

RIVE EST



LE REFUGE

ANAHITA



MAURITIUS

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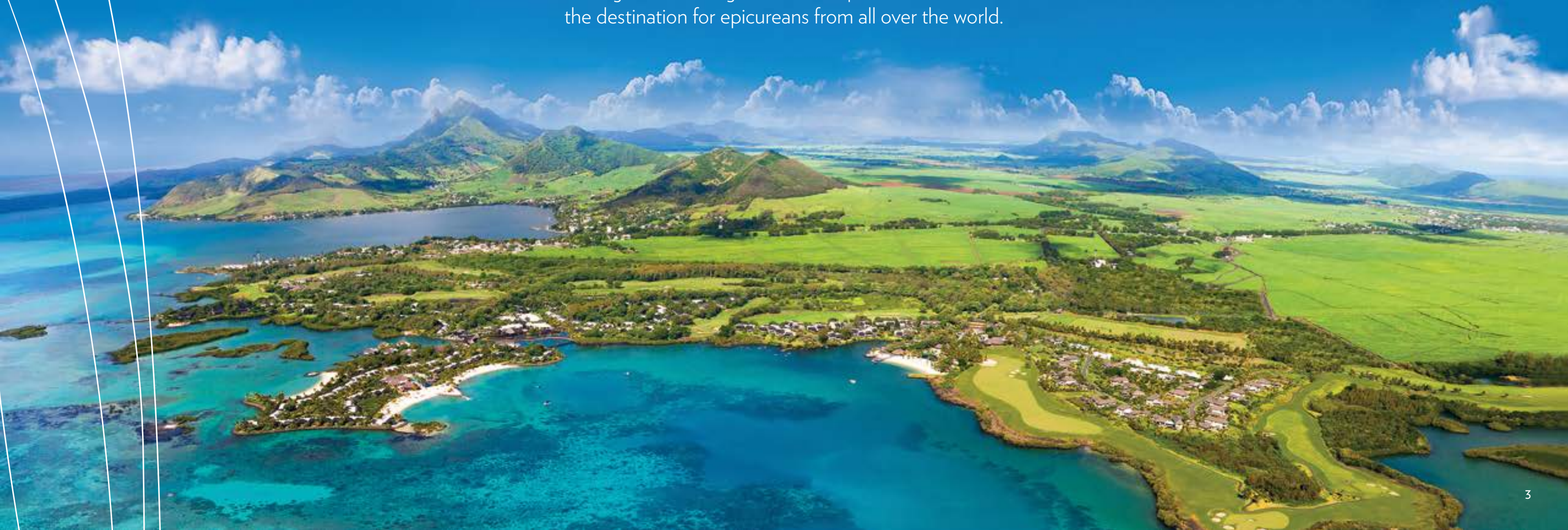
**RE/MAX<sub>24</sub>**  
**MAURITIUS**

# ANAHITA MAURITIUS

AN EXCEPTIONAL ESTATE

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There are such unique places where panoramas blend  
in the turquoise lagoon and luxuriant mountains...  
Discover Anahita Mauritius, an enclave dedicated to refinement  
and elegance, offering an authentic personalised service:  
the destination for epicureans from all over the world.



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

**9 RESTAURANTS**  
offering various dining experiences

**2 EXCLUSIVE BEACHES**  
including one on Île aux Cerfs

### THE ESTATE

Over 200 units already built

La contribution de grandes références mondiales :

- Four Seasons Resorts
- French architect Jean-Michel Wilmotte
- Ernie Els Design
- Thémaé Spas

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





# ANAHITA MAURITIUS

THE MOST PRESTIGIOUS IRS OF MAURITIUS

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## 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

# BEING AN OWNER

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

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 tournaments, concerts, dinners...)
- Concierge service, in-villa dining catered by a private Chef, grocery delivery service...



# MASTER PLAN

## ANAHITA MAURITIUS


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



# RIVE EST

## SITE PLAN

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-  Premium villas
-  Serviced land
-  Sold





# RIVE EST

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## LE REFUGE

Rive Est Le Refuge is your escape from the hectic world, where serenity is omnipresent—both within yourself and all around you. It is your haven, at the heart of nature. From your villa, on the ocean's shore, let your gaze wander to the edge of the horizon, soaking up the breathtaking seascape as dawn shines its first lights over the island.



# VILLA PREMIUM ARCHITECTS STUDIO

| RIVE EST |

# ARCHITECTS STUDIO

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**Architects Studio** is a Mauritian award-winning practice with both local and international (Indo-Asian and African regions) clients. They provide architectural, urban design and interior design services, leading a project from its inception to its implementation and taking on different responsibilities, from being the design architect to the architect of record. They produce unique buildings and places that are contextual and sustainable.

The practice was founded in 2004 by its two directors,  
Pierre-Yves Serret and Didier Dove.

## CERTIFICATIONS:

Member of the Professional Architects Council of Mauritius  
Member of the Mauritius Association of Architects  
Member of the South African Institute of Architects  
Certified ISO 9001:2015 Quality Management System  
Member of the Green Building Council of Mauritius



More than just a home, it holds the promise of a unique and privileged relationship with the surrounding untouched nature, at the heart of Anahita's world-class sanctuary.

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Nestled in a tropical garden, opening generously on the lagoon, the villas are an invitation to contemplation and well-being. Their contemporary architecture, a fusion of clean lines and beautiful compositions, makes use of natural and noble materials to create intimate, cosy and radiant spaces. The villas can also be customised according to your vision.

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# VILLA PREMIUM MACBETH ARCHITECTS

| RIVE EST |



Architect **Alistair Macbeth** is a member of the Royal Institute of British Architects and of the Mauritius Architects Association (MAA). He is the precursor architect of mansion and hotel style on the island in this new century. Famed as one of the best architects in Mauritius, his approach had a definite impact on Anahita and many other local and international projects.

In 1986, he established his own company: **Macbeth Architects + Designers**. Well-established links with overseas architectural practices in both the UK and South Africa gives them a crucial advantage: the ability to call upon the expertise of various specialists whenever required. Their portfolio boasts a varied schedule of achievements, including Anahita and numerous projects in Mauritius, Seychelles and the Maldives.

#### CERTIFICATIONS:

Member of the Royal Institute of British Architects  
Member of the Mauritius Architects Association  
Certified ISO 9001:2015



A contemporary interpretation of the refinement of past Mauritian chateau lifestyle, our villas are a succession of generous and airy living spaces, flowing easily into each other. It is a voluptuous invitation to year-long “varangue\* living”.

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\*In Mauritius, the word “varangue” means a veranda.

Their simple and elegant architecture features large overhanging roofs that cast soothing shadows. Even indoors, the sublime turquoise lagoon steals the show, with each room boasting a breathtaking ocean view.

Outside, surrounding the beach, in front of a generous pool, the natural landscaped gardens flow gracefully to the lagoon.

The villas can also be customised according to your vision.

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# VILLA PEARL

| RIVE EST |

The sense of arriving at an extraordinary destination is apparent immediately upon entering the Anahita estate, which is made up of contrasting areas, a hierarchy of places intelligently sequenced. These villas are based on the same concept: the Paddock, the Courtyard and the Atrium create for the visitor an almost initiatory entrance before giving way to the living areas. Sophistication, modernity and attention to detail are the watchwords which define an environment conducive to the best contemporary living.

At Anahita, we call it “varangue living”.

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The Pearl Villas have also been designed by Macbeth Architects + Designers, the practice solicited for the conception of numerous villas in other neighbourhoods of the Estate as well as for Anahita Golf & Spa Resort and Four Seasons Resort Mauritius at Anahita.

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# MAURITIUS

WELCOME TO A UNIQUE DESTINATION

## OVERALL

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*)

## GEOGRAPHY

UCT + 4

Over 150 km of beaches bordered by lagoons

Subtropical climate with temperatures between 21°C and 34°C

## POPULATION

Languages: English, French and Mauritian Creole

Over 1,3 million inhabitants

## 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

## POLITICS

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

Member of the Commonwealth, UN, WTO and African Union



# MAURITIUS

WELCOME TO A UNIQUE DESTINATION

## AN ATTRACTIVE TAX REGIME

- No taxes on dividends, capital gains, wealth and 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 freeport
- No exchange control

## ECONOMY

**10,300** USD  
GDP PER CAPITA (2017)

**3.9%**  
GDP GROWTH (2017)

A diversified economy stimulated by a dynamic services sector

A dynamic and stable business framework

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

**1<sup>st</sup>**  
African country in terms of cyber security and amongst the 10 most committed in the world (*ITU, 2017*)

**1<sup>st</sup>**  
African country in the Human Development Index in 2015

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

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



# DISCLAIMER

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Document non-contractually binding.

Artist's conceptual renderings. Photos and illustrations represent the Vendor's/Developer's intentions. However, plans and amenities are subject to change without notice.

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.

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.