



PRESS RELEASE...for immediate issue

La Balise construction set to begin in early 2010

Monday, 09 November 2009 – With site enablement works already underway, ENL Property, the development managers of La Balise Marina in Mauritius have outlined plans for the construction of this unique marina development, which is due to begin in early 2010.

ENL Property recently announced that it had signed a contracting agreement with General Construction to undertake the construction of La Balise Marina, a luxury residential development that will boast 118 residential units comprised of canal duplexes and villas, an Island Grace boutique hotel and other on-site commercial and leisure facilities.

The total size of the development is approximately 37 acres and will include a marina, with a mooring outside of every residence. Upon completion the marina will accommodate up to 130 vessels with berth capacity ranging up to 15 metres. The depth of the canal system will be 1.5 metres and 2.5 metres in the marina at mean sea level. Berths for crafts not exceeding 9 metres can also be accommodated along the canals, while berths for vessels not exceeding 16 metres can be accommodated on the charter pier. Bridge structures over the canals will have a clearance of 3.7 metres at high tide.

The size of the residences vary from villas, starting from 301m² for three to five bedroom units and two to three bedroom duplexes starting from 135 m². “Practical completion of the initial construction phase including major infrastructure is expected by mid 2011,” comments Johan Smit, La Balise Marina project manager. According to Smit, the completion of the second phase of construction will see Oceana Villas and duplexes completed in early 2013, along with the remainder of the canal system.

Construction will also include the Island Grace boutique resort and Grace branded duplexes and villas, as well as the accompanying resort centre, which includes a gym, hotel spa, tennis court and concierge centre and support facilities. There will also be boat houses, restaurants and a shopping centre built within the La Balise Marina development.



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Smit explains that all construction will be completed within the framework of a strict environmental management plan. “There were initial concerns that the biodiversity would be damaged as a result of building in the marina,” he says. “Care will be taken through every step of the development to ensure that the mangroves, ocean life and all other natural resources are not damaged and are taken into account wherever possible. The development has successfully completed its full Environmental Impact Assessment (EIA) approval as part of the development application process, which ensures protection of the marine heritage of the area.”

With a substantial capital sum already invested in the development to get construction underway, and the land fully owned by the promoters, construction at La Balise is on track and within schedule. “We are very excited to get this unique project underway, as it will offer something truly unique in the IRS property market in Mauritius,” explains Smit. “As the only IRS development to offer foreign buyers freehold property on the water’s edge we have no doubt that this will become the most popular and spectacular development on the island,” he concludes.

ENL Property is currently undertaking 8 major developments in the 5 regions; Bel Ombre, Black River, Savannah, Moka and Bagatelle. ENL Property strives to be a preferred Mauritian Property Developer by developing and building world class homes, offices and lifestyle spaces whilst exceeding our investor and client expectations. For more ENL Property information and ENL news, please visit our website www.enl.mu.

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