

Hennessy apartments

QUATRE BORNES, MAURITIUS



Treat yourself to the ultimate in elevated urban residential living with Hennessy Apartments. Rising seven levels above ground (G+6), the property comprises a total of 48 units, including 30 one-bedroom and 18 two-bedroom apartments.

This high-end residential development has been insightfully curated to suit the requirements of local, Mauritian diaspora and foreign buyers alike. It comes with the benefits of a liability insurance coverage that safeguards prospective owners against defects, construction errors and failure to meet building standards.

Hennessy Apartments presents an attractive rental yield potential for buyers who are considering to purchase an apartment as an investment property.

The project has also been developed in compliance with the requirements of the Tourism Authority Act for the granting of a Tourist Accommodation Certificate.



Scheduled for completion by December 2026, Hennessy Apartments embodies the perfect blend of urban living, style and comfort a modern family needs in the heart of Quatre Bornes. Resting in a prime location with pleasant surroundings, the development offers high levels of accessibility, top-notch design and construction as well as a safe and secure place to stay.



QUATRE BORNES, urban convenience and accessibility

Hennessy Apartments is situated in a highly desirable location in the centre of Quatre Bornes.

This thriving and vibrant town is famous for its colourful local market, busy bus terminal and Metro Express line. The “City of Flowers” offers quality of life, as well as a mild climate and dynamic urban setting.

Sitting at a strategic crossroads in the western highlands of Mauritius, Hennessy Apartments enjoys convenient and easy access from various directions. This modern residential complex is also within reasonable distance from the island’s main business centres, shopping destinations and fabulous beaches.



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Built to premium quality standards, Hennessy Apartments has an uncluttered yet aesthetic design that makes the property a liveable and enjoyable place to stay. This modern, well-thought-out residential complex has a low-maintenance structure and an energy-efficient layout with a north-west/south-east orientation to reduce heat from direct sunlight.



The apartments at Hennessy Apartments have comfortable, generous living space for the whole family to spread out and live the good life while enjoying a direct outside view. They also have a private balcony to catch some fresh air and sunshine. The design of these stylish homes is aimed at maximising cross-ventilation with natural light gently infusing a calming and relaxing ambiance in all rooms.



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All kitchens are well appointed and fitted to a high standard throughout. At the heart of each unit, they are fantastic spaces to cook, eat and entertain. Owners will feel driven to add their personal touch and arrange this inviting and functional space to their own taste. An open-plan concept creates a free-flowing connection with the airy living area.



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The apartments' sleeping and relaxation areas are larger than average and serve as tranquil resting places from the day-to-day grind of city life. Air conditioning is a standard feature in all bedrooms to maintain a pleasant temperature year-round. Two-bedroom apartments also have two lavishly styled bathrooms with high standards of fit and finish, including one en suite with the master bedroom.

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HENNESSY LIFESTYLE, functionality and aesthetics

Hennessy Apartments nestles in a peaceful environment close to all the essentials, including shops, schools and public transport, within a very short walking distance from the Quatre Bornes Central Metro Express station. A true blend of urban functionality and aesthetic charm, its comfortable and elegant apartments are the perfect choice for people seeking a world-class living experience.



Common amenities feature:

- two lifts, including one stretcher lift for emergencies, and a spacious lift lobby
- a full-load generator to provide emergency backup power
- two large water tanks to ensure uninterrupted water supply
- partly covered parking space at ground level for residents and visitors
- EV chargers
- a security post, 24/7 security guards and CCTV monitoring for maximum safety

For a convenient turnkey solution, owners can also pick and choose their furniture from an optional deco pack at an additional cost.



TWO-BEDROOM APARTMENT SURFACE AREA (m²)

NET AREA		
1	Kitchen & Dining	16.37
2	Laundry	2.96
3	Living	14.14
4	Terrace	6.35
5	Circulation	3.54
6	Common Bathroom	5.29
7	Bedroom 02	12.35
8	Master Bedroom	14.48
9	En Suite	5.80
TOTAL GROSS AREA		90.68
NET AREA		81.31

1. Gross area includes full external walls and half party walls where applicable.
2. Net area excludes all walls.



ONE-BEDROOM APARTMENT SURFACE AREA (m²)

NET AREA

1	Kitchen & Dining	14.71
2	Living	8.90
3	Terrace	3.92
4	Bathroom	5.62
5	Bedroom	12.89

TOTAL GROSS AREA 51.76

NET AREA 46.04

1. Gross area includes full external walls and half party walls where applicable.
2. Net area excludes all walls.

Architectural Specifications

1.0 GENERAL

1.1 Foundation:

- Reinforced concrete structure as per Structural Engineer's specifications
- Anti-termite treatment as per Engineer's specifications

1.2 Superstructure:

- R200 and/or 150mm thick external block walling as per Structural Engineer's specifications
- General external finish: 15mm thick render with smooth finish and paint

2.0 APARTMENTS

2.1 Floors:

- Living, dining, kitchen, bedrooms, bathrooms, terraces & balconies: Ceramic tiles

2.2 Walls:

- Living, dining, kitchen, bedrooms, bathrooms, terraces & balconies:
 - Block walling with smooth render finish
 - Paint: 1 coat binder plus 2 coats emulsion paint
 - Tile skirting to match floor finish fixed to painted walls
- Terraces, balconies & common passageway:
 - Block walling with smooth render finish
 - Paint: 1 coat binder plus 2 coats emulsion paint
 - Tile skirting to match floor finish fixed to painted walls
- En suite bathroom: Ceramic tiles

2.3 Ceiling:

- Living, dining, kitchen, bedrooms, bathrooms, terraces & balconies:
 - Smooth render plus emulsion paint finish
 - False ceiling to specific areas only

2.4 Doors:

- Main entrance: Composite timber door
- Internal doors: Composite timber doors

- External doors: Powder-coated aluminium glazed openings
- Showers: Glass partition and doors as applicable to specialist's details

2.5 Balustrades:

- Glazed balustrade to specialist's details & requirements

2.6 Kitchen:

- Kitchen furniture with worktop
- Stainless steel sinks and mixer - Equipment excluded.

2.7 Sanitary fittings:

- Wall-mounted vanity furniture complete with wash basin & mixer
- Shower mixer
- Toilet & handheld sprayer

2.8 Electrical:

- Concealed electrical wiring
- Switches, sockets and TV point in living room
- Common standby generator
- Bathrooms: Recessed mounted lights in bathroom false ceilings
- Bedrooms: Split system air conditioning for bedrooms only

2.9 Waterproofing:

- Waterproofing to all flat roofs (to specialist's details)
- Waterproofing treatment to balconies prior to tile laying
- Waterproofing treatment to showers prior to tile laying

3.0 COMMON AREAS

3.1 Floor:

- Staircases: concrete steel float finish
- Passageways: Ceramic tiles
- Driveway & carpark: Tarmac finish to designated areas as per drawings

3.2 Walls:

- External walls: Smooth render finish with paint
- Internal walls: Smooth render finish with paint

- Tiled skirting to match floor tiles where applicable

3.3 Ceilings:

- Parking: Reinforced concrete slab
- Staircases: Smooth render finish with emulsion paint

3.4 TV:

- IPTV point in living room for connection to my.t

3.5 Lifts:

- Lifts provided with well-designed lobbies

3.6 Water tank:

- Water tank provided

3.7 Security:

- Gatepost for watchman and CCTV surveillance

4.0 EXCLUSIONS:

- Home appliances & audio-visual equipment
- Kitchen equipment
- Light fixtures
- Loose furniture

Disclaimer:

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THE TEAM

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Ebene Square Residences Ltd

Project Manager:

Consolidated Venture Resources Ltd

Architect:

Collab Architects

Quantity Surveyor:

Vikram Mohabeer & Associates Ltd

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Geostruct Consult Ltd

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