

ANAHITA



MAURITIUS



Embrace a refined 'art de vivre' by investing in Mauritius and indulge in a plethora of exhilarating experiences and timeless moments.



An aerial photograph of a tropical bay in Mauritius. The water is a vibrant turquoise color, transitioning to a pale white sand beach in the foreground. Several boats are anchored in the bay, and a few people can be seen on the beach. The surrounding land is covered in dense, lush green vegetation. In the background, there are rolling hills and mountains under a bright sky.

# MAURITIUS

WELCOME TO A UNIQUE DESTINATION

# QUICK FACTS

## HISTORY

### XVI CENTURY

Discovered by Arab sailors

1810

British occupation following the famous Grand Port battle

1598 - 1710

Dutch occupation

1968

12 March - Mauritius becomes independent

1715 - 1810

French occupation

1992

12 March - Mauritius becomes a Republic

## GEOGRAPHY

UCT + 4

Over 150 km of beaches bordered by lagoons

Subtropical climate with temperatures between 21° and 34°

## POPULATION

Languages: English, French and Mauritian Creole

Over 1.3 million inhabitants

Literacy rate: 98.72% (2015)

## POLITICS

A parliamentary democracy with general elections by universal suffrage every 5 years

Member of the Commonwealth, UN, WTO, African Union

# FACTS & FIGURES

## AN ATTRACTIVE TAX REGIME

No taxes on dividends, capital gains, on wealth, and on direct inheritance rights

Free repatriation of profits, dividends and capital

15% tax rate for companies as well as on revenue

Customs duties and vat exemption on any goods imported through the free port

No exchange control



### ECONOMY

A dynamic and stable business framework, situated at the crossroads of the Asian, European and African markets

A diversified economy stimulated by a dynamic services sector

**GDP PER CAPITA:**  
**9600** USD (2016)

**3.6%**  
**GDP GROWTH (2016)**

### INFRASTRUCTURES

An island enjoying optical fibre connectivity

A developed road network, an international airport welcoming 24 weekly flights, a deep-water port with free trade zone

#### **Modern and high-end health facilities**

Private wellness centres and clinics offering high-class services that meet European standards

### EDUCATION

Primary and secondary schools as well as private institutions offering French (Baccalauréat) or English curriculums (International Baccalaureate/A Levels)

# KEY INDICATORS

**Best country to do business in Africa**  
*(World Bank Doing Business | Forbes Survey, 2017)*

**Among the 10 countries in the world living without conflict or threat of war**  
*(Bradley Hackford, 2017)*

**1<sup>ST</sup>**  
**African country for good governance**  
*(Mo Ibrahim Foundation)*

**2<sup>TH</sup>**  
**country in the world for the best quality of air**  
*(World Health Organisation, 2012)*

**1<sup>ST</sup>**  
**African country in terms of cyber security. Amongst the 10 most committed in the world**  
*(ITU, 2017)*

**7<sup>TH</sup>**  
**best fiscal destination in the world**  
*(Bradley Hackford, 2017)*

**5<sup>TH</sup>**  
**country in the world for economic freedom**  
*(Economic Freedom of the World 2016, Fraser Institute)*

**1<sup>ST</sup>**  
**country in the index of human development in Africa in 2015**



# WANDER LAND

MAURITIUS, LAND OF CULTURE, NATURE, PLEASURE AND LEISURE





MAURITIUS WAKES UP IN THE EAST



# ANAHITA MAURITIUS

AN EXCEPTIONAL ESTATE



Along the incredible East coast, nestled between venerable mountains and turquoise lagoon, the Anahita Mauritius estate unfolds over 213 hectares of tropical gardens and 6 km of coastline, at the opposite of the renowned Ile aux Cerfs.

With its prestigious residential offer and hospitality experiences, Anahita has become the most renowned destination in the region, encompassing two 5\* Resorts (Anahita Golf & Spa and Four Seasons Resort Mauritius), an incredible 18-hole golf course designed by Ernie Els as well as a collection of properties available for resale or off plan.



The array of world-class services, exciting activities, exclusive events and the selection of privileges proposed by the Owners Club create an exquisite and unique art de vivre for its residents.

# ANAHITA

THE MOST PRESTIGIOUS IRS OF MAURITIUS

**2 GOLF COURSES**  
with 18-hole par 72,  
designed by Ernie Els and  
Bernhard Langer

**9 RESTAURANTS**  
offering various dining  
experiences

**2 BEACHES**  
exclusive beaches, including  
one on Île aux Cerfs

## THE ESTATE

Over 200 units already built

The contribution of world renowned references:

- French architect Jean-Michel Wilmotte
- Anahita Spa by Thémaé Paris
- Four Seasons Resort Mauritius at Anahita

Two major regional groups as shareholders:  
IBL & Ciel

## FACILITIES & SERVICES

An array of water sports and land activities

Kids and teens clubs

A Chef to cater for your private parties

Concierge services





### **What is an Integrated Resort Scheme (IRS)?**

A residential development programme allowing foreigners to acquire a property in Mauritius and to benefit from numerous deriving advantages:

- Freehold acquisition
- Mauritian residency permit (conditions apply)
- No taxation on capital gains and no inheritance tax
- A maximum of 15% taxation rate for both companies and individuals
- High-end services (spa, hotel, golf course...)
- Properties available on the international market
- No exchange control

# MASTERPLAN

OF THE ESTATE



- 1 The Gardens
- 2 Solaia
- 3 Four Seasons Private Residences Mauritius at Anahita
- 4 Four Seasons Resort Mauritius at Anahita
- 5 L'Adamante
- 6 The Residences
- 7 The Fairways
- 8 Amalthea
- 9 Place Belgath
- 10 Lunea
- 11 Hédonia
- 12 Rive Est
- 13 Île aux Cerfs





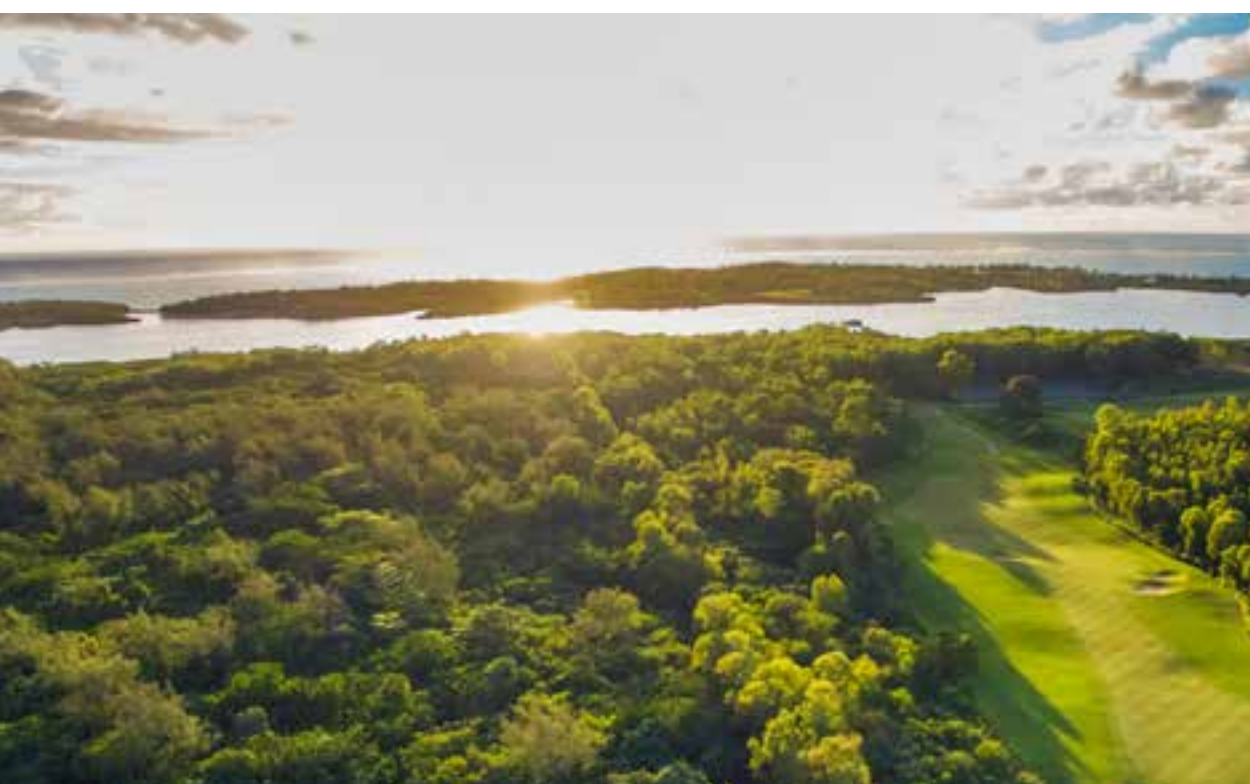
## **Opportunities for different types of investments**

Anahita Mauritius offers a range of properties that can meet different types of investments: properties for resale or customizable and turnkey solutions available on the ultimate phase such as off plan villas or serviced land plots. These plots represent the ultimate opportunity for foreigners to acquire a freehold land along the coast in Mauritius as the new PDS and Smart City developments do not allow this type of acquisition.

Since the launch in 2008, the value of properties has steadily increased and resale benefit from an average capital gain of 20 to 25% after 3 years of ownership.

Today, Anahita Mauritius welcomes over 220 families of investors benefiting from permanent residency in Mauritius, and several have trusted the project over the years, acquiring properties in different neighbourhoods of the estate.

A choice of luxurious villas available on resale or with customisable floor plans, bordering either the golf course or the pristine lagoon.



### SERVICED LAND

Between sea and mountain, along fairways 12, 13 and 14, build your dream villa on exceptional plots offering an average area of 2,590 m<sup>2</sup> and available with full ownership.

As from € 486,000 (fees and taxes included)



### RESALE PROPERTIES

For those who wish to enjoy Mauritian lifestyle at its best without the wait, resale villas, duplexes and apartments are currently available at Anahita.

As from € 730,000 (fees and taxes included)



### HORIZON VILLAS

A villa, customised according to your desires and investment, allowing you to personalise your home with a choice of 3 to 5 bedrooms, and one or two storeys, offering various panoramas on the tropical garden and the golf course.

As from € 1.32 million (fees and taxes included)



### PREMIUM VILLAS

Magnificent villas beautifully set on vast, exceptional plots bordering the lagoon with a breathtaking view on Ile aux Cerfs.

Price upon request

# BEING AN OWNER

When purchasing a property at Anahita Mauritius, you benefit from an array of customised services.

- You may enjoy the benefits of year long rental management services
- Our teams can ensure the maintenance of your property
- Becoming a member of the Anahita Owners Club grants you access to various discounts and advantages on exceptional activities and flights to Mauritius
- You are frequently invited to exclusive events (golf tournament, concert, dinner...)
- Concierge service, in-villa dining catered by a private Chef, grocery delivery service...



ANAHITA  
— — — — —  
OWNERS CLUB

Travel and Transfers | Gourmet and Wines  
Leisure and Wellness | Experiences and Discoveries





## DISCLAIMER

1. Document non-contractually binding.
2. Artist's conceptual renderings. Photos and illustrations represent the Vendor's/Developer's intentions. However, plans and amenities are subject to change without notice.
3. Plans are liable to be modified at the exclusive discretion of the Vendor/Developer to meet technical requirements during the realisation, both in terms of open dimensions and facilities.
4. The facilities and amenities at Anahita Mauritius may be subject to change without notice and access to the said facilities and amenities is subject to the annual payment by individual homeowners of the Resort Fee (which may be amended without notice).

ANAHITA  
— — — — —  
  
MAURITIUS

