

# Capt**TAMARIN**

Smart & Happy Village



NURTURING A WAY OF LIFE, TOGETHER !



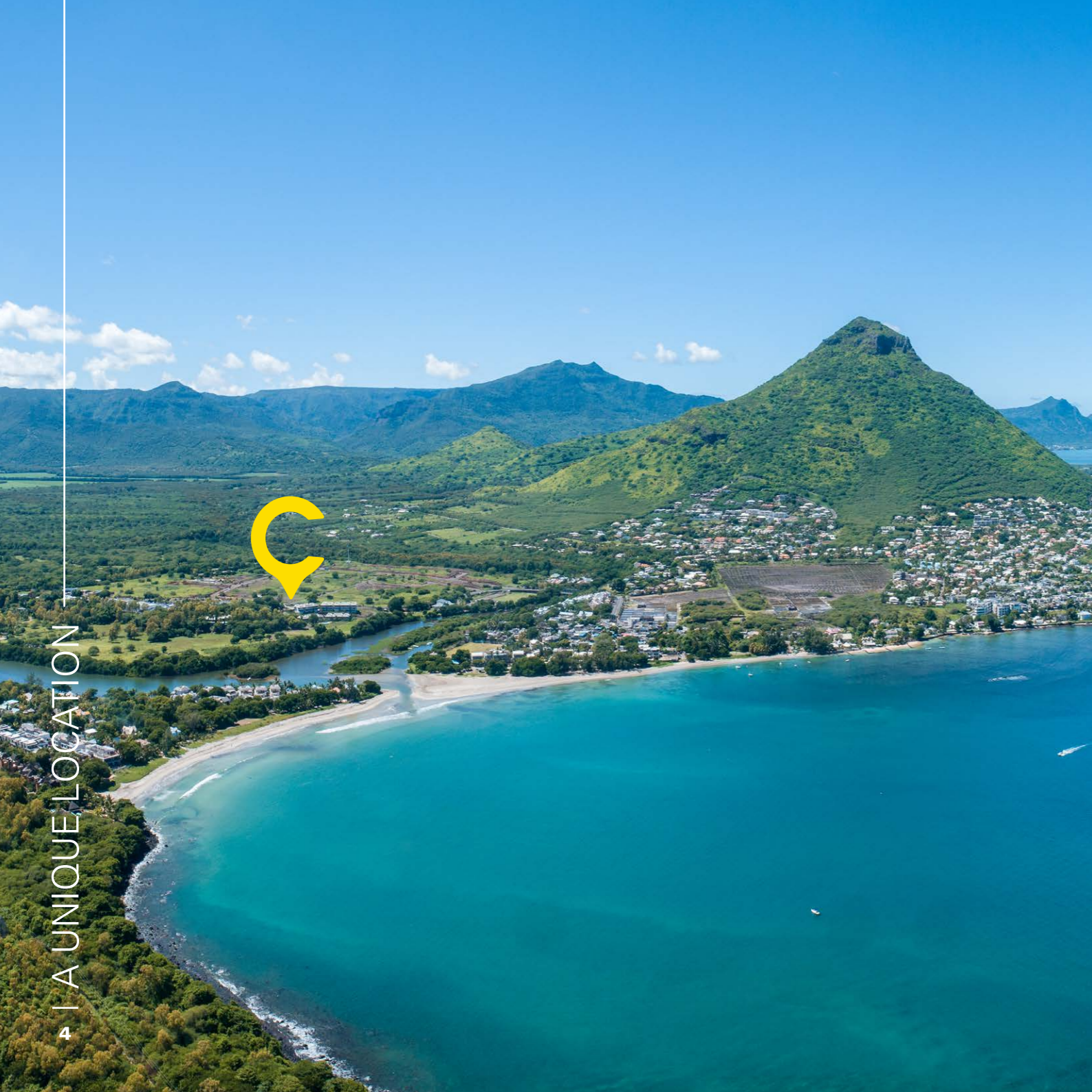


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Imagine a place where you can enjoy every single moment of your life. A place where everything has been designed to live life to the fullest.

Cap Tamarin keeps you close to the essentials and closer yet to adventure! There you will find people of different ages and cultures living in harmony.



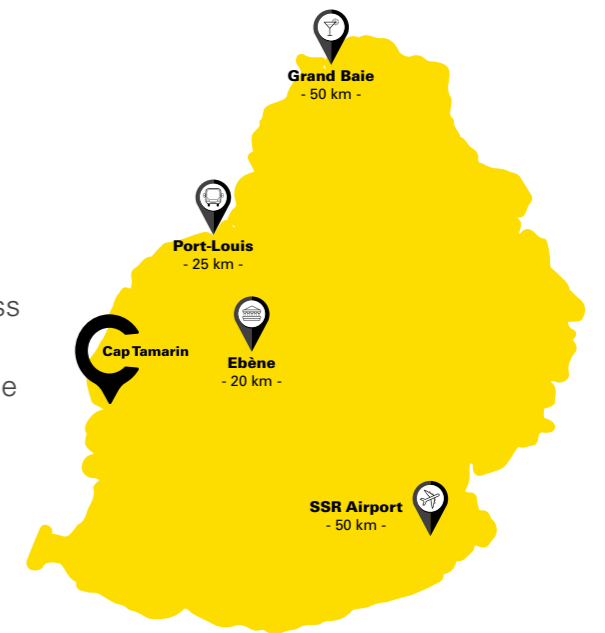


From the mythical bay of Tamarin to the shores of Le Morne, classified as a UNESCO World Heritage Site, the West Coast brings together some of the island's most beautiful landscapes.

Known to be the ideal playground for sports enthusiasts and nature lovers, a large number of nautical activities (big game fishing, kitesurfing, surfing, boating, diving...) and land activities (golf, hiking, trails, biking ...) are located nearby and seduce Mauritians as well as foreigners.

Even if the Tamarin region is well known for its privileged climate and its sweetness of life... It lacked a village heart, whose life, activities and dynamism nourishes the whole region.

On its 44 hectares, by the river, a few steps from the beach, the Smart & Happy Village of Cap Tamarin is on its way to become this essential magnetic pole on this coast.





**HARMONY**



**STRENGTH**



**TRADITION**



**HERITAGE**



**LANDMARK**



**OSMOSIS**

Our role is to build with conviction, realism and ambition (without veering into utopia) a model for community living that stands the test of time.

We seek to bring out the energy of the women, men and young people living in Tamarin, stay inspired by our surroundings and keep writing the history of the region and of our land, in collaboration with the most skilled experts.

Eco-responsibility is at the heart of Cap Tamarin's commitment. Upon completion, the village will have the capacity to generate 2.5 MW of renewable energy using photovoltaic solar panels.

Sustainability and ecology principles are the pillars upon which Cap Tamarin have been conceived. The Smart & Happy Village aims to minimise its impact on the environment by adopting a series of measures that reduce energy consumption and promote new lifestyles. By employing an eco-responsible architecture, encouraging waste sorting, implementing low impact means of transportation, using green energies, creating green spaces and producing renewable energy, Cap Tamarin brings its green philosophy to life through each one of its actions.

Together, let's nurture this lifestyle and cherish the best of Cap Tamarin, each day!





**+75**  
Units sold  
(Apartments, Villas,  
Offices et Retail)



Apartments  
from  
**Rs. 5,500,000**

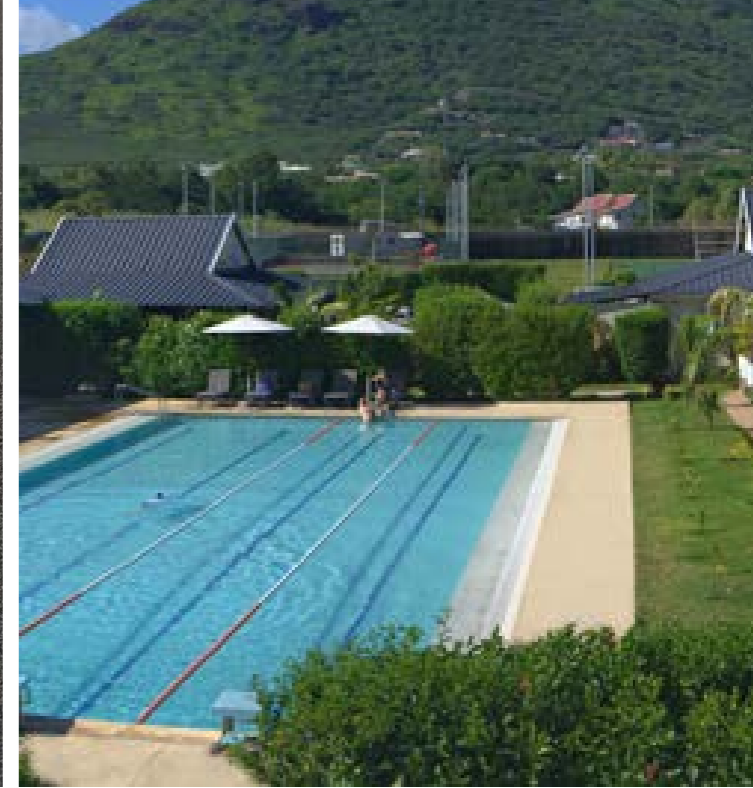
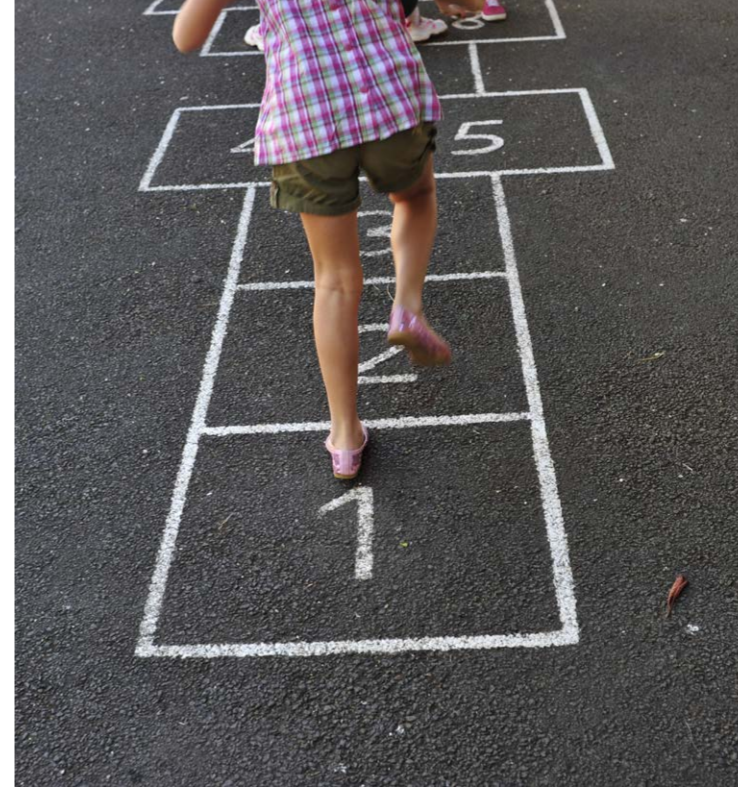


Next hand over  
of keys  
**2021**

Ideally located at the foot of La Tourelle mountain and surrounded by the mythical Tamarin Bay, Cap Tamarin Smart & Happy Village is an extension of the traditional village of Tamarin. Developed under the Smart City Scheme, it encourages diversity and offers an incomparable quality of life. With the first residential homes to be delivered in 2021, the place is bursting with tremendous opportunities to take advantage of right now.

Tamarin has its own rhythm and offers a unique art de vivre. In line with its philosophy, the project proposes a diversified and affordable real estate offers. From small-sized apartments to luxury villas, office spaces and commercial areas, the village proposes a range of property options that address your personal needs.











## WORK, LIVE, LEARN & PLAY

In recent years, La Place Cap Tamarin commercial centre, a luxury residence (Les Terrasses du Barachois), a sports facility (Riverland) and a pre-primary and primary school opened in the centre of the Village.

Cap Tamarin will upon completion be composed of: a retail area (hypermarket U expected by end of 2020), a clinic under the C-Care brand, an international pre-primary and primary school, a secondary school, an international high school, office spaces, 2 senior residences, a cultural centre, a new sports complex for Riverland and 3 hectare-park alongside the river.



## Categories

-  Commercial
-  Education
-  Leisure
-  Offices
-  Residences
-  Health

## Existing Infrastructures

### Phase 1

July 2018 - December 2021

### Phase 2

October 2021 - July 2023

### Phase 3

2023 - 2025







**PHASE 1**

JUNE 2018 TO DEC 2021



**PHASE 2**

OCT 2021 TO JUNE 2023



**44 HECTARES**

UNDER DEVELOPMENT



**Rs 11.5 BILLIONS**

INVESTMENT OVER THE NEXT 5 TO 7 YEARS



**2**

RETIREMENT HOMES



**11 000 M<sup>2</sup>**

COMMERCIAL SPACE



**3 HECTARES**

PARK ALONG THE RIVER



**15 000 M<sup>2</sup>**

OFFICE SPACE



**3 KM**

PEDESTRIAN AND CYCLE PATHS



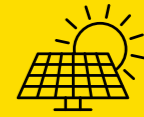
**1 200**

RESIDENTIAL UNITS



**25 000 M<sup>2</sup>**

SPORTS FACILITIES



**2,5 MW**

RENEWABLE ENERGY PRODUCED BY PHOTOVOLTAIC PANELS AT THE COMPLETION OF THE PROJECT



**2**

PRIMARY SCHOOLS



**1**

INTERNATIONAL SECONDARY SCHOOL



**1**

INTERNATIONAL HIGH SCHOOL



**1**

CLINIC



**1**

5,000 M2 HYPERMARKET







# La PLACE

CAP TAMARIN

A friendly and lively environment, a place to come together and share good moments...  
We are, of course, talking about La Place Cap Tamarin!

Set in the heart of the Smart & Happy Village, this neighbourhood of retail shops, restaurants and cafés is a focal point for all residents of the region for all their daily needs.

## COMING UP

An 11 000 m<sup>2</sup> Shopping Centre

### Super U Hypermarket

An essential address for your daily needs

### A shopping mall

With shops, a travel agency, a hairdresser and restaurants...







## ÉCOLE PAUL ET VIRGINIE

Nestled in a pleasant setting with lush greenery, Paul & Virginie Primary School welcomes children aged 3 and above, from pre-primary until the 5th grade. It offers a library and a documentation centre, a computer room, a theatre room and a sports centre to its 400 students.



The private establishment opened its doors in 2003 with the approval of the French Ministry of National Education. The school also entered a partnership agreement with the AEFÉ (Agency for French Education Abroad) and is therefore part of the network of French schools abroad.

## UPCOMING PROJECTS

### Primary School

Extension of Paul & Virginie School which will welcome 600 students by 2022.  
Opening of an international primary school.

### Secondary School

Opening of an AEFÉ-accredited secondary school following the French programme and the International Baccalaureate® programme.

### High School

Following the AEFÉ-accredited French programme and the International Baccalaureate® programme.







**RIVERLAND SPORTS CLUB**

Riverland Sports Club is the go-to fitness centre for athletes of all levels and practitioners of all sports!

This fitness area offers four outdoor tennis courts, a freshwater swimming pool, play areas dedicated to rugby, football and archery, as well as a beach volleyball court and a golf driving range.

**COMING UP**

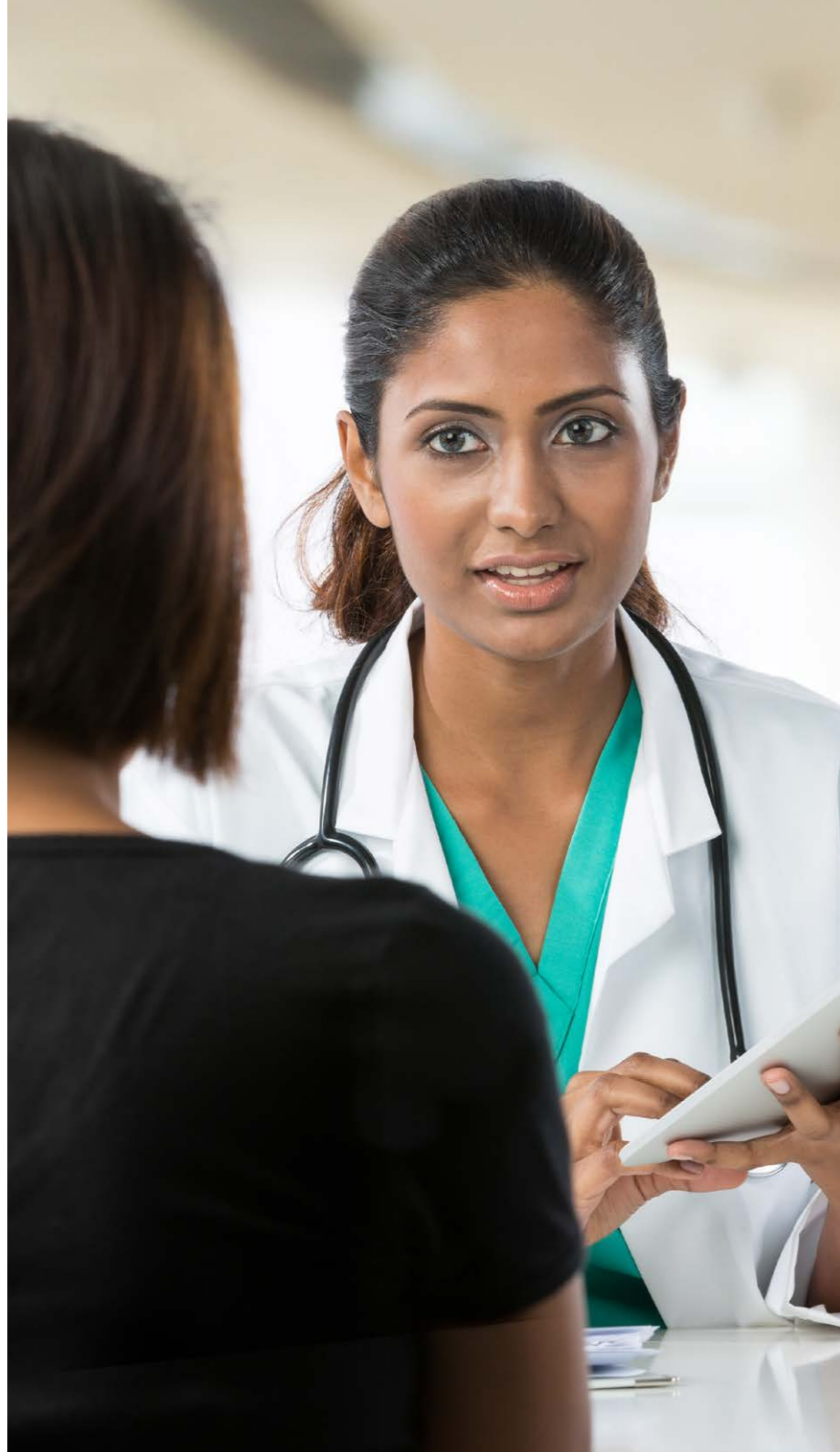
Paddle tennis court, running track, swimming lessons for babies, football pitches, new indoor sports rooms, an extensive set of group fitness classes and the spa...

You guessed it: Riverland Sports Club is expanding!

Its goal: to offer a maximum number of sports facilities to cater for all needs. The expanded club will accommodate more sports enthusiasts, enabling them to exert their energy as they see fit, learn new sport and dedicate time to their well-being.







**CLINIQUE C-CARE - PHASE 1**

With all the essentials in close proximity, Cap Tamarin is now bringing in medical expertise to the heart of the island.



C-Care clinic, whose doors are set to open in early 2020, will offer comprehensive care services to residents of the region. In collaboration with the W+Life Team, C-Care is providing 40 medical and paramedical professionals, as well as a 24/7 emergency service.

Emergency services | Radiology and ultrasound | Laboratory  
3 consultation rooms | Pharmacy

**W+LIFE HEALTH & WELLNESS CENTER**

W+Life brings together a team of 40 professionals dedicated to your health and wellness.

A wide range of treatments are available at Cap Tamarin: physiotherapy, osteopathy, psychology, nutrition, podiatry, coaching, as well as massage and acupuncture services, offered by a multi-skilled team of medical and paramedical professionals.



**COMING UP**

**Clinic**

Over the long term, Cap Tamarin will host a larger clinic with the aim of offering the most advanced healthcare and a more global scope of specialties.







**Type**  
Apartments



**Surface area**  
From 87 to 180 m<sup>2</sup>



**Prices**  
From  
Rs. 9,4 M



**Available units**  
28



**Estimated delivery**  
End of 2021

Marketed under the Smart City Scheme, Les Jardins du Barachois residences are located on the west coast, in the heart of the Smart & Happy Village. The project consists of 28 2- to 3-bedroom luxury apartments ranging from 87 to 180 m<sup>2</sup>, of which 50% have already been sold. The apartments have been designed for refined living with an emphasis on contemporary style and natural elements. A deco pack by Sensoria is also proposed as an option for those who wish to have their apartment ready to live in. A common pool and a lush garden complete this high-end offer which will charm both Mauritians and foreigners.





A new chapter of life in a dynamic and easy environment

A five-minute walk from all the amenities of Cap Tamarin Smart & Happy Village, from shops and a private clinic to a park, Freedom Hill Senior Residences invite you to live in complete independence and serenity.

Conceived in a way that simplifies your daily life, the residence consists of 63 modular and secure apartments. Ranging from T2 to T4, these turnkey apartments come with a private terrace and were designed for maximum comfort, in any situation. The bathrooms are equipped with an ultra-flat and easily accessible shower, the airy areas allow for easy movement, and the spacious rooms are positioned to optimise natural light.

Beyond the delightful leisure spaces like the garden, the shared swimming pool and solarium, or even the TV room with its large library, Freedom Hill complements its real estate offer with a range of services designed to meet your evolving needs: elevators, a conciergerie service which includes food delivery, groceries, housekeeping, a hairdresser and therapists, disabled access and 24/7 security service.



**Type**  
Senior Residences



**Surface area**  
From 55 to 110 m<sup>2</sup>



**Price**  
From  
Rs. 6,4 M



**Available units**  
63



**Estimated delivery**  
End of 2021





**Type**  
Retail spaces, offices  
and apartments



**Surface area**  
From 10 to 169 m<sup>2</sup>



**Price**  
From  
Rs. 5,5 M



**Available units**  
5 retail shops, 16 offices,  
17 apartments



**Estimated delivery**  
End of 2021

L'Ofis is ideally located in the heart of Cap Tamarin Smart & Happy Village, a five-minute stroll away from the shopping centre, Riverland Sports Club and the park. A mixed-use project, it comprises several restaurants, bars and cafés, 5 retail shops, 16 offices and 17 apartments.

The apartments range from T1 to T4 layouts and seamlessly marry style and convenience. Set on the lower floors, the offices provide a convenient space in the heart of the village for small and medium-sized businesses looking to establish themselves in a thriving region. Located on the ground floor, the retail spaces were designed to accommodate several shops and a restaurant. This residential and commercial development guarantees a quality real estate investment with attractive yield potential, strategically located in a way that balances work, daily needs and leisure without any compromise. You can finally achieve the work-life balance you have been longing for!





**Type**  
Villas



**Surface area**  
172 m<sup>2</sup>



**Price**  
Rs. 20 M



**Available units**  
14



**Estimated delivery**  
End of 2020

A charming villa with a contemporary twist  
This charming and secure residential complex comprises 14 individual two-storey villas which cover a surface of 172 m<sup>2</sup>. With its 4 en suite rooms, private garden and swimming pool, all of it spread on a 400 m<sup>2</sup> plot, Aloès Villas are beautiful pied-à-terre on the West Coast to cater for family needs. Each one comes with its own parking space.

Inside, a spacious living room opens onto the garden through large windows that let in natural light and invites nature into your home. With a resolutely contemporary style, the villas' architecture and design (for which decoration packages are available on request) will appeal to buyers looking for a high-end brand-new property.





## VILLA 8IGHT

A way of life unlike any other, this is what Villa 8ight is proposing to its future homeowners. Located on the riverside, fringing the village, these signature villas embody the best of the West Coast, without compromise: living in the heart of nature, with all daily services and amenities easily accessible on foot or by bike, and a host of adventures and experiences at hand!

Composed of 8 luxury villas set on the edge of the river, Villa 8ight offers two distinct types of design conceived by the talented designer Mario Guillot. Drawing his inspiration from the island's essence to create this project, he introduces a modern and welcoming style using warm colours and noble, natural materials thus capturing Cap Tamarin's eco-friendly philosophy. The surrounding greenery takes centre stage to create unique and exclusive living spaces. These completely modular villas, built on plots of 1000 m<sup>2</sup>, open out over a private garden and swimming pool which lead to the river.

Combining authenticity and modernity, these family villas feature up to 4 en suite bedrooms. Facing the outdoors to capture the view, they are flooded with natural light from large windows that seamlessly merge your inside space with the surrounding nature.



**Type**  
Exceptional villas



**Surface area**  
From 415 to 500 m<sup>2</sup>



**Price**  
From  
Rs. 58,5 M



**Available units**  
8



**Estimated delivery**  
Mid-2021





Launched by the Mauritian government in 2015, the Smart City Scheme, which revolves around the concept “Live, Work & Play”, is a mixed-used development blending multiples offer: offices, commercial, residential, educational, medical and leisure. Through the Smart City Scheme, investors around the world are being offered a multitude of opportunities and are able to contribute to the development of smart, innovative and sustainable cities of tomorrow.

This program allows Mauritians and foreigners to buy freehold property.



**A program accessible to Mauritians and foreigners**

The only program open to foreigners that does not require a minimum investment threshold (set at Rs.6,000,000 for other programs).

Possibility for a foreigner to buy an office.

Multiple exemptions for a company investing in the development of a Smart City.

Any non-citizen who purchases a residence under an integrated development scheme for an amount exceeding \$500,000 is eligible for permanent residence (as well as his family).





### SOCIAL, POLITICAL STABILITY AND SECURITY

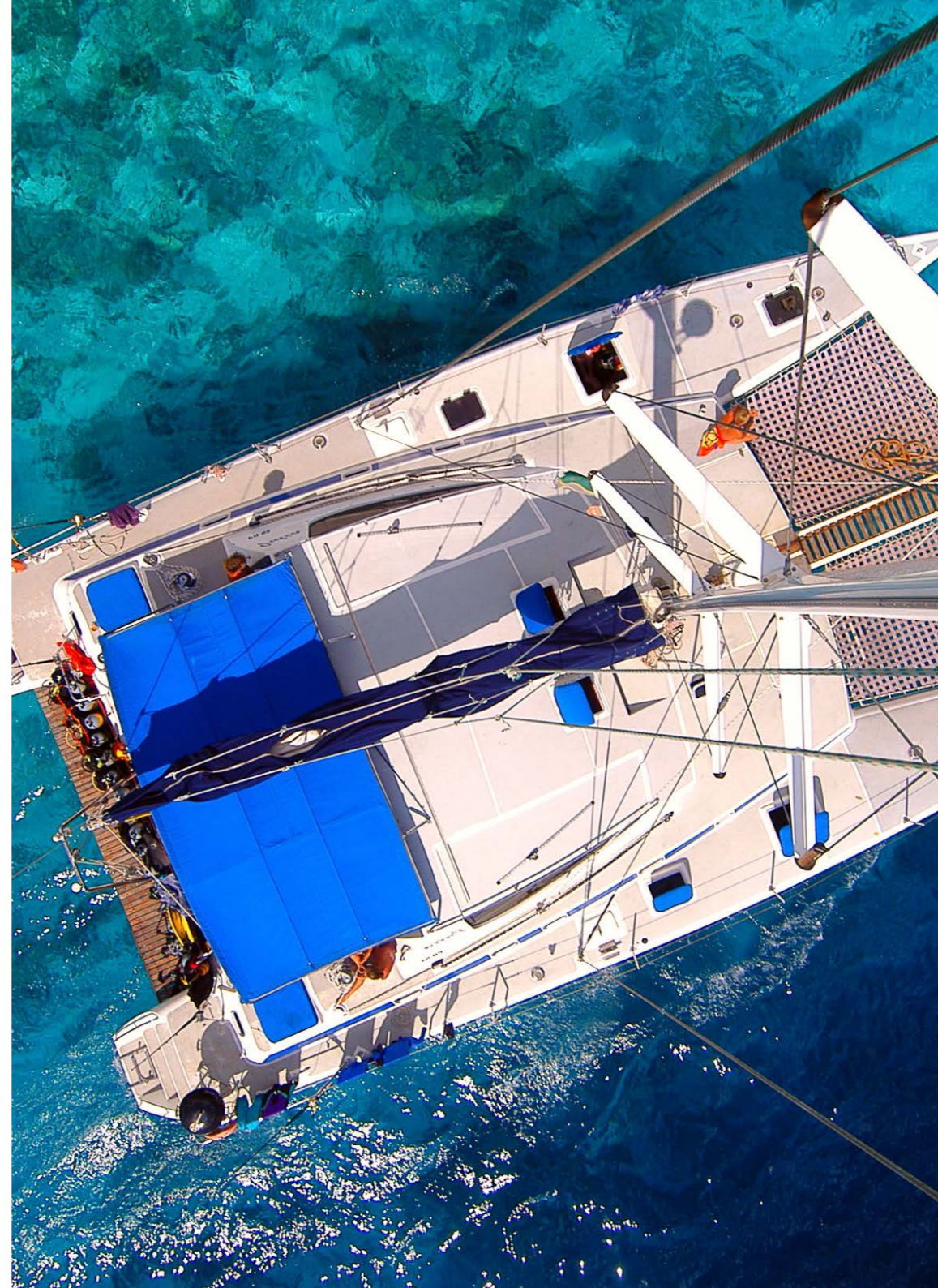
- Often cited as an example around the world, Mauritius is known for its peaceful, multi-ethnic and multi-faith nation.
- The island is considered as the safest country in the Indian Ocean with its low crime rate makes it the ideal home away from home.
- Mauritius possesses a stable political and social climate.
- Solid institutions, based on the British democratic models, contribute to the country's well being.

### EASE OF DOING BUSINESS AND GOOD GOVERNANCE

A solid reputation with its exceptional quality of life and its regulatory environment, which is favourable for doing business.

Mauritius has been ranked:

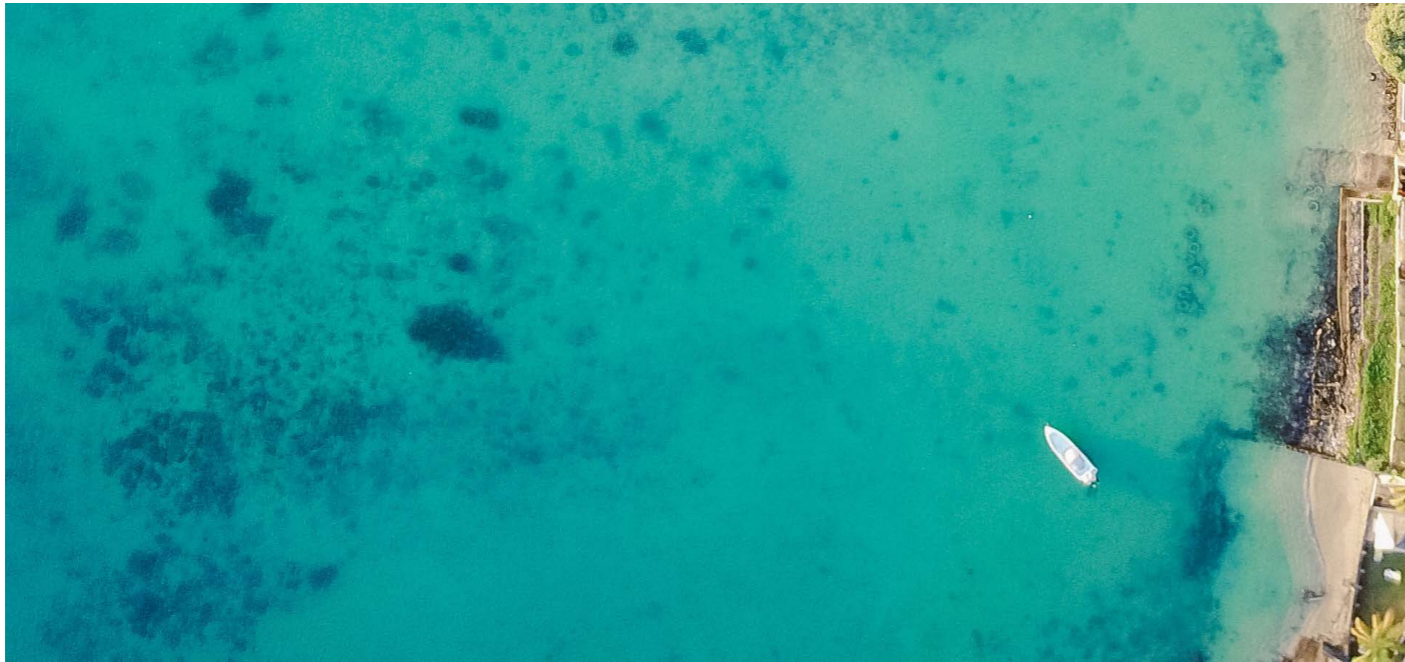
- + 1st country in Africa for ease of doing business.
- + 1st country in Africa for good governance.
- + 1st country in Africa for economic freedom.



### ATTRACTIVE TAX SYSTEM

- 15% income tax rate
- No wealth tax
- Tax-free dividends
- No capital gains tax or inheritance
- Free repatriation of profits, dividends and capital.
- Rate of land transfer tax is only 5 %





**LEGAL FRAMEWORK AND OTHER FACILITIES**

- Improved framework for personal data protection.
- Asset protection – offshore.
- Set-up and operating facilities.
- Bilingual (English/French) and skilled workforce.
- Secured banking and telecommunication system.
- Appropriate legal framework with solid institutions.

**BECOMING A RESIDENT**

You can obtain a resident permit on purchase of a property worth more than USD 500,000.

The resident permit is valid for a period of three years as long as you are still the owner of the property.

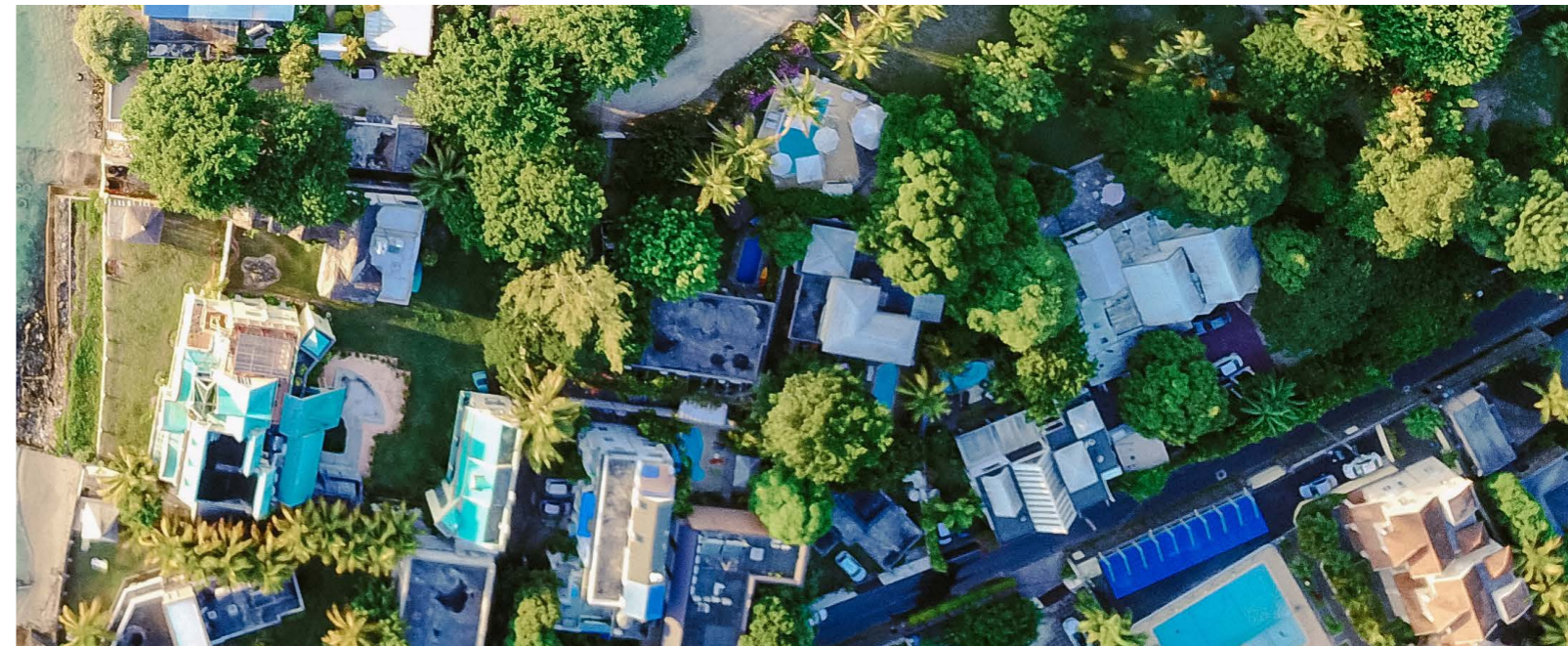
Following these three years, you can obtain a resident permit valid for a 10-year period.

**CLIMATE AND BEAUTY**

The island enjoys a mild tropical maritime climate throughout the year.

Nature lovers will be blissed out with the existing exceptional environment, white sandy beaches, varied inland landscapes with waterfalls, as well as a diversified flora and fauna.

Golf lovers can play all year round on the eight international calibre golf courses.







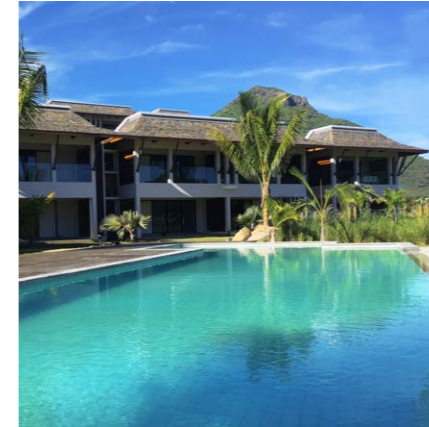
## TRIMETYS

Founded in 1998 in Mauritius, Trimetys Group employs over 350 employees in the four clusters in which it operates:  
Real estate | Tourism & Leisure | Agribusiness | Education

Trimetys specialises in the promotion of high-end properties in Mauritius and the company's flagship project is the Smart & Happy Village, Cap Tamarin, developed under the Smart City Scheme.

The Group has also developed a number of residential and non-residential real estate projects around the island, its latest achievement being Be Cosy Apart' Hotel and Residence Les Terrasses du Barachois.

Immobilier.mu, La Place Cap Tamarin, Sakoa Boutik Hotel, Tekoma Boutik Hotel, Be Cosy Apart Hotel, Mourouk Ebony Hotel, Riverland and Paul et Virginie primary school are among the most recognized brands of the Group.



Les Terrasses du Barachois



Sakoa Boutik Hotel



Tekoma Boutik Hotel



Be Cosy Apart' Hotel



# Cap **TAMARIN**

Smart & Happy Village



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TRIMETYS