



THE

DUALIS

APARTMENTS



Vibrant living in the heart of *Sodnac*

Ideally located in the highly practical and desirable neighbourhood of Sodnac, The Dualis Apartments brings together contemporary design, a central address and close proximity to everyday amenities, offering a straightforward and cohesive approach to urban living.

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The Dualis Apartments

The Dualis Apartments comprises two elegant towers set within a carefully planned residential layout. Designed with clean lines and a modern façade, the development presents a balanced architectural identity.

This low-density project in Sodnac, Quatre Bornes, occupies less than 25% of a generous 5,400m² plot, ensuring efficient land use while prioritising open space, natural ventilation and overall liveability.

Each block consists of 50 apartments across nine storeys, offering a selection of well-planned two-bedroom, three-bedroom and dual-key three-bedroom units. The interiors are conceived to maximise daylight and functionality, creating comfortable living environments suited to everyday use.

Construction is scheduled to commence in early 2027 and handover is expected to begin by mid-2029, with full completion of the project anticipated by the end of that year.



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Purposeful Design

The living spaces are laid out with practicality in mind, offering a fluid transition between the lounge, dining and kitchen areas. The spatial arrangement makes the most of natural light and airflow for comfortable day-to-day living.

The interiors feature a considered blend of neutral finishes complemented by warm timber accents, creating a fresh, modern atmosphere. Large openings extend onto private balconies with a glass balustrade on top of a block wall, reinforcing the connection between indoor spaces and the surrounding greenery.



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Stretching Views

Ideally positioned, The Dualis Apartments offers a clear vantage point over the surroundings. The open-plan living areas transition onto private spaces where the urban skyline meets the quiet strength of the distant mountain peaks.

This perspective provides residents with a grounded sense of place within the landscape, creating a versatile environment for varied lifestyles. It is a composed backdrop, designed to complement the needs of families and investors seeking enduring appeal.



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Naturally Functional

The kitchen serves as a practical and efficient space that integrates harmoniously into daily life, with a focus on usability and durability. Built to European standards, it features a streamlined configuration that optimises movement and storage.

The cabinetry combines a soft matte finish with warm timber-toned worktops, offering an aesthetically pleasing and hard-wearing surface for consistent use. Sleek lines and natural light enhance the sense of airiness, providing a functional environment suited to both daily cooking and shared moments.



The bathrooms reflect a clear and clean design approach aligned with the broader character of The Dualis Apartments. Each unit includes two comfortable bathrooms, including an en suite for the master bedroom, ensuring everyday convenience for residents and guests. In the three-bedroom apartments, this is further enhanced by the addition of a separate guest toilet.

The interior is characterised by a muted scheme of earth tones and stone-inspired finishes, complemented by warm wood-textured cabinetry that provides essential storage without compromising on style. Modern walk-in showers with glass partitions enhance the impression of space, while the inclusion of high-quality fixtures reflects a stylish approach to everyday utility.

Thoughtfully arranged to support the routines of modern households, these spaces offer a comfortable and well-considered environment within a centrally located residential setting.

Curated Around What *Matters*

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Positioned within a high-demand residential area, The Dualis Apartments emphasises privacy, practicality and ease of living. It is a carefully conceived response to current-day urban requirements, offering a secure and accessible environment within a well-connected location.

The development draws its strength from its proximity to key amenities, including healthcare, education and commercial hubs, making it particularly relevant for both homeowners and long-term investors. With a range of meticulously arranged apartment configurations, it caters to evolving residential needs while maintaining a clear focus on ease of use and long-term appeal.

This is a property defined by its position, functionality and long-term relevance within the central part of Mauritius.

PRIME LOCATION. MODERN COMFORT. SOLID VALUE

A Central Address in *Sodnac*

Located within one of the island's most well-linked central zones, The Dualis Apartments places essential amenities within easy reach, including healthcare, education, transport, retail and professional services.

The project is designed for those who prioritise accessibility and convenience, offering a well-positioned residential base that supports both daily life and long-term value. It provides a complete living environment that combines urban convenience with a comfortable setting.

- CENTRAL LOCATION
- EXCELLENT CONNECTIVITY
- WELLNESS PARK
- EDUCATIONAL INSTITUTIONS
- SHOPPING & LEISURE
- VARIETY OF DINING OPTIONS
- HEALTHCARE FACILITIES
- NEARBY BUSINESS HUBS



Shopping & Lifestyle

Trianon Shopping Park	5 min
CentrePoint	4 min
Tribeca Mall	7 min
Bagatelle Mall	9 min

Education

Sodnac State Secondary School	5 min
Arden Junior School	9 min
Rushmore Business School	4 min
University of Mauritius	7 min

Healthcare

Premium Care Clinic	7 min
Victoria Hospital	9 min
C-Care Darné	17 min
C-Care Wellkin	8 min

Amenities

Sodnac Metro Station	6 min
Phoenix Metro Station	8 min
Quatre Bornes Market	7 min
Sodnac Wellness Park	6 min

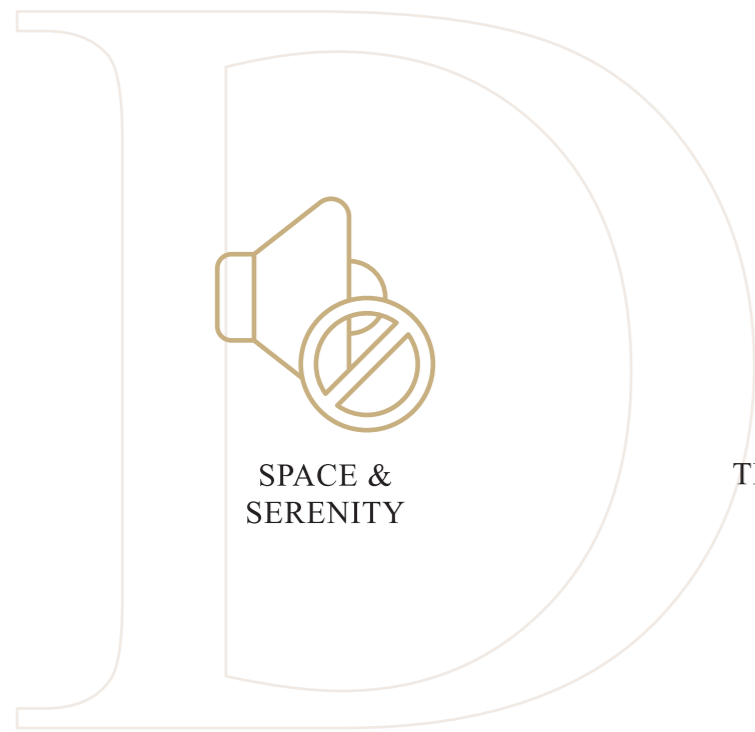
Nearby Business Zones

Phoenix Central	6 min
Ebene Cybercity	8 min
Vivéa Business Park	14 min
La Nouvelle Usine	14 min

Central by
nature

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Designed for
comfort



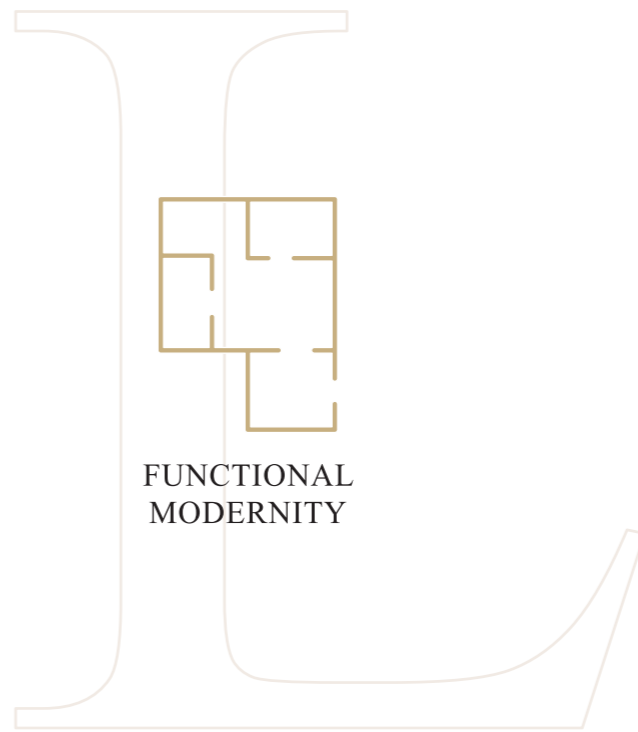
SPACE &
SERENITY



THOUGHTFUL
DESIGN



SAFETY
& SECURITY



FUNCTIONAL
MODERNITY



PREMIUM
STANDARDS



FITNESS
& WELLNESS



Apartment Types

The Dualis Apartments comprises two contemporary buildings, offering a total of 100 well-planned two-bedroom, three-bedroom and dual-key three-bedroom units.

These homes are created with a strong emphasis on liveability, efficient layouts and natural light. With two apartments on the ground floor and six units on all other levels, the development maintains a pleasant level of privacy for residents. Practical infrastructure includes a total of 123 ground-floor, partly covered parking spaces (including disabled parking), with one dedicated space per unit.

2-Bedroom Apartments

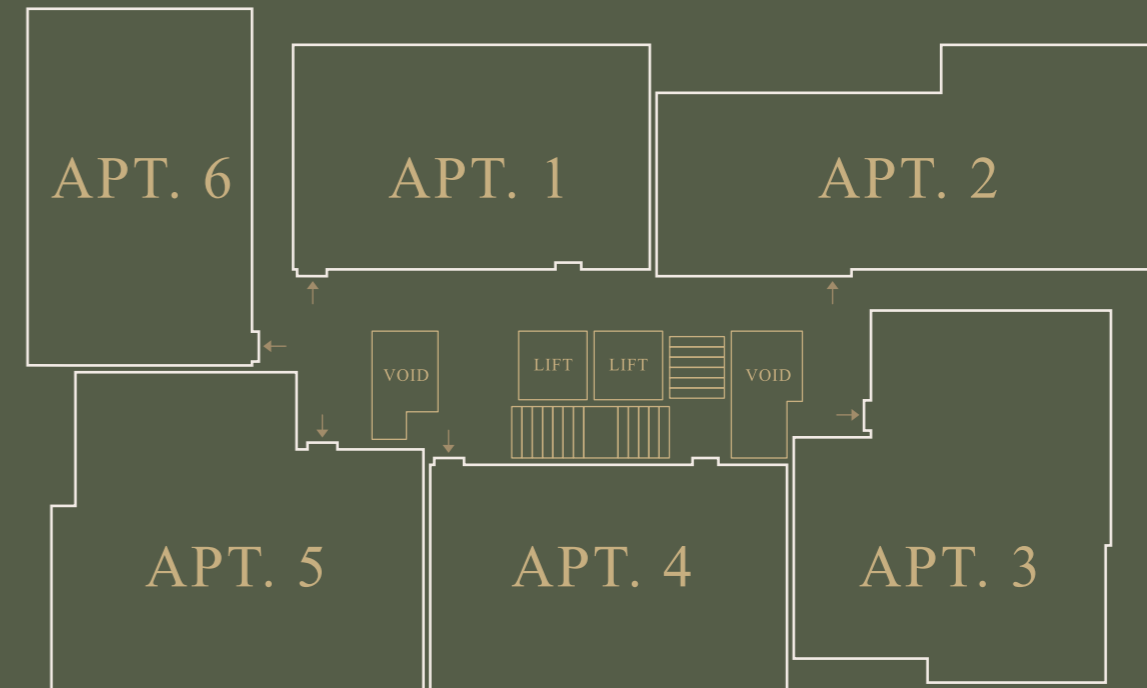
Designed for modern professionals, these 73.4m²-74.4m² units offer two bathrooms and an efficient open-plan layout. Each apartment includes a private balcony, providing a comfortable and versatile living space.

3-Bedroom Apartments

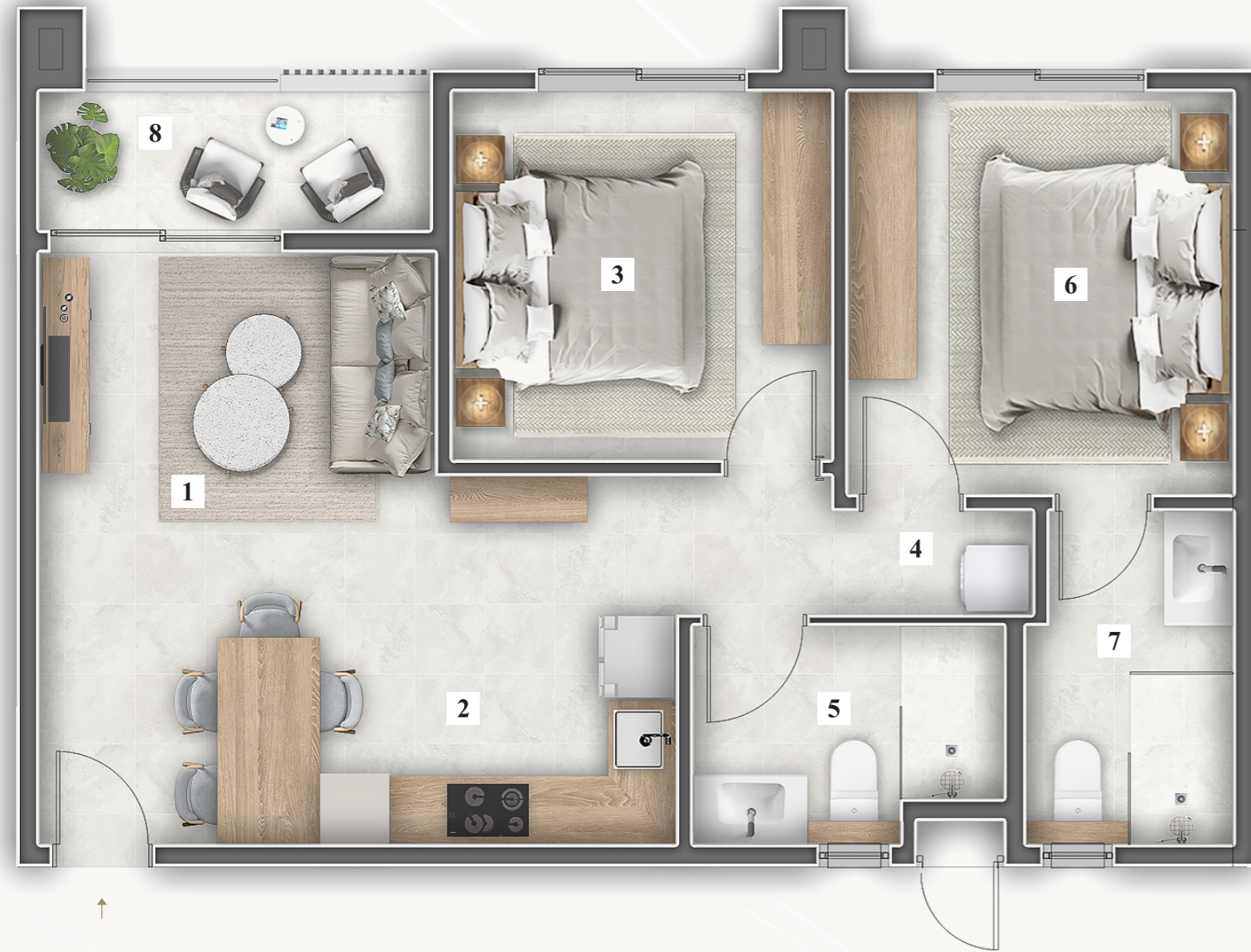
Ideal for families, these 95m² units include two bathrooms and an additional guest toilet. The layout prioritises spaciousness, usability and liveability.

3-Bedroom + 2 Keys Apartments

These 99.7m² dual-key apartments allow owners to comfortably share the home with an additional party while maintaining independent access and complete separation.



UNIT TYPE	LAYOUT						
APT. 1	1 Master Bedroom	1 Bedroom	1 Common Bath	Living Area	Laundry	Terrace	
APT. 2	1 Studio/Master Bedroom	2 Bedrooms	1 Common Bath	Living Area	Laundry	Terrace	Powder Room
APT. 3	1 Master Bedroom	2 Bedrooms	1 Common Bath	Living Area	Laundry	Terrace	
APT. 4	1 Master Bedroom	1 Bedroom	1 Common Bath	Living Area	Laundry	Terrace	
APT. 5	1 Master Bedroom	2 Bedrooms	1 Common Bath	Living Area	Laundry	Terrace	
APT. 6	1 Master Bedroom	1 Bedroom	1 Common Bath	Living Area	Laundry	Terrace	



Apartment 1 Two-Bedroom



	AREA	M ²
1	Living Area	12.8
2	Kitchen/Dining Area	11.7
3	Bedroom 1	10.6
4	Corridor/Laundry	3.2
5	Common Bathroom	4.8
6	Master Bedroom	11.7
7	Master Bathroom	5.0
8	Terrace	4.1
NET AREA		63.9
GROSS AREA		73.9

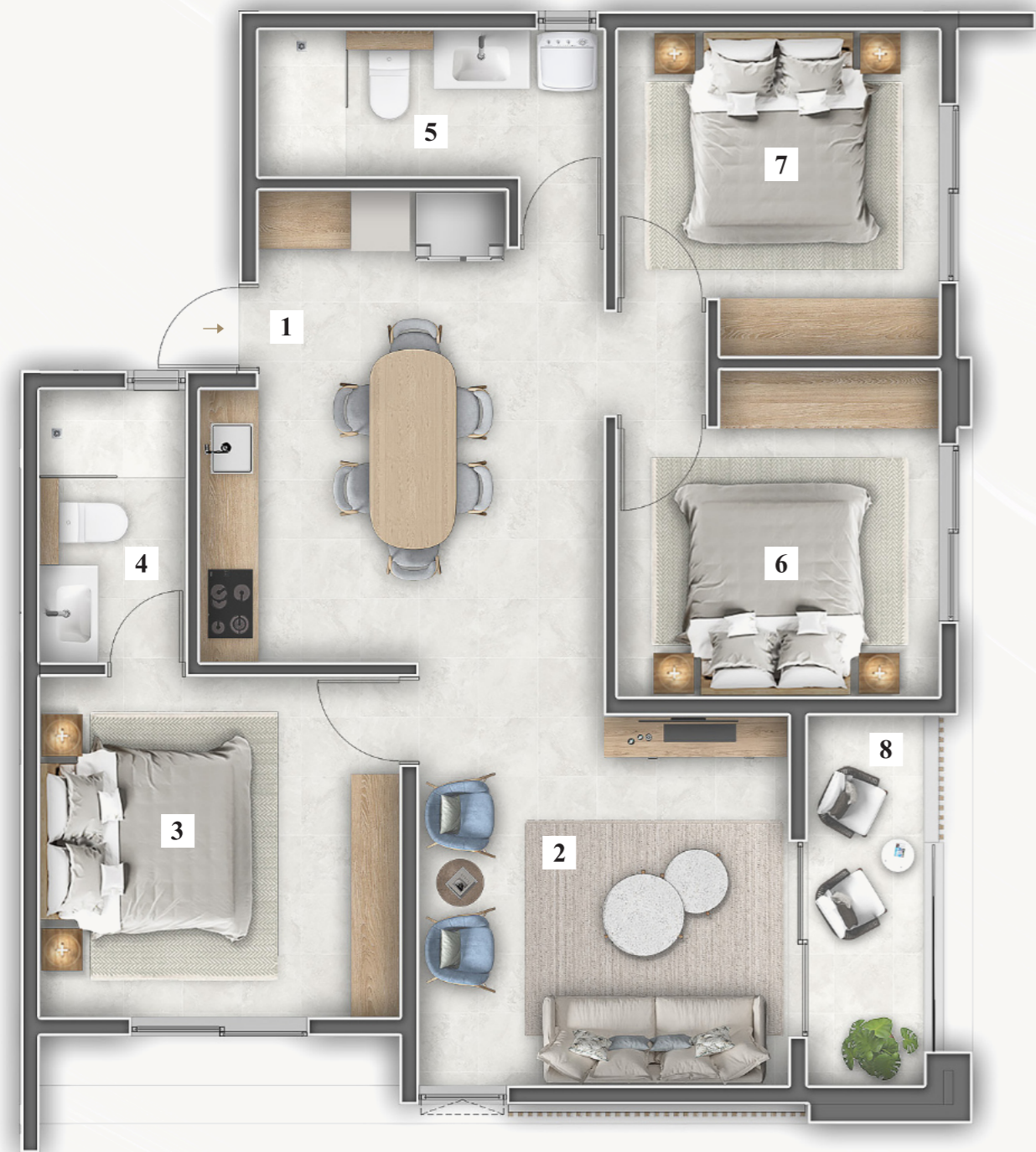


Apartment 2

Three-Bedroom + 2 Keys



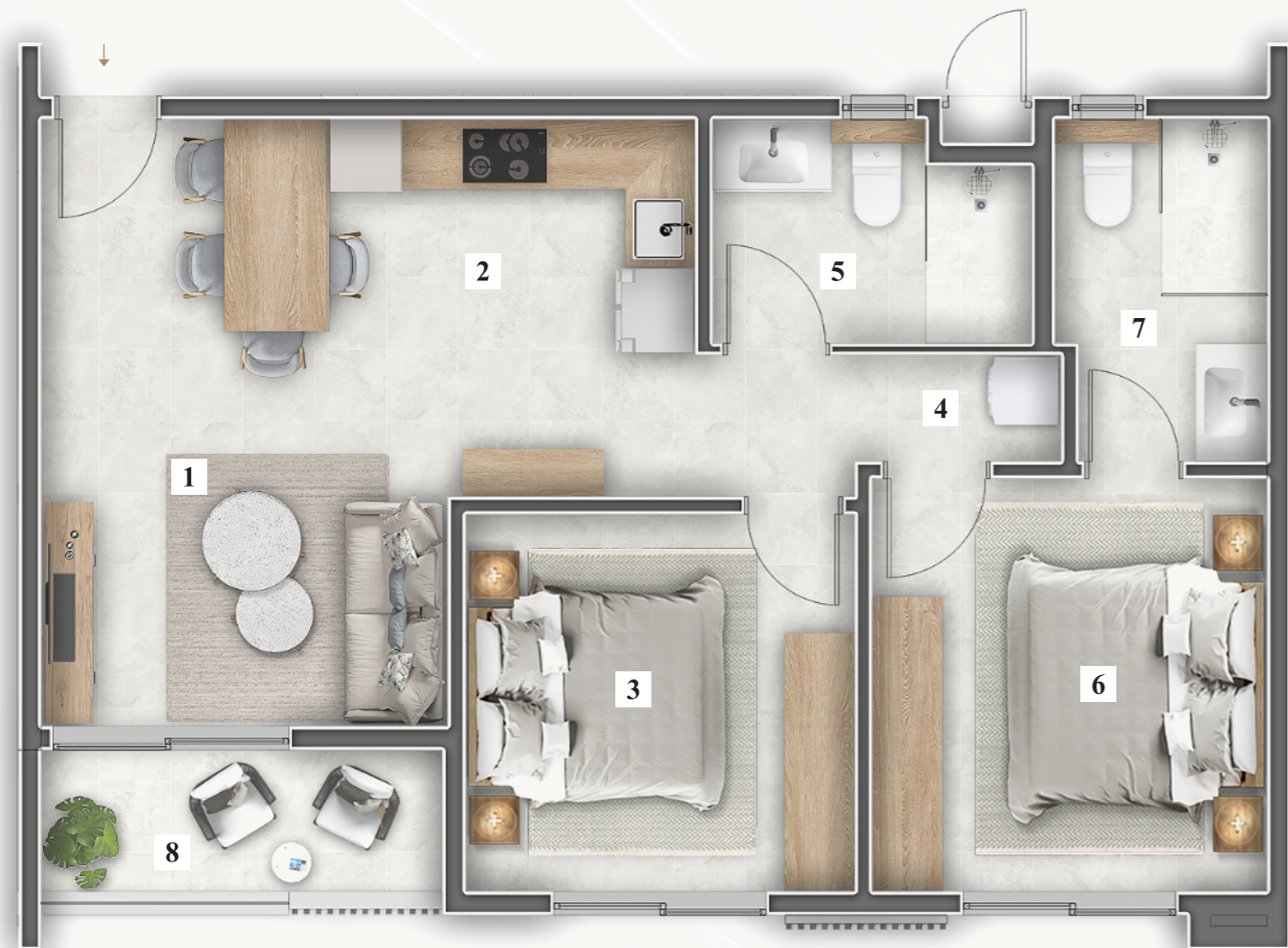
	AREA	M ²
1	Living Area	12.8
2	Kitchen/Dining Area	15.6
3	Bedroom 1	10.6
4	Corridor	1.6
5	Powder Room/Laundry	3.0
6	Bedroom 2	11.7
7	Common Bathroom	5.2
8	Terrace	4.1
9	Studio with Kitchenette	17.2
10	En Suite	5.0
	NET AREA	86.8
	GROSS AREA	99.7



Apartment 3 Three-Bedroom



	AREA	M ²
1	Entrance/Kitchen/Dining	20.0
2	Living Area	14.8
3	Master Bedroom	13.0
4	Master Bathroom	4.2
5	Common Bathroom	6.0
6	Bedroom 1	10.4
7	Bedroom 2	10.4
8	Terrace	4.6
	NET AREA	83.4
	GROSS AREA	95.0



Apartment 4 Two-Bedroom



	AREA	M ²
1	Living Area	12.8
2	Kitchen/Dining Area	11.7
3	Bedroom 1	10.6
4	Corridor/Laundry	3.2
5	Common Bathroom	4.8
6	Master Bedroom	11.7
7	Master Bathroom	5.0
8	Terrace	4.1
	NET AREA	63.9
	GROSS AREA	73.4



Apartment 5 Three-Bedroom



	AREA	M ²
1	Entrance/Kitchen/Dining	20.0
2	Living Area	14.8
3	Master Bedroom	13.0
4	Master Bathroom	4.2
5	Common Bathroom	6.0
6	Bedroom 1	10.4
7	Bedroom 2	10.4
8	Terrace	4.6
	NET AREA	83.4
	GROSS AREA	95.0



Apartment 6 Two-Bedroom



	AREA	M ²
1	Living Area	12.8
2	Kitchen/Dining Area	11.7
3	Bedroom 1	10.6
4	Corridor/Laundry	3.5
5	Common Bathroom	4.9
6	Master Bedroom	11.7
7	Master Bathroom	5.0
8	Terrace	4.1
NET AREA		64.3
GROSS AREA		74.4

Technical Specifications

1. GENERAL

1.1 Foundation

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

1.2 Superstructure

- 200 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. APARTMENTS

2.1 Floors

Living, Dining, Kitchen, Bedrooms, Bathrooms
Terraces & Balconies

- Porcelain tiles

2.2 Walls

Living, Dining, Kitchen, Bedrooms & Internal Walls

- Block walling with smooth render finish
- Paint: 1 coat binder and 2 coats emulsion paint
- Skirting fixed to walls

Terraces, Balconies & Common Passageway

- Smooth render with emulsion paint finish
- Skirting fixed to walls

Common & En Suite Bathrooms

- Porcelain tiles

2.3 Ceiling

Living, Dining, Kitchen, Bedrooms, Bathrooms, Terraces,
Balconies & Common Passageway

- Smooth render with emulsion paint finish
- False ceiling to specific areas only

2.4 Doors

- Main Entrance - Timber door
- Internal Doors - Timber flush door
- External Doors - Powder-coated aluminium glazed openings
- Showers - Toughened/laminated glass

2.5 Balustrades

- Toughened glass

2.6 Kitchen

- Kitchen furniture with worktop
- Stainless steel sinks and mixer – equipment excluded

2.7 Sanitary and Tapware

- Wall-mounted vanity furniture
- Shower and washbasin mixer
- WC and toilet hand sprayer

2.8 Electrical

- Concealed electrical wiring
- Switches, sockets and light points
- Common stand-by generator

2.9 Waterproofing

- Double-layer membrane waterproofing to roofs (to Specialist's details)
- Waterproofing treatment to balconies prior to tile laying
- Waterproofing treatment to showers prior to tile laying

3. COMMON AREAS

3.1 Floor

- Staircases - Cement screed with 100mm high skirting in washed rocksand finish
- Passageways - Porcelain tiles
- Driveway & Carpark - Tarmac, evergreen pavers and reinforced concrete finish to designated areas as per drawings

3.2 Walls

- External Walls - Smooth render with elastomeric paint finish
- Internal Walls - Smooth render with emulsion paint finish. Skirting where applicable

3.3 Ceilings

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

3.4 TV

- IPTV point in living room

3.5 Lift

- 2 Lifts per tower

3.6 Water Tank

- Water tank provided

3.7 Security

- Gatepost for watchman and camera surveillance

4. EXCLUSIONS

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



Why JAA The Dualis



For Homeowners & Long-Term Investors

The Dualis Apartments offers an appealing residential opportunity in a prestigious and high-demand urban pocket. With a low-density footprint and landscaped areas, the project focuses on providing lasting value through quality construction and thoughtful site planning. Features such as gated 24/7 security, disabled access, two lifts in each building, provision for air conditioning, stand-by power and electric vehicle charging infrastructure make this a reliable and secure choice for professionals, families and long-term investors alike.

- **LASTING RESIDENTIAL RELEVANCE**
- **RISING MARKET VALUE OVER TIME**
- **WELL-POSITIONED FOR RENTAL INCOME GENERATION**



Central location



Excellent connectivity



Established neighbourhood



Strong appreciative value



A Practical Address for *Living*

This development offers direct access to the essentials of modern urban life. Residents benefit from convenient transport links and public spaces, as well as close proximity to healthcare facilities, schools and key business hubs. Whether for daily commuting or routine errands, the strategic location ensures smooth access to what matters most.

- **URBAN SERENITY IN A CENTRAL LOCATION**
- **PROXIMITY TO ALL THAT MATTERS**
- **SEAMLESS CONNECTIVITY**



The Lifestyle Experience

Life at The Dualis Apartments is centred on well-being, functionality and a sense of balance. Landscaped outdoor areas and well-kept surroundings contribute to a pleasant residential environment, supporting both relaxation and daily living. The development offers a straightforward and easy-going lifestyle suited to couples, families and working professionals seeking a well-located home.

- **WELL-SUITED FOR COUPLES & FAMILIES**
- **A BALANCE OF PRIVACY AND COMMUNITY**
- **WELLNESS & PLAY FOR ALL AGES**



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Register Your Interest

The contents of this brochure have been prepared in good faith and the Developers have made every effort to ensure the accuracy of information contained herein. However, the Developers cannot be held liable for inaccuracies, omissions and involuntary errors in the contents. Descriptions, information, photos and the computer-generated images are provided as guides only. Moreover, the interior decoration and landscaping are based on the artist's conceptual design and might not give an exact representation of the real and final view. This information is provided as indication only and is not contractually binding by law. Floor plans, master plan and amenities and facilities are subject to change without notice due to ongoing product development.



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