

Close to what matters

A place that feels like yours.

There are places that already feel like home - long before the first stone is laid.

Les Résidences de Champfleury is one of them. A new residential development in Grand Baie, just beside the well-loved La Salette Church, in a corner of the north that's familiar, welcoming, and quietly central.

Developed by MaxCity, Les Résidences de Champfleury is a horizontal co-ownership concept combining private ownership with common spaces maintained by the syndic. It's about the simple things done well, in a location that's close to what matters, and vibrant enough to grow something lasting.

With just 32 residential plots, each with its own thoughtfully designed house plans, the project is shaped for those who value calm, clarity, and the chance to build at their own pace.

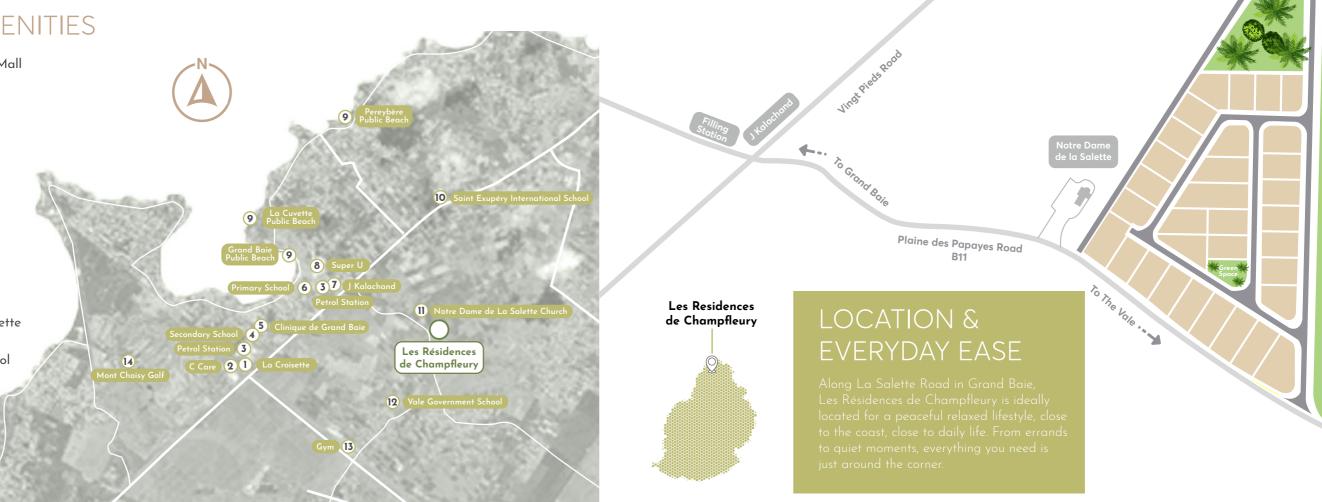
Defined by its simplicity, thoughtful guidelines, and a clear layout — it's a space that feels steady from the start.





NEARBY AMENITIES

- 1. La Croisette Shopping Mall
- 2. C Care
- 3. Petrol stations
- 4. Secondary school
- 5. Clinique de Grand Baie
- 6. Primary School
- 7. J Kalachand
- 8. Super U
- 9. Public Beach:
 - Grand Baie
- La Cuvette
- Pereybère
- 10. Saint Exupéry International School
- 11. Notre Dame de La Salette Church
- 12. Vale Government School
- 13. Gym
- 14. Mont Choisy Le Golf







Everything that matters in life is within reach.

A Saturday market, a school drop-off, a quiet walk under the trees. A spontaneous dinner from your favourite take-away, or a relaxed afternoon browsing at La Croisette.

At Les Résidences de Champfleury, everything feels close — not just by distance, but by rhythm. What you need, and what you enjoy, are never too





LIFESTYLE

That coming home feeling....

Behind your own green garden walls — the ones you've watered and watched grow — a life begins to take shape.

Along calm, flower-lined paths and quiet plots, Les Résidences de Champfleury nvites you to plant something lasting: trees, roots, memories.

The neighbourhood is steady and soft-paced. The streets are clear, the boundaries defined, and the space feels shared — but never crowded.

This is the kind of setting that grows with you. Where families can settle in, neighbours can connect, and your home becomes an expression of who you are.

This is everyday life — the kind that matters to you











AVAILABLE PLOTS

Lot No.	Net Area		
	m2	Ps	Tse
1	720.65	17.08	189.64
2	557.29	13.21	146.66
3	556.11	13.18	146.34
4	542.28	12.85	142.71
5	515.89	12.22	135.76
6	482.51	11.43	126.98
7	450.98	10.69	118.68
8	436.10	10.33	114.76
9	573.03	13.58	150.80
10	449.47	10.65	118.28
11	457.19	10.83	120.31
12	457.19	10.83	120.31
13	457.19	10.83	120.31
14	465.77	11.04	122.57
15	510.60	12.10	134.37
16	418.00	9.91	110.00
17	418.00	9.91	110.00

Lot	Net Area			
No.	m2	Ps	Tse	
18	385.98	9.15	101.57	
19	497.77	11.80	130.99	
20	428.35	10.15	112.72	
21	424.63	10.06	111.74	
22	421.15	9.98	110.83	
23	418.04	9.91	110.01	
24	440.77	10.44	115.99	
25	512.59	12.15	134.89	
26	431.06	18.65	207.10	
27	418.00	9.91	110.00	
28	710.77	16.84	187.04	
29	552.17	13.08	145.31	
30	485.79	11.51	127.84	
31	450.62	10.68	118.58	
32	444.97	10.54	117.10	
33	376	Green Space		
Total	15,846.83	375.52	4,170.22	

SUMMARY OF DESIGN SPECIFICITIES*

Les Résidences de Champfleury design briefs were created to maintain the aesthetic integrity of the project, while still affording landowners versatility and control over how they want their dream home to look.



PLOT COVERAGE

Maximum: 50% of plot area First floor limited to 75% of ground floor footprint





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HEIGHT RESTRICTIONS

Two-storey buildings:

Max height 8.5m at apex (pitched roof), 7.0m flat roof



ROOF TYPE

At least 50% pitched roof required (30° or 45° slope)

Flat roofs must be slightly sloped for rainwater run-off



TERRACES / VERANDAS

Verandas encouraged at ground floor for outdoor living Verandas open on 3 sides count as 50% towards plot coverage



Single-storey: Max height 5.5m at apex

(pitched roof), 4.0m flat

Parapet walls: Max height 1.0m



SIDE BOUNDARY
Boundary walls:
Max 1.8m height



PERIMETER FENCING

The development will be done using Betafence-type fencing. Exact layout will be confirmed by architect at a later stage.



CONTACT US

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^{*} The promoter/syndic reserves the right to amend these guidelines without prior notice or liability.



GROW CLOSE to what matters.

