



## Guest House Hotel For Sale in Mahebourg



### Information de l'agent

|                   |   |
|-------------------|---|
| Nom:              | Niall Madden  |
| Nom de compagnie: | Esales Property Limited   |
| Pays:             | Royaume-Uni   |
| Expérience since: | 2002  |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Téléphone:        |   |
| Languages:        | English   |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                  |
|--------------|------------------|
| Propriété à: | Vendre           |
| Prix:        | USD 4,172,738.41 |

#### Location

|                     |   |
|---------------------|---|
| Pays:               | Maurice   |
| Adresse:            | Sir Abdool Rajack Mohammed Street                 |
| Indicatif régional: | 00230   |
| Soumis:             | 06/10/2023  |
| Description:        | Guest House Hotel For Sale in Mahebourg Mauritius |

Esales Property ID: es5553902

#### Property Location

Sir Abdool Rajack Mohammed Street,  
00230  
Mahébourg,  
Mauritius

#### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Mauritius is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



3Ds International Tourist Home is 10 minutes away from SSR International Airport by car and 20 minutes walk from Blue-Bay Beach, One of the most beautiful sandy beach in Mauritius and also Marine Park.

Additionally, in Mahebourg there are the Banking Facilities, Money Exchanger, Museum, Hospital, Shopping Mall, Supermarket, Body spa , Cyber Cafe, Pub, Bus Stop, Casino and Water Front which of 5 minute walk only.

This property is located 650 metres from the beach and 7.7 km from Sir Seewoosagur Ramgoolam International Airport. The rooms have free Wi-Fi access, air conditioning, and private bathrooms.

All of the rooms at the 3Ds International Tourist Home feature large windows and flat-screen cable TVs.

The restaurant serves a free breakfast each day, which can also be taken in the room. Room service is also available.

The 3Ds has a terraced garden with barbecue facilities. Guests also have the option of bike and car rental facilities, as well as dry cleaning and laundry services.

The Blue Bay Beach and marine protected area is just 4.7 km from 3Ds International Tourist Home. Mahebourg is 1.9 km from the property.

## ABOUT THE AREA

Mahébourg is a small town on the south-eastern coast of the island of Mauritius. It's a great place to get a taste of real Mauritian life, where fishermen heading out on their wooden boats and lively local markets are found alongside interesting museums, local eateries and street food stalls.

Mahébourg is situated in a wonderful harbour in the Grand Port District and is only 15mins and around 10km from the International Airport. Port Louis, the capital is located 50 km and about one hour drive from Mahébourg. Mahébourg has a good bus route leading to key locations in Mauritius. You can easily get the bus to Port Louis or to other cities such as Quatre Bornes, Curepipe and can venture further across the island.

The best time to visit Mahébourg is between October and November and Late April to May, when the temperature is less humid and hot. Average temperature in summer is around 30°C and in winter, temperature can drop to 20°C.

### Blue Bay

Blue bay remains true to its name by offering an amazing emerald blue water of pure beauty, a white sand beach surrounded by large casuarina trees. Blue Bay is also home to a marine park, ideal for snorkeling with an almost translucent clear water allowing you to rub shoulders with small colorful fish and abundant marine life that live among the many corals disperse in the lagoon.



## Pointe d'Esny

The beach at Pointe d'Esny, with its immense lagoon moved by a light breeze, is paradise for lovers of board sports, windsurfers and kite surfers in particular,

## La Cambuse

The beach of La Cambuse is a beautiful beach surrounded by abundant and unspoilt nature. The white sandy beach is beautiful with a turquoise sea surrounded by greenery and swimming is not recommended as the sea is generally rough with strong currents.

## The Mahébourg Monday market

The initial focus was silks and other textiles, but these days you'll find a busy produce section, tacky bric-a-brac and steaming food stalls. It's the perfect place to try some local snacks such as gâteaux piments (chilli cakes), dhal puri (lentil pancakes) and samosas (samosas) which are usually dispensed from boxes on the backs of motorcycles. The market is open every day but doubles in size on Monday.

## Bo'Valon Mall

It is located in the intersection of Blue Bay and Mahébourg arterial roads which boasts great accessibility to the mall from both directions. The mall has a spacious food court as well as 46 other shops such as Espace Maison, fashion outlets, health and beauty stores, and sports outlets, bringing a diversified retail offer.

## MAiN FEATURES:

- 2000m<sup>2</sup> of living space
- 29 Bedrooms
- 29 Bathrooms
- Stunning Views
- Private Parking
- Private Gardens
- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Mauritius
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## **Commun**

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|------------------|---------------------|
| Chambres:        | 29                  |
| Salle de bains:  | 29                  |
| Pied carré fini: | 2000 m <sup>2</sup> |

## **Lease terms**

Date Available:



## Information additionnelle

Virtual tour URL: [https://www.youtube.com/embed/XQJSWmG-yWk?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/XQJSWmG-yWk?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)

## Contact information

IMLIX ID: IX4.983.063

