

LE
SAVOY

MAURITIUS - GRAND BAIE

Mauritius



Fall Under the spell of Mauritius, a radiant gem set in the turquoise waters of the Indian Ocean. It's contrasting colours, cultures, and flavours give the island a unique charm that sets the scene for the perfect holiday. With its warm, crystal-clear waters and its picturesque landscape, Mauritius is simply your tropical dream come true.

LE
SAVOY

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LE SAVOY

An Exclusive Address in Mauritius Island

Nestled on the hill of Pointe Aux Canonnières on the North Coast of Mauritius Island- Grand Baie, the luxury apartments offer the perfect living experience within a peaceful residential area. The Apartments are surrounded by charming views of the ocean and nearby islets and is only a few minutes away from the beach, restaurants, shopping malls, excellent healthcare and readily and easily accessible services.



LE SAVOY



the gem of the Indian Ocean



the natural luxe

Setting new standards in Luxury Residential living, **Le Savoy** residence offers you the opportunity to spend your life with family and friends living in the lap of luxury with cutting edge architecture and state of the art finishes. **Le Savoy** offers a distilling experience, serving up only the best in design and details in terms of space , equipment and interiors.

Le Savoy is one of the most sought after locations on the island in Grand Baie and together with its unique offering, sets it in a class of its own.



LE
SAVOY





the Masterpiece

Le Savoy boasts **42 apartments** and a total of 8247,60m². Of the 42 units there are **14 Penthouses**, **12 Two bedroom** apartments and **16 Three bedroom apartments**. Each apartment includes a private pool, entertainments area (patio) and includes an undercover parking space.

Each apartment has access to a fibre optic internet connection, includes card controlled access, 24 hour security and has full access to the Wellness Center located within the development.

Living luxury

These Modern, contemporary lock -up - go units offer the luxuries of the Mauritian island Lifestyle, where the locations natural beauty is legendary, with green and mountainous inlands and three hundred kilometers of golden beaches encircled by exquisite blue seas and a thriving high-end tourism industry.

The **Le Savoy** Apartments offer neat, well equipped spaces with exquisite finishes and are conveniently situated near the hub of the island, Grand Baie.

Featuring floor to ceiling windows and covered patios, the luxury apartments offer some of the best views available in Grand Baie.









2 Bedroom Apartment Ground Floor

2 BEDROOM UNIT	AREA (M²)	FACILITIES
FLOOR AREA	172.38	PRIVATE SWIMMING POOL ✓
TOTAL AREA (INCLUDING GARAGE)	184.88	WELLNESS CENTRE ACCESS ✓
		24 HOUR SECURITY ✓
		PARKING BAY ✓
		VISITOR PARKING BAY ✓





2 Bedroom Apartment

First Floor

2 BEDROOM UNIT	AREA (M ²)
FLOOR AREA	172.38
TOTAL AREA <i>(INCLUDING GARAGE & ROOF TERRACE)</i>	262.88

FACILITIES	
PRIVATE SWIMMING POOL	✓
WELLNESS CENTRE ACCESS	✓
24 HOUR SECURITY	✓
PARKING BAY	✓
VISITOR PARKING BAY	✓





2 Bedroom Penthouse

2 BEDROOM UNIT	AREA (M ²)	FACILITIES
FLOOR AREA	172.38	PRIVATE SWIMMING POOL ✓
TOTAL AREA (INCLUDING GARAGE & ROOF TERRACE)	262.88	WELLNESS CENTRE ACCESS ✓
		24 HOUR SECURITY ✓
		PARKING BAY ✓
		VISITOR PARKING BAY ✓







3 Bedroom Apartment Ground Floor

3 BEDROOM UNIT	AREA (M²)	FACILITIES
FLOOR AREA	203.45	PRIVATE SWIMMING POOL ✓
TOTAL AREA (INCLUDING GARAGE)	215.95	WELLNESS CENTRE ACCESS ✓
		24 HOUR SECURITY ✓
		PARKING BAY ✓
		VISITOR PARKING BAY ✓





3 Bedroom Apartment

First Floor

3 BEDROOM UNIT	AREA (M ²)	FACILITIES
FLOOR AREA	203.45	PRIVATE SWIMMING POOL ✓
TOTAL AREA (INCLUDING GARAGE & ROOF TERRACE)	298.95	WELLNESS CENTRE ACCESS ✓
		24 HOUR SECURITY ✓
		PARKING BAY ✓
		VISITOR PARKING BAY ✓





3 Bedroom Penthouse

3 BEDROOM UNIT	AREA (M ²)	FACILITIES
FLOOR AREA	203.45	PRIVATE SWIMMING POOL ✓
TOTAL AREA (INCLUDING GARAGE & ROOF TERRACE)	298.95	WELLNESS CENTRE ACCESS ✓
		24 HOUR SECURITY ✓
		PARKING BAY ✓
		VISITOR PARKING BAY ✓



health & Wellness

Le Savoy Wellness center is the perfect tranquil environment exclusively for residents which offers a haven of relaxation within the development. Large, open areas provide the perfect environment for free form or body weight exercise, yoga, pilates or functional training.

The Wellness center also includes a luxury Sauna and Steam Room to help you feel great and stimulate a relaxed body and mind and there are showers available if you wish to freshen up directly after a workout, Sauna or Steam session.



Masterplan

Le Savoy has been strategically and carefully planned out in order to maximize sea views and create privacy between apartments. The site has exceptional panoramic views overlooking Grand Baie, The use of large glass sections allows for the enjoyment of outdoor living in this warm tropical climate with all bedrooms having access to the views.

The Natural material palette uses natural earth elements, raw timber, glass and touches of off-white shutter concrete.





Site Plan View

Ground Floor



Site Plan View

First Floor



Site Plan View

Second Floor



Site Plan View

Roof Plan



the Professional team

Extra Dimensions began developing and building fine homes and residential communities in 1996. Brothers Craig, Shaun and Matthew Toweel believe that three words sum up what the custom home buyers are searching for: workmanship, value and satisfaction. These are the key stones of the companies success.

By Understanding exactly what customers want, and providing excellence in design and construction, Extra Dimensions principles have built and sold a number of exclusive homes.

The Homes showcased by them have distinctive contemporary Bali Modern architecture. Each project undertaking by Extra Dimensions has a clear vision to drive it, and the most exciting moment of each multi million Dollar development is not when it is sold out, its when they purchase the land that will give them the opportunity to create that development.

We also know that we will require utmost passion, drive and hard work to seet that vision become a reality. If you have one without the other - vision or passion, you will never have extreme success.





Global Information Technology
2016 Report

1st in Africa

49th in the World



Doing Business 2017
World Bank

1st in Africa

49th in the World



Global Competitiveness
Index 2016-2017

1st in Africa

45th in the World



Ibrahim 2015
Index of African Governance

1st in Africa



Best Countries for Business
Forbes Survey 2017

1st in Africa

39th in the World



Social Progress
Index 2016

1st in Africa

40th in the World



Democracy Index 2015
Economic Intelligence Unit

1st in Africa

18th in the World



Economic Freedom of the World
2016 - Fraser Institute

1st in Africa

5th in the World

becoming a Resident of Mauritius.

Strategically located in the Indian Ocean at the crossroads of Africa and Asia, Mauritius presents itself as a premier International business hub and a window of opportunity for foreigners wishing to establish viable investment projects on the island. Attracting foreign capital has always been a major objective in the country's economic development strategy. Advantages, including tax incentives, are already offered to foreign investors in Mauritius, alongside numerous others such as political and social stability, preferential access to regional markets, sound macro-economic management, and effective private/public sector partnership. Residency is also an easy possibility, as any non-citizen having held a residence permit for a continuous period of two years and having made an investment of USD 5 million or more in Mauritius is eligible to apply for registration as a citizen of Mauritius.

The nation is also remarkably well-connected to Europe, Asia and Africa through airline links, making travel convenient, as Mauritius serves well as a base from which to travel. Infrastructure in general is well-developed, with an adequate network of paved roads and reliable water and power supply systems. The island also enjoys the benefits of competent medical and dental facilities, with qualified practitioners from India, France, China and South Africa.

With regards to lifestyle, Mauritius boasts an enjoyable climate, gorgeous white sand beaches and relatively well-developed infrastructure. The population of Mauritius is diverse, tolerant and peaceful, and now stands at about 1.3 million. Retired life mostly revolves around golf and boating, the ocean swimming, snorkeling, scuba diving and kite surfing are also popular. Mauritius offers many quality golf courses and the ocean provides a haven for boating, sailing and fishing.

frequently asked questions

Who is the developer?

One Luxury Ltd (Multi International Award Winning developers)

Which body governs this development?

This is a Property Development Scheme (PDS) and is therefore governed by the Board of Investment (BOI) of Mauritius.

Where are the nearest shops, hospital and business nodes in the area?

Le Savoy Private Residence is situated in the heart of Grand Baie, offering a variety of lifestyle, business and entertainment amenities. Goodlands shopping village with its supermarkets (Winners and King Savers), hardware stores and petrol station, is right on Le Savoys doorstep along with Grand Baie Business park. Grand Bay Medical & Diagnostic Centre, Centre Medical Du Nord & Chiropractic Care Centre Grand Bay are all in close proximity to Le Savoy cater to all medical needs.

What security measures are in place for the protection of the residents?

A gated entrance and 24-hour security.

How is the property ownership managed?

A Syndic management company will be appointed to represent the owners, and thereafter manage the common spaces and facilitate decisions taken by the Home Owners Association (HOA). This will be established by the developer during the first year of the project.

What documents that govern living at Le Savoy Private Residence will apply?

A document will be established by an official notary and will be distributed once all contracts have been signed.

When will construction start and end?

Construction will commence during the first quarter of 2018 and will take approximately 18-24 months to be completed.

When will I be able to move into my apartment?

Residents will be able to move into their apartments on completion of construction and final settlement has been paid in full.

How much is the levy and when is the first payment due?

To be determined

Who is responsible for electricity, water and property rate payments?

Residents will pay a monthly fee to the appointed Syndic who will be responsible for these payments.

What is the total expected value on completion?

1.3 Billion Rupees.

Will there be any on-site management services?

Yes, the Syndic manager and his team in addition to this, an appointed management entity will also be there to manage all amenities.

Will I be allowed to rent out my own property?

Yes, both short term and long-term rentals will be permitted.

Are pets allowed?

No pets are permitted. This is to ensure a comfortable living space for all persons residing at Le Savoy Private Residence.

Will there be air conditioning in the units, or will I be able to install my own?

Yes, all units will be equipped with air-conditioning.

Where can my guests park?

There will be designated visitors parking bays.

Can I use the facilities when my property is being rented out?

Use of the facilities is exclusively for the occupants of the apartments.

Can I buy additional parking bays?

No.

How do I get internet connection, telephone connection and satellite?

It will be readily available to residents, however is the responsibility of the owners to activate. The appointed Syndic will be able to assist with this.

Has the Syndic been established and, if not, when will it be?

The management has been appointed however their role will only become effective once a minimum of 2 buyers have concluded their purchase.

Will there be a generator?

There will be a generator that will provide power for the essential services.

Will the building be certified?

Yes, it will have independent QS approval that will be carried out during set phases of the development.

What is the building warranty?

10 years.

Who is the financier of the building?

The promoter will finance the development, however if the promoter defaults, the development will be protected by the BOI. The appointed bank (Mauritius Commercial Bank) guarantees the development, as this is mandatory within the regulations of PDS.

What fire protection systems are in place?

The building is fully compliant with the local fire safety requirements.

What are the municipal rates?

There are no municipal rates in Mauritius. The only cost born to the resident will be the Syndic cost.

What payment amount is required upfront?

In term of the PDS structure, 10% of the purchase amount is due within 7 days of the CRP Agreement as well as 5% PDS tax. A further 25% is due prior to signing the DOS (Deed of Sale). The balance of the purchase will need to be secured via a letter of credit, bank guarantee or Escrow deposit. This secured amount will be payable at different stages of the construction process (see CRP Agreement).

Duties and Taxes applicable on PDS Acquisitions.

Buyers will be required to pay 35% on conclusion of the DOS, and thereafter 5% on completion of the foundation, 15% on the completion of the ground floor slabs, 15% on the completion of first floor slabs, 10% on roof completion, 15% on internal completion and 5% at handover.

Is there any minimum period one is legally obliged to stay in Mauritius under a Residence permit?

The law does not provide for a minimum number of days per year to stay in Mauritius under a Residence Permit. However, to be considered as a 'resident' for tax purposes, you should stay in Mauritius for a minimum of 183 days per calendar year.

What is the difference between a Permanent Residence Permit (PRP) and Citizenship?

A PRP is a permit that allows an eligible non-citizen to work and/or live in Mauritius for a period of 10 years, following which the permit must be renewed. Whereas by obtaining citizenship, the investor becomes a citizen of the country and is entitled to carry a Mauritian passport.

Can a Residence Permit holder apply for Citizenship?

A person may apply for Citizenship by naturalisation if one has lived 'continuously' in Mauritius for 5 years, however the application for this is highly discretionary.

Duty/ Tax	Rates
Land Transfer tax (payable by the PDS Company at the time of registration)	5% of the value of the property
Registration duty (payable by the purchaser at the time of registration)	5% of the value of the property

No duties and taxes shall be payable on a deed witnessing the transfer of residential property to a person holder of a registration certificate under the Mauritian Diaspora Scheme.

Duties and taxes on resale of residential property

Duty/ Tax	Rates
Land Transfer tax (payable by the seller of residential property)	5% of the value of the property
Registration duty (payable by the purchaser)	5% of the value of the property

Other costs to be incurred during the acquisition process:

- Notary fees;
- Admin costs (for the preparation of the Deed of Sale and registration and transcription of the latter);
- Fees charges by the client's bank if any (to be borne directly by the client).
- Rental of residential property by a purchaser

The owner of a residential property may rent his/her property through the PDS Company holding the PDS Certificate or a service provider appointed by the PDS Company to provide property management services.

Residential property sales

Residential properties under the PDS can be sold off-plan, during construction and after completion. Transfer is achieved by acknowledging completion of the building through an authentic instrument and is retroactively effective on the day of the sale. A sale in a future state of completion is the contract by which a seller immediately transfers to the buyer his/ her rights in the ground as well as ownership of the existing structures. The works become the buyer's property as they proceed with the buyer bound to pay for them as work continues.



LE SAVOY

benefits and Services

- 42 Luxury Apartments
- Private and covered parking
- Health and Wellness Centre
 - Spacious balconies
 - 24/7 Security
 - Private pools
- Mont Choisy Golf course
- Fibre internet connectivity
- Le Savoy boat usage
- Beach club access
- Airport Concierge services
- Maintenance pool and garden services

An aerial photograph of a coastline. The water is a vibrant turquoise color, transitioning to a darker, almost black, rocky shore. The rocks are jagged and irregular, creating a stark contrast with the smooth water. The overall scene is serene and natural.

The life that you deserve ...



LE
SAVOY



ONE LUXURY

INTERNATIONAL PROPERTY DEVELOPERS



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MAURITIUS

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