



St. Antoine

PRIVATE RESIDENCE | MAURITIUS



**Why choose between movement and tranquility,
between today and tomorrow,
between family, friends and intimate moments,
between wild nature and a modern, stylish town,
when you can live it all at the same time?**

St. Antoine Private Residence offers a lifestyle between indoors and out...

Live in a piece of paradise that is close to everything...

With the freedom to choose how you explore this world of contrasts...

Sail to the nearby islands or dive into an adventure novel...

Switch from a sedan to a fishing boat...

Take off your tie to learn a sailor's knot...

Or swap the delicate fragrances of the spa, for that of the open sea...

Letting the wind caress your skin or fill your kite sail...

Admire the shades of the lagoon before sunset...

Indulge in the bubbly waters of the lagoon before you enjoy the chilled bubbles of your champagne...

Be inspired by the colours of the dawn...

And be carried away by the music of the clubhouse or the soft, warm sway of the trade winds...

Immerse yourself in the rich local heritage, culture and natural beauty of the vibrant St. Antoine Private Residence,
with its lush flora, and charming nearby villages.

Yet stay connected to modern life with all its conveniences...

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...

Be carried away
by the music of the clubhouse
or the soft, warm sway
of the trade winds...



An island LIKE NO OTHER

Situated at the heart of the Indian Ocean, the island of Mauritius is at a cultural, economic and social crossroads. Famed for its cobalt-blue seas, luxury hotels and people full of warmth, the mere mention of Mauritius invokes images of luxury and a peaceful lifestyle.

The island is loaded with wild nature, historic sites, cultural diversity, and an abundance of land and water-based activities for the whole family to enjoy. Boasting one of the most flourishing economies on the African continent, Mauritius is not only seen as a tourism hotspot but also as a privileged destination for foreign investors.



The North

A PLACE OF AUTHENTIC ISLAND URBANICITY

Located in the north of Mauritius, St. Antoine Private Residence 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.



Living in ST. ANTOINE

The magic of St. Antoine Private Residence lies in the exclusivity of a life rich in contrast. Feel free to enjoy the unrivalled sea views or to dive into its invigorating waters; discover the mangroves on a kayak or take up the challenge of big game fishing.

Spend your morning shopping in Grand Baie or lazing by the pool with friends; take the kids to discover the nearby islands and their endemic birds or mountain bike through the surrounding villages with their century-old trees. St. Antoine Private Residence offers a life between land and sea, between relaxation and movement, between schedule and spontaneity – almost always under the warm tropical sun.

Island ADVENTURE

A timeless legend tells of an undiscovered treasure buried in St. Antoine, however, in truth, St. Antoine itself is the treasure. This fascinating town boasts an unparalleled position that compels you to take the time to explore the land, the islands and the history that surround it. Fringed by the Indian Ocean on two sides, it has easy access to two idyllic islands; Ile d'Ambre and Ile aux Bernaches.



L'ÎLOT BERNACHE

Only a few minutes away by boat, Ile Aux Bernaches gives the impression of floating on the water. This small, flat island offers all of the advantages of a private beach, with pure white sands adding to its extraordinary beauty. Its proximity to the coral reef makes it a renowned place for fishing and it also offers diving enthusiasts a magical experience.



L'ÎLE D'AMBRE

A few hundred metres from your home, Ile d'Ambre is a small island with dense and lush vegetation – offering the ideal escape for sunbathing or relaxing in the emerald water of the lagoon. Although this is a protected conservation area, it is accessible to you as a resident of St. Antoine Private Residence.

An aerial photograph of a residential development. The foreground shows a parking lot with several cars and a road. To the right, a swimming pool with a curved edge is surrounded by palm trees and other tropical vegetation. Further back, a row of modern, multi-story houses with light-colored roofs and blue accents is visible. The background features a large, lush green area with a lagoon and several small, tree-covered islets. The overall scene is set in a tropical environment with dense greenery and a clear sky.

St. Antoine

PRIVATE RESIDENCES

Set on 17 acres of land, St. Antoine Private Residence offer 100 exceptional residences and penthouses, overlooking the lagoon and wild islets, as well as 14 serviced plots. Available in 2, 3 or 4 bedrooms, the apartments and penthouses are distinguished by elegant, modern décor and stylish, comfortable spaces that connect harmoniously with the surrounding tropical natural environment and maritime atmosphere.

With its lush flora,
and charming nearby villages....

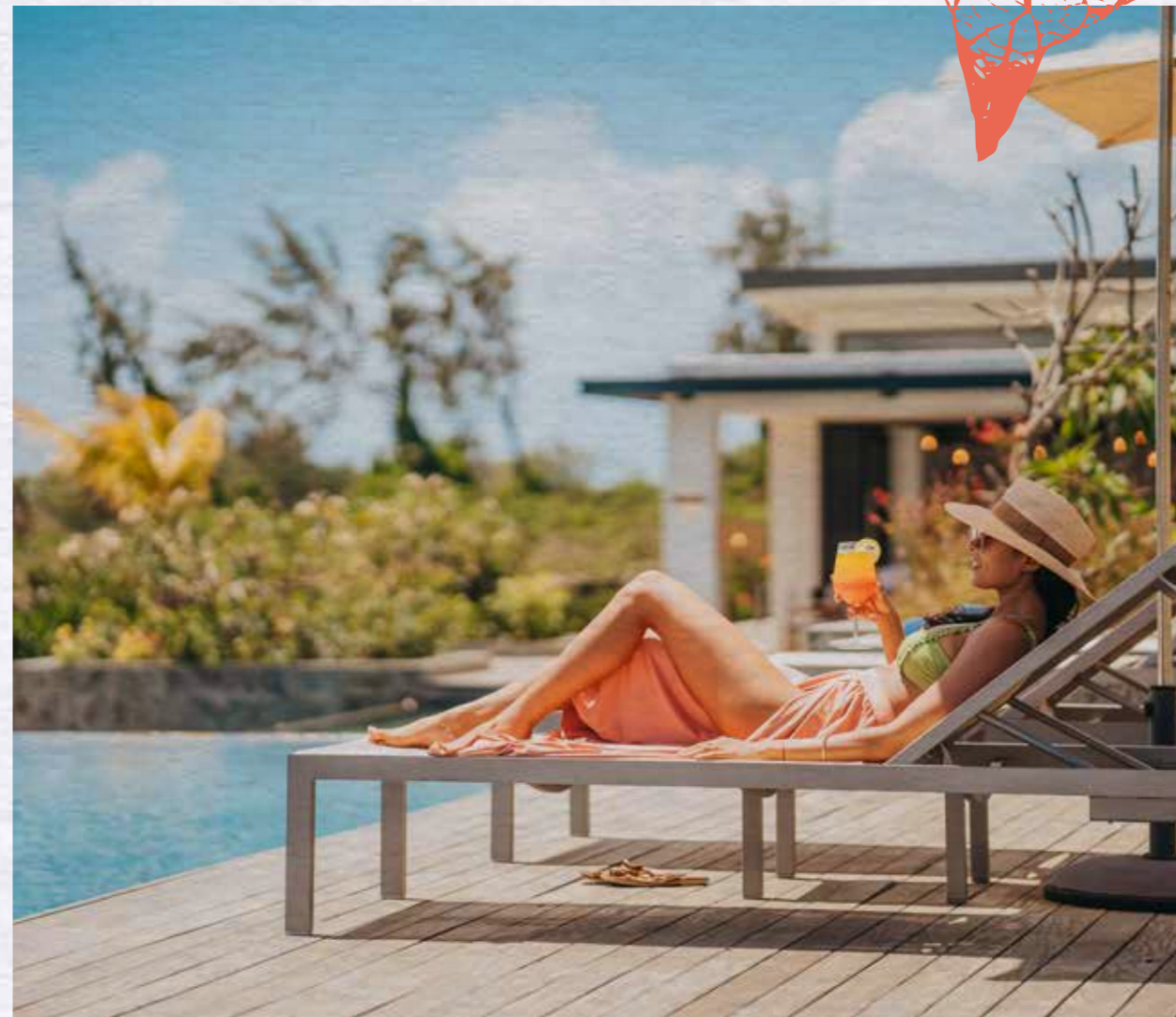


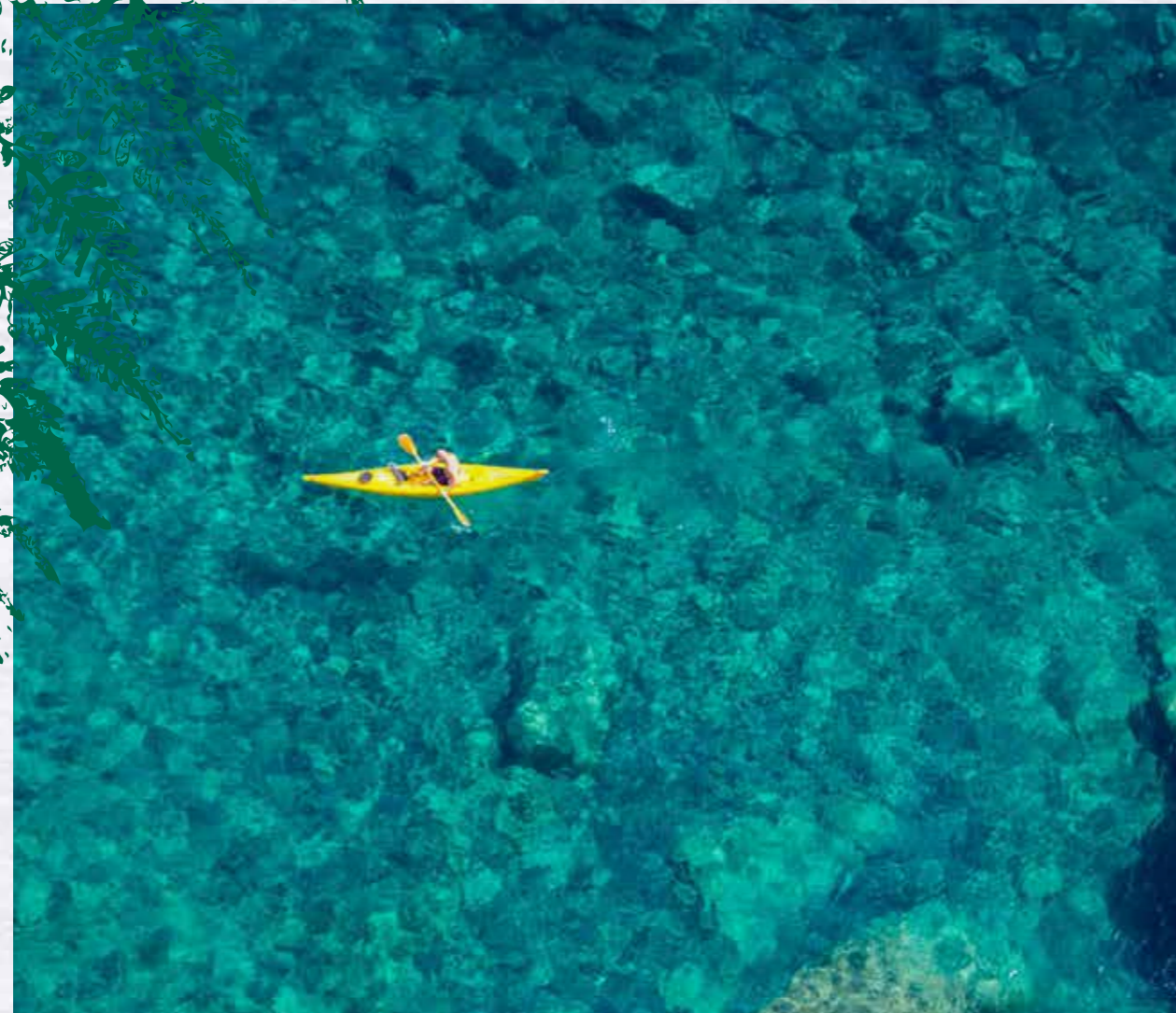
Well-being & PEACE OF MIND

Serenity, relaxation and the freedom of an outdoor life await you at St. Antoine Private Residence, far from the urban hustle and bustle. While the development has easy access to the surrounds, it is still secure, and offers an ideal starting point to discover the cultural and natural richness of Mauritius.

AN EXCEPTIONAL *island life*

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.





Open to THE BLUE

On the horizon, where the azure skyline meets the ocean, lies the perfect playground. The waters of St. Antoine Private Residence provide the perfect setting to get really active – with water skiing, stand-up paddle boarding, canoeing, kayaking through the mangroves, or diving and fishing – this is truly a watery paradise!

Easy access to the nearby jetty will provide unlimited entry to the ocean and all that it offers, while the fully managed boat yard will give owners peace of mind that their craft will always be well taken care of.

INDOOR & OUTDOOR *Living*

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.

Appreciate the unspoiled beauty of the island while you relax on spacious verandas; laze in a lounge chair by the pool or feel the wind in your kite sail; savour a nap in the privacy of your bedroom or discover the mangrove by kayak: St. Antoine Private Residence offers the quintessence of a life appreciated from the comfort of your Private Residence home and open to the enchanting beauty of nature.





A MODERN AND HARMONIOUS *lifestyle*

St. Antoine Private Residence's apartments, penthouses and villas are equipped to offer a perfect balance between style, comfort, technology and functionality. The kitchens open onto beautiful living rooms with generous proportions, elegant finishes and luxuriantly comfortable furniture, creating a space that will become the heart of family life.

MODERN AND AUTHENTIC *architecture*

Clean lines and aesthetic forms combine with neutral colour palettes and accents of tropical wood and lava stone. The refined and contemporary architecture has been designed to enhance your island life, and also live in perfect harmony with the natural setting.

With its exceptional location, comfortable interiors and numerous facilities, St. Antoine Private Residence offers the best of an authentic Mauritian lifestyle.





BETWEEN *privacy & openness*

Wake up surrounded by lush tropical greenery, and open your window onto the shimmering lagoon. Your bedroom is the starting point of all of your desires, no matter if you choose to laze around the pool or get active outdoors.

Immerse yourself in the comfortable décor, which combines all the elegance and refinement of natural textures and modern finishes with colours that are reminiscent of the nearby ocean, while the generous spatial volumes provide cooling fresh air in an intimate and relaxing atmosphere.

REFRESHING *elegance*

To fully complement your active day exploring the lagoon or discovering a picturesque village, your bathroom with refined lines and adorned with wood and natural stones will be your relaxation corner, unless you opt for the beauty area or the spa with an atmosphere conducive to healing.



Indulge in the bubbly waters
of the lagoon before you enjoy
the chilled bubbles of
your champagne.....

INVESTING IN MAURITIUS

The new Property Development Scheme (PDS), together with the previous RES and IRS schemes, have established Mauritius as an attractive destination for foreigners seeking to live in a country that promises profitable investment and a high standard of living.

A renowned tourist destination and the strongest economy in the African region, Mauritius also offers a stable social and political climate that is ideal for foreign investors. When you buy a residence at St. Antoine Private Residence, you not only invest in a valuable asset but also benefit from the advantages of a fulfilling life in one of the safest places in the world.

St. Antoine Private Residence owners also benefit from an advantageous taxation environment, access to residence permits and freehold status – as well as plenty of lifestyle benefits.

AN ADVANTAGEOUS TAX SYSTEM

The Mauritian residence permit entitles the property owner to be tax domiciled in Mauritius, provided that the duration of stay is more than 183 days per year.

As the country has signed a Non-Double Taxation Treaty with 43 countries, the Mauritian tax resident status delivers several valuable benefits such as:



NO INHERITANCE AND CAPITAL
GAINS TAXES



USD-BASED CAPITAL
APPRECIATION AND RENTAL
INCOME



AN ECONOMICALLY-THRIVING
BUSINESS HUB



INTERNATIONAL SCHOOLING
AND TERTIARY INSTITUTIONS



A SAFE AND SECURE LIFESTYLE

WHO CAN ACQUIRE A PROPERTY WITHIN A PDS DEVELOPMENT?



A MAURITIAN CITIZEN



A NON-CITIZEN OF
MAURITIUS



A CONSTITUTION
REGISTERED UNDER THE
FOUNDATIONS ACT



A SOCIETY, WHERE ITS
DEED OF FORMATION
IS DEPOSITED WITH
THE REGISTRAR OF
COMPANIES



A FREE PARTNERSHIP
COMPANY UNDER THE
LIMITED PARTNERSHIPS ACT



A TRUST, WHERE THE
TRUSTEESHIP SERVICES
ARE PROVIDED
BY A QUALIFIED
TRUSTEE LICENSED IN
MAURITIUS



AN OFFSHORE
COMPANY DEFINED
UNDER THE FINANCIAL
SERVICES ACT 2007,
HOLDING A GLOBAL
BUSINESS LICENSE
(GBL)



A COMPANY
INCORPORATED
OR REGISTERED IN
MAURITIUS UNDER THE
COMPANIES ACT 2001

HOW TO PROCEED WITH A PURCHASE

We know that the administrative procedures for obtaining a residence permit need your patience and require quite a number of documents, so rest assured that our sales representative team will be here to inform and accompany you throughout the whole acquisition process.

Contact us.

Our sales teams remain at your disposal:

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WhatsApp: +230 5 724 5249

Email: sales@stantoinemauritius.com



