



Anbalaba

IRS PROPERTY AND VILLAGE
BAIE DU CAP - MAURITIUS



*“Baie du Cap, Village Créole, Village de
la mer des pirogues qui remuent leurs
hanches au rythme du vent et de la vague
que berce le Séga... Anbalaba”
- Vaco*

“Baie du Cap, Creole Village, Village of the
sea of pirogues that move their hips to
the rhythm of the wind and the wave that
rocks the Segá... Anbalaba”
- Vaco

Since the creation of Anbalaba, the team has always been inspired by the famous Mauritian artist Vaco Baissac. Vaco is behind the Domaine d'Anbalaba identity, including its colorful logo and the fresco on the Anbalaba esplanade.



OUR IRS REAL ESTATE PROGRAM



IN A PARADISE-LIKE SETTING, CLOSE TO KITE SURFING SPOTS, A STONE'S THROW FROM THE HERITAGE GOLF CLUB AND NUMEROUS HIKING TRAILS... WELCOME TO BAIE DU CAP, WELCOME TO DOMAINE D'ANBALABA.



Would you like to invest in a unique real estate development on an island paradise?

Join us on this adventure and experience the real Mauritius.

Domaine d'Anbalaba is the new living space developed for foreign investors in the south of Mauritius. Our estate is the only one on the island to be settled in a **fishing village**, and is aimed at people wishing to integrate into local life. Here, the residents of our villas, houses and apartments will share the village life with the locals of Baie du Cap.

While many tourist infrastructures have sprung up in the North in recent years, the South has opted for an alternative and sustainable development to preserve its quality of life, and we are fully committed to this approach.

In a natural setting between the Morne Brabant mountain and the island's best kite surfing spots, the region is becoming increasingly popular **with investors looking for authenticity**. Combining leisure, peace and convenience, it offers an enchanting residential setting that it's our duty to preserve.

It's on the heights of Baie du Cap, in an exceptional environment, with the Indian Ocean as far as the eye can see, that we offer you the opportunity to invest, to invest yourself. Residents do much more than just buy property here: with each sale, a portion of the proceeds is donated to our foundation, dedicated to **social actions** for the **development of the village**.



Developer, builders, employees and investors, we are all players in this wonderful story where human commitment is at the heart of the project.

Domaine d'Anbalaba has delivered its first 5 villas to the new owners. 18 apartments are currently under construction, for delivery in September 2024. Some units are still for sale.

In a few weeks' time, we'll be starting a new chapter with the second phase of the program: the construction of 14 bioclimatic villas and a luxury ecolodge.

A FAMILY VENTURE

To better understand Anbalaba's philosophy and human commitment, it's important to get to know the program's promoter: the Bouigue family.

Founded in 2000 by **Gilles Bouigue**, **Bouigue Développement** has been active in the luxury and business real estate sector for over 23 years, deploying its expertise in project management, operations and site management. Bouigue Développement owns the By Kadrance brand, specialized in venue management in Paris.

Gilles Bouigue was joined over the years by his children, **Alexandra**, **Cécilia** and **Hippolyte**. They have contributed their respective skills in international trade and management, agronomy of the overseas territories and financial management.

Having fallen in love with Mauritius, the family bought land in Baïe du Cap in 2007, their aim was to diversify their asset base and to highlight the village's authentic charm.



Gilles Bouigue



Alexandra Bouigue



Cécilia Bouigue



Hippolyte Bouigue

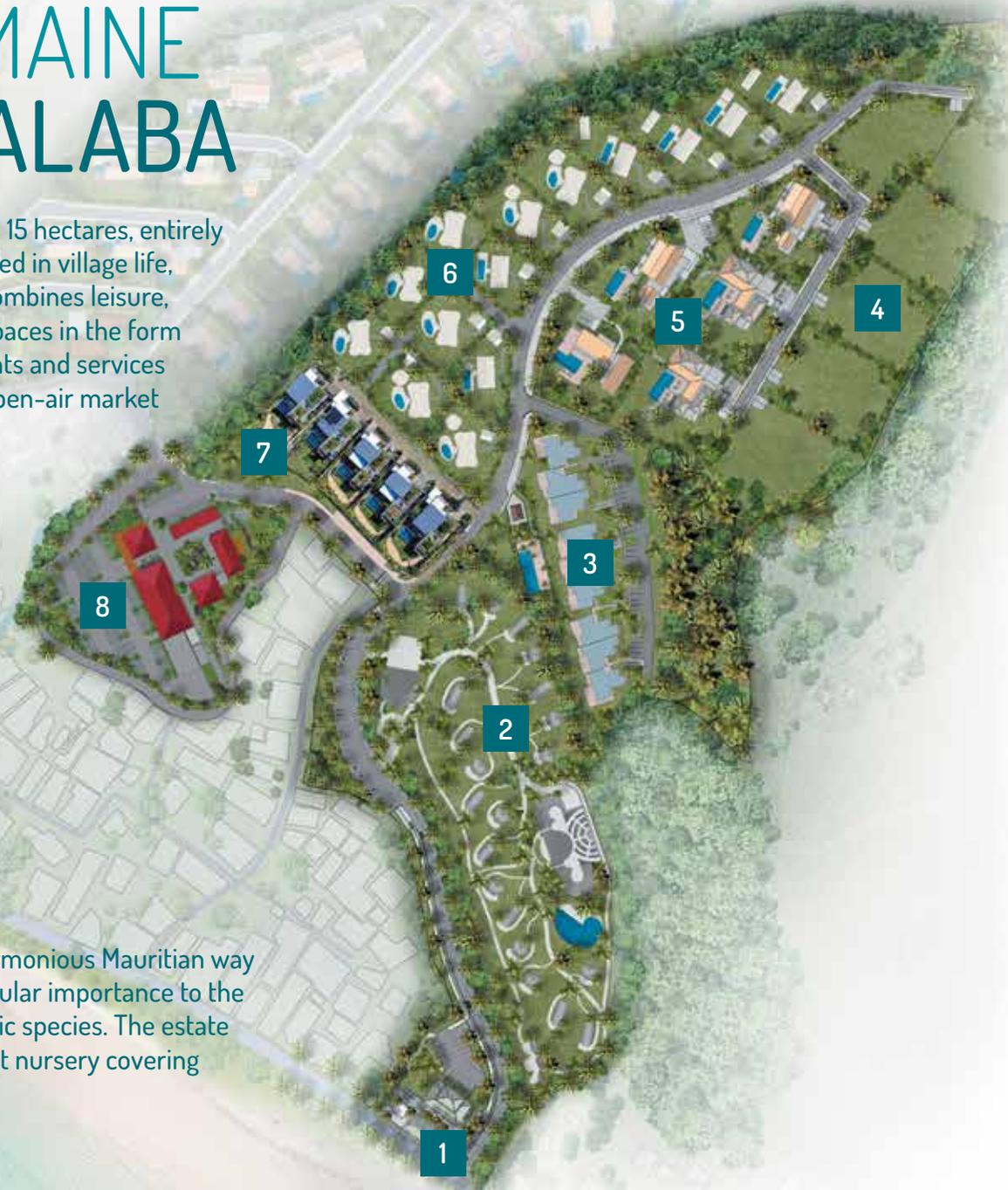
Baie du Cap, a typical fishing village where **Domaine d'Anbalaba** is located

LE DOMAINE D'ANBALABA

Spread over more than 15 hectares, entirely secure and deeply rooted in village life, Domaine d'Anbalaba combines leisure, meeting and sharing spaces in the form of boutiques, restaurants and services organized around an open-air market square.



In keeping with the harmonious Mauritian way of life, we attach particular importance to the preservation of endemic species. The estate includes a tropical plant nursery covering more than a hectare.



Masterplan

- > 1 **Our offices** on the artisanal market square with Vaco's fresco, the old police station, a true testament to Baie du Cap's heritage, fully restored, and an MCB distributor.
- > 2 **The Nomadic Anbalaba ecolodge**, including spa and concierge service.
- > 3 **Les Vues d'Anbalaba** - 18 3-bedroom apartments, offering breathtaking panoramic views: a few opportunities are still available! Under construction - delivery in september 2024.
- > 4 **The 6 building plots** to design villas to your taste.
- > 5 **Les Hauts d'Anbalaba** - 5 prestigious villas with beautiful swimming pools, opening onto the unspoilt nature of the estate and facing the ocean.
- > 6 **Les Villas Nomadic** - 14 bioclimatic villas with original architecture in two models.
- > 7 **Les Terrasses d'Anbalaba** - 5 sublime terraced houses with swimming pool: already delivered to their new owners.
- > 8 **The village square**, with its shops and market, office space for rent and boat parking.

DOMAINE D'ANBALABA PROPERTIES



INVESTING UNDER THE IRS SCHEME

In addition to its exceptional living environment, Mauritius offers attractive tax regimes for foreign investors. Such is the case of the IRS, or Integrated Resort Scheme, a freehold property investment accessible to non-citizens.

Owning a property in Mauritius means benefiting from a non-double taxation treaty with 43 other countries and a low tax rate.

Property ownership under the IRS also means that their income is taxed at 15%. It's also worth noting that buyers are then exempt from several taxes such as inheritance tax and capital gains.

These tax incentives make property investment in Mauritius a very attractive destination for foreign investors.

The permanent resident status granted to buyers, their spouse and dependent children up to the age of 24 is another of the advantages granted by an IRS.

Mauritius is a popular tourist destination, resulting in a high demand for seasonal rentals.

Many buyers are foreigners who don't live on the island, and it can be difficult to ensure that their property is well managed. That's why they call on a professional to manage their **rental property**.

We offer this high-quality service to our residents, who can rent out their property and earn a low-tax income. They can also enjoy their property whenever they wish.

● Tax system and profitability

PROFITABILITY IS ESTIMATED
AT 4% BASED ON A 50%
OCCUPANCY RATE



LES TERRASSES D'ANBALABA

SOLD & DELIVERED

● Exceptional houses & lands



BUILDING
LANDS
to design the villa
of your dreams



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Domaine d'Anbalaba's Pomelo villas offer 215 m² of living space on plots ranging from 765 to 1,020 m². Designed with well-being in mind, they are distinguished by their original terraced design.

Ranging in size from 2,000 to 3,000 m², the undeveloped, serviced plots of land at Domaine d'Anbalaba give the opportunity to design personalized villas with a buildable area of 500 to 600 m².

Offering the possibility of owning a property with a unique identity, these plots enjoy **panoramic views over the lagoon** and overlook the Domaine d'Anbalaba.

LES VUES D'ANBALABA

DELIVERY IN SEPTEMBER 2024



Our 180 m² apartments feature 3 bedrooms and offer the rare luxury of a magnificent panoramic view of the lagoon, with the ocean as far as the eye can see.

Terraces and gardens >



Opening onto a large veranda, the spacious 46 m² living area invites you to share moments of conviviality.

The two 15 m² bedrooms, as well as the 33 m² master suite opening onto a balcony, provide perfect peace and quiet.

Spaces are extended outwards by beautiful terraces and private green spaces on the garden level. Residents enjoy the tranquility of this area in complete privacy, as Les Vues d'Anbalaba has been designed to avoid overlooked views.

A large 25 m swimming pool is shared, between apartment dwellers only, to bring conviviality to the area.

In their garden or on their terrace, residents enjoy year-round tropical living, indoors and out, as the seasons pass peacefully by to the rhythm of the waves and the gentle movements of the exotic vegetation.

● Apartments



NOMADIC VILLAS

● Bioclimatic villas



Those amazing 210 and 216 m² villas are **bioclimatically** designed for a tropical environment. They guarantee optimal comfort for their occupants, with no need for air conditioning in the living spaces.

They are distinguished by an original layout: the **large 55 m² living room**, accessible from the entrance hall, is actually on the first level, optimizing light.

It opens onto a vast 60 m² veranda, allowing to live outdoors all year round and enjoy the magnificent unobstructed view of the lagoon and ocean. The spaciousness of this open-plan living area is ideal for sharing moments.

The two bedrooms on the garden level give direct access to the terrace and private pool. With a surface area of 19 and 17 m², each has its own bathroom.

The possible construction of an outbuilding will provide one or two additional bedrooms and a bathroom.

The garage and shed are equipped with solar panels.



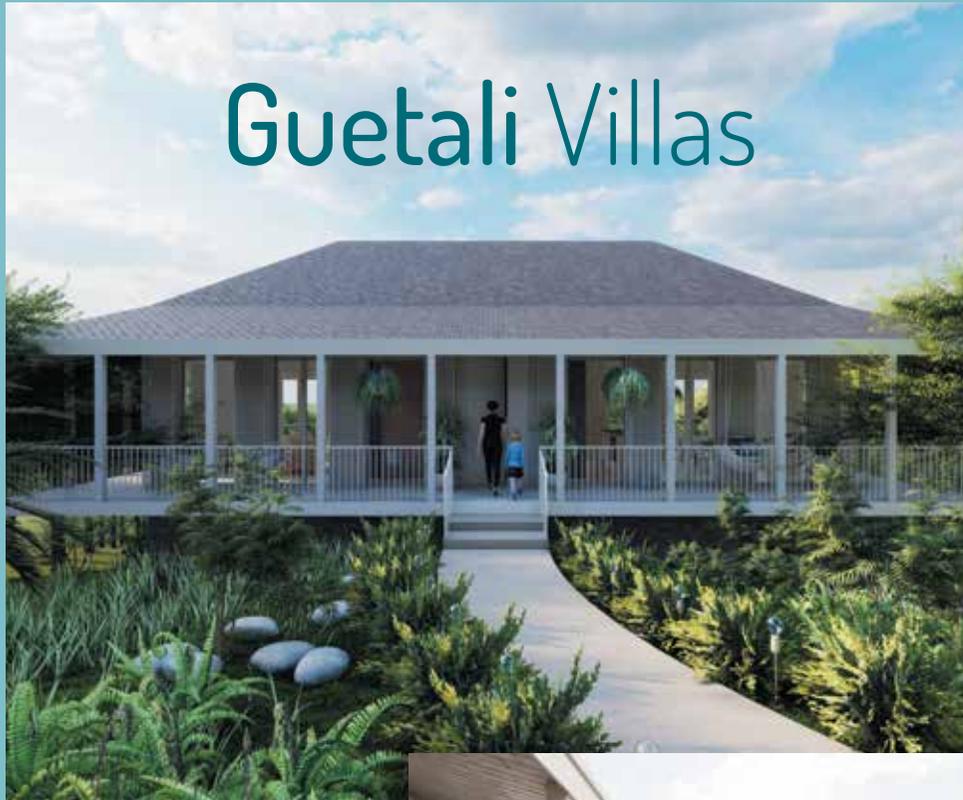
Our 14 Nomadic villas are set in a green setting along the mango alley and its small stream. They offer breathtaking views of the lagoon, the ocean and the emblematic Morne Brabant mountain. The design of the structures is based on typical Mauritian Creole architecture.





The two Nomadic villa models are very different:

Guetali Villas



> The six Guetali villas offer a more traditional experience, with architecture inspired by the mansions of old.



The Nomadic Anbalaba team will maintain the villas and outdoor areas.

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Residents of Nomadic villas will be members of the Nomadic Anbalaba resort. They will enjoy privileged access to the ecolodge’s restaurant, bar, spa and sports facilities.

Rivulet Villas



> The eight Rivulet villas feature a more modern architecture, a green roof and lush green spaces.





NOMADIC ANBALABA

● Luxury Ecolodge



The Nomadic Anbalaba ecolodge will offer **20 private luxury cocoons**. Each lodge will have a view of the turquoise lagoon.

With its permaculture landscaping and **green-roofed restaurant**, the ecolodge is fully in line with the Anbalaba philosophy. Aimed at visitors in search of nature, calm, hiking and kite surfing enthusiasts, they will enjoy an exceptional geographical location.

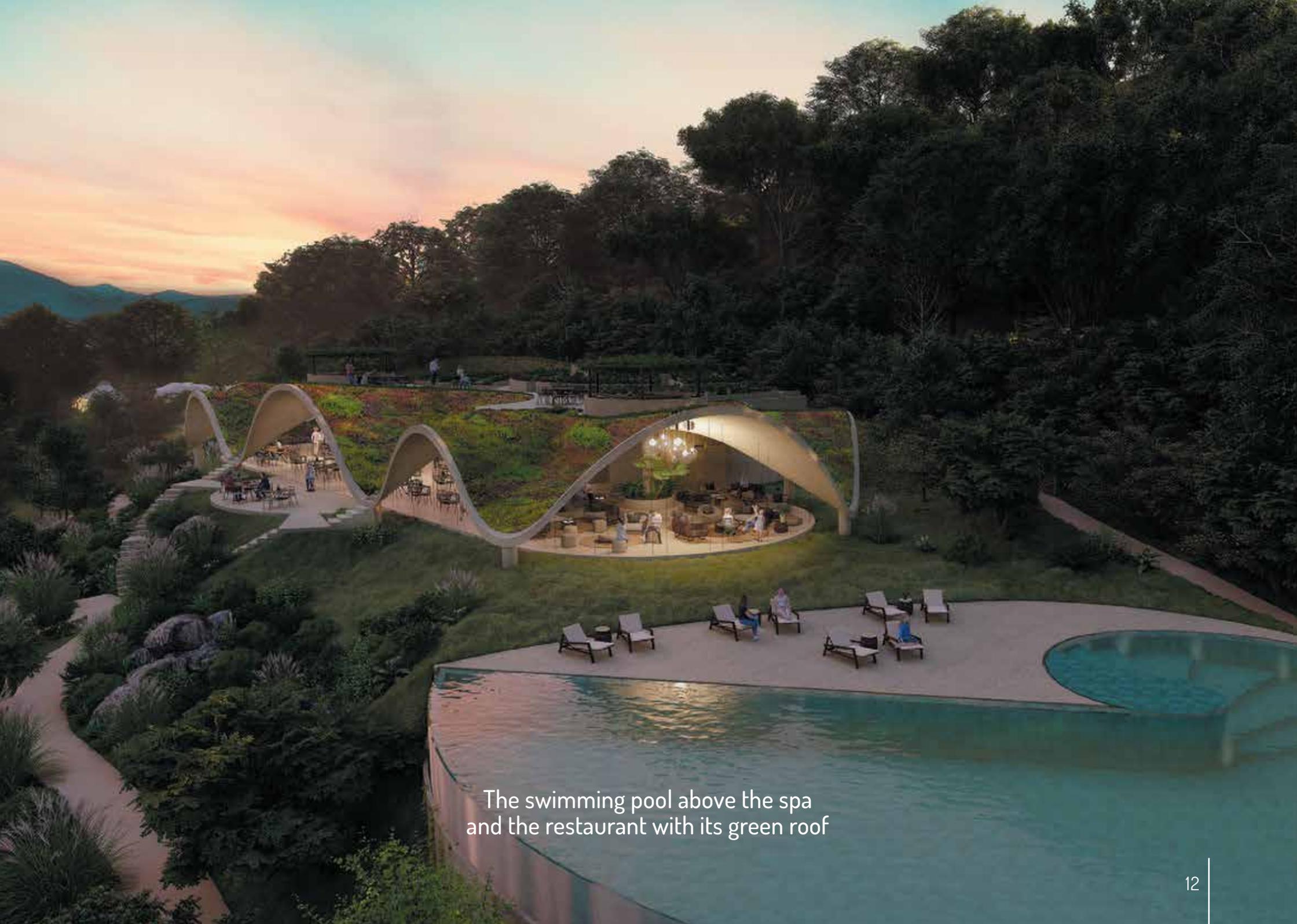
Residents will have access to all the hotel's amenities. It will feature a **bar**, a **restaurant**, a **spa** under the **pool** and sports facilities, including a **gym**, a **paddle court** and a **one-hectare fitness trail**.



Nomadic Escape is a brand of outdoor accommodation that is committed to sustainable travel. By supporting the local economy and respecting nature, its aim is to immerse travelers in unspoilt natural settings.



Luxury private cocoons >



The swimming pool above the spa
and the restaurant with its green roof

A LIVING SPACE SHARED BY ALL

● Anbalaba Village



Numerous events are organized to bring the village to life and create links between residents and inhabitants. These include Anbalaba Live Music, a concert festival featuring renowned Mauritian artists, and the craft market, which brings together local producers and Mauritian designers.



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The Domaine d'Anbalaba is first and foremost a place for sharing and exchange.

Its development has been designed to meet the daily needs of everyone, whether they live on the estate or in the village.

Security and conviviality come together in the “Anbalaba Village” square, where you can stroll through the boutiques, shop 7 days a week in the supermarket and enjoy all the convenience stores you need: **pharmacy, beauty salon, bakery, hardware store, bike and scooter rental, etc.**

> The craft market





STATION A

The Station A team >



The restaurant uses fresh, local produce, with many fruits, vegetables and herbs grown in our own nursery. It offers a **varied cuisine with a Mauritian accent.**

Open in the evenings on Fridays and Saturdays, it then comes alive for the weekend with concerts on its terrace.

As with the employees on the estate's construction sites, we make a point of recruiting Station A team members in Baie du Cap and the surrounding villages, always with the aim of developing the village economically and socially.

● Restaurant



The Domaine's first operational facility, Station A restaurant is located on the Anbalaba esplanade, facing the sea.

ANBALABA SOCIAL COMMUNITY (ASC)



We are deeply linked to the Baie du Cap community and its inhabitants. The mission of our foundation ASC is dedicated to improving their living environment and promoting local talent.

Our aim is to mobilize all possible energies to galvanize the village, create links and bring moments of shared happiness to all: inhabitants, residents of the estate, customers of the ecolodge and restaurant...

We have been working alongside the association Drip since 2022. This investment has led to the establishment of the children's workshop, supported by the presence of their parents at various activities. Our joint action has also led to the creation of a community platform, which has now become an association registered with the Registrar of Associations under the name "Makonde".



Diplomas awarded to inhabitants. Some of them received leadership training in collaboration with the Mauritius Ministry of Youth Empowerment, Sports and Leisure. As for the others, they benefited from YEPAD (Youth Empowerment Program Against Drugs) training, approved by the Ministry of Health & Wellness.

Candlelight, organized in tribute to those who have died of AIDS and those affected by the disease. We were honored to welcome Mauritian singer Eric Triton, a regular contributor to our activities.

Music Day in Baie du Cap, with a host of artists and DJs performing in the village.





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Mauritius: Royal Road - Baie Du Cap Tel: +230 622 1139 | France: 22, Rue d'Aumale - 75009 Paris Tel: +33 (0)156 02 03 13
 Contact: contact@anbalaba.com | Web: www.anbalaba.com



Bouigue Développement (Maurice) Ltée - Subsidiary of SNC Bouigue Développement with capital of 6 953 000 euros - 48, rue La Bruyère 75009 Paris France - RCS Paris B 429 337 637.

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