Where you belong

In the Hindu Mythology, [redacted] named the original beauty of the world.

Here, she takes the form of a magical place, neighbor of Tamarina golf course, nestled in the last loop of the Rempart River. It is a unique site: as the outpost of an earthly paradise, this lush natural raised plateau, 30 metres high, sloping down towards a sea that reinvents the light shining on Tamarin Bay.

Discover your own piece of paradise.

Mauritius,
A PRIME DESTINATION

Mauritius island has long been renowned and sought-for as a privileged tourist destination, foremost for its moderate tropical climate and sunny skies; its luxuriant landscapes, magnificent beaches and lagoons; its luxury hotels and championship golf courses; the large choice of land and sea sports and leisure activities if offers. Today, in addition, Mauritius positions itself as an acknowledged business and investment destination.

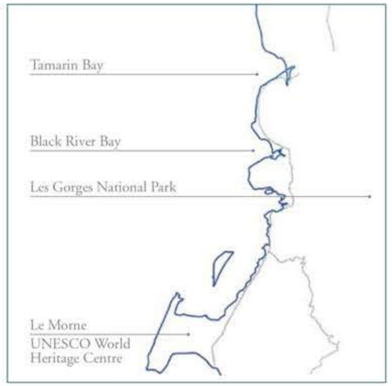
Located at half an hour flight to the North-East of the French Overseas Department of Réunion island, Mauritius has but two to four hours' time lag with Europe, Africa, Asia – all continents wherefrom the Mauritian population originally came.

First colonised by the Dutch, Mauritius thereafter became French in 1715; British from 1810 to its independence in 1968. Mauritians speak French, English and Creole in addition to Asian languages, for some. The country raises unanimous admiration for the multiracial harmony and fascinating mix of cultures it exemplifies.

Tamarin,
THE CONVIVIAL A COASTAL VILLAGE

From a fisherman's village that unrolled along a large savannah plain circling the foot of the landmark hill - La Tourelle, the coastal locality of Tamarin has evolved over time into an upmarket seaside resort and residential suburb. Today, Tamarin shows an array of modern homes that pay close attention to architectural aesthetics and yet still promote a lifestyle centered around on seaside and outdoor living. Tamarin's early inhabitants and its more recent population are as welcoming - they value well-balanced days, authenticity and that genuine conviviality which is the distinctive characteristic of this part of the western coast. Tamarin is also famous for its traditional salt pans, the left break wave of its bay and its silver sand beach – all-time favourites with surf aficionados. Indeed, Tamarin remains in its very soul an easy-to-live and easy-to-love village.

Sheltered from the wind, revelling in an unending summer and the most spectacular sunsets, the sun-drenched coast of Mauritius unfolds its many attractions between landscape and seascape. Here, one can access several walking or trekking paths at the heart of preserved nature; enjoy a leisurely day at a championship golf course or a splendid beach as much as partake in thrilling sea sports and leisure activities. When it comes to daily practicalities and social life, wellness and fitness, an array of facilities are available. In short, the whole of this region is dedicated to nurturing the joy of living that is quite the trademark of Mauritius.



The West is embracing quality urbanism

1. **CAP TAMARIN** (Delicatessen shop – Wine shop – Supermarket – Gourmet Restaurant – Cafe – Bar – Bakery)
2. **RIVERLAND SPORTS CENTRE**
3. **ECOLE PAUL ET VIRGINIE** (French School)
4. **PLAGE DE TAMARIN**
5. **LA COSA NOSTRA** (Wood-fired Pizza)
6. **PALM SQUARE MALL** (Grocery and Restaurant)
7. **PLAGE DE LA PRENEUSE** (5 Km)
8. **CHEZ MOUSTACHE** (Restaurant and wine shop)
9. **THE BAY HOTEL**
10. **LONDON** (Supermarket)
11. **RUISSEAU CRÉOLE MALL** (Delicatessen shops, luxury shops, restaurants and bank)
12. **DEEP SEA FISHING**
13. **NAUTICAL CENTRE** (Boat Yard – 6.5 Km)
14. **BLACK RIVER GORGES** (National Park – 8 Km)
15. **TAMARINA GOLF & SPA – HOTEL & BEACH CLUB**
16. **TAMARINA GOLF**
17. **SOFITEL IMPERIAL RESORT**
18. **HILTON RESORT & SPA**
19. **FLIC EN FLAC BEACH** (Beach & restaurants)
20. **FLIC EN FLAC TOWN** (Supermarket – Shops Luxury shops – Restaurants – Bars)
21. **SPARC** (Premiere Sports Centre with Olympic-size heated Swimming Pool)
22. **WEST COAST SCHOOL** (International school)
23. **CASCAVELLE SHOPPING MALL** (Supermarket – Restaurants – Bars – Cafes – Shops – Luxury shops – 6.5 Km)
24. **MEDINE BUSINESS PARK** (Offices)
25. **MIDDLESEX UNIVERSITY**
26. **CASELA NATURE PARK** (Wildlife and leisure park – Restaurant – Quad biking – Zip line)

Introducing

[redacted] topography offers a natural belvedere. Landwards, it enjoys a chain of sculptural mountains for a backdrop: to its left a view of the golf course of Tamarina; seawards it overlooks the luxuriant haven of the property, the villas at the heart of the village and offers a wide-angled view fanning the estuary, the bay and the endless ocean. In the upper parts of the estate, the Villas **Corniche**, Villas **Montagne** and Villas **Hameau** enjoy a panoramic view.

The riverside villas nestle in settings of greenery gently sloping down and expanding towards the banks of the river that starts to widen out there. Upstream are the Villas **Arena**: they are tucked away in the most secret part of the property, sheltered at the heart of a sheer oasis composed of century-old mango trees. Here, one can only hear birds whistling and the relaxing sound of the river as it flows over the black basalt rocks that have been polished by ages of running water.

Following the course of the river downstream, come the Villas **Barachois**. These enjoy the luxury of spacious gardens that extend up to the water's edge where the river slows down and starts to meander in between land flats.

Further downstream, where the river widens out to become an estuary, the Villas **Mangrove** face the wide expanse of roiling waters that go murmuring.

The Masterplan

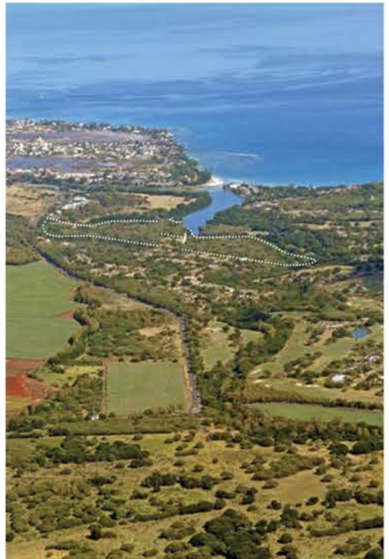
Set between blue and green, naturally connected to land and sea

[redacted] is a private Eden set on the left bank Rempart River which also borders the golf estate of Tamarina on its right side as it flows to the sea. Overlooking the nearby Tamarin coastline from some 30 metres above sea level, in its highest grounds, [redacted] faces the sea and spreads out its luxury residential estate smoothly downslope to the banks of the river. From [redacted] it meanders leisurely across an estuary to merge with the wide lagoon of Tamarin Bay. [redacted] have been set out and designed following the natural slope of the site. They make the most of the view and its array of vivifying greens and blues that keep shifting in hues between the lush vegetation, the lively lagoon and endless ocean.

All for an authentic sense of belonging and true fulfilment

[redacted] finds its name in the concept of perfect harmony between elements that is the basis of the world's beauty. [redacted] luxury residential estate effectively demonstrates this indispensable balance: the haven of peace it shelters amidst pristine nature, between land and sea, conjures up a wonderful feeling of being free of all cares, immersed in the sweetness and joy of living that the place instils.

[redacted] lives up to its promise - *»Where you belong...«* Holistic balance is at the core of everyday life here and everything Akasha offers enhances self-realisation across all aspects of life and goes towards creating an authentic sense of belonging and accomplishment for its residents. [redacted] allows each one, at every stage of life, the opportunity of sheer fulfilment through an authentic everyday experience of a quality lifestyle and real quality of life.



Mangrove
VILLAS

Further downstream, where the river widens out to become an estuary, the Villas Mangrove face the wide expanse of roiling waters that go murmuring in between the roots of the mangrove bushes.

Areas

Net internal area	**496** m²
Total net external area	**127** m²
Total built area	**681** m²

Barachois
VILLAS

Following the course of the river downstream, come the Villas Barachois. These enjoy the luxury of spacious gardens that extend up to the water's edge where the river slows down and starts to meander in between land flats.

Ground floor

First floor

Areas

Net internal area (Ground floor)	**410** m²
Net internal area (First floor)	**67** m²
Total net internal area	**477** m²
Total net external area	**134** m²
Total built area	**697** m²

Arena
VILLAS

Upstream are the Villas Arena; they are tucked away in the most secret part of the property, sheltered at the heart of a sheer oasis composed of century-old mango trees. Here, one can only hear birds whistling and the relaxing sound of the river as it flows over the black basalt rocks that have been polished by ages of running water.

Areas

Net internal area (Ground floor)	**353** m²
Net internal area (First floor)	**77** m²
Total net internal area	**430** m²
Total net external area	**149** m²
Total built area	**676** m²

Terrasse
VILLAS

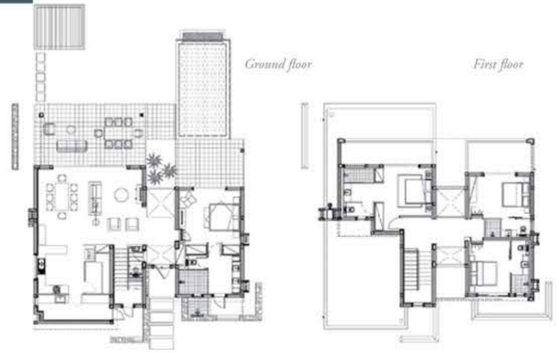
Away from their planted vegetal cocoon, these private edens offer spectacular views of the surrounding mountains. Designed on two levels with a majestic double volume, these sober and elegant villas blend naturally in their environment.

Areas

Net internal area (Ground floor)	**272** m²
Net internal area (First floor)	**61** m²
Total net internal area	**333** m²
Total net external area	**174** m²
Total built area	**612** m²

Hameau
VILLAS

The Hameau Villas are nestled in the upper parts of the estate, as a figurehead in the eco-responsible field, calm reigns in this haven of peace. Landwards, the Villas enjoys a chain of sculptural mountains for a backdrop; to its left a view of the golf course of Tamarina.



Areas

Net internal area (Ground floor)	**203** m²
Net internal area (First floor)	**92** m²
Total net internal area	**295** m²
Total net external area	**42** m²
Total built area	**342** m²

The Clubhouse

THE HEART OF [redacted] COMMUNITY

[redacted] Clubhouse is located at the entrance of the estate. In line with the inclusive spirit of the development, the purpose of this facility is to provide a dedicated space where residents can gather, meet and get to know one another to create friendly ties. To this end, it includes a fitness centre, a restaurant and bar. In addition to facilitating the integration of residents within [redacted] community, the Clubhouse also offers the opportunity of worthwhile interactions with inhabitants of neighbouring communities - a pleasant way for [redacted] residents of getting acquainted with Mauritian life.

An array of facilities and services for carefree days

[redacted] includes an offer of facilities and services which comprise the security and maintenance of the common spaces of the domain, the rental management of the private properties and their maintenance too. A ferry service will take residents from the estate to the beach, navigating the estuary. A concierge service, operating morning to evening, will take charge of residents' shopping requirements, inclusive of home delivery; it also proceeds to required bookings for leisure activities, cultural events and restaurant reservations. The Concierge has a well-packed address book for– its partner shops and service providers ensure [redacted] residents the best quality products and services, interesting discounts and special offers.

Own your villa
AND BECOME A MAURITIAN RESIDENT

Embodying its historical motto, Mauritius remains « ***The star and key of the Indian Ocean*** ». The country's economic dynamism, political stability and social harmony as well as the state's investment in the development of modern infrastructures have strengthened the country's rank among those acknowledged as a safe and pleasant place to live. National policies in favour of foreign investments have contributed to place Mauritius at the topmost ranks of the Ease of Doing Business Index and to position it among the region's strategic jurisdictions to bridge Europe, Africa and Asia.

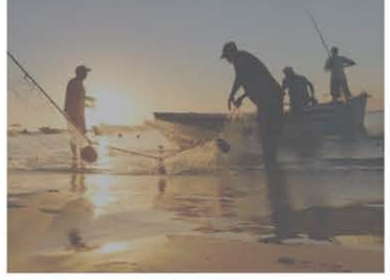
In Mauritius, the development of upmarket real estate properties that are available for international acquisition, is managed under specific and stringent legal frameworks. Akasha is a residential development of the Property Development Scheme (PDS) type. This means that it allows foreigners to fully own a private residence on Mauritian territory. A PDS includes collective facilities and services and applies an inclusive approach to facilitate the integration of new residents within their neighbouring local communities.

Any foreign buyer investing more than 500,000 USD in a real estate property in Mauritius can thereby obtain Mauritian residency rights for himself, life partner and his own children up - to the age of 24. The Mauritian Residency Permit thus granted remains valid for as long as the buyer remains the owner of the acquired property.

The star and key of the Indian Ocean

Foreign residents and visitors value the genuine sense of welcome they experience here and the fact that they can enjoy in Mauritius a lifestyle up to their usual habits and lifestyles - which explains that the island today counts a significant number of expatriates as a part of its population.

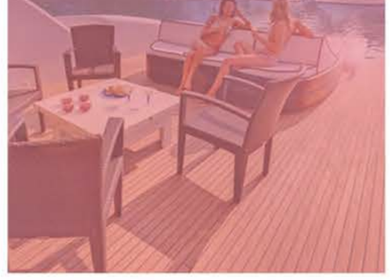
Thanks to SSR international airport, which operates round the clock and is acknowledged as the best airport of the Indian Ocean, the island is regularly served by some twenty airlines that connect it to around forty major airports across Europe, Africa, Asia, Australia and the Middle East - some of which daily.



Enjoy the advantages of Mauritius' beneficial fiscal regime

As from 183 days of presence on Mauritian territory – in one or several stays, an active or retired foreign citizen can request fiscal domiciliation in Mauritius and thus benefit from the attractive national fiscal regime and numerous tax incentives that are unvaryingly apply to both Mauritian and foreign citizens.

With regards to DTAs, it is to be noted that a real estate property acquired under Mauritian jurisdiction has no bearing on wealth tax or Impôt sur la Fortune (ISF) for the buyer. Moreover, rental and resale revenue derived from the property are solely taxable in Mauritius.

Other tax benefits

- 15% tax rate on both companies and individual income
- 0% tax on capital gain, interest and dividends
- Free repatriation of capital, benefits and dividends
- 0% custom duty on equipment
- 15% Value Added Tax (VAT)
- 2% Corporate Social Responsibility (CSR) Tax on company benefits
- 5% Land Transfer Tax
- Non-double taxation agreements (DTAs) with 37 countries