

LIVE AND INVEST IN MAURITIUS



Find your dream property

FINE  COUNTRY



Mauritius island,
a heavenly destination

With its unparalleled historical and natural heritage, Mauritius offers an ideal living environment. Independent since 1968, it is considered the star of the Indian Ocean. Enjoy a serene lifestyle in this beautiful country.

You will love Mauritius for the legendary hospitality of its inhabitants, their lifestyle, culture and culinary wealth. As for entertainment, you can choose between cultural events, golfing, water sports, hiking, and so much more!

You may also go on adventures and explore the unspoilt nature of the island or swim and dive in the turquoise waters and unwind on the white sandy beaches.



Capital: Port Louis



Spoken languages: English, French, Mauritian Creol and Hindi



2 hours time difference with South Africa
3/4 hours time difference with the UK



Subtropical climate with temperatures between 20 and 35°C



Many direct flights



+/- 150 kms of beautiful beaches



Population: 1,265,000

BUY A PROPERTY IN MAURITIUS

Acquisition schemes and permanent residence permit

Since 2002, the Mauritian government in collaboration with the Economic Development Board (EDB) (formerly known as BOI) have put in place the following schemes: IRS, RES, PDS, Smart City and G+2.

They offer foreigners the possibility of acquiring a freehold property within a luxury real estate programme and obtaining a permanent residence permit for any acquisition of an amount exceeding **\$375,000**.

10 REASONS TO LIVE AND INVEST IN MAURITIUS

- Breathtaking landscapes
- Unparalleled standard of living
- Political and social stability
- Attractive tax system
- Freehold purchase
- Permanent residence permit
- Upscale services
- A high quality medical and educational offer
- Fluent in French and English
- Business-friendly environment and a skilled workforce



TAX BENEFITS

- Income tax of 15% (up to MUR 3,000,000)*
- Double taxation agreement signed with 45 countries including South Africa and the UK
- No capital gains tax
- No property tax and no real estate tax
- A property bought on the island is not included in the calculation of the real estate wealth tax
- No inheritance tax**
- Free repatriation of profits, dividends and capital

**Additional tax for incomes above MUR 3,000,000*

***Depending on the tax residence of the beneficiaries*

G+2 (Ground floor + 2 floors)

The G+2 is an investment scheme from 2016, offering foreigners the possibility to acquire a flat within a freehold residence of at least 2 floors and a minimum amount of **MUR 6,000,000**.



ACQUISITION PROCESS

- 1

2

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- Signing a reservation contract (in VEFA) or sales agreement (resale)

Minimum 10% deposit to be paid into the notary's escrow account

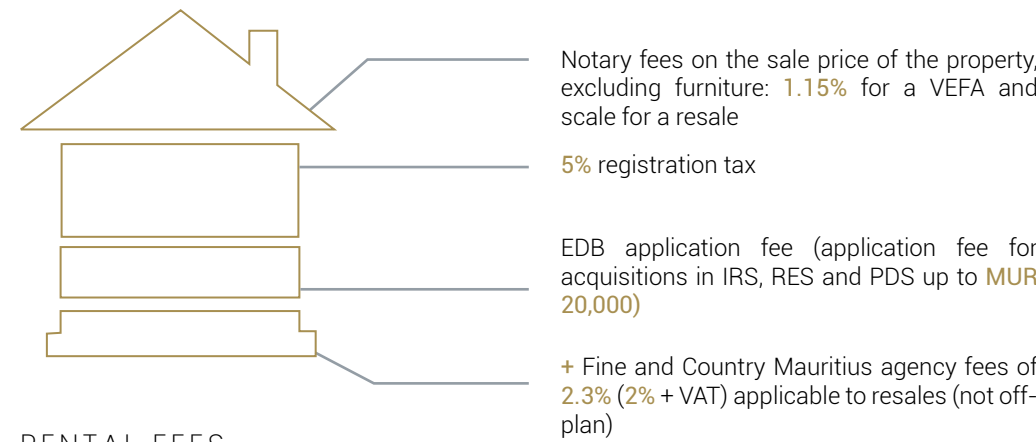
EDB (Economic Development Board) - application for purchase authorisation for foreign buyers; requires submission of documents related to the buyers (passport, proof of address, birth certificate, etc.)

Payment of the outstanding amount and signing of the deed of sale



ACQUISITION COSTS

WHAT ARE THEY?



RENTAL FEES

Long-term rental (minimum 1 year): Agency fee of 1 month's rent + VAT

Good to know

- Reservation contracts and preliminary sales agreements can be signed remotely. The deed of sale must be signed at the notary's office (power of attorney possible).
- The application for a residence permit can be made once the deed of sale has been signed.
- Properties are sold off-plan (VEFA) with a financial guarantee of completion (GFA).
- The permanent residence permit is valid for the buyer, his/her partner and his/her children and parents.
- Bank: possibility of borrowing in Mauritius up to 60/70% of the value of the property depending on the banks, the profile and the guarantees provided by the client.

OUR EXPERTISE

Fine & Country is a real estate agency specialised in luxury real estate in Mauritius and internationally.

Working closely with the head office in London, the agency offers a selection of exclusive properties in the most sought-after and prestigious locations of the island.

If you want to own or rent a magnificent property, Fine & Country will ensure that you find the perfect home, with a professional team to guide you through every step of the sale, purchase and rental process.

TAILOR-MADE SERVICES

- Sale and rental of prestigious properties in Mauritius.
- Rental management services for high-end residential properties.
- Complete and personalised support from the first contact to the handover of the keys and the residence permit, if applicable.



Committed to delivering a seamless estate agency experience in the most prized regions of the island, Fine & Country Mauritius is an agency that blends the highly specialised level of expertise of its agents to trends and technology. Located in the North of Mauritius, specifically in Grand Baie, we offer luxury properties whether for short / long-term rental or sale, ensuring the best service possible for your new home.



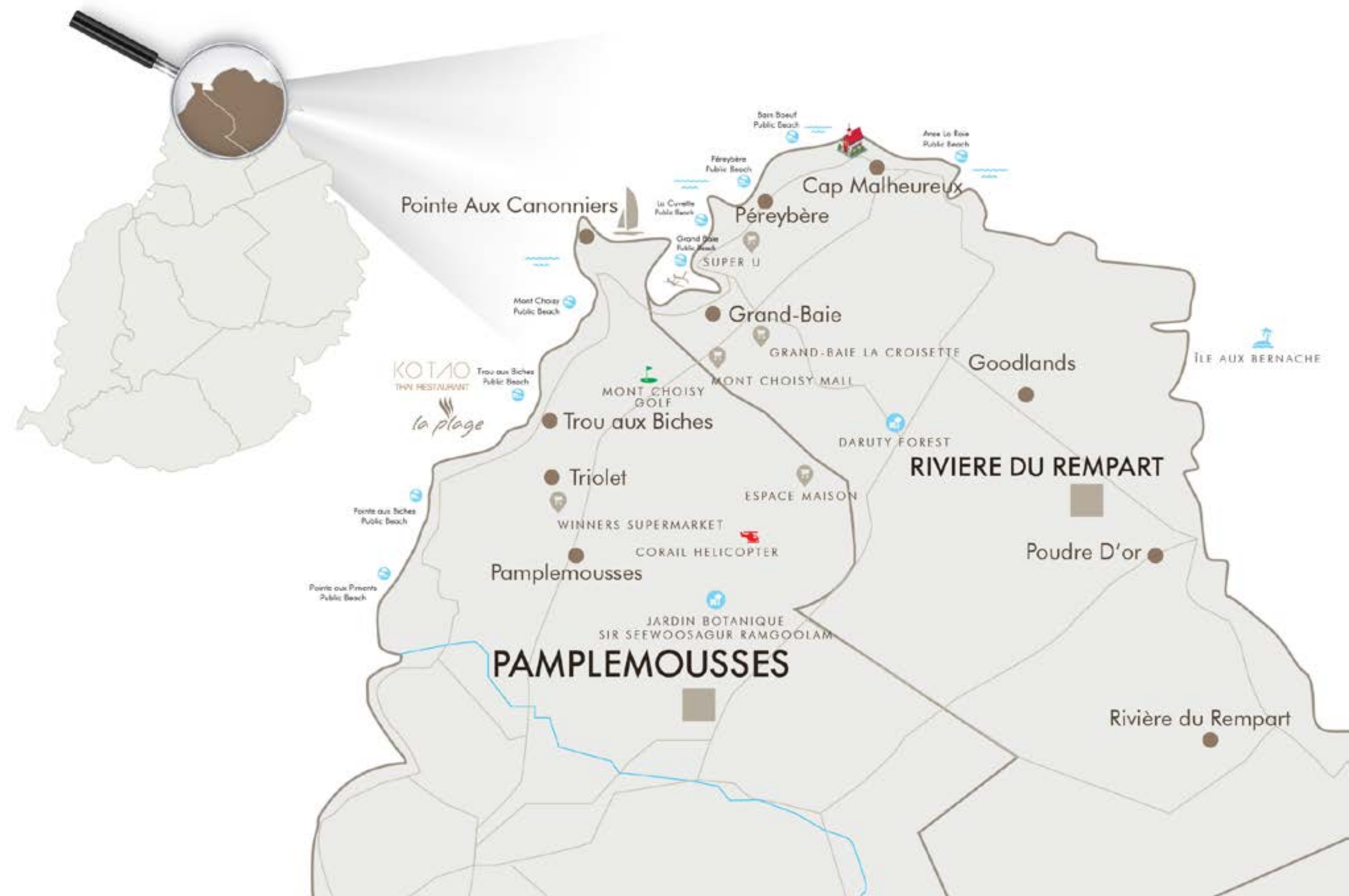
THE PERFECT PLACE THE NORTH

A land of great adventure, the North is one of the most famous coastal regions of the island. The enchanting quality of its emerald waters and its liveliness by day or by night makes it the preferred residence of many Mauritians and foreigners.

The region is well known for its beautiful beaches. The crystal clear water and the sandy seabed provide the cove with a turquoise colour and gives the north beaches a special and unique charm. Many small islands such as the Coin de Mire, l'île Plate, l'îlot Gabriel ou l'île Ronde, can be visited by boat.

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Nestled in the vibrant North of Mauritius, Grand Baie is a land of great adventure framed by incredible backdrops. With bustling local outlets along the coastline, various leisure activities and luxurious villas, apartments or penthouses, residents may benefit from the pleasures of the island at their doorstep.



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*Highlights
and attractions*



ACTIVITIES WATER SPORTS

- Cruising
- Catamaran
- Speed boat trips
- Sailing
- Kayaking
- Water skiing
- Undersea walk
- Glass-bottom boat
- Diving
- Kite surfing
- Big-game fishing



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*Dreaming to live by the sea
on the Mauritian coast?*

Our properties in the North have beautiful beachfront views. At only a few minutes from Pereybere beach, Cap Malheureux, and Mont Choisy beach, they include 1 to 4 bedrooms depending on your needs.



SENIOR VILLAS

HARMONY

Free-standing Ground Floor Villas

Harmony villas is a collection of free-standing ground floor residences ideal for those seeking the perfect place to retire. Enjoy the luxury of time and freedom of the golden age in rooms designed for a cosy and relaxing atmosphere. Surrounded by nature, the villas guarantee a serene, comfortable and secure environment. Each villa is issued with an emergency button to a medical doctor’s consulting room.

All residences will have essential products and services at one’s doorstep. These include a little supermarket, pharmacy, 24/7 medical assistance, bakery, and various shops; use of amenities such as the swimming pool, gym, concierge, kids’ club and spa, access to Beach Club with all the facilities located in Trou aux Biches.

Additionally, in this incredible water village you will find a variety of restaurants including the club house



and the swimming pool overlooking the green park, a roof top bar overlooking the breath-taking view of the Coin de Mire and two spectacular museums housing a rare collection of seashells and the other which one will immerse the visitor into the historical past of pirates and corsairs.

OFF - PLAN



Harmony Villa



North /
Cap Malheureux



Ground floor villas
2 or 3 bedrooms



All-inclusive
MUR 22,010,000



Secured resort &
access to facilities

LA TERRASSE RESIDENCE

1 to 2 Bedrooms Apartments

The epitome of refinement and elegance, La Terrasse Residences’ interior design balances harmonious colours to create a cosy atmosphere. Light and soft, welcome to the new standards of living with decorations that add to the homely feel of the apartment. Available as one-bedroom and two-bedroom apartments, the residents have access to a private pool and gym. From the balcony, one can admire the lush setting of the estate in all its splendour.



All residences will have essential products and services at one’s doorstep. These include a mini supermarket, pharmacy, 24/7 medical assistance, bakery, and various shops; use of amenities such as the swimming pool, gym, concierge, kids’ club and spa, access to Beach Club with all the facilities located in Trou aux Biches.



OFF - PLAN



La Terrasse Residence



North /
Cap Malheureux



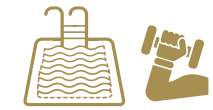
1 to 2 bedrooms
Apartments (en-suite)



As from
MUR 10,575,000



74 to 112 m²



Access to private
pool and gym



Feel home in an instant with Aquamarine villas. Drenched in Mauritian bliss, these 3 Ensuite bedroom villas evoke the charm and warmth of the island. Idyllic & serene, they enjoy an interior space of 300m2 with the finest contemporary comforts, from fresh-air dining to an expansive infinity pool and direct access to the canal with a private bay. Residents are guaranteed an inspired living experience like no other, in a sanctuary of beauty and serenity.

Aquamarine Villas is a collection of luxurious residences overlooking the 1.5 kilometres water canal of Cap Marina. Tranquil and unique, sail through the scintillating waters with your kayak and enjoy the pleasures of ownership at your doorstep. With the sun rising before your eyes and cerulean skies awakening the senses, allow an extraordinary lifestyle while enduring beauty leaks into the seemingly ordinary.

MARINA VILLAS AQUAMARINE

3 Bedrooms Villas



OFF - PLAN

Aquamarine Villa



North of Grand Baie /
Cap Malheureux



3 bedrooms
villas



MUR 68,855,000



300 m²



Private Pool
with access to a
private pontoon



Secured resort and
access to facilities



The developer of this innovative project is one of the pioneers on the island to offer solar panels to be completely self-sufficient in terms of electricity consumption. In addition to huge savings that can be made by removing electricity bills, the cost of the investment of solar panel system can also be deducted from Mauritian Taxes.

Villa's features:

- Individual swimming pool
- Freehold properties
- Refined and elegant living spaces
- High-quality and modern architecture
- Amenities: Club House, swimming pool, gym, spa & conciergerie services
- Exclusive access to a private beach club.



ECO - FRIENDLY NAUTICA VILLAS

3 Bedrooms Villas

This exclusive residence composed of 65 single-storey villas is ideally situated in Grand Baie. This Ingenious collection of 3-bedroom villas combines classiness and coziness. With a fully secured location, these villas have been designed to reduce the carbon footprint.

OFF - PLAN



North/
Grand Baie



3 bedrooms &
2 bathrooms



As from
USD 572,000



Villa's surface: 220 m²
Land surface: 295 - 601 m²



50 m² private
swimming pool



GRAND BAIE

CLOS DU LITTORAL

2 Bedrooms Villas

Situated in a stunning secured complex, ideally located in the vibrant village of Grand Baie on the north coast of Mauritius. This beautiful 2-bedroom villa has en-suite bathrooms and an office area. These three rooms are conceptualized for optimum comfort using traditional materials. Its spacious living area is an elegant combination of a kitchen, a living room and a dining room. The room opens on a large terrace. A private swimming pool surrounded by a lush garden with a gazebo and a garden shed for extra comfort during outdoor activities and complete relaxation.

The residence is located a stone's throw away from the beach and amenities and offers high-end services such as conciergerie, a spa, a boat parking, a common swimming pool, a petanque court, a gym, a club house and a grocery store.

Homeowners also benefit from the privilege of enjoying an exclusive access to a private Beach Club located at Trou aux Biches.

RESALE



North /
Grand Baie



2 bedrooms
villa + study



As from
EUR 485,000



Land Area : 400 m²
Built Area : 126 m²



Villas with private
pool and garden



GRAND BAIE CLOS DU LITTORAL *3 Bedrooms Villas*

Charming villa in a prime residence in Grand Baie! Modern and welcoming, this magnificent villa with 3 bedrooms and 3 bathrooms offers a pleasant environment. The living room, the kitchen, the master bedroom and a second bedroom open onto the beautiful garden and the large magnesium swimming pool.

A covered terrace and a gazebo allow you to fully enjoy the joys of outdoor life. A large storeroom, a garden shed housing the pool pump and a laundry room complete this beautiful property.

This furnished villa is located in a secured residence with multiple infrastructures and services such as a spa, reception, boat parking, common swimming pool, gym, club house, park as well as a petanque ground.

The homeowners will also have the privilege of enjoying exclusive access to the Beach Club "La Plage", located on the beautiful beach at Trou aux Biches.

Situated in the most popular seaside village of Mauritius, this property is accessible to foreigners (RES - Real Estate Scheme) offering the owners eligibility for a permanent residence permit.



RESALE



North /
Grand Baie



3 bedrooms
villa



As from
EUR 643,225



Villas with private
pool and garden



Land Area : 506 m²
Built Area : 162 m²



SAINT-ANTOINE PRIVATE
RESIDENCES
Luxurious Sea Front Apartment in the North

Magnificent seafront apartment offering a lifestyle between indoors and out.

Here, nature is your artist, as you live between mangroves and the open sea, between intimacy and sharing moments, between rejuvenating in the authenticity of nature, and living a dynamic social life. And at the heart of it all, experience a lifestyle open to new adventures...

Located in the north of Mauritius, in a secured residence, this luxurious penthouse offers the perfect balance between authentic countryside living and modern-day comfort. Only 10 short minutes from the hub of Grand Baie, there is easy access to everyday conveniences – including private schools, shopping, restaurants, bars, the prolific Grand Baie nightlife, and all the nautical activities you could wish for.

These 3 bedroomed 2 bathrooms apartments distinguished by elegant, modern décor and stylish, comfortable spaces that connect harmoniously with the surrounding tropical natural environment and maritime atmosphere. Large openings overlook the private terraces, giving you perfect panoramic views



and allowing the notions of interior and exterior to fade away – making way for a tasteful feeling of space and freedom. Designed to enhance the natural beauty of its surroundings and the wide range of outdoor activities unique to Mauritius island life, the area offers quality spaces for residents to enjoy an exceptional quality of life – including a spacious clubhouse, 50m swimming pool, bar and lounge area and a hairdresser and spa, along with the spacious land and sea areas.



OFF - PLAN



North
Saint-Antoine, Private Residences



2 bedrooms
Ensuite apartments



As from
MUR 21,945,000



153 m²



SAINT-ANTOINE PRIVATE RESIDENCES

Luxurious Sea Front Apartment in the North



OFF - PLAN



 North Saint-Antoine, Private Residences	 3 bedrooms - 2 bathrooms Apartments	 As from MUR 22,522,500	 153 m²
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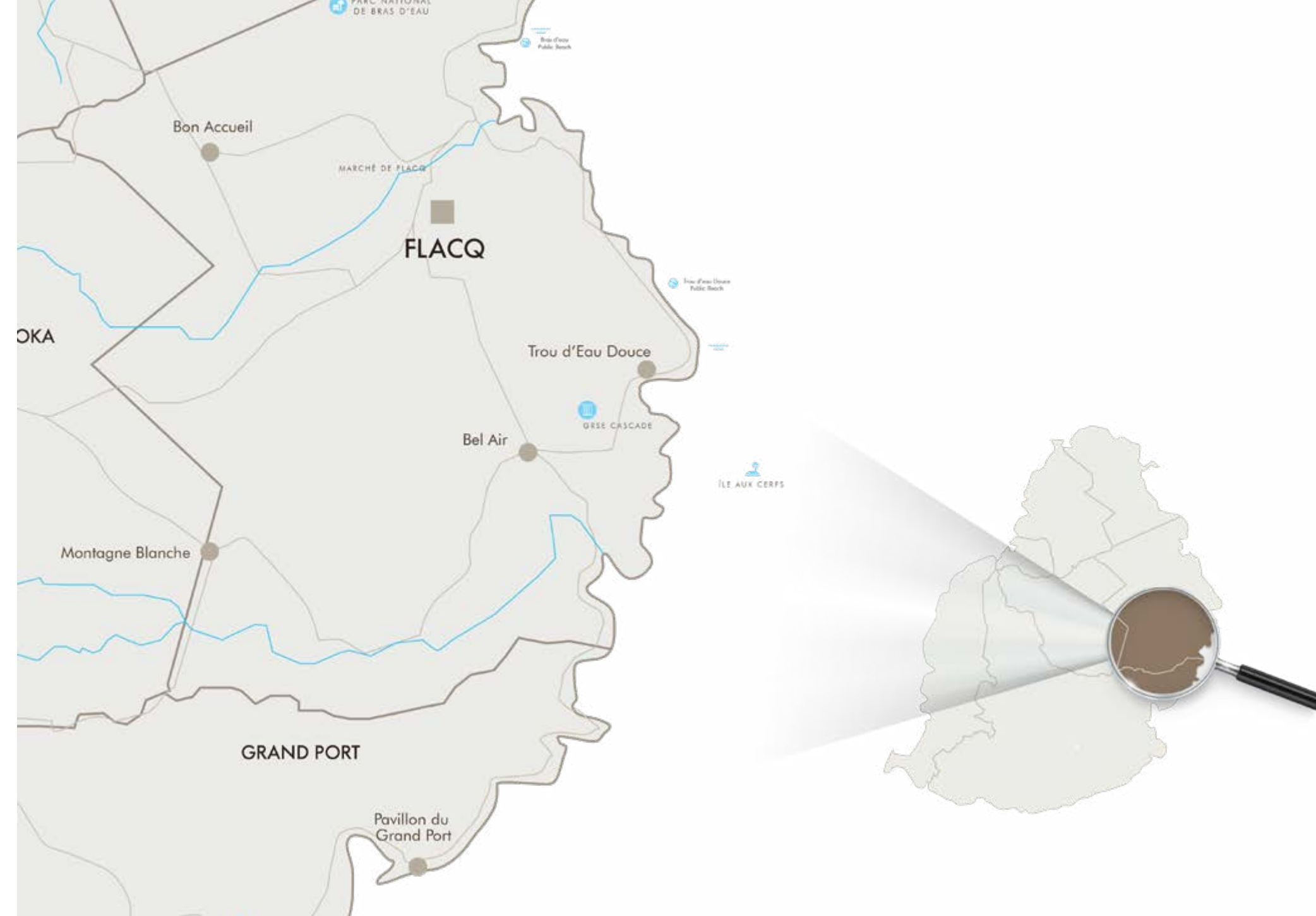


AN AUTHENTIC LIFESTYLE THE EAST

This region is known to be picturesque and rustic due to one of the island's main villages, Flacq. Discover an animated everyday life, a market full of local products and the most welcoming locals. Made of calm and peaceful spots, the other eastern villages allow relaxing moments. Discover Mauritian *farniente* in typical fishermen's villages, where a pacifist and simple way of life prevails.

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The eastern region of Mauritius features large stretches of sandy beaches. This part of the island is also the windiest, with a pleasant soft breeze in summer and becomes cooler in winter, beaten by the south-east winds. The beautiful beach of Belle-Mare, the longest of the island, Bras d'Eau forest, golf courses and Ile aux Cerfs, among others, are some of the attractions in this region to discover during your stay in Mauritius.





ACTIVITIES LAND & SEA

- Île aux Cerfs
- Catamaran
- Snorkelling
- Sailing
- Horse Riding
- Kayaking
- Water skiing
- Undersea walk
- Glass-bottom boat
- Diving
- Kite surfing
- Hike Bambou Mountain



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A relaxing lifestyle in a peaceful and natural setting.

There are several activities for nature lovers in the East. At Ile d'Ambre, you can go kayaking through the mangrove, in the preserved lagoon, accompanied by guides. Local operators also offer boat trips that include a meal, a visit to the ruins and a walk in the forest. At Belle Mare beach, water activities are also available for those who want to remain active, such as parasailing or banana ride.



Ile aux Cerfs is the most popular tourist destination in Mauritius. It is the cliché of the tropical paradise island with its gorgeous sandy beaches, turquoise waters and coconut trees... an invitation to unwind! The island also features an 18-hole golf course and restaurants. The East Coast is the perfect place for a relaxing lifestyle in a peaceful and natural setting.

ANAHITA

Adamante Apartment

Located on the extraordinary East coast, nestled between majestic mountains and turquoise lagoon, this luxury golf estate is a 213-hectare tropical haven of gardens and 6km of coastline, sitting directly opposite the legendary Ile aux Cerfs.

With its prestigious residential offer and hospitality experiences that invite you to relax, this estate has become a renowned destination, encompassing two 5* luxury resorts, an internationally recognised 18-hole golf course and a second just a hop away on Ile aux Cerfs, two exclusive beaches and an array of services and facilities such as a concierge, restaurants, gym, spa, tennis courts and a boat house.

This renowned estate proposes a choice of freehold luxury villas, apartments and serviced land with sea or golf views as well as a collection of luxury villas available for sale off-plan.

Operating under the Integrated Resort Scheme (IRS), this estate allows non-citizens to invest in freehold property in Mauritius and grants the buyer a permanent residence permit enabling them to live in Mauritius and benefit from numerous tax advantages. Discover this unique environment that offers the finest island lifestyle in an existing home or in the dream villa you will create.



L'Adamante apartments – These luxury apartments are situated in the heart of the resort, close to all amenities such as restaurants, boutiques, and Golf club. With a surface area of 181 to 215 sqms, these apartments comprise of 2 to 3 bedrooms situated on the ground floor, first floor or second floor of a private residence. Fully equipped and furnished, these apartments are ready to move-in and offer beautiful views over the golf course or sea views onto the incredible “Ile aux Cerfs”.

RESALE



Anahita Mauritius,
Beau Champ



Apartment 2 to 3
bedrooms (ensuite)



As from
USD 702,915



181 to 215 m²



View on golf
Course or Sea View



Private
plunge pool



ANAHITA

Junior Suites



*conditions apply



BUILT NEW

Located in the heart of a unique seafront hotel and golf estate in Mauritius, Anahita's 1-bedroom Junior Suites offer the opportunity to make the most of your holidays on the island in your own hotel suite!

Elegantly decorated, each 60 m² suite has its own covered entrance, a kitchenette with dining counter, a cosy living area and a veranda with seating area overlooking the tropical garden or the fairways designed by Ernie Els. They are a short golf cart drive or walk away from the golf clubhouse, the restaurants and the boat shuttle departure to Anahita's exclusive beach at Île aux Cerfs.

Sold as units of 2 communicating suites (120m²), investing in these freehold properties presents numerous advantages beyond the exquisite lifestyle: 3% yearly ROI for 5 years*, no maintenance and refurbishment costs, 90 room nights in Bed & Breakfast per year, 25% discount at the restaurants and the spa, complimentary access to Anahita's exclusive beach on Île aux Cerfs...



Anahita Mauritius,
Beau Champ



Number of bedrooms: 1 per suite
Bathroom: 1 per suite
Reception room: 1 per suite



*USD 567,000
for 2 suites



60 M² -1 suite

*depending on the exchange rate



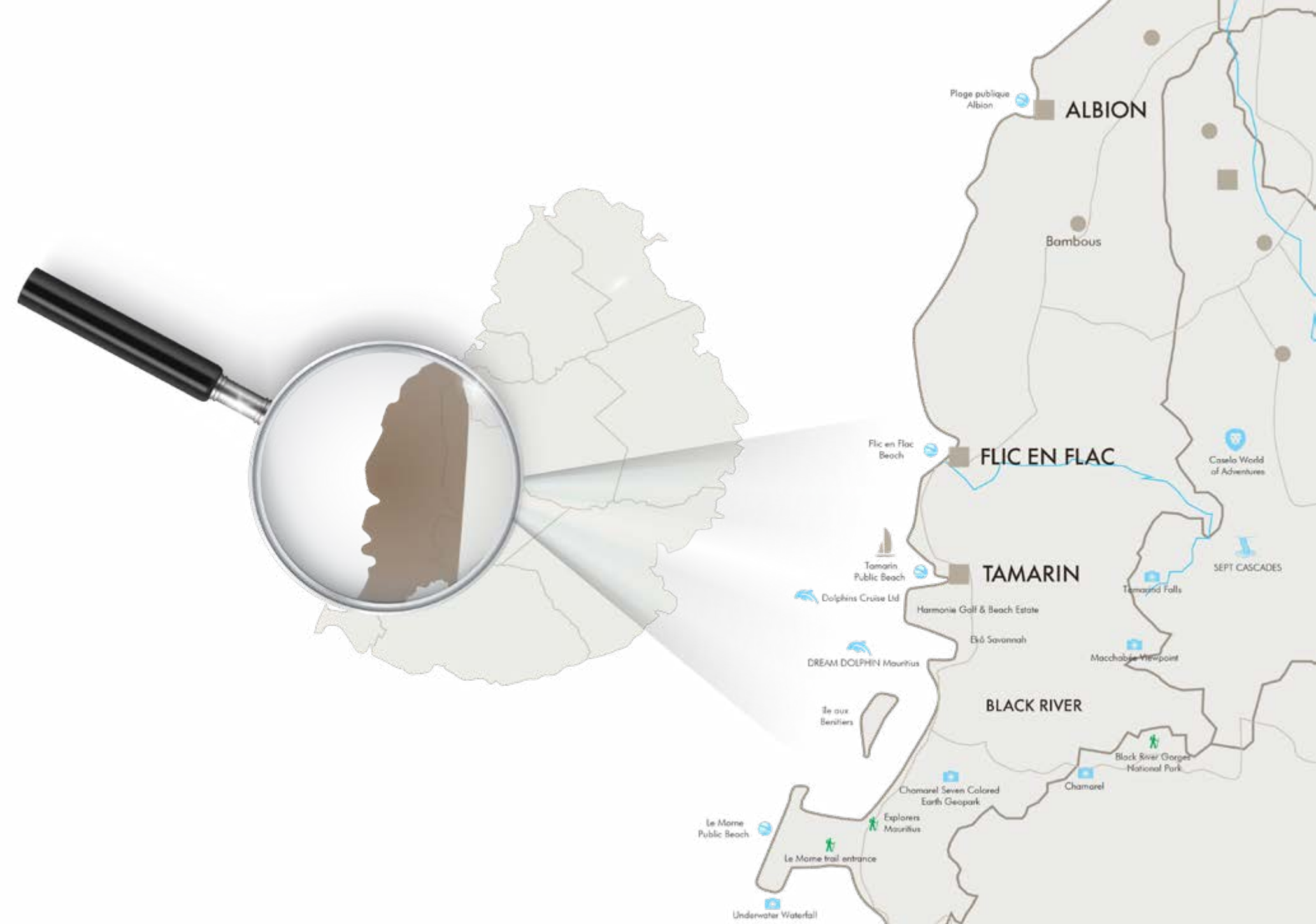
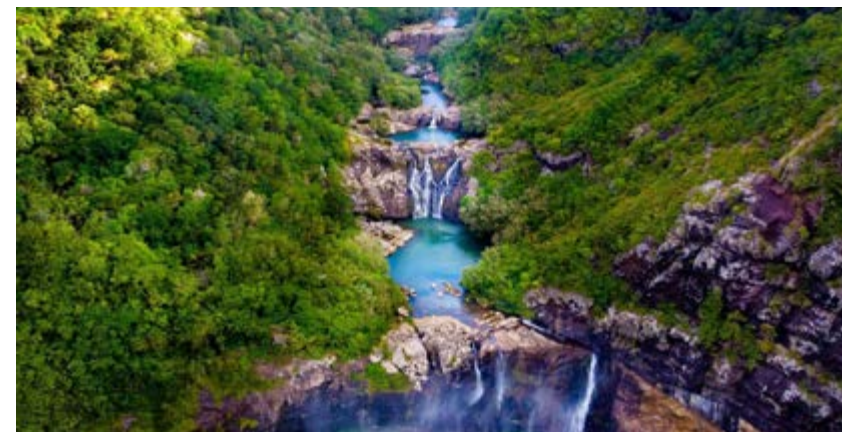
From the development of the Island, the West Coast has grown and extended in order to become a place where its residents will find all the facilities needed. The great part of this evolution is that the diversity and the nature has always been respected to keep the charm and authenticity of the place. Actually, it is a really great thing because more and more people are looking for places endorsed by green spaces and leaving busy cities.

If you are looking for a place like this, and where the vibe can be easily felt in the air by a relaxed mood and a friendly atmosphere, West Coast is for you.

A WILD LIFESTYLE THE WEST

The West Coast of Mauritius is well known for the Black River Gorges National Park but not only. It is a coveted place for many aspects but for sure the fact that it is surrounded by nature is making a big difference, people living there feel the fresh air between natural forest and sea. A natural environment is created to live a peaceful lifestyle balanced between a healthy way of life, a developed level of education in the area and available great places to work.

Always considered as the wild area of Mauritius, the West Coast has been for a long time surrounded only by forest, beaches and some fishers. It was all along the coast, only fishers villages without shops and facilities.





ACTIVITIES LAND & SEA

- Catamaran
- Snorkelling
- Sailing
- Horse Riding
- Kayaking
- Surf
- Water skiing
- Glass-bottom boat
- Black River Gorges (Hiking)
- Chamarel
- Casela Nature Park
- Sunset





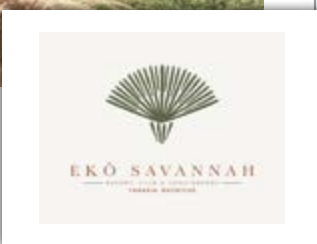
The domain fully succeeds in the marriage between luxury and eco-responsibility. Firmly committed to respecting the integrity of the surrounding nature, the project emphasizes energy optimization, waste control and social involvement. Same is located at the gates of Tamarin, its effervescence, its surf spots, its golf course and its colourful shops. The domain opens the doors to an exceptional universe: clubhouse, concierge desk with full hotel facilities, kids' corner, restaurant, lounge bar, 120 m² swimming pool and fitness club. A business centre, fully equipped and connected, welcomes business travellers and e-nomads.

You will enjoy the brilliant sunset over the Lagoon, get back in touch with nature to feel good, spend some time with your family, interact with others and (re)discover the world's treasures every day. This domain is an opportunity, a privilege, a timeless place where 1001 lives await you...

EKO SAVANNAH

Luxurious Eco-friendly Villas in Tamarin

On the west coast of Mauritius, beneath the mountain of La Tourelle, at the heart of this ecological wonder is located this incredible resort comprising of 33 villas. The refined architecture of this vast private estate subtly harmonizes with the majesty of the panorama. Each property has its own swimming pool and a large garden, imagined as an abundant oasis.



West /
Tamarin



3 - 4 bedrooms



3 bedrooms as from
EUR 920 000
4 bedrooms as from
EUR 995 000



3 bedrooms
as from 362 m²
4 bedrooms
as from 410 m²

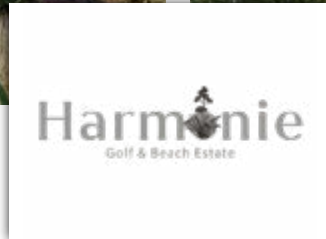


50 m² private
swimming pool



HARMONIE

Luxurious Golf Villas, Black River



Welcome to a region where everyday life has a distinctive flavour!

This brand-new golf and beach estate will be developed under the Property Development Scheme (PDS) and sold off-plan. These golf villas are intended for both Mauritian and foreign buyers and will fringe the 18-hole golf course with sweeping vistas of the region, the golf course, and the sea. The villas will stand on plots of land averaging 2,000m², blending environmentally responsible building techniques and well-being to offer the ultimate tropical lifestyle.

Each of the three types of villas available for sale is designed to allow maximum natural ventilation and lighting. They will also make the most of the view offered through thoughtful orientation. The villas may also be equipped with photovoltaic solar panels with battery storage and a backup generator – a feature that will allow future owners to choose the option of a 100% off-grid villa.



West/Harmonie
Villas - Black River



Number of bedrooms: 3 Bathroom:
(4th bedroom available as option)



EUR 1,490,000



Villa's surface: 401 - 507 m²
Land surface: 1,640 - 2,621m²



FOR NATURE LOVERS THE SOUTH

This part of the island is far less touristy and a perfect place to settle down for nature lovers in a more local environment. Blue Bay, as the name suggests, boasts some of the best snorkelling on the island and idyllic white sandy beaches. The airport is just minutes away and around a 50-minute drive to the Capital.

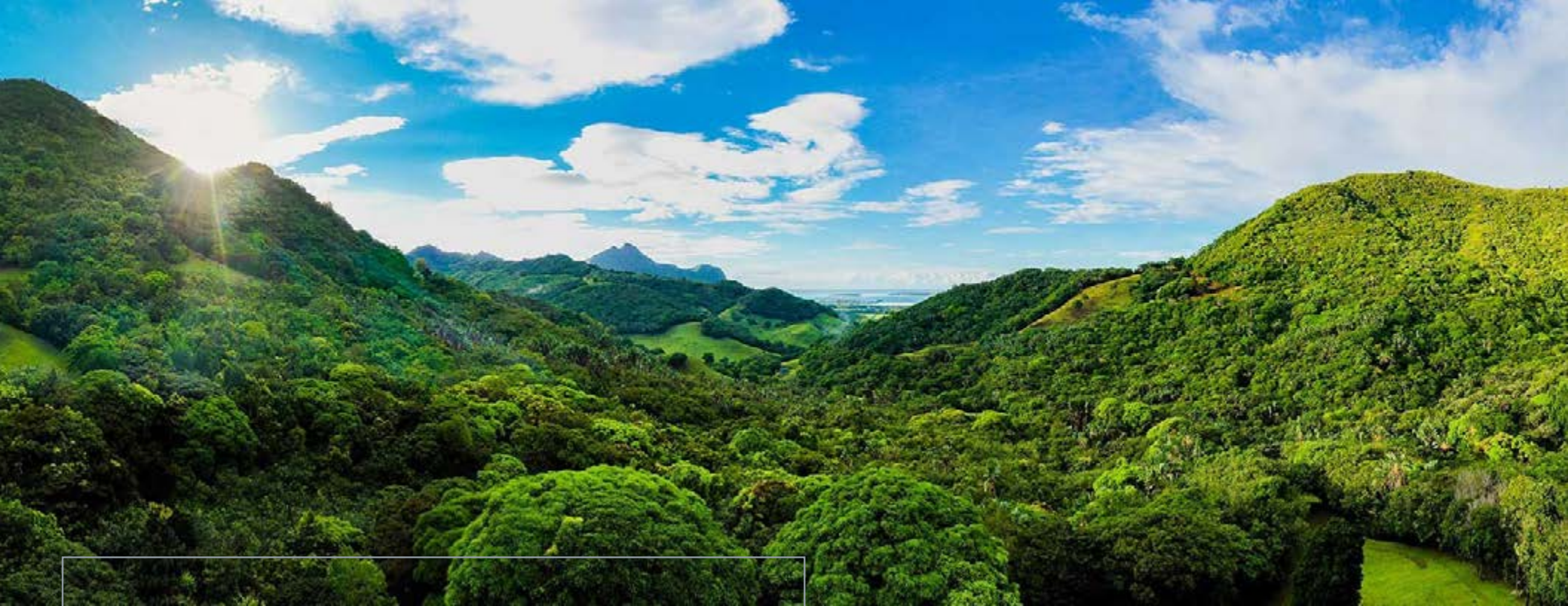
The southern region of Mauritius, also known as the Wild South, is the most preserved part of the island; it stands out from the other regions with its incredible cliffs and impressive waves, creating a feeling of closeness to nature.

The south of the island is also a concentrate of history, the region has witnessed the various landings of explorers during centuries and houses a lot of remnants from the past.

The richness of an experience in Bel Ombre is endless. Discover ideas for your journey, the faces that welcome you, the restaurants that treat you. And in order to share the territory equitably, initiatives that support the most fragile are essential to a positive approach to the territory.

Do you want to make south coast your new home?





ACTIVITIES LAND & SEA

- Catamaran
- Snorkelling
- Golfing
- Horse Riding
- Kayaking
- Le Morne Brabant
- Water skiing
- Undersea walk
- Glass-bottom boat
- Diving
- Kite surfing
- Macondé





Bel Ombre, in the south-west of Mauritius, famous for its authenticity and abundant nature, is home to a fiercely preserved treasure: Heritage Villas Valriche, the most prestigious residential program in Mauritius consisting only of villas and freehold building plots with sea, golf and mountain views.

Heritage Villas Valriche is a vast tropical garden on a human scale that can be imagined as a royal promenade, where you come to seek space, breathe fresh air, and enjoy multiple healthy activities in communion with nature. To stay in these places is to connect with nature, it is to fully enjoy the life of the island. By joining Heritage Villas Valriche, you join a welcoming and elegant community, like Mauritians, to share together the secret of tropical sustainable art de vivre and happiness.



VILLAS VALRICHE HERITAGE

Luxury Secured Golf Estate with Sea view



RESALE



South /
Bel Ombre



Sea View,
Villa 4 bedrooms,
3 bathrooms



USD 1,483,197



Villa's surface:
225 m²
Land surface:
788 m²



32 m² swimming
pool, Gazebo



Sold
furnished



Golf cart

