

NAUTICA

VILLAS

## Evaco Group

Luxury real estate developer

04

## Mauritius

In the heart of the Mascarene archipelago

05

## Grand Baie

The perfect place to live

09

## The project

A unique concept

16

## A sustainable villa

with energy-saving requirements

23

## The residence

A privileged setting

27

## Exclusive services

Tailor-made privileges

30

## Our team of designers

Create new lifestyle concepts

36

# Summary



Luxury real estate  
developer

01





## Evaco group

### A well-established group

#### Forward-thinking design concepts

With its vision and innovative concepts, the group has established its leadership in the real estate development in Mauritius. Having more than 20 years of experience, Evaco has developed a unique know-how in various industries. We design, develop, market & manage a portfolio of prestigious residential properties. Our teams bring their expertise and ensure the satisfaction of a demanding clientele.

*The group*

# Mauritius

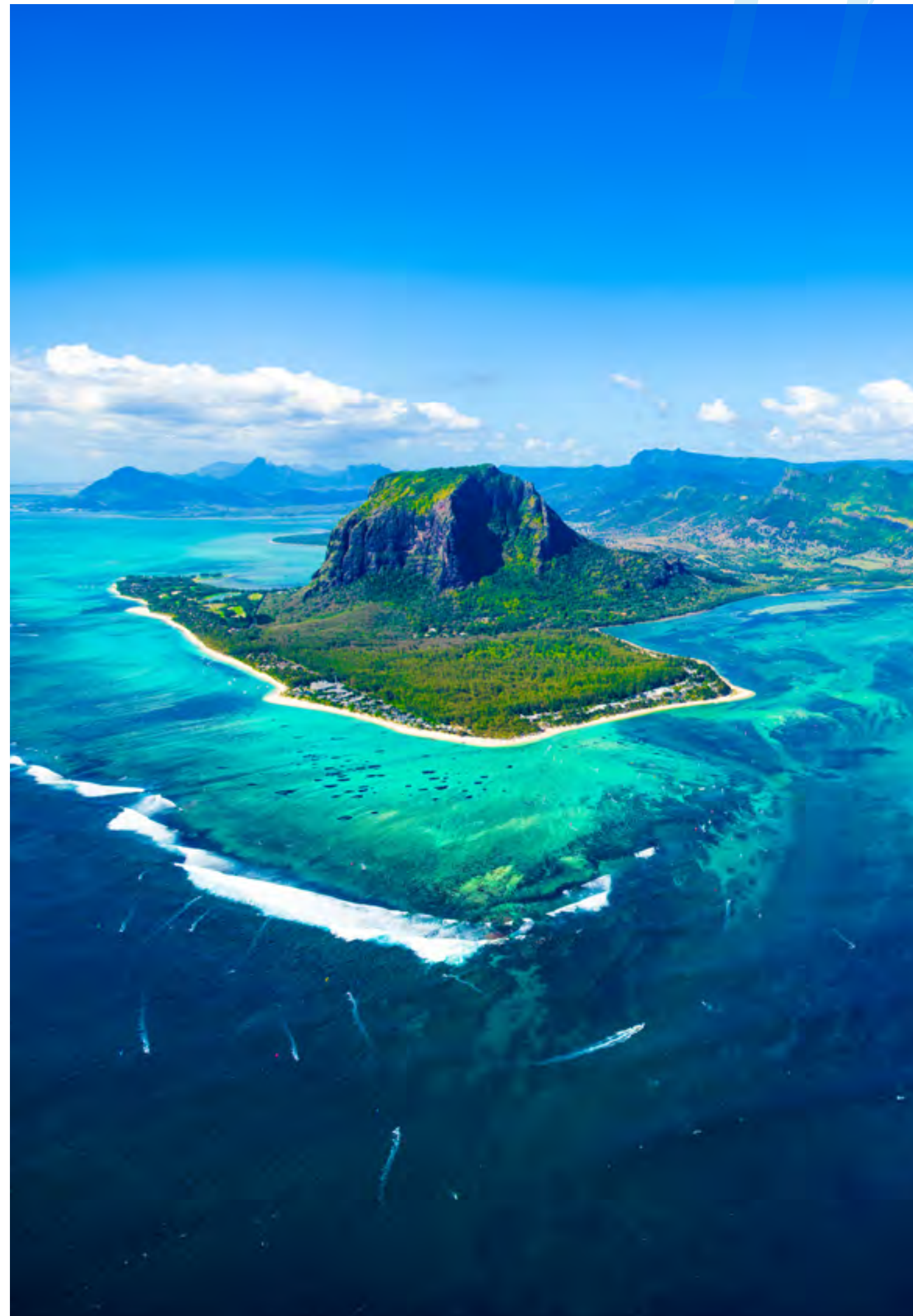
In the heart of the  
Mascarene archipelago

02



# Tropical

## Mauritius Your paradise island



*Mauritius enjoys a tropical climate with a mild winter (20 to 24 °C) and warm temperatures in summer (28 to 33 °C).*

White sandy beaches, turquoise lagoons, mountains, and countless natural treasures ...

Mauritius is a dynamic and culturally diverse island. A natural playground for thrill seekers, it is renowned for its lush flora including the emblematic flower; Anthurium.

The island offers the perfect living environment with a relatively pleasant climate throughout the year. In addition to its well-known assets, the island has many other attractions to discover.



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## Languages

The official language is English, but the majority of the Mauritian population is bilingual and speaks both English and French.

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## Currency

The currency of Mauritius is the Mauritian Rupee. There are international banks in all major cities to exchange foreign currencies.

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## Visa

Nationals of the European Union do not require visas for stays of less than six months in Mauritius. The Permanent Residence Permit is a program for foreigners who are looking to buy a residence, stay and work in Mauritius. Open to investors, retirees, professionals, self-employed entrepreneurs and their families. Permanent residency can be obtained by investing a minimum net amount of USD 375 000.

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## Time Zone

The slight time difference between Mauritius and Europe (Paris +2 hours in summer & +3 hours in winter/ GMT + 4) make the island an ideal destination. An added bonus are direct flights access around the world.

## Why invest in Mauritius?



It is possible for foreigners to acquire properties through a special residential scheme, PDS (property development scheme). The benefits of the PDS scheme are:

- ~ Acquisition of a freehold property.
- ~ Those who acquire a residence for a minimum price of \$375,000 are eligible to obtain a permanent residence permit.
- ~ The off-plan sale under VEFA contracts ensures the financial bank guarantee for completion.
- ~ The VEFA contract is a mode of acquisition firmly guided by the law. The French Civil Code is applicable in Mauritius for any property purchased.
- ~ Upon signing the contract and before completion, the purchaser becomes the owner of land and construction in progress.
- ~ Opportunities to resale to foreigners in foreign currency.

# Schemes



# Grand Baie

The perfect place  
to live

03





# Grand Baie

The island's ultimate  
seaside resort

The villas are located in Grand Baie, a seaside village well-known for its watersport activities, restaurants, shopping and warm, sunny climate all year round. The heart of Grand Baie can be reached in less than 5 minutes.

For most Mauritians and expatriates, Grand Baie is the choice of residency. Close to the most beautiful beaches of the island, this village offers an unparalleled quality of life.

*The North*



## Beaches and The North Islands

The region is well known for its beautiful beaches.



“

### A special and unique charm

The crystal-clear water and the sandy seabed provide the cove with a turquoise colour and give to the north beaches a special and unique charm.

Many small islands such as Coin de Mire, l'île Plate, l'îlot Gabriel and l'île Ronde, can be visited by boat.



“

Your sea adventures await



## Water Sports

- ~ Cruising
- ~ Catamaran
- ~ Speed boat trips
- ~ Sailing
- ~ Canoeing
- ~ Kayaking
- ~ Water skiing
- ~ Undersea walk
- ~ Glass-bottom boat
- ~ Diving
- ~ Kite surfing
- ~ Big-game fishing





# Golf

Set in the breathtaking North, find the best 18-hole championship golf courses of the Indian Ocean, designed by legendary talents such as Peter Matkovich or Ernie Els.

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## Gym Club

Gyms with state-of-the-art equipment and an array of classes.



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## Health care

Mauritius has a comprehensive healthcare system with modern infrastructure. Moreover, many private health institutions offer competent medical facilities and treatments. Private medical assistance and general health care facilities are available in Grand Baie and its surroundings.

Many other professionals and medical experts such as general practitioners, pediatricians, podiatrists, therapists, and dermatologists can be found in the region.

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## Private Schools

From kindergartens to universities, enjoy a well-established network of private international schools that offers diverse educational programs in both English and French.





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## Restaurants

Representing the Mauritian population, the local food is the result of a cultural melting pot. Highly diversified, the famous creole cuisine uses different spices for its preparation, which makes it rich in colour and flavour. The region proposes a wide range of restaurants offering famous Mauritian specialties and international cuisines. Located in Trou aux Biches, at La Plage by Evaco, discover KO TAO, the authentic Thai restaurant at its finest.

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## Shopping

With malls, craft markets, and local boutiques, the North is considered one of the main shopping destinations on the island.



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## Nightlife

The nightlife in the North emerges as the sun sets over Grand Baie. Enjoy the collection of bars and pubs with live music. Under the open sky in a breezy setting, unwind with a cocktail in your hand.



# The project

A unique concept

04







## A New Lifestyle

### Modern & eco-friendly villa

This exclusive and renowned residence offers an intimate setting in the North of the island. Upscale and visionary, the project unveils a collection of 3-bedroom villas in a fully secured environment, allowing nature to take centre stage. With an architecture that integrates elegance and eco-friendly materials, the property is an inspirational model of sustainable living that blends comfort and wellness.



## The villa

These contemporary villas offer high-quality services on a surface area of 237m<sup>2</sup>. With large windows opening onto the garden and pool, make the most of the living space. The bedrooms, including the stunning 35m<sup>2</sup> master suite, have been carefully designed with every detail in mind.



# Design & comfort

## Chic and modern furniture

Our interior architects have designed these aesthetic and functional interior spaces by carefully balancing different materials, finishes and levels of natural light. Noble and sustainable materials, such as bamboo, have been used with respect towards the preservation of our environment.



Garden &  
Outdoor area



# Floorplan

## Nautica Villas



Living/Dining/Kitchen	71,55 m <sup>2</sup>
Laundry	5,42 m <sup>2</sup>
Master Bedroom	18,81 m <sup>2</sup>
Bathroom / Dressing / WC	16,91 m <sup>2</sup>
Bedroom 2	13,99 m <sup>2</sup>
Bedroom 3	15,31 m <sup>2</sup>
Bathroom / WC	5,67 m <sup>2</sup>
Store	4,93 m <sup>2</sup>
Garage	19,44 m <sup>2</sup>

**Total Net Area** **172,02 m<sup>2</sup>**

### Outdoor areas

External deck terrace	7,14 m <sup>2</sup>
Master Terrace	6,20 m <sup>2</sup>
Swimming Pool	40,41 m <sup>2</sup>
Kiosk	21,04 m <sup>2</sup>

**Total Gross Floor Area** **220.05 m<sup>2</sup>**

**Total Gross covered Area** **237.11 m<sup>2</sup>**

*floorplan*

# A sustainable villa

With energy-saving requirements

05





This eco-friendly villa has been designed to minimise any pollution and energy losses. Our team of engineers, architects, and construction professionals have worked together on this well-thought-out concept:

- ~ Design and concept: Have a bioclimatic architecture by adapting the plan to its environment and by focusing on natural ventilation.
- ~ Choice of materials: a well-considered variety of materials limiting pollutants, the use of eco-label products.
- ~ Household equipment: Use renewable energy sources such as photovoltaic panels and rainwater harvesting, or equipment that reduces energy consumption





## A photovoltaic panel system

### The first Off-grid Solar project

The benefits:

- ~ **An ecological and sustainable choice:** With photovoltaic solar panels, transform the energy of the sun into electricity. This means that you are opting for **cleaner electricity**, with no waste production and no CO<sup>2</sup> emissions. Solar energy is an inexhaustible resource and therefore a sustainable investment.
- ~ Photovoltaic solar panels require **little maintenance**.
- ~ **Optimal and aesthetic** installation on the roof with a large surface area, while preserving the living space.
- ~ **A quick return on investment:** On top of adding value to your property and saving on your electricity bills, you can benefit from an exemption on your taxes payable in Mauritius.

*Eco-friendly*



## An ecological architecture For a sustainable future

- ~ Anti-reflective glazing
- ~ LED lighting
- ~ Natural ventilation and lighting
- ~ Rainwater harvesting
- ~ Roof Insulation
- ~ Equipment rated A+ or A++
- ~ Eco-Labels and recycled materials
- ~ Waste Management & Composting

# The residence

A privileged setting

06



# Clos du Littoral

Nautica villas enjoy an exceptional location in Clos du Littoral, one of the most renowned luxury residences in the region. In this pleasant, peaceful and secure environment, residents benefit from a wide range of services, including:



## Lounge Club

A 20m swimming pool has been built around the lounge club.

## A boat park

Unique to Grand Baie, the residence has a boat park that can accommodate more than 80 boats. The group has set up a personalised boat care and maintenance service.

## Petanque court

Located in the leisure area, a petanque court is available to residents. A particularly fun activity practiced at all ages, it promotes conviviality and social interaction.

## The Garden

The gardens located at Clos du Littoral allow residents to walk or jog within a secure environment and be immersed in nature.

## The gym

The residence also includes a gym that allows residents to exercise daily.



## A gourmet grocery store

This shop offers a selection of dishes, artisanal products and other delicacies to the owners and tenants.



## A Spa

Clos du Littoral's spa offers the residents of the village a wonderful & serene place of relaxation in an elegant setting.



*prestations*

# Exclusive services

## Tailor-made privileges

Investing in real estate with Evaco Group is a guarantee of full control, along with a range of services designed for the well-being of our owners.

07





## Beach club

Located in Trou-aux-Biches, one of the most beautiful beaches on the island, La Plage by Evaco offers a range of services. Enjoy a unique experience in an intimate setting.



# La Plage



## Rhum lounge

With a wonderful view of the ocean, enjoy a tropical cocktail in a cosy atmosphere and discover unique creations at the bar. Enjoy an exceptional experience in an intimate setting.





## Bespoke Services

The group's subsidiaries have been specialising in the rental management of high-end properties for several years. Our experience and know-how are essential for making your property investment profitable. As part of your rental investment, you become the exclusive owner of your property and may enjoy it at your convenience.

- ~ No constraints on the usage
- ~ Attractive rental income taxable in Mauritius
- ~ Stress free management (we take care of the management and maintenance)

**FINE & COUNTRY**

**HISTIA**  
PROPERTY SERVICES



# Services



## Relocation assistance

### A trusted partner

We offer a variety of services to companies and individuals wishing to settle in Mauritius; from setting up a company to administrative services, and relocation assistance.



# Privilege club



Members enjoy a range of exclusive privileges and benefits:

- ~ Preview our new products at exclusive rates
- ~ Exclusive access to Evaco Beach Club and its private beach
- ~ VIP access and preferential rates from our partners

Discover some of our partners:



# Our team of designers

Create new lifestyle concepts

08

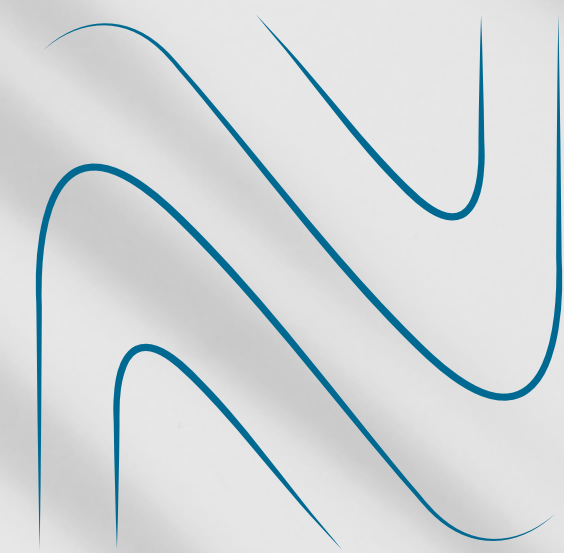


## Our team of designers

Evolving within our subsidiaries IDEA, Architect Evolution and LINEA, our designers combine their passion, creativity, and talent. Made up of highly qualified professionals, they have enhanced their skills through challenging developments. United around common values which are modern architecture and environmental commitments, our designers aim to achieve brilliantly detailed projects.



# Designers



NAUTICA

VILLAS

Book your villa now!

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