



CENTRAL PARK

TRIANON

A BETHAHOMES DEVELOPMENT



MODERN LIVING, PERFECTLY CONNECTED

At the centre of Trianon, Quatre Bornes' most celebrated address, Central Park brings together sculptural architecture and contemporary living in perfect balance.

Living extends beyond your private residence into thoughtfully curated lifestyle spaces where work, relaxation and connection coexist effortlessly.

Offering one, two and three-bedroom homes, Central Park adapts to every stage of life, combining style, functionality and enduring value in a vibrant setting.





CENTRAL PARK
TRIANON
A BETHOMES DEVELOPMENT

Trianon Metro Station
2 minutes

LA CITY MALL
3 minutes

EBENE CYBER CITY
5 minutes

TRIBECA MALL
5 minutes

C-CARE WELLKIN
5 minutes

BAGATELLE
7 minutes

Home+ Trianon
3 minutes

CADETS CLUB
1 minute

RACING CLUB
3 minutes

TRIANON - VERDUN
Link Road

FUTURE
LINK ROAD

PHOENIX MALL
7 minutes

MARBELLA ROAD

Connect with what you love

Occupying one of the Trianon's most sought-after locations, Central Park offers effortless connection to everything you and your family could want for a life lived well.

BEAUTIFULLY POSITIONED PERFECTLY LOCATED

Strategically positioned with direct access to major road networks and public transport links, the city, business districts and key lifestyle destinations are always within easy reach close enough to stay connected, yet comfortably removed from the bustle.

Surrounded by generous green spaces, Central Park offers a refreshing sense of openness rarely found so close to the city. Cafés, shopping destinations, wellness facilities and cultural attractions are all moments away, creating a lifestyle where nature, convenience and cosmopolitan living come together seamlessly.

FASHION & RETAIL

1. Tribeca Mall
2. La City Trianon
3. Centre Point
4. Home+ Trianon
5. Bagatelle Mall
6. Phoenix Mall
7. Valentina Mall

HEALTH & FITNESS

1. Racing Club
2. B Foot 5
3. Sports Arena
4. Club Moving Gym
5. iPadel by RM
6. Gymkana Golf Club
7. Cote d'Or National Sports Complex

SCHOOLS






1. Sir Veerasamy Ringadoo Govt School
2. Curtin Mauritius
3. Le Bocage International School
4. Dukesbridge
5. Sodnac SSS
6. Phoenix SSS

POINTS OF INTEREST

1. HY Ebene
2. Hennessy Park Hotel
3. C-Care Wellkin
4. Minissy Waterfall



MAP KEY

- 
Shopping
- 
Metro
- 
Golf
- 
Round-about
- 
Future Link Road

SOMETHING FOR EVERYONE



A haven of boutiques, unique gift shops and elegant homeware stores, Trianon offers everything you need for the perfect outfit or a beautiful addition to your living space.



Just minutes from some of Trianon's best restaurants and one-of-a-kind shopping experiences. A delectable and diverse collection of food options including cafes, casual eateries and elegant restaurants are only moments away.

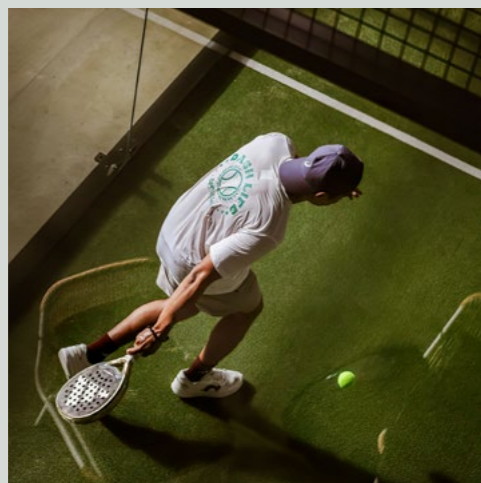


Indulge in a bit of retail therapy as you make your way along these shopping malls for sustainably crafted everyday essentials.

AN INVIGORATING LIFESTYLE



For those who love variety, padel courts and foot five pitches are only five minutes away, making it easy to stay active, have fun with friends, and enjoy a balanced, healthy lifestyle. With Sodnac Wellness Park close by, residents can also enjoy open green spaces perfect for jogging, walking and outdoor relaxation. Central Park is designed to enrich every day, from energising activity to quiet moments of reflection, all within a vibrant, connected community.



An arm's reach away from the Gymkhana Golf Club, a world of activity awaits at your doorstep. Whether you seek a social game, a competitive match, or a leisurely round, the golf course and surrounding walking and jogging paths offer endless opportunities to stay active, unwind and connect.





YOUR MASTERPIECE OF URBAN LIVING

Central Park's design is firmly rooted in its natural surrounds. Its elegant architecture borrows inspiration from nature combining organic elements with contemporary design. Brick and concrete wrap around the lower levels, while the glazing of the elegant tower reflects the sky and merge with the surroundings.

A HOLISTIC VISION FOR MODERN LIVING

Every element of Central Park has been thoughtfully planned to foster a genuine community lifestyle. Architecture and landscaping work in harmony to create spaces that feel natural, balanced and quietly connected to their surroundings. The master plan reflects a considered response to contemporary living – shaped around evolving lifestyles, shared experiences and a more holistic way of inhabiting space, where wellbeing, social interaction and everyday ease come together effortlessly.

1. COMMUNAL SWIMMING POOL
2. OUTDOOR LOUNGE & VERANDA
3. GYM
4. LOUNGE & GAMES ROOM
5. BBQ & PIZZA OVEN AREA
6. KIDS' PLAYGROUND

- APARTMENT BLOCKS
A B C D E
- ENTRANCES & EXITS
7
- 400M PEDESTRIAN TRACK
 ● ● ●

Phases Delivery Schedule

| | | |
|---------|--------------|---|
| PHASE 1 | BLOCK A | Construction scheduled for 3 rd quarter 2026 |
| PHASE 2 | BLOCK B | Construction scheduled for 3 rd quarter 2027 |
| PHASE 3 | BLOCKS C,D,E | Construction scheduled for 3 rd quarter 2028 |
| | AMENITIES | Delivery scheduled for 2 nd quarter 2031 |

Delivery timelines are indicative and subject to sales progression and force majeure conditions.



Heated 22M Swimming Pool

Offering a refreshing oasis throughout the year, the heated lagoon style pool creates a welcoming space to relax, unwind and enjoy moments of calm within the community.

BBQ & Pizza Oven Area

With a selection of outdoor spaces to entertain, including a dedicated BBQ and pizza area, getting together with friends and family has never been easier.

Walking Trails

Get active, or take the kids for a bike ride. Explore the path network while staying connected to the community.

Lounge & Games Room

A welcoming space to unwind, connect and enjoy friendly competition. From relaxed evenings to lively games with neighbours, it is also the perfect place to gather and enjoy a football match together.

Private Dining, Lounge & Workspaces

An intimate space for shared meals, meaningful conversations and gatherings with family and friends. It also features a coworking area, meeting room and concierge service for added convenience.

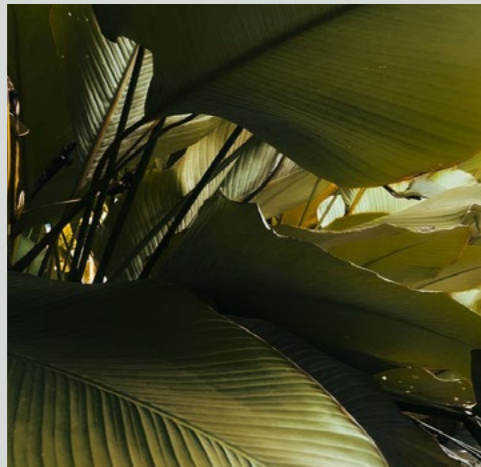
Kids Playground

A safe, vibrant space where children can climb, slide and explore, filling each day with laughter and discovery.

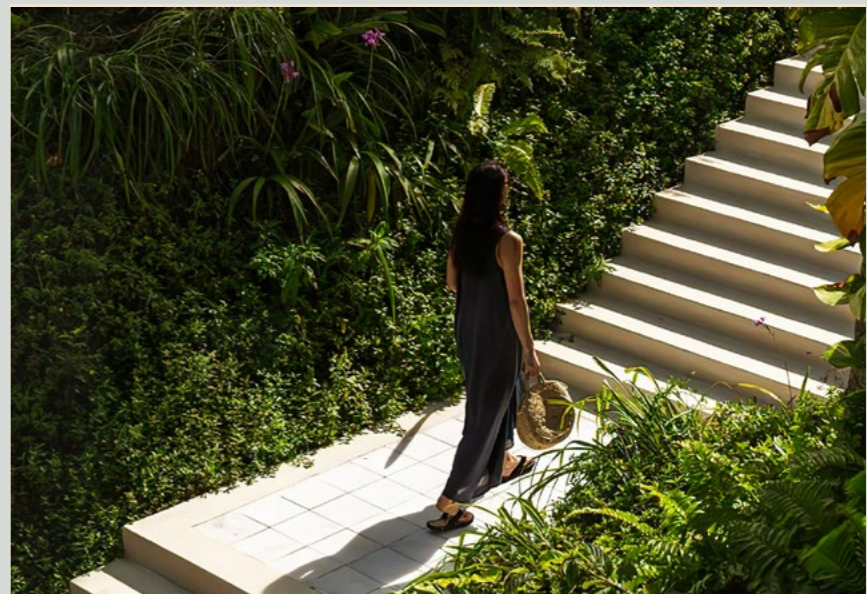
DESIGNED TO LET YOU FIND YOUR BALANCE



Discover thoughtfully designed communal spaces created for connection and wellbeing, including a private clubhouse, swimming pool, gym and social areas that bring residents together in a vibrant, welcoming setting.



Central Park offers contemporary apartments and spacious penthouses designed for comfort and flexibility, complemented by amenities that support active routines, social gatherings and effortless everyday living.



Through working closely with buyers in Mauritius for over four decades, we have made a commitment to future proofing these homes and ensuring sustainable living.



Bike Parking & Electric Vehicle Chargers

Central Park encourages greener mobility with dedicated bicycle parking and electric vehicle charging points, reducing reliance on cars and lowering carbon emissions



Advanced Construction Technology

Manufactured in a controlled environment, components are produced to exact specifications, minimizing material waste, reducing the need for raw materials, and lowering the project's overall carbon footprint.



Large Green Spaces

The project features expansive landscaped areas with a variety of plants and species, supporting local ecology while enhancing residents' wellbeing and connection to nature.



SOCIAL OASIS AT THE HEART

At the heart of the residence, a heated 22-metre swimming pool becomes a space to unwind, surrounded by lush landscaping and relaxed lounge areas.



SPACES TO BRING PEOPLE TOGETHER

Central Park offers a thoughtfully curated selection of communal spaces including a games room. Designed to suit every generation and every rhythm of life, these shared environments encourage connection, interaction and a genuine sense of community.



GATHERING AROUND GOOD TIMES

Grill, bake, laugh, and relax a versatile space where family and friends come together to celebrate simple joys.



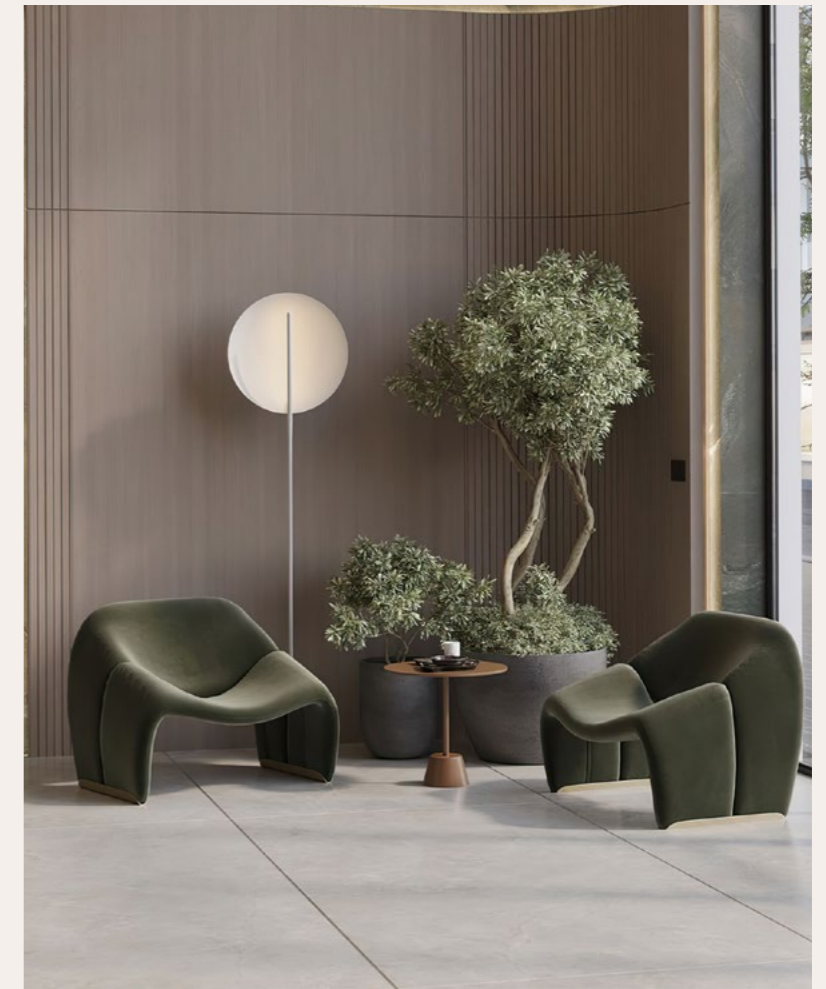
WHERE BODY MEETS BALANCE

Designed to support both physical training and mindful practice, the fitness and yoga areas offer a calm, well-equipped environment for daily routines, focused movement and quiet recovery.



MOMENTS MADE TOGETHER

The perfect place to receive loved ones or catch up on work, with cozy seating, co-working space, and practical amenities.



EFFORTLESS EVERYDAY ARRIVAL

With 2 lifts, residents move freely and comfortably, ensuring convenience for families and peace of mind for all.



WHERE IMAGINATION TAKES FLIGHT

A lively outdoor space designed for little explorers to enjoy toboggans, swings, and games, making every visit playful and memorable.



Reimagined to give joy to everyday life, Central Park is a juxtaposition of modern architecture and the essentials of contemporary urban living.

PENTHOUSES



A TRULY BREATH TAKING PERSPECTIVE

Discover, explore or enjoy it all from the comfort of your own balcony, as soft breezes and sunlight dance through the space.



DESIGNED FROM THE INSIDE OUT

Meticulously crafted to celebrate light, space, and a fluid connection to its surroundings. Generous, intuitive floorplans support the rhythms of everyday life, while interiors flow effortlessly to expansive balconies and lush green outlooks, blurring the line between indoors and out.

TAILORED FOR
MODERNITY

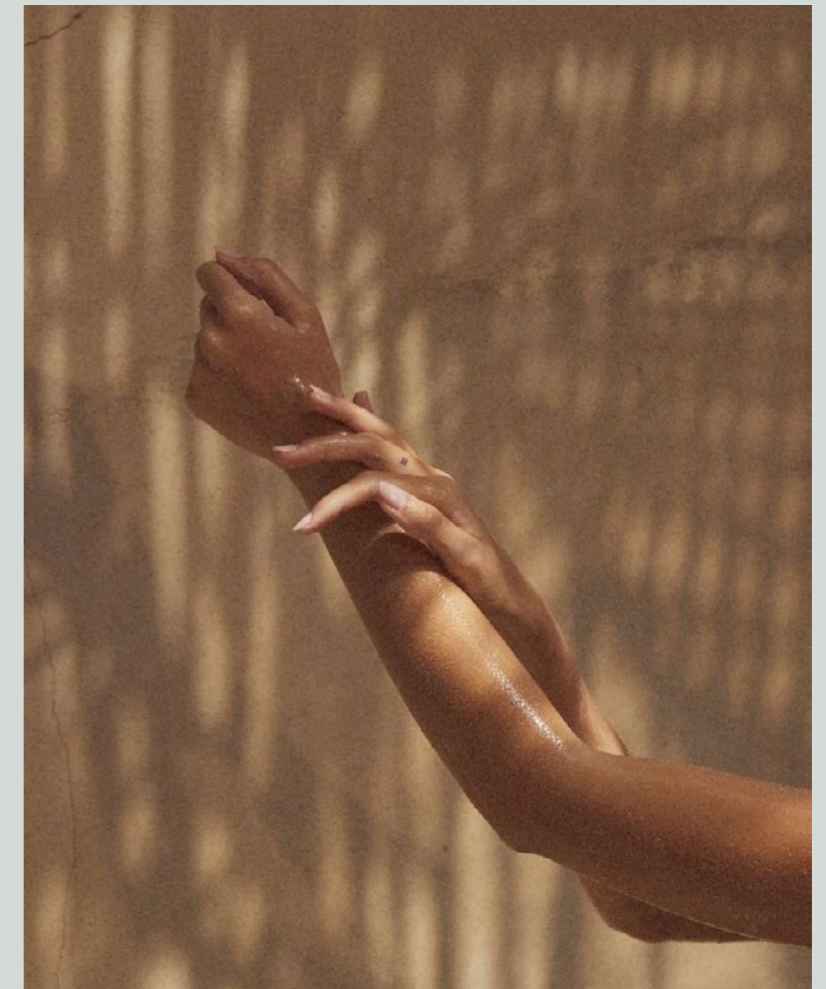


Carefully designed with consideration of modern lifestyles, the spaces within Central Park allow residents to cater to their individual tastes and desires.



TIMELESS ELEGANCE

The elegantly appointed and light-filled master suite provides a heightened sense of relaxation.



A RITUAL IN CALM

Carefully designed with consideration of modern lifestyles, the spaces within Central Park allow residents to cater to their individual tastes and desires.



Crafted for the rhythm of daily life,
Central Park balances refined design
with the comfort and convenience
of connected living..

APARTMENTS



DESIGN SIGNATURES

Each apartment has been planned and re-planned to ensure generous and useable proportions for all rooms but most importantly, to have the things that turn an apartment into a home.

DELIGHT IN
GREAT CULINARY
ELEGANCE

The generously sized
space is perfectly suited
for casual dining or lively
gatherings, for those who
love to entertain in style.





SIMPLE AND
TIMELESS AESTHETIC

A place to unwind, connect
and gather, the living room
takes centre stage.



WHERE FORM
MEETS FUNCTION

The space is curated for a modern lifestyle, your morning coffee, shared meals and evening conversation while maintaining a sense of refined simplicity.

COMPOSED INTERIORS

Bathed in soft natural light, the master suite balances intimacy with openness. Expansive windows draw the landscape inward, while sheer drapery lends a sense of calm and privacy.





THE FLOOR PLANS



CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - FLOOR 7

2 BEDROOM PENTHOUSE TYPE 1

A7-1

NORTH EAST VIEW



GROSS 152.1 M²

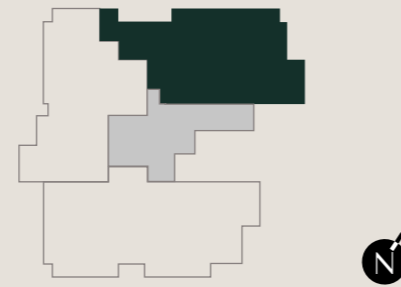
SURFACES (M²)

| | |
|--------------------|------|
| 1. Entrance | 2.1 |
| 2. Kitchen | 9.4 |
| 3. Dining | 13 |
| 4. Living | 18.1 |
| 5. Lobby | 4.5 |
| 6. Master Bedroom | 15.2 |
| 7. Master Bathroom | 4 |
| 8. Guest Toilet | 2.6 |
| 9. Laundry | 2.8 |
| 10. Bedroom | 12.4 |
| 11. Bathroom | 4.9 |
| 12. Terrace | 48.2 |

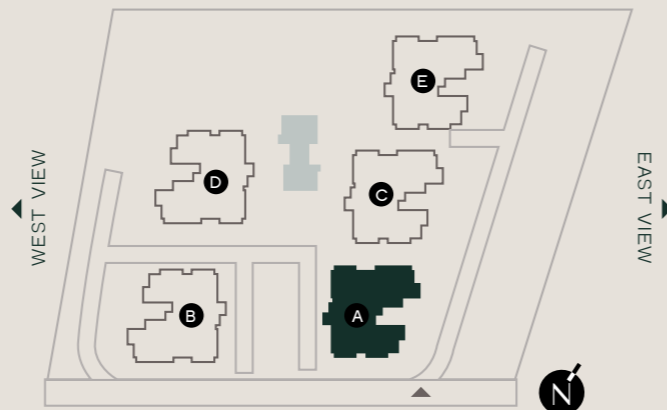
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - FLOOR 7

2 BEDROOM PENTHOUSE TYPE 2

A7-3

SOUTH WEST VIEW



2 2 2

GROSS 142 M²

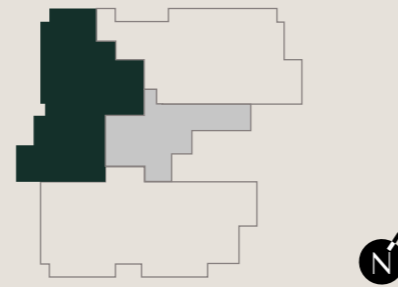
SURFACES (M²)

| | |
|--------------------|------|
| 1. Dining/Kitchen | 22.1 |
| 2. Living | 22 |
| 3. Master Bedroom | 16.3 |
| 4. Master Bathroom | 4.3 |
| 5. Guest Toilet | 2.8 |
| 6. Laundry | 3.6 |
| 7. Services | 1.3 |
| 8. Bedroom 2 | 11.5 |
| 9. Bathroom 2 | 4.7 |
| 10. Terrace | 40.7 |

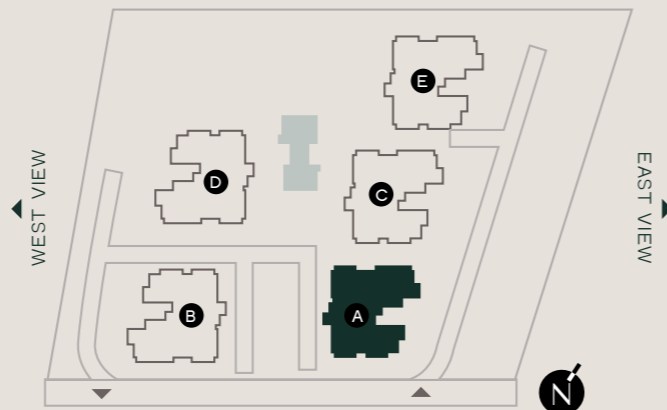
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - FLOOR 7

3 BEDROOM PENTHOUSE

A7-2

NORTH EAST & SOUTHWEST VIEW



3 3 2

GROSS 192 M²

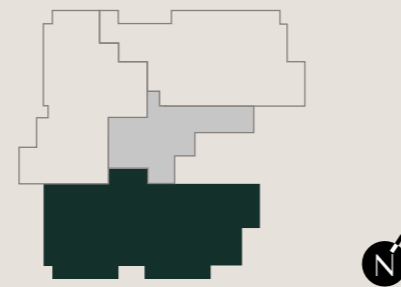
SURFACES (M²)

| | |
|--------------------|------|
| 1. Living | 25.3 |
| 2. Dining/Kitchen | 27.9 |
| 3. Lobby | 1.7 |
| 4. Master Bedroom | 13.4 |
| 5. Master Bathroom | 6.5 |
| 6. Lobby | 2.8 |
| 7. Bedroom 1 | 12.1 |
| 8. Bathroom 1 | 4.7 |
| 9. Laundry | 4 |
| 10. Services | 3.5 |
| 11. Bedroom 2 | 10.1 |
| 12. Bathroom 1 | 3.9 |
| 13. Terrace 1 | 17.8 |
| 14. Terrace 2 | 33 |
| 15. Terrace 3 | 6.9 |

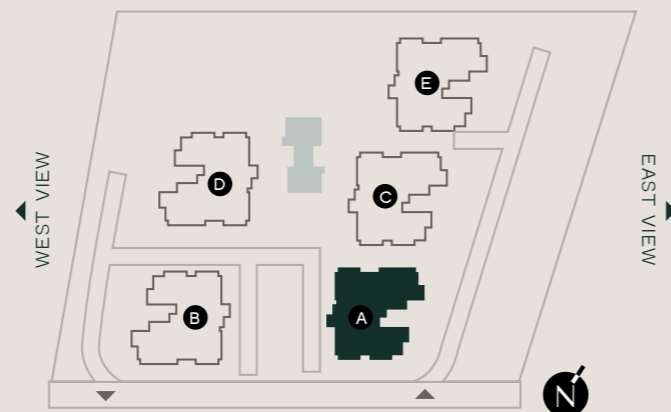
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETAHOMES DEVELOPMENT

BLOCK A - GROUND FLOOR

3 BEDROOM APARTMENT

A0-1

NORTH EAST/GARDEN VIEW



GROSS 127.8 M²

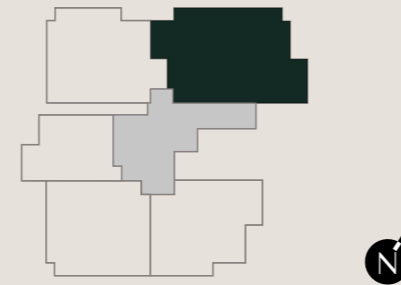
SURFACES (M²)

| | |
|---------------------|------|
| 1. Entrance | 1.2 |
| 2. Dining/Kitchen | 23.2 |
| 3. Pantry | 4.5 |
| 4. Living | 18.4 |
| 5. Lobby | 6 |
| 6. Master Bedroom | 12.3 |
| 7. Master Bathroom | 4.7 |
| 8. Laundry/Store | 4.3 |
| 9. Services | 4.2 |
| 10. Bedroom 2 | 10 |
| 11. Bedroom 3 | 9.9 |
| 12. Shared Bathroom | 4.1 |
| 13. Terrace 1 | 4.3 |
| 14. Terrace 2 | 6.9 |
| 15. Private Garden | 32.5 |

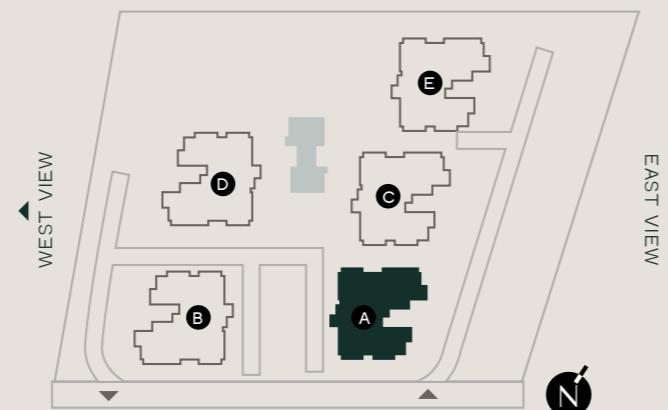
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - FLOORS 1-6

3 BEDROOM APARTMENT

A1-1, A2-1, A3-1
A4-1, A5-1, A6-1

NORTH EAST VIEW



GROSS 127.8 M²

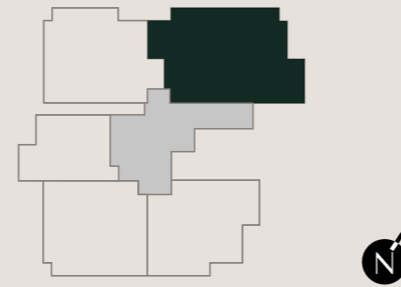
SURFACES (M²)

| | |
|---------------------|------|
| 1. Entrance | 1.2 |
| 2. Dining/Kitchen | 23.2 |
| 3. Pantry | 4.5 |
| 4. Living | 18.4 |
| 5. Lobby | 6 |
| 6. Master Bedroom | 12.3 |
| 7. Master Bathroom | 4.7 |
| 8. Laundry/Store | 4.3 |
| 9. Services | 4.2 |
| 10. Bedroom 2 | 10 |
| 11. Bedroom 3 | 9.9 |
| 12. Shared Bathroom | 4.1 |
| 13. Terrace 1 | 4.3 |
| 14. Terrace 2 | 6.9 |

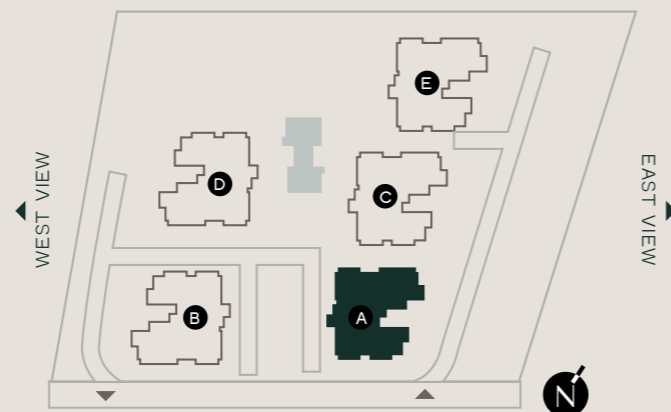
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - GROUND FLOOR

2 BEDROOM APARTMENT TYPE 1

A0-2

NORTH EAST/GARDEN VIEW



GROSS 91.2 M²

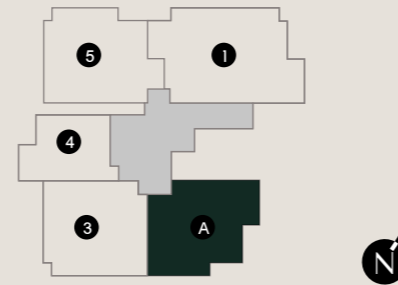
SURFACES (M²)

| | |
|--------------------|------|
| 1. Dining | 12.1 |
| 2. Kitchen | 6.8 |
| 3. Living | 15.4 |
| 4. Lobby | 3.3 |
| 5. Master Bedroom | 11 |
| 6. Master Bathroom | 4.6 |
| 7. Storage | 1.7 |
| 8. Bedroom 2 | 10 |
| 9. Bathroom 2 | 4.2 |
| 10. Services | 2.4 |
| 11. Terrace 1 | 2.7 |
| 12. Terrace 2 | 6.9 |
| 13. Garden | 42.7 |

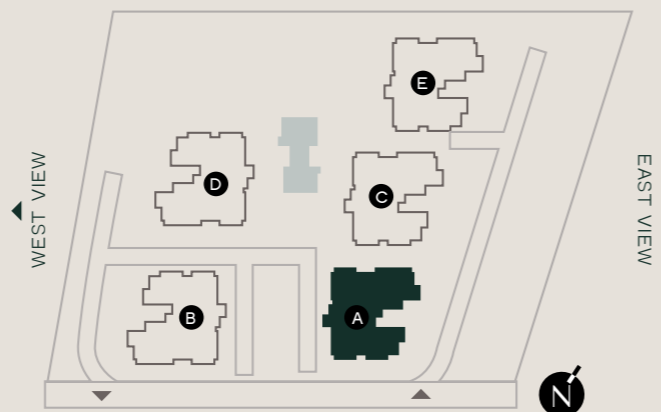
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - FLOORS 1-6

2 BEDROOM APARTMENT TYPE 1

A1-2, A2-2, A3-2
A4-2, A5-2, A6-2

NORTH EAST VIEW

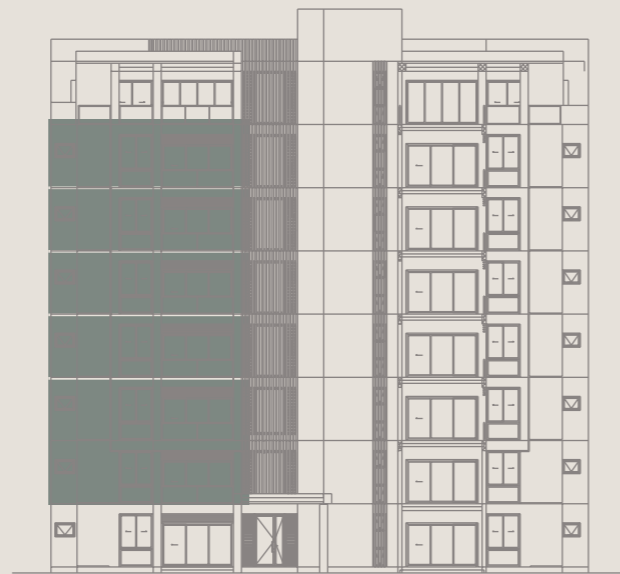


GROSS 91.2 M²

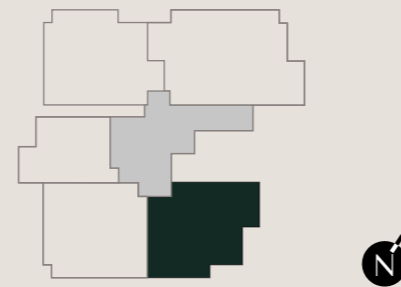
SURFACES (M²)

| | |
|--------------------|------|
| 1. Dining | 12.1 |
| 2. Kitchen | 6.8 |
| 3. Living | 15.4 |
| 4. Lobby | 3.3 |
| 5. Master Bedroom | 11 |
| 6. Master Bathroom | 4.6 |
| 7. Storage | 1.7 |
| 8. Bedroom 2 | 10 |
| 9. Bathroom 2 | 4.2 |
| 10. Services | 2.4 |
| 11. Terrace 1 | 2.7 |
| 12. Terrace 2 | 6.9 |

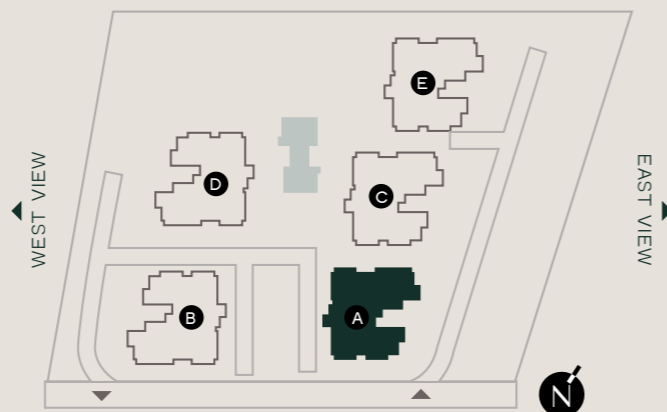
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHAHOMES DEVELOPMENT

BLOCK A - FLOORS 1-6

2 BEDROOM APARTMENT TYPE 2

A1-3, A2-3, A3-3
A4-3, A5-3, A6-3

SOUTH WEST VIEW



GROSS 90.3 M²

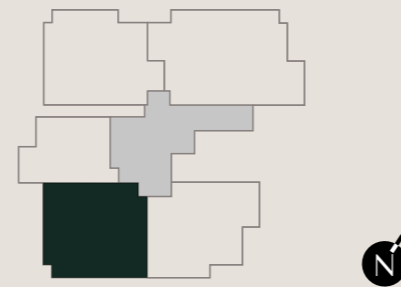
SURFACES (M²)

| | |
|--------------------|------|
| 1. Dining/Kitchen | 17.5 |
| 2. Living | 14.7 |
| 3. Lobby | 2.5 |
| 4. Master Bedroom | 12.1 |
| 5. Master Bathroom | 4.7 |
| 6. Laundry/Store | 4.2 |
| 7. Services | 3.6 |
| 8. Bedroom 2 | 10.1 |
| 9. Bathroom 2 | 4.1 |
| 10. Terrace | 6.7 |

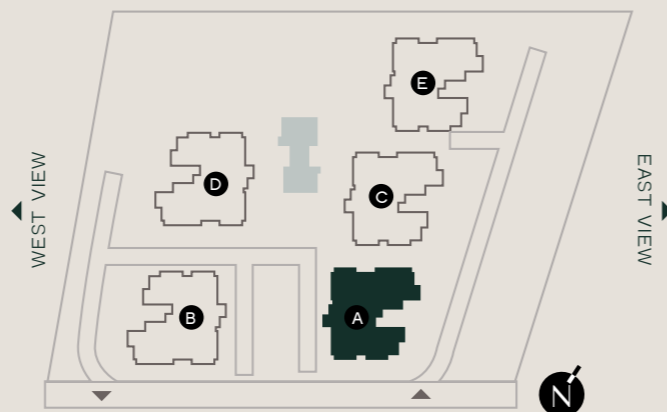
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - FLOORS 1-6

2 BEDROOM APARTMENT TYPE 3

A1-5, A2-5, A3-5
A4-5, A5-5, A6-5

SOUTH WEST VIEW



GROSS 97.5 M²

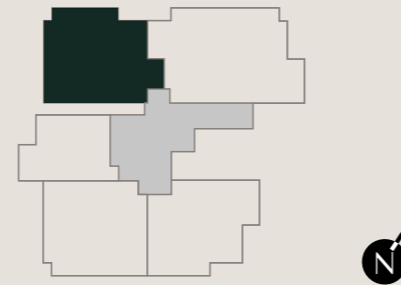
SURFACES (M²)

| | |
|--------------------|------|
| 1. Dining/Kitchen | 18.8 |
| 2. Pantry | 3.9 |
| 3. Living | 14.7 |
| 4. Lobby | 2.5 |
| 5. Master Bedroom | 12.1 |
| 6. Master Bathroom | 4.7 |
| 7. Laundry/Store | 4.1 |
| 8. Services | 3.6 |
| 9. Bedroom 2 | 10.1 |
| 10. Bathroom 2 | 4.1 |
| 11. Terrace | 6.7 |

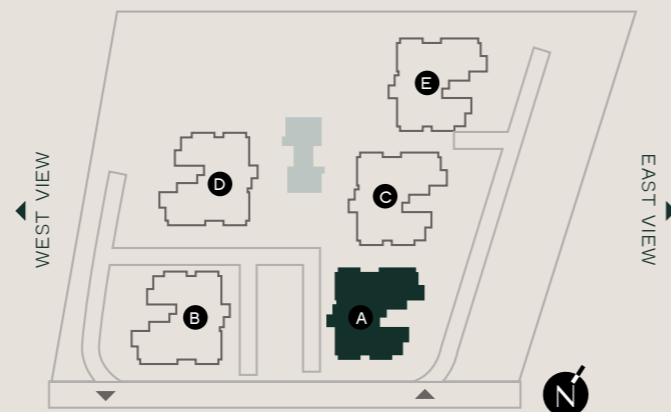
FACADE ELEVATION



KEY PLAN



MASTER PLAN





CENTRAL PARK

TRIANON
A BETHOMES DEVELOPMENT

BLOCK A - FLOORS 1-6

1 BEDROOM APARTMENT

A1-4, A2-4, A3-4
A4-4, A5-4, A6-4

SOUTH WEST VIEW

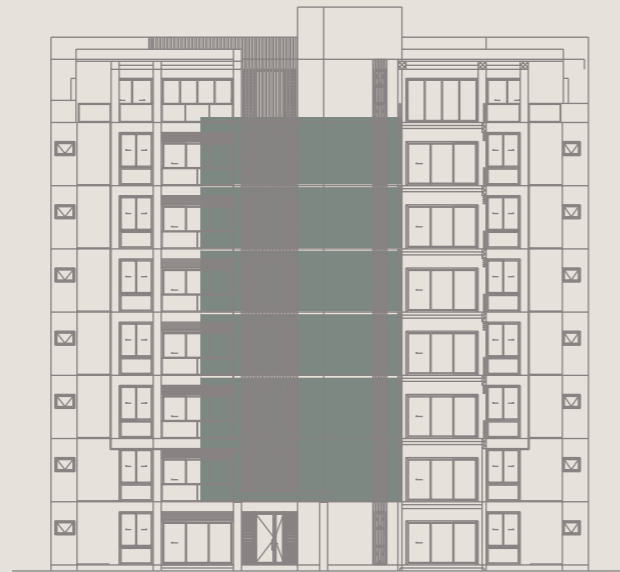


GROSS 57.5 M²

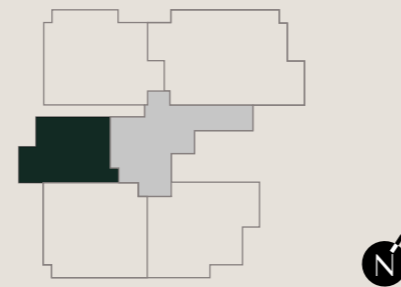
SURFACES (M²)

| | |
|---------------------|------|
| 1. Entrance | 1.3 |
| 2. Dining/Kitchen | 12.3 |
| 3. Living | 12.9 |
| 4. Bedroom | 10 |
| 5. Bathroom | 4.3 |
| 6. Laundry/Services | 4.2 |
| 7. Terrace | 6 |

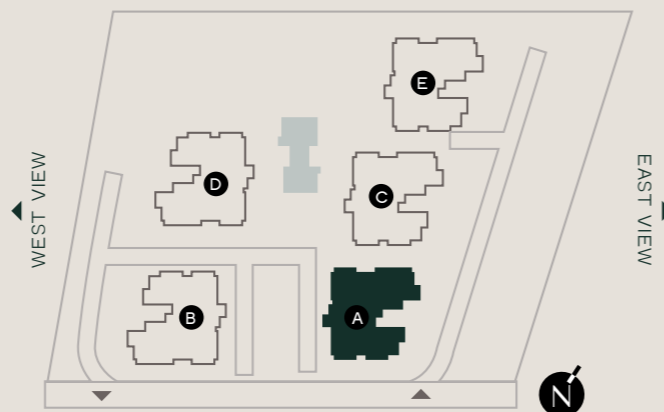
FACADE ELEVATION



KEY PLAN



MASTER PLAN



TECHNICAL SPECIFICATIONS

Main building

Reinforced foundation as per Structural engineer's specification.
Concrete footing as per engineer's specification and drawings.
2.95m heights from floor to soffit of slabs generally.

External Walls

Textured concrete wall panels

False Ceiling

Plaster board false ceilings to designated areas.
High moisture resistant for bathrooms.

Waterproofing & Roofs

Waterproofing applicable on all roof surfaces

Openings

External openings
Powder coated aluminium openings.
Orientable louvers and top hung as per architect design for smaller windows

Main & Internal door

All doors shall be as per architect details

Skirtings

Premium PVC skirting (or as per architect specifications)

Floor Finishes

Premium high quality SPC vinyl flooring

Key features

- 100% waterproof – ideal for kitchens and bathrooms
- Highly durable and scratch-resistant
- Low maintenance and easy to clean
- Stable under heat and humidity
- Realistic finishes with premium look and feel

Bathroom Finishes

Shower Glazing

Tempered glazing fix panel and/ or sliding glazed door in chrome or aluminium frame as per drawings.

Sanitary appliances

Good quality hot & cold mixer taps.
Good quality matching shower heads and/or hand shower with diverter.
Good quality WC suite and wash hand basins as per drawings.
Good quality accessories.

Kitchen

High quality Kitchen will be supplied, with HDF cabinets and Quartz worktop.
White goods are excluded.

Plumbing

Electric-powered water heaters
Wastewater system connected to the municipal sewer network.
Pressure plumbing system shall be distributing water from underground water tank to all apartments (with double pump back up system).

Electrical

Electrical accessories

All recessed lights (spots) included. However, design fittings excluded.
Concealed electrical wiring within walls and ceilings.
Industry standard switches and power outlets throughout
External lighting and garden up lighters shall be supplied.

Air Conditioning

Air conditioning in all bedrooms and living room is in split system, to be supplied by future owner

Telephone and TV

1 telephone point per apartment (fibre networks included)

Others

Intercom for all apartments.
Framed laminated tempered glass balustrade to veranda as per drawings.
Automatic generator will be installed to supply electricity to common areas during power failure
2 Passenger Lifts
Minimum of 1 Reserved parking per apartment
7 dedicated visitors parking
Storage units also available for sale

External Areas Description

Asphalt floor/ Concrete bricks to driveway and evergreen slabs to car park as per architect drawings.
CCTV cameras covering the entire complex.
Automated gates at entrance.
Boundaries: concrete walls
Lawn planting & full landscaping will be done everywhere possible
Refuse bin area
Swimming pool equipped with heating system

Every effort shall be made to deliver our product as stipulated in this document; however, the brands, colours and materials shall defer according to what is available on the market at the time of construction. Therefore, all illustrations, drawings and specifications are to be considered references of quality and ambiance only and are non-contractual. All specifications are subject to change as per consultants' recommendations and availability on the market.

Our numbers speak volumes

Every Beta Homes development reflects a deep understanding of modern Mauritian lifestyles. Thoughtfully planned layouts, functional design and carefully considered communal areas come together to foster connection, comfort and everyday ease.

Bhunjun group has delivered projects with an impeccable 100% completion record, and Betahomes is backed by that strength and experience. At its core, Beta Homes builds more than residences; it creates communities where families grow, neighbours connect and life unfolds naturally.

50+

Established in 1976 over 50 years in business

38+

Developments in Mauritius

300+

Employees

500+

Apartments built and counting



Growing communities

With over 50 years of construction excellence, Bhunjun Group has helped shape the landscape of Mauritius through quality craftsmanship and enduring developments. As the Group's dedicated property division, Beta Homes carries this legacy forward; creating spaces designed not just to be built, but to be lived in.



DISCLAIMER :

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CENTRAL PARK

TRIANON

A BETAHOMES DEVELOPMENT

CENTRALPARK.MU
SALES@BETAHOMES.MU
(+230) 5944 73 75
(+230) 5944 43 49