north and Sir Seewoosagur Ramgoolam International Airport while supporting economic growth in the eastern region. Once complete, residents of Résidence Petit Bois will benefit from vastly improved travel times to the airport and the northern towns — a rare locational advantage for a development on the East Coast.

Each plot has been carefully designed to offer generous buildable space, with a serviced 5-metre internal access road connecting all 10 lots. The layout balances privacy and community, giving future homeowners the freedom to design a home suited to their family's needs while enjoying the benefits of a coherent, well-planned neighbourhood. The residence will be equipped with essential infrastructure — including potable water supply, electricity connections, and a tarred internal road — built in line with current regulatory standards.



KEY PROFESSIONALS

Project Manager

Shabeel Maudarbaccus oversees Résidence Petit Bois from planning through to completion — coordinating the land surveyor, notary, and infrastructure works, and managing the project's compliance and timeline. Prior experience includes managing the development of a residential property in St Paul, from design and permitting through to construction.

Land Surveyor

Site subdivision, boundary demarcation, and cadastral plans are handled by Global Land Consultants in line with Morcellement Board requirements.

Notary

Legal conveyancing, title verification, and the deed of sale will be handled by a licensed notary, appointed for the transaction.

Contractor

Road, drainage, and utility works will be carried out by a qualified civil engineering contractor, to be appointed following finalisation of the technical scope of works.



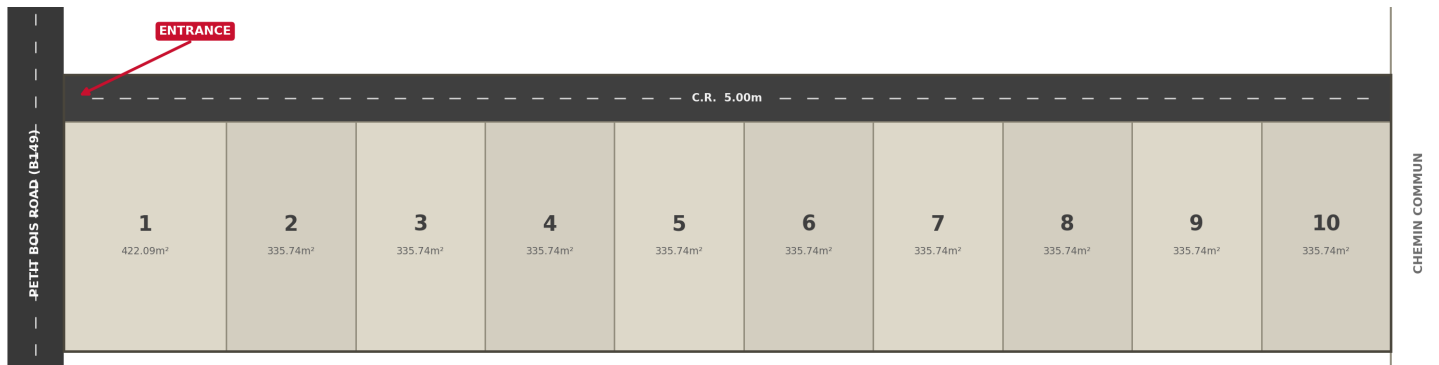
LOCATION PLAN



MASTER PLAN

 RESIDENTIAL PLOTS TARRED ROADS

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TARRED)

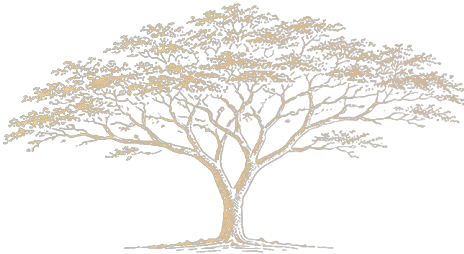
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PRICE & TIMELINE

LOT	1	2	3	4	5	6	7	8	9	10
Area (m²)	422.09	335.74	335.74	335.74	335.74	335.74	335.74	335.74	335.74	335.74
Area (Perch)	10	8	8	8	8	8	8	8	8	8
Area (Toise)	111.12	88.89	88.89	88.89	88.89	88.89	88.89	88.89	88.89	88.89
Price (Rs)	3,200,000	2,560,000	2,560,000	2,560,000	2,560,000	2,560,000	2,560,000	2,560,000	2,560,000	2,560,000
Status	Reserved	Available	Available	Available	Available	Available	Available	Available	Available	Available

PAYMENT STAGE	% OF PRICE
Reservation deposit	5%
Remaining balance – on morcellement permit & deed of sale	95%

TIMELINE	DATE
Final deed of sale signed before Notary	February 2027





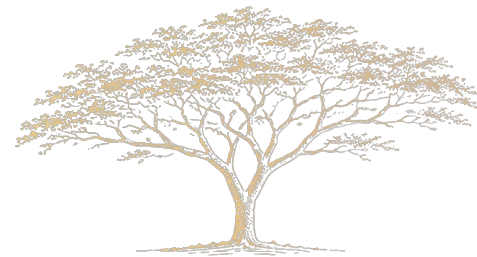
Entrance from Petit Bois Road

Direct access from Petit Bois Road (B149), with the internal 5.0m tarred road leading to all 10 lots

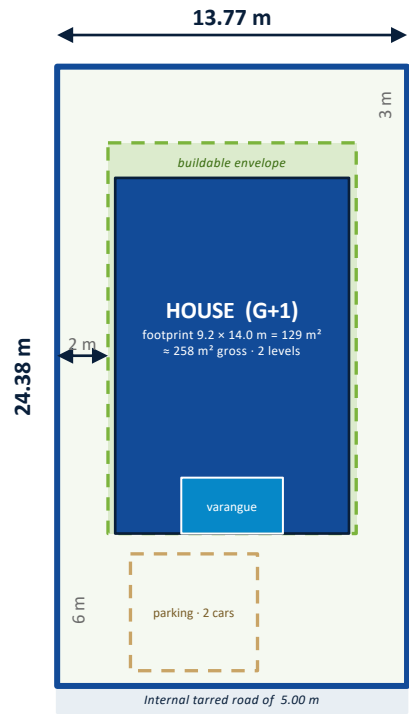


10 Residential Lots

1 lot of 10 perch and 9 lots of 8 perch each sized for a comfortable G+1 construction



WHAT FITS ON YOUR PLOT



Buildable summary

Plot area	335.74 m ²
Frontage	13.77 m
Depth	24.38 m
Setbacks (Front / Side / Rear)	6 / 2 / 3 m
Buildable envelope	≈ 150 m ²
House footprint	9.2 × 14.0 m
G+1 gross	≈ 258 m ²

- Legend**
- Plot boundary
 - Buildable envelope
 - House footprint (G+1)
 - Parking

No cahier des charges

No private architectural conditions are imposed on owners. Design and build the home of your choice, with your own architect and contractor - subject only to the standard building and planning permits.



Photo Non-Contractual

MAKE AN ENQUIRY

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