



# MONT PITON

*Serenity Between  
Land, Sea, and Sky*

*Residential Estate*

# NEW PHASE

## RESIDENTIAL LAND

### Alteo's Vision for Mont Piton

At Alteo, our vision for Mont Piton has always been to create an exclusive, premium residential estate that offers more than just land – it provides a unique lifestyle. Situated in a prime location, with panoramic views, Mont Piton combines prestige, convenience, and an unparalleled living experience.

Our commitment to sustainability and community well-being is reflected in every aspect of the development, making it a prime location for those seeking a perfect balance between modern comforts and natural serenity.

### An iconic project

"From its inception, we envisioned a place that would attract both families and investors by offering not just secure living, but an authentic rural lifestyle that enhances well-being.

The success of Phases 1 and 2, along with the growing demand for plots at Mont Piton, stands as a testament to the appeal of this vision. Mont Piton has evolved into a landmark address in the North, offering scenic landscapes, modern amenities, and exceptional views."



**David Martial**  
CEO – ALTEO PROPERTY CLUSTER



# KEY FIGURES

**450 M**

Elevation above sea level for cooler temperatures and breathtaking views.

**24/7**

Security services ensuring a safe and peaceful environment.

**15%**

Thoughtful planning minimises the building footprint to just 15%, enhancing the surrounding greenery.

**10 MIN**

Distance to nearby shopping centers, private schools, and healthcare facilities.

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# OVERVIEW OF THE REGION

With a prime location, Mont Piton provides easy access to essential amenities while offering the tranquility of nature. Residents benefit from excellent connectivity to major roads and highways.



## Accessibility

Strategically located between Port Louis and Grand Baie, Mont Piton is close to business hubs, top schools, malls, and popular beaches like Mont Choisy, Trou aux Biches and Grand Baie.



## Healthcare

Access to quality healthcare facilities ensures residents' peace of mind.



## Shops

Shopping malls, local markets and commercial nodes within easy reach.



## Security

24/7 surveillance and controlled access ensure a secure environment.

# YOUR ESSENTIALS, JUST STEPS AWAY.



Leisure



Restaurants



Shops



Healthcare



Sports



Offices



Schools



Spas



Co-working





# WHY INVEST IN MONT PITON ?



## Property value appreciation

The region offers significant potential for capital appreciation, with its unique location, natural beauty, and growing investment appeal. Spacious plots provide ample room for custom-built homes, ensuring long-term value.



## An Exceptional Lifestyle Estate

Mont Piton offers more than just residential plots - it is designed as a complete lifestyle estate, integrating nature, comfort, and community spirit.



## Landscaped Areas

Tree-lined avenues and well-maintained green spaces create a peaceful environment for relaxing and outdoor activities.



## Sports and Leisure Facilities

Dedicated spaces and an expanding walking loop throughout the site encourage residents to lead an active lifestyle (Tennis courts, 3.5km Jogging Track, Play Zone...)



## Breathtaking Views

Mont Piton boasts some of the most stunning panoramic views in the North of Mauritius, including expansive views of the northeast coast and the mountain range.

**CHOOSE YOUR  
PREFERRED PLOTS !**

MONT PITON 1

MONT PITON 2

MONT PITON 3

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# MONT PITON

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Lot No	Size (m <sup>2</sup> )												
126	1,134	142	1,811	158	1,353	174	1,215	190	1,518	206	1,826	C	1,807
127	1,321	143	1,200	159	1,276	175	1,287	191	1,064	207	1,431	D	1,820
128	1,291	144	1,190	160	1,140	176	1,280	192	1,090	208	1,431	E	2,048
129	1,472	145	1,389	161	1,101	177	1,270	193	1,154	209	1,432		
130	1,427	146	1,399	162	1,488	178	1,270	194	1,122	210	1,431		
131	2,014	147	1,250	163	1,461	179	1,270	195	1,499	211	1,483		
132	1,152	148	1,286	164	1,281	180	1,263	196	1,482	212	1,316		
133	1,166	149	1,161	165	1,410	181	2,009	197	1,202	213	2,043		
134	1,172	150	1,208	166	1,339	182	1,880	198	1,201	214	2,025		
135	1,135	151	1,460	167	1,215	183	1,479	199	1,229	215	1,303		
136	1,174	152	1,487	168	1,466	184	1,275	200	1,264	216	1,300		
137	1,273	153	1,237	169	1,466	185	1,225	201	1,474	217	1,322		
138	1,223	154	1,247	170	1,243	186	1,250	202	1,237	218	1,385		
139	1,285	155	1,205	171	1,261	187	1,201	203	1,250	219	1,568		
140	1,290	156	1,802	172	1,381	188	1,503	204	1,244	A	1,903		
141	1,332	157	1,822	173	1,304	189	1,494	205	2,324	B	1,902		

# A PROJECT BY alteo

Mont Piton stands out as a key focus for Alteo Property Cluster, with a long-term strategy to become a leader in real estate development. We specialise in promoting off-plan properties and serviced plots catering to both local and international clients while supporting and enhancing the relationship with the local communities within which these projects are embedded.

In addition to Mont Piton, we offer high-quality projects at Anahita Beau Champ, and Trou d'Eau Douce.

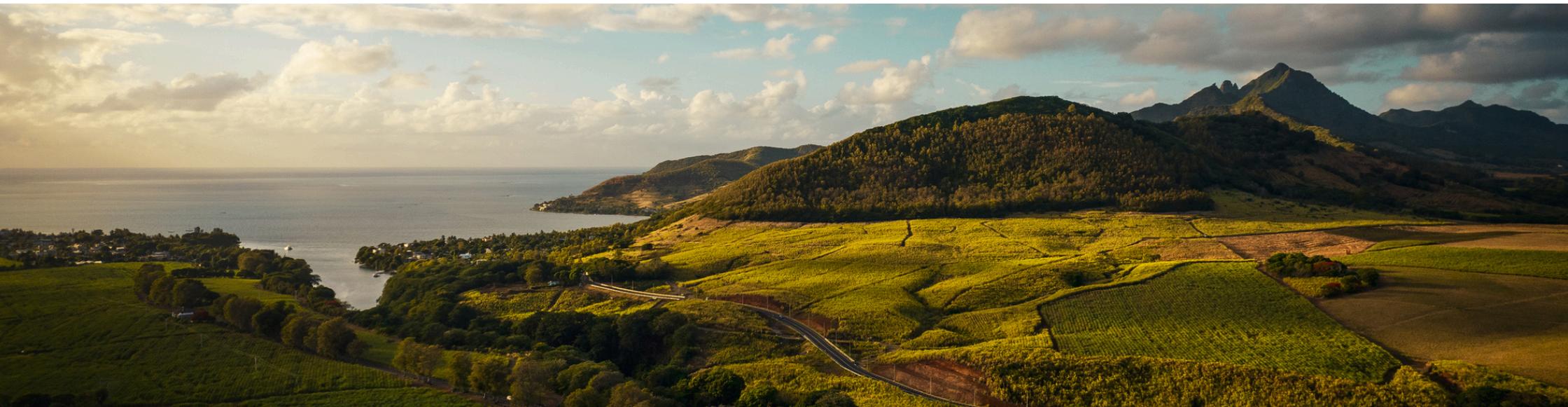


Established in 2008, Anahita Golf Resort (IRS) spans 213 hectares and is renowned as one of the most prestigious residential and leisure estates in the Indian Ocean with a signature golf by Ernie Els and two 5\* hotels.

Anahita Beau Champ, a 118-hectare project, focuses on rural integration and residents' well-being. The project will offer new residential opportunities and quality services and facilities to enhance the living experience of future residents and inhabitants of the East.



Situated in the serene village of Trou d'Eau Douce, Soléva represents more than just a typical land development; it is a cornerstone of Alteo's master plan designed to promote prosperity and cultivate a lively, resilient, and joyful community along Mauritius' eastern shores.





# GET IN TOUCH

*Your dedicated agents*

For more information or to schedule a visit to Mont Piton, our long term partner Seeff will be happy to assist every step of the way. Reach out through any of the following contact details:

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Our agents are available to answer any questions and guide you through the process of acquiring your dream property at Mont Piton.



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Royal Road Mont Piton – Mauritius