



Anbalaba

PROPRIÉTÉS IRS ET VILLAGE
BAIE DU CAP - ÎLE MAURICE



En bas là-bas,
in the south

Mauritius, pearl of Indian Ocean



MAURITIUS' ECONOMY IN A NUTSHELL

- A diversified and innovative economy,
- Double taxation avoidance agreements signed with more than 35 countries,
- A legislative framework and judicial system secured by international commitments,
- An attractive fiscal regime,
- A reliable and secure place to invest,
- Politically stability since independence in 1968.



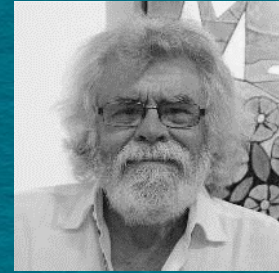




« **Anbalaba** » a name whose origins are deeply rooted in mauritian culture. Inspired by the classic sega by Mauritian singer-songwriter **Claudio Veeraragoo**.

Anbalaba is an invitation to savour the most authentic part of the Island: en bas là-bas in Baie du Cap, surrounded by the luxuriant nature of the unspoiled southern coast.





This extra measure of soulfulness is perfectly captured in a piece of work by local artist **Vaco**, which in return inspired this project's graphic identity. Because above all, « **Anbalaba** » is **deeply connected to Mauritius and its culture, setting it apart and ensuring its authenticity.**

Anbalaba, The IRS that opens you the gates to the Indian Ocean

WHAT IS AN IRS? (INTEGRATED RESORT SCHEME)

- A legal scheme created by the government and BOI (Board of Investment), allowing foreigners invest in specific real estate developments in Mauritius,
- A minimum unit price of USD 500,000,
- Developments of a total area of more than 10 hectares,
- A minimum investment on the part of the developer of 200,000 rupees per unit sold, as a social contribution.

IRS ANBALABA, AN EXCELLENT INVESTMENT WITH MULTIPLE BENEFITS

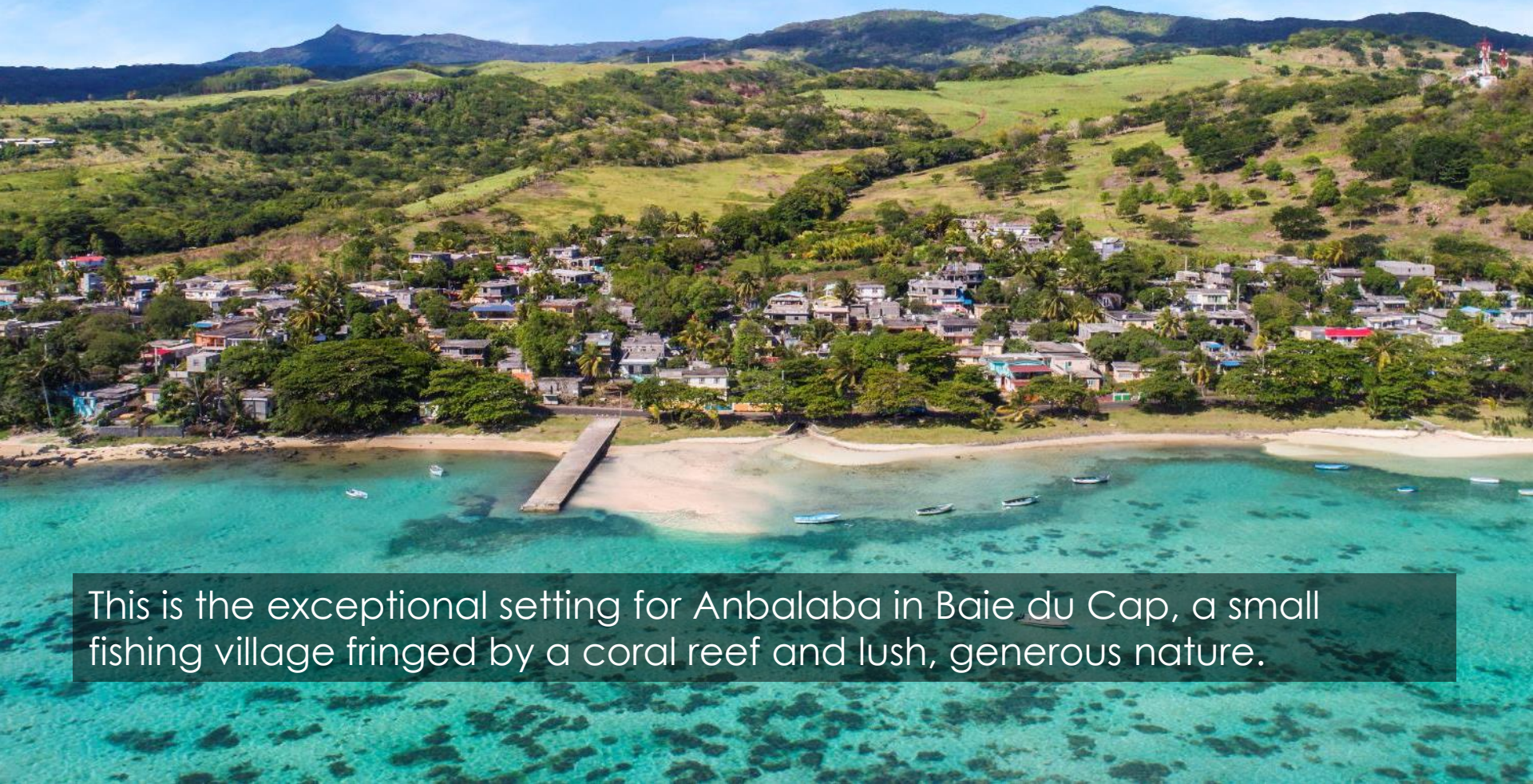
Allows for FULL OWNERSHIP, individually or in the name of a company registered in Mauritius.

Allows for the acquisition of a RESIDENCE PERMIT on the part of the purchaser, his or her spouse and any dependent children under the age of 24. The permit is valid for the entire period that they own the property.

FISCAL AND MONETARY BENEFITS

- Universal 15% rate of income and corporate tax,
- 15% VAT on goods and services,
- No tax on dividends or capital gains,
- No tax on wealth,
- No inheritance tax for direct heirs,
- 80% tax credit on GBC1 with an effective tax rate of 3%,
- No foreign exchange controls,
- No controls on the repatriation of profits, dividends or capital.

Up on the top of the hill of Baie du Cap...



This is the exceptional setting for Anbalaba in Baie du Cap, a small fishing village fringed by a coral reef and lush, generous nature.

The picturesque view point
from the site...



Welcome at *Ambalaba*





VILLAS DE LUXE

Les Hauts d'Anbalaba

Serin Du Cap V4 - V5 - V16
V11 - V17 - V18

Cardinal V1 - V2 - V6 - V7
V8 - V9 - V15 - V16

Paille-en-queue V3 - V12 - V13 - V14

MAISONS

Les Terrasses d'Anbalaba

Calamondin M2 - M3 - M4 - M5 - M6
M8 - M10 - M11 - M12 - M15
M16 - M17 - M18

Bigrade M1 - M19 - M20 - M21 - M22
M23 - M24 - M25 - M26 - M27

Combava M7 - M8 - M14

Pomelo M28 - M29 - M30
M31 - M32 - M33

Cédrat M13

APPARTEMENTS

Les Vues d'Anbalaba

Rez-de-jardin A4 - A5 - A6 - A10 - A11
A12 - A16 - A17 - A18

Niveau 1 A1 - A2 - A3 - A7 - A8
A9 - A13 - A14 - A15

TERRAINS À BÂTIR

V19 - V20 - V21 - V22 - V23

The village: a genuine place of life and harmony

« **Anbalaba Village** »'s facilities have been thought out to align the daily experience of life here with the expectations of every user. They include a market, convenience store, pharmacy, beauty salon and dry-cleaner, but also a registry office and a medical center as well as office spaces, a bicycle and scooter rental facility and tourist accommodation.

Anbalaba IRS residents and local inhabitants alike access to all of the amenities necessary for a life of comfort without concessions.



Les Vues d'Anbalaba



3 buildings / 18 apartments

APARTMENTS at a glance

- Panoramic views over the coral reef
- 170 m² of living space
- 3 bedrooms – 2 bathrooms
- Master suite with private balcony
- Terraces
- 460 meters from the lagoon
- 160 meters from Anbalaba Village
- A stand-up paddle reserved for each purchaser
- Starting price \$ 742,000

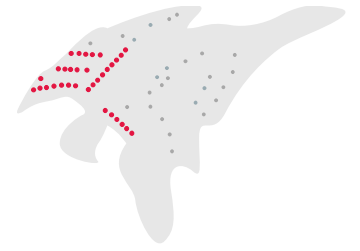


| | Covered area (m ²) | Area not covered (m ²) |
|-------------------------------|--------------------------------|------------------------------------|
| APARTMENT GROUND FLOOR | | |

| | | | |
|-----------|--------------------------------------|------|------|
| 1 | Living Room | 24.6 | |
| 2 | Open Kitchen | 19.0 | |
| 3 | Terrace | 28.8 | |
| 4 | Laundry | 3.2 | |
| 5 | Powder Room | 2.2 | |
| 6 | Master Bedroom Wardrobe & Ensuite | 32.0 | |
| 7 | Master Balcony | 6.5 | |
| 8 | Bedroom 1 | 15.0 | |
| 9 | Bedroom 2 | 13.0 | |
| 10 | Shower Room | 5.7 | |
| 11 | Store | 2.4 | |
| 12 | Corridor | 13.1 | |
| 13 | Plunge Pool and Terrace | | 24,7 |

| | | |
|---|--------------|-------------|
| TOTAL INTERNAL AREA FOR GROUND FLOOR | 165,6 | 24,7 |
|---|--------------|-------------|

Les Terrasses d'Anbalaba





CÔTÉ LAGON

CÔTÉ MANGUIER

CÔTÉ VILLAGE

CÔTÉ VILLAGE

M1

M2

M3

M4

M5

M6

M7

M13

M12

M11

M10

M9

M8

M18

M17

M16

M15

M14

M21

M20

M19

M22

M23

M24

M25

M26

M27

M28

M29

M30

M31

M32

M33

V8

V9

V10

V3

V2

V1

33 townhouses / 4 similar models

CALAMONDIN at a glance

- Houses on landscaped terraces
- Côte Lagon or Côte Village
- Nearly 200 m² of living space
- 500 to 630 m² plot
- 3 en-suite bedrooms, including a master suite
- Patio
- Laundry room
- Beautiful veranda
- Swimming pool
- 550 meters from the lagoon
- 250 meters from Anbalaba Village
- A stand-up paddle reserved for each purchaser
- Starting price: \$ 1,182,000



| | | Covered area (m ²) | Area not covered (m ²) |
|--------------------------------|---------------------------|--------------------------------|------------------------------------|
| ONE-LEVEL HOUSE | | | |
| 1 | Entrance Foyer | 6,3 | |
| 2 | Living & Dining Room | 46,6 | |
| 3 | Verandah | 21,9 | |
| 4 | Patio | | 20,7 |
| 5 | Kitchen | 14,3 | |
| 6 | Laundry | 3,2 | |
| 7 | Store | 4,3 | |
| 8 | Powder Room | 2,7 | |
| 9 | Master Bedroom & Ensuite | 34,5 | |
| 10 | Bedroom 1 & Shower Room 1 | 26 | |
| 11 | Bedroom 2 & Shower Room 2 | 23,6 | |
| 12 | Corridor | 11,3 | |
| 13 | Store and Service | 1,8 | |
| 14 | Swimming Pool | | 26,9 |
| 15 | Open Deck | | 24,8 |
| TOTAL LIVING SPACE AREA | | 196,5 | 72,4 |
| TOTAL GROSS AREA | | 226,1 | |

Les Hauts d'Anbalaba



18 Prestigious villas / 3 models

PAILLE-EN-QUEUE at a glance

- Villa set over three floors
- On the height of « Anbalaba Village »
- Panoramic views over the lagoon
- 611 m² of living space
- 2274 to 2883 m² plot
- 5 en-suite bedrooms, including 2 masters suite
- Private garden
- Laundry room
- Large verandas and terraces
- Swimming pool of 62m²
- 300 to 800 meters away from the lagoon
- 150 to 600 meters away from « Anbalaba Village »
- An 18 to 20-foot boat reserved for each purchaser
- Starting price: \$3,020,000

GROUND FLOOR



| | Covered area (m ²) | Area not covered (m ²) | |
|--|--------------------------------|------------------------------------|--------------|
| GROUND FLOOR | | | |
| 1 | Entrance Foyer | 5,1 | |
| 2 | Lobby | 20,8 | |
| 3 | Staircase 1 | 3,4 | |
| 4 | Store under staircase | 5,5 | |
| 5 | Corridor | 5,4 | |
| 6 | Master Bedroom 1 | 20,9 | |
| 7 | Master Wardrobe1 | 8,8 | |
| 8 | Master Veranda 1 | 9,9 | |
| 9 | Master Bathroom 1 | 10,4 | |
| 10 | TV Room & Study | 23,3 | |
| 11 | Common bathroom | 5,9 | |
| 12 | Store 1 | 6,2 | |
| 13 | Office Area | 11,6 | |
| 14 | Living and Dining Room | 77,5 | |
| 15 | Kitchen | 20,5 | |
| 16 | Wet Kitchen | 8,9 | |
| 17 | Laundry | 3,5 | |
| 18 | Store 2 | 3,1 | |
| 19 | Powder Room | 3,5 | |
| 20 | Staff toilet and Bathroom | 3,4 | |
| 21 | Veranda | 90,0 | |
| 22 | Staircase 2 | 8,8 | |
| 23 | Covered Deck | 43,4 | |
| 24 | Store and Service | 17,2 | |
| 25 | Open Deck | | 85,4 |
| 26 | Swimming Pool | | 61,8 |
| TOTAL LIVING SPACE AREA FOR GROUND FLOOR TOTAL UNCOVERED AREA | | 417,0 | 147,2 |

FIRST FLOOR



| | | Covered area (m ²) |
|--|-------------------|--------------------------------|
| FIRST FLOOR | | |
| 1 | Staircase 1 | 9,3 |
| 2 | Seating Area | 20,3 |
| 3 | Store | 6,5 |
| 4 | Master Bedroom 2 | 20,9 |
| 5 | Master Bathroom 2 | 10,4 |
| 6 | Master Wardrobe 2 | 8,8 |
| 7 | Master Balcony 2 | 9,7 |
| 8 | Bedroom 2 | 25,6 |
| 9 | Shower Room | 5,9 |
| TOTAL LIVING SPACE AREA FOR FIRST FLOOR | | 117,4 |

SEMI BASEMENT



SEMI BASEMENT

| | | | |
|----------|--|-------|--|
| 1 | Guest Bedroom | 15,2 | |
| 2 | Guest Bathroom | 7,4 | |
| 3 | Verandah | 8,0 | |
| 4 | Office | 14,4 | |
| 5 | TV Room | 13,7 | |
| 6 | Kitchenette | 7,9 | |
| 7 | Store, water tank, domestic pump, swimming pool pum, ballast tank | 121,1 | |

**TOTAL LIVING SPACE
AREA FOR SEMI
BASEMENT FLOOR**

187,7

TOTAL LIVING AREA

635,3

TOTAL BUILDING

694,9

« Garantie Financière d'Achèvement »

Under Mauritian law, it is compulsory to agree a contract of sales when buying IRS properties off-plan – a system also known as **VEFA (Vente en État Futur d'Achèvement, or sale under condition of future completion)**. Under the terms of the Mauritian Civil Code, which is consistent with the French Civil Code, foreign investors and/or Mauritian citizens who acquire an IRS property must therefore sign a specific contract in the presence of a notary in Mauritius.

VEFA contracts offer purchasers a high level of security. They include a completion guarantee known as a **GFA (Garantie de Fin d'Achèvement)** – effectively **a bank guarantee linked to their acquisition**. In the event that the promoter defaults, the partner bank ensures that the project is completed and delivered according to its original specifications.



Acquisition process

1 / Signature of the CRP

Signature of the CRP (Contrat de Réservation Préliminaire): reservation agreement between the buyer and the promoter;

2 / Authorities' approval

Upon receipt of the required documents from the buyer, the promoter will submit an application for IRS acquisition to the Board of Investment (BOI) of Mauritius (on behalf of the buyer);

3/Signature of the DOS

Signature of the DOS (Deed of Sale): once the eriBOI approval letter is received and all other relevant acquisition criteria have been met the buyer and vendor shall proceed with the signature of the sale agreement in front of the Notary in Mauritius.

OFF-PLAN PAYMENT SCHEDULE

- **15%** upon signing the pre-booking contract, to be held in escrow,
- **15%** upon signature of the deed of sale,
- **5%** upon completion of the foundations,
- **15%** upon completion of the ground floor slab,
- **10%** upon completion of the roof,
- **10%** upon complete installation of all openings (doors, windows, transoms) and glazing,
- **20%** upon completion of plastering and laying of tiles,
- **5%** upon completion of the villa,
- **5%** upon the premises being made available.

Rental management, property's profitability

« Anbalaba » offers a rental management service to optimise your property's profitability. When you subscribe to this service, your property will be managed by a dedicated team who will take on its rental administration and maintenance and **provide you with complete peace of mind.**

The operators' role is to lease out purchasers' properties and optimise their profitability. The additional income thus obtained is taxed at only 15%.

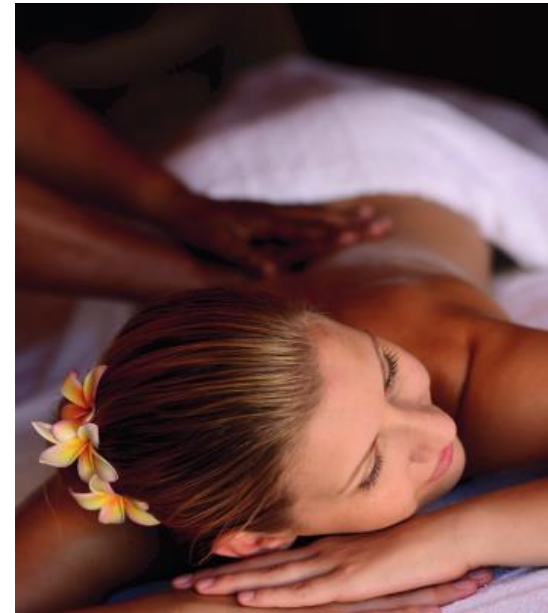
The scheme in no way prevents owners from using their properties at their convenience.



A tailor-made concierge service

« **Anbalaba** » also offers residents and tenants a tailored concierge service to free them from unnecessary constraints and provide them with absolute peace of mind.

Regardless of the nature of the query, whether it's to help residents or tenants save time on a daily basis, find a solution to an urgent question, make a restaurant reservation, discover new places and experiences, treat a loved one to something special, organise leisure activities... the concierge is available 24 hours a day, seven days a week.

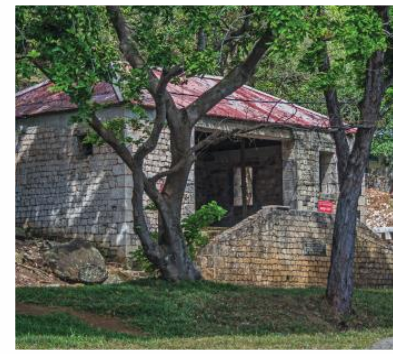
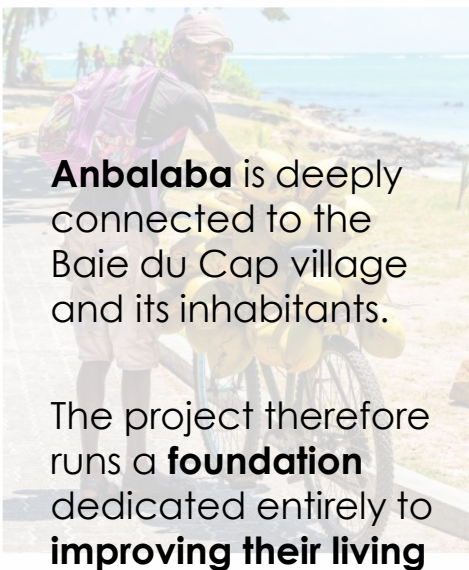




Anbalaba is deeply connected to the Baie du Cap village and its inhabitants.

The project therefore runs a **foundation** dedicated entirely to **improving their living conditions and supporting local talent.**

The foundation's core projects include helping to upgrade housing by providing on-the-job training in construction; offering trainings in handicrafts; the redevelopment of sport facilities and playgrounds for children...



Places anchored in the local life, dedicated to exchange and solidarity



Anbalaba

ANBALABA - THE PLACE TO LIVE
AUTHENTICALLY IN MAURITIUS

