



WELLNESS & LONGEVITY

At the heart of everyday living

Grand Bay, Mauritius

A premium wellness-led residential concept

THE LILOW CONCEPT

A new way to live in *Mauritius*

Lilow brings together premium residential ownership, everyday wellbeing and professionally managed rental potential in Grand Bay.

-
- | | | | |
|----|----------------------|----|--------------------------------|
| 01 | Wellness & longevity | 02 | Premium living |
| 03 | Hospitality | 04 | Expected rental income |
| 05 | International design | 06 | Advanced construction progress |



A modern living room with a large orange sofa, a man reading, a woman playing blocks, and a large mural. The room features a large window with a potted plant, a white armchair, and a large woven coffee table. The background wall is covered in a large mural of tropical plants and birds. The ceiling has a textured, woven pattern.

GRAND BAY, MAURITIUS

More than a residence, *a complete way of living*

Wellness, contemporary design and resort-inspired experiences come together in one of Mauritius' most sought-after destinations.

A considered residential experience

42

residences

34 + 8

apartments and penthouses

97-115 m²

two-bedroom apartments

280-340 m²

three-bedroom penthouses including rooftop areas

400 m²

wellness environment

24/7

reception and conciergerie

50%

construction progress

Grand Bay

prime location



WELLNESS & LONGEVITY

Wellness at the *heart of Lilow*

Lilow has been conceived around everyday wellbeing, bringing relaxation, recovery and healthier routines closer to home.

The wellness environment supports residents and guests through thoughtfully planned spaces for heat, cold immersion, movement and guided breathwork.

Four principles shape the experience



WELLNESS

Heat, recovery and shared experience.



RECOVERY

Cold immersion designed around recovery.



RELAXATION

Guided breathing for recovery and regulation.

LONGEVITY

A residential concept designed to support sustained wellbeing over time.

Contemporary living, *reimagined*



APARTMENTS

34 two-bedroom apartments
97-115 m²



PENTHOUSES

8 three-bedroom penthouses
280-340 m² including rooftop areas



THE RESIDENCES

Designed to *live beautifully*

Warm natural materials, contemporary forms and carefully considered functionality create interiors that feel sophisticated, relaxed and distinctly tropical.

Contemporary by design. *Warm by nature.*

A calm, tactile interior identity created for everyday living and hospitality.



Everything you need, *within reach*

- 01 Bathhouse and wellness
- 02 Main swimming pool
- 03 Lounge
- 04 24/7 Concierge and Reception
- 05 Hospitality
- 06 Landscaped areas
- 07 Resident and guest parking



Designed as one *complete experience*

Residences, wellness, pool, reception and landscaping have been planned as one coherent environment.



The apartments

Three two-bedroom layouts from ground to second floor

TYPE 1



105.00 m² gross

94.45 m² net 15.60 m² terrace

TYPE 2



97.20 m² gross

88.61 m² net 15.48 m² terrace

TYPE 3



115.00 m² gross

101.64 m² net 16.79 m² terrace

Plans and areas are indicative and subject to the final contractual documentation.

Apartment / Appartement

2 BEDROOMS / 2 CHAMBRES

TYPE 1

GROUND TO 2ND FLOORS / REZ-DE-CHAUSÉE AU 2^{ÈME} ÉTAGES



1	Lobby / Hall d'entrée	4.57 m ²
2	Kitchen / Cuisine	10.21 m ²
3	Living & Dining / Séjour & Salle à manger	25.42 m ²
4	Vestibule	2.41 m ²
5	Bedroom 1 / Chambre 1	11.61 m ²
6	Common washroom 1 / Salle de bains commune 1	3.78 m ²
7	Master bedroom 2 / Chambre principale 2	15.07 m ²
8	Ensuite 2 / En-suite 2	5.78 m ²
9	Terrace / Terrasse	15.60 m ²
Blockwork walls / Murs en dur		10.55 m ²
Gross area / Surface brute		105.00 m²
		94.45 m²

GROUND TO 2ND FLOORS / REZ-DE-CHAUSÉE AU 2^{ÈME} ÉTAGES

G1, G7, G6, G12, F6, F7, S6, S7



Apartment / Appartement

2 BEDROOMS / 2 CHAMBRES

TYPE 2

GROUND TO 2ND FLOORS / REZ-DE-CHAUSÉE AU 2^{ÈME} ÉTAGES

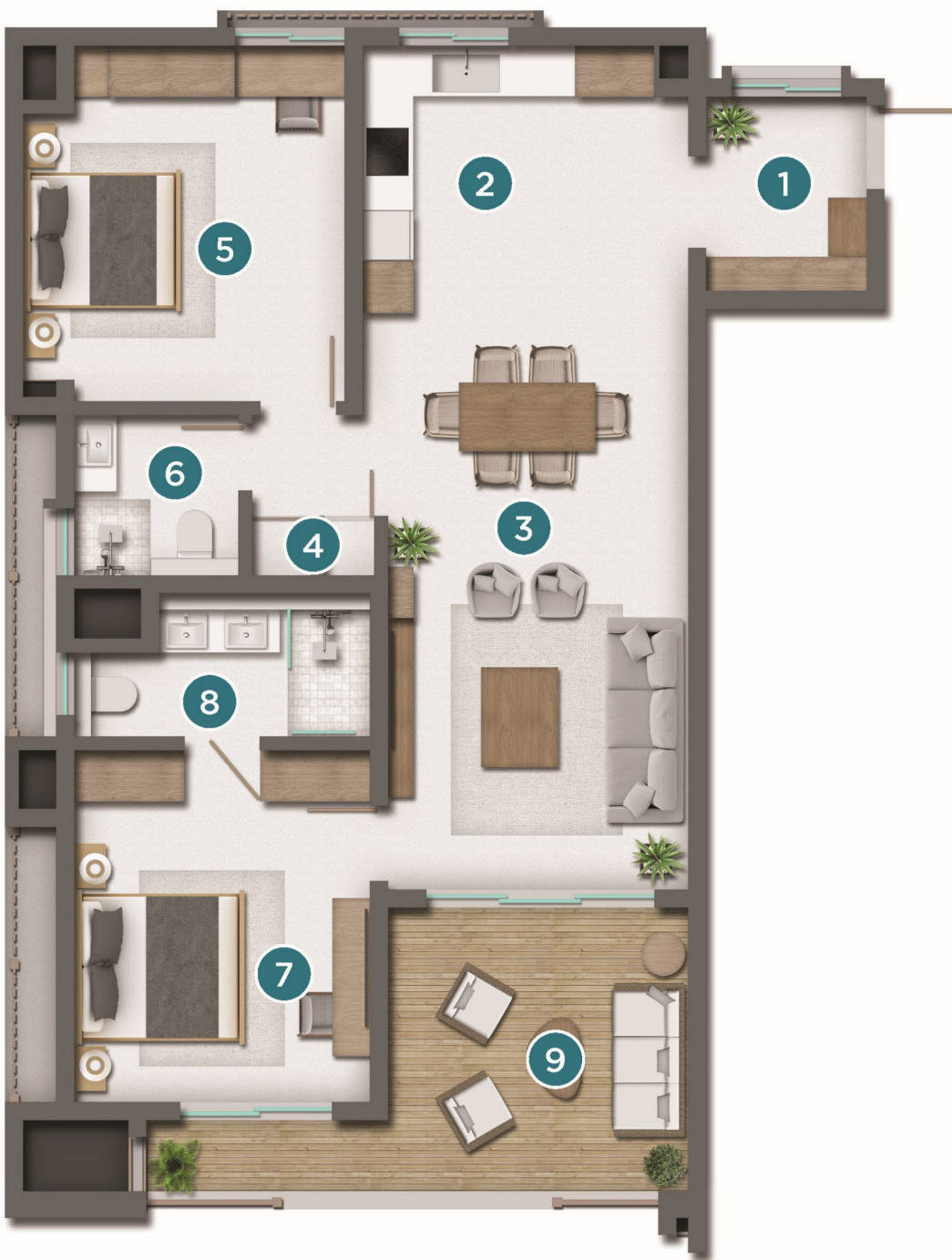


1	Kitchen / Cuisine	10.11 m ²
2	Living & Dining / Séjour & Salle à manger	25.48 m ²
3	Vestibule	2.41 m ²
4	Bedroom 1 / Chambre 1	11.61 m ²
5	Common washroom 1 / Salle de bains commune 1	3.78 m ²
6	Master bedroom 2 / Chambre principale 2	14.12 m ²
7	Ensuite 2 / En-suite 2	5.62 m ²
8	Terrace / Terrasse	15.48 m ²
Blockwork walls / Murs en dur		8.59 m ²
Gross area / Surface brute		97.20 m²
		88.61 m²

GROUND TO 2ND FLOORS / REZ-DE-CHAUSÉE AU 2^{ÈME} ÉTAGES

G2, G3, G4, G5, G8, G9, G10, G11
F2, F3, F4, F5, F8, F9, F10, F11
S2, S3, S4, S5, S8, S9, S10, S11





Apartment / Appartement

2 BEDROOMS / 2 CHAMBRES

TYPE 3

GROUND TO 2ND FLOORS / REZ-DE-CHAUSÉE AU 2^{ÈME} ÉTAGES

1	Lobby / Hall d'entrée	4.57 m ²
2	Kitchen / Cuisine	12.52 m ²
3	Living & Dining / Séjour & Salle à manger	25.42 m ²
4	Vestibule	2.41 m ²
5	Bedroom 1 / Chambre 1	15.30 m ²
6	Common washroom 1 / Salle de bains commune 1	3.78 m ²
7	Master bedroom 2 / Chambre principale 2	15.07 m ²
8	Ensuite 2 / En-suite 2	5.78 m ²
9	Terrace / Terrasse	16.79 m ²
Blockwork walls / Murs en dur		13.36 m ²
Gross area / Surface brute		115.00 m²
		101.64 m²

GROUND TO 2ND FLOORS / REZ-DE-CHAUSÉE AU 2^{ÈME} ÉTAGES

F1, F12, S1, S12



The penthouses

Three-bedroom residences with private rooftop terraces

TYPE 1

THIRD FLOOR

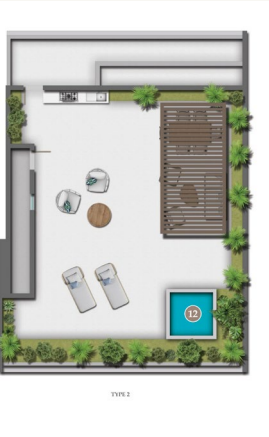
ROOFTOP



TYPE 2

THIRD FLOOR

ROOFTOP



TYPE 3

THIRD FLOOR

ROOFTOP



176.71 m² gross

165.75 m² rooftop, 4 m² jacuzzi

144.46 m² gross

145.09 m² rooftop, 4 m² jacuzzi

168.96 m² gross

161.01 m² rooftop, 4 m² jacuzzi

Total penthouse area includes the third-floor residence and its private rooftop area.



Penthouse

3 BEDROOMS / 3 CHAMBRES

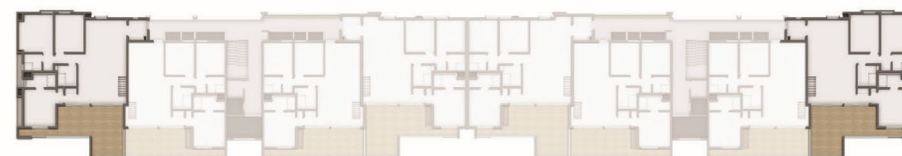
TYPE 1

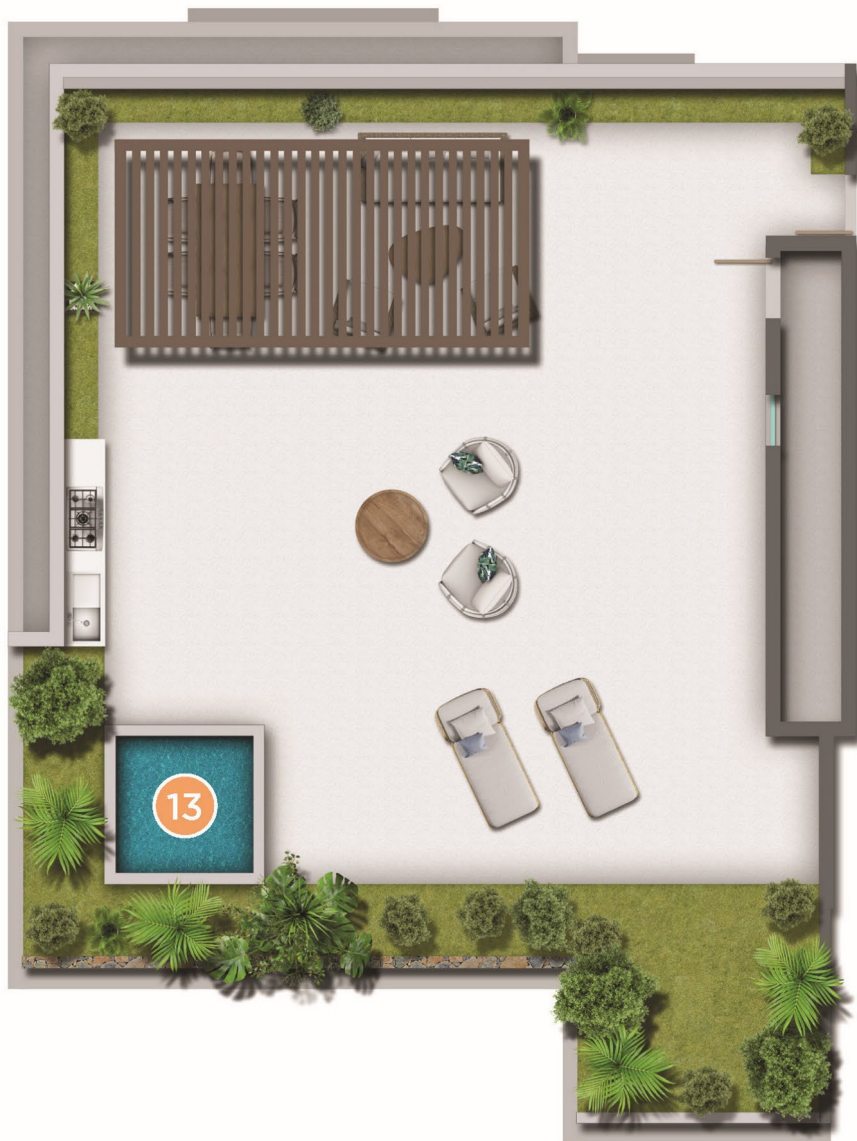
3RD FLOORS / 3^{ÈME} ÉTAGES

1	Lobby / Hall d'entrée	5.02 m ²
2	Kitchen / Cuisine	12.53 m ²
3	Living & Dining / Séjour & Salle à manger	35.78 m ²
4	Corridor / Couloir	2.95 m ²
5	Bedroom 1 / Chambre 1	18.31 m ²
6	Bathroom 1 / Salle de bains 1	3.83 m ²
7	Bedroom 2 / Chambre 2	13.53 m ²
8	Common bathroom / Salle de bains commune	5.30 m ²
9	Utility / Utilitaire	2.61 m ²
10	Master bedroom / Chambre principale	16.52 m ²
11	Master ensuite 1 / En-suite principale 1	5.74 m ²
12	Terrace / Terrasse	38.41 m ²
Blockwork walls / Murs en dur		16.18 m ²
Gross area / Surface brute		176.71 m²
		160.53 m²

3RD FLOORS / 3^{ÈME} ÉTAGES

P1, P8





Penthouse

3 BEDROOMS / 3 CHAMBRES

TYPE 1

ROOF TOP

13 Jacuzzi

4.00 m²

Roof garden / Jardin sur toit

165.75 m²

ROOF TOP

P1, P8

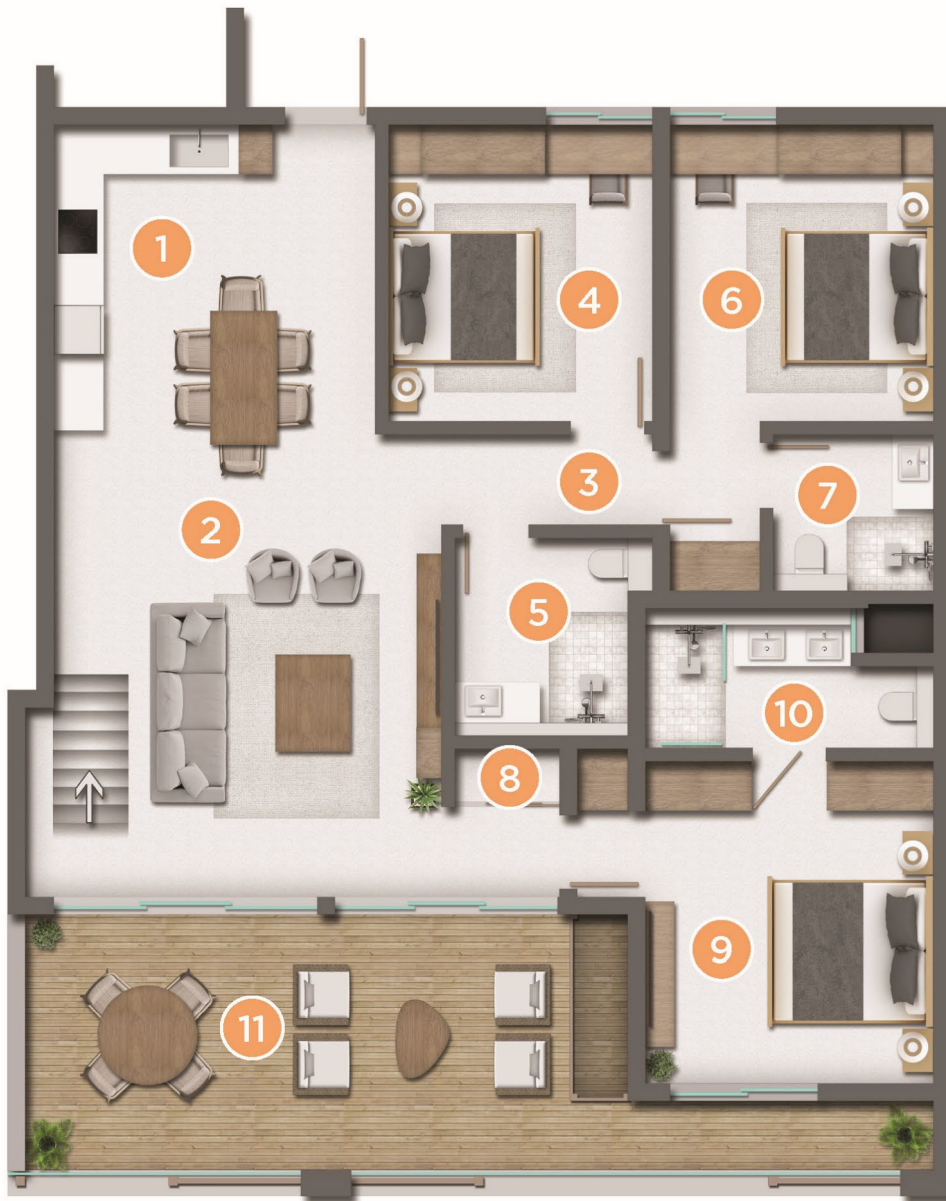


Penthouse

3 BEDROOMS / 3 CHAMBRES

TYPE 2

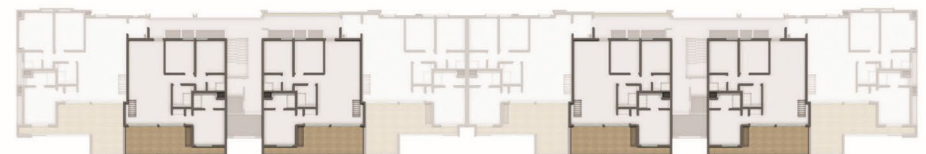
3RD FLOORS / 3^{ÈME} ÉTAGES

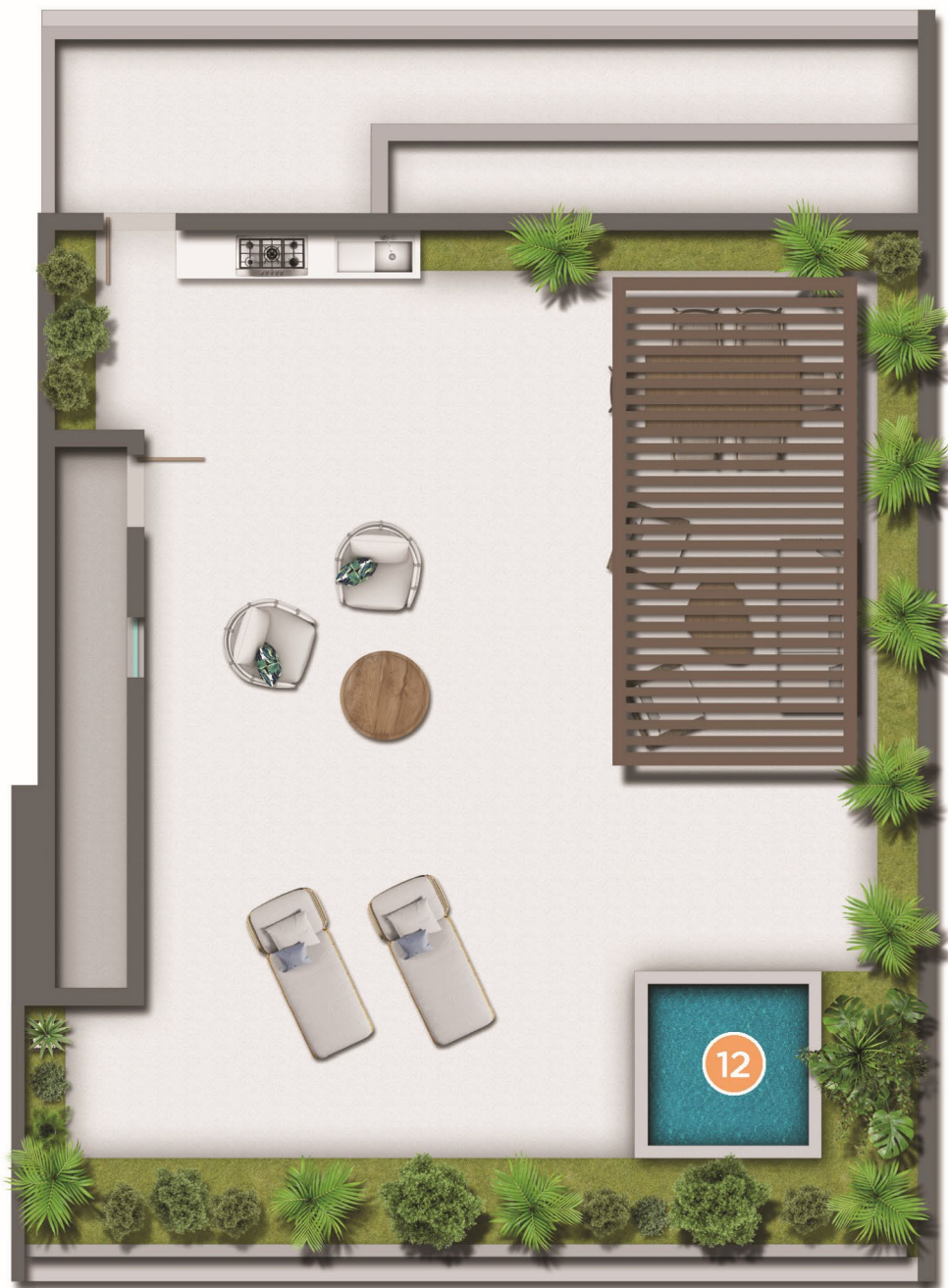


1	Kitchen / Cuisine	10.73 m ²
2	Living & Dining / Séjour & Salle à manger	32.32 m ²
3	Corridor / Couloir	2.95 m ²
4	Bedroom 1 / Chambre 1	11.55 m ²
5	Common bathroom 1 / Salle de bains commune 1	5.34 m ²
6	Bedroom 2 / Chambre 2	13.83 m ²
7	Bathroom 1 / Salle de bains 1	3.83 m ²
8	Utility / Utilitaire	2.61 m ²
9	Master bedroom / Chambre principale	15.65 m ²
10	Master ensuite 1 / En-suite principale 1	5.71 m ²
11	Terrace / Terrasse	29.11 m ²
Blockwork walls / Murs en dur		10.83 m ²
Gross area / Surface brute		144.46 m²
		133.63 m²

3RD FLOORS / 3^{ÈME} ÉTAGES

P2, P3, P6, P7





Penthouse

3 BEDROOMS / 3 CHAMBRES

TYPE 2

ROOF TOP

12 Jacuzzi

4.00 m²

Roof garden / Jardin sur toit

145.09 m²

ROOF TOP

P2, P3, P6, P7





Penthouse

3 BEDROOMS / 3 CHAMBRES

TYPE 3

3RD FLOORS / 3^{ÈME} ÉTAGES

1	Lobby / Hall d'entrée	5.65 m ²
2	Kitchen / Cuisine	13.22 m ²
3	Living & Dining / Séjour & Salle à manger	35.89 m ²
4	Corridor / Couloir	2.95 m ²
5	Bedroom 1 / Chambre 1	13.83 m ²
6	Bathroom 1 / Salle de bains 1	3.83 m ²
7	Bedroom 2 / Chambre 2	11.55 m ²
8	Common Bathroom 1 / Salle de bains commune 1	5.34 m ²
9	Utility / Utilitaire	2.61 m ²
10	Master bedroom 3 / Chambre principale 3	16.52 m ²
11	Master ensuite 1 / En-suite principale 1	5.68 m ²
12	Terrace / Terrasse	37.14 m ²
Blockwork walls / Murs en dur		14.75 m ²
Gross area / Surface brute		168.96 m²
		154.21 m²

3RD FLOORS / 3^{ÈME} ÉTAGES

P4, P5





Penthouse

3 BEDROOMS / 3 CHAMBRES

TYPE 3

ROOF TOP

13

Jacuzzi

4.00 m²

Roof garden / Jardin sur toit

161.01 m²

ROOF TOP

P4, P5



CONSTRUCTION PROGRESS

50%
COMPLETE

*Lilow is taking
shape*

Construction has reached an important milestone, giving buyers clear visibility on the progress achieved across the development.

Construction progress - August 2026



GRAND BAY

Connected to
everything *that*
matters

Grand Bay and beaches **7-10 min**

La Croisette and Mont Choisy Mall **5 min**

Super U Grand Bay **7 min**

C-Care Grand Bay **5 min**

International schools **10 min**

Mont Choisy Le Golf **10 min**

Restaurants and nightlife **7 min**

Indicative travel times based on the existing project material.



A RESIDENCE DESIGNED TO PERFORM

EXPECTED RENTAL INCOME

MUR 75,000

per month*

Lilow combines property ownership in Mauritius with professionally managed rental potential.

*Expected rental income is indicative only and based on current projections and operating assumptions. Actual income may vary. Rental income is not guaranteed.

- 01 Grand Bay location
- 02 Professionally managed operations
- 03 Hospitality-led positioning
- 04 Distinctive international interiors
- 05 Integrated wellness offering

BRINGING THE CONCEPT TOGETHER

One vision. Four areas of expertise.

Together, these specialists support Lilow's positioning as a premium wellness-led residence in Mauritius.



Property developer

SPECTRUM
CREATING HEALTHIER ENVIRONMENTS

International architecture &
interior design

totalstay™

Hospitality & rental management


SALAMANDER
LIFESTYLE & SPA

Wellness consultancy

Development | Design | Hospitality | Wellness



DEVELOPED BY COLBERT PROPERTIES

The vision *behind* *Lilow*

Lilow Residences is developed by Colbert Properties with a vision to create distinctive real estate combining quality, contemporary lifestyle, thoughtful design, wellness, hospitality and long-term investment value.

The approach extends beyond property development, bringing together specialist expertise to create one coherent residential experience.



SPECTRUM

INTERNATIONAL DESIGN

Designed by
SPECTRUM

SPECTRUM brings international architecture and interior-design expertise to Lilow, creating a contemporary concept built around warmth, materiality, functionality and hospitality.

Developed by Colbert Properties
Interior Design by SPECTRUM





HOSPITALITY & RENTAL MANAGEMENT

totalstay™

I,000+

KEYS MANAGED

As Lilow's designated hospitality and rental-management operator, Totalstay brings the experience gained from managing more than 1,000 keys to the residence.

- 01 Professional operation of the residence
- 02 Rental management and guest experience
- 03 Short-term rental positioning
- 04 Operational recommendations for the interiors



SPA & WELLNESS CONSULTANCY

Specialist expertise for *the Bathhouse*

Salamander Lifestyle & Spa contributes specialist spa and wellness expertise to the development of Lilow's Bathhouse concept.

Its contribution supports Lilow's positioning around wellness, longevity, relaxation and recovery.

Own in Mauritius

A globally connected island destination with a clear property-acquisition framework for international buyers.

O1

Freehold ownership

O2

VEFA + GFA framework

O3

International connectivity

O4

Lifestyle destination



Key delivery specifications

STRUCTURE & FINISHES

Concrete structure designed and constructed in accordance with the technical specifications issued by the appointed consultants.

External and internal blockwork with plastered finishes.

Premium-quality ceramic tiles to internal floors and anti-slip tiles to external terraces.

Powder-coated aluminium-framed glazed openings, timber doors and selected timber detailing.

KITCHEN, BATHROOMS & MEP

Semi-fitted kitchen with furniture, built-in cupboards, hob and extractor hood.

Bathroom vanity units, premium-brand sanitaryware and tapware. Hot and cold-water installation with water heater.

Concealed power and lighting conduits, recessed lighting and sockets positioned to the consultants' recommendations.

Air conditioning to bedrooms and living areas.

EXTERNAL AREAS & PROJECT TEAM

Main swimming pool, landscaped areas, reception and lounge, controlled access, resident parking and guest parking.

Developer: Colbert Properties
International Architecture & Interior Design: SPECTRUM
Hospitality & Rental Management: Totalstay
Spa & Wellness Consultancy: Salamander Lifestyle & Spa

Expected delivery: Mid 2027, subject to the contractual programme.

IMPORTANT NOTICE

Illustrations, plans, areas, finishes and specifications are indicative and non-contractual. They may evolve in accordance with technical requirements and the final contractual documentation. Prospective purchasers should rely on the reservation agreement, deed of sale and advice from their appointed professionals. Expected rental income is indicative only and is not guaranteed.



WELLNESS.
DESIGN.
HOSPITALITY.
INVESTMENT.

Contact us now

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