



**AMALA**  
LUXURY VILLAS

. BLACK RIVER . MAURITIUS .

. THE SUNNY SIDE OF YOUR LIFE .



Non contractual photo

Generous living spaces bathed in natural light are integrated in the heart of landscaped gardens.

# THE PROJECT

Amala Luxy Villas is a real estate project comprising of 13 independent villas located on the West Coast of Mauritius.

Three en-suite-bedrooms villas, of total built area 281m<sup>2</sup> are available on surfaces of 432m<sup>2</sup>, each with a private garden and an individual swimming pool. The project offers a fully-equipped gym accessible to residents of Amala Luxury Villas.

Price per villa as from Euros 415,000.



Amala Villas  
Non Contractual picture

# LOCATION PLAN



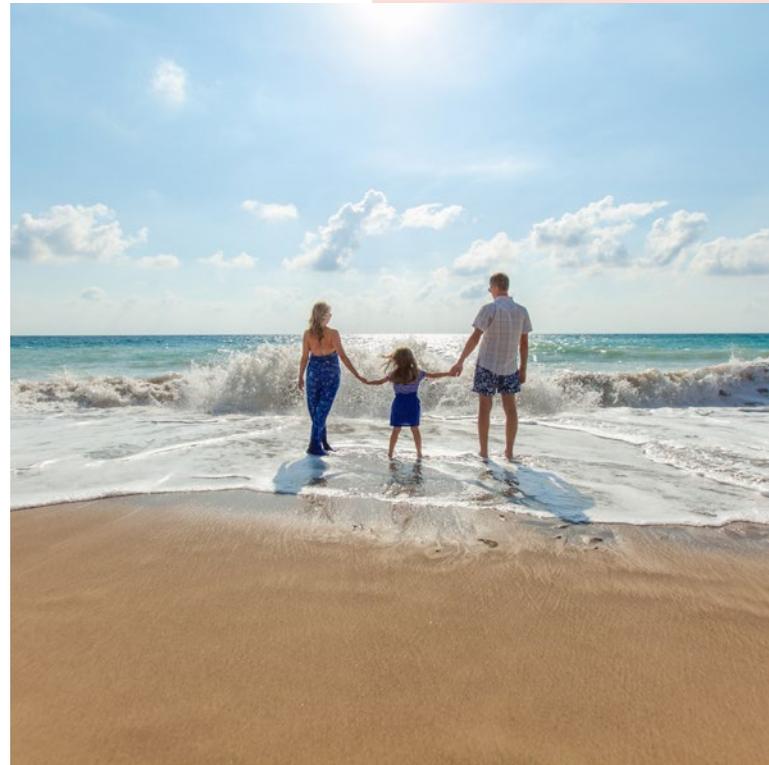


# THE REGION

Amala Luxury Villas is located on the West Coast of Mauritius close to the villages of Black River and Tamarin. Cradled between the warm and turquoise waters of the Indian Ocean and the Black River Gorges National Park, Amala Luxury Villas offers a unique living environment.

The project is ideally located in close proximity to all amenities (supermarkets, pharmacies, bakeries etc) as well as schools and health services but also beaches and magnificent natural sites.

Tamarin Bay renowned for its surf's spot and breathtaking sunsets is only a 5 minute-drive away. The mountain of the Morne, a Unesco World Heritage site is a 20 minute drive away and the capital of Port-Louis is 30 minutes away.



LIFE IN MAURITIUS

## INDIAN OCEAN

Reunion island a French overseas territory is a 30 minute flight away. Rodrigues, a Mauritian overseas territory is a 1h30 minute flight away.

## CLIMATE

Mauritius is located in the Southern Hemisphere and enjoys a balmy tropical climate all year round. Temperatures in the region vary between 23 degrees Celsius and 34 in the summer which lasts from October to April. The winter season, from May to September has temperatures varying between 17 and 25 degrees Celsius.

## COMMUNITY

The population of Mauritius is estimated at about 1,300,000 inhabitants. The Mauritian people are a cultural mosaic of diverse origins: Indian, African, European and Chinese all of which have enriched the country with their different languages, values and traditions to create this truly multicultural haven.



# ACTIVITIES

## MARINA

La Balise Marina

2 minutes walk

## KITE SURF

Le Morne

30 minutes by car

## SURF / KAYAK / PADDLE

Tamarin Bay

5 minutes by car

## GOLF

Tamarina Golf Course

15 minutes by car

## EQUESTRIAN SPORTS

Cavalia, at Cascavelle

15 minutes by car

## SPORTS CENTRE

Riverland Sport Center

10 minutes by car

## SPA

Rituals Spa, at la Marina

5 minutes walk

## SCUBA DIVE

Flic en Flac

20 minutes by car

## HIKING

Black River Gorges, Le Morne

Piton de la Rivière Noire

## ZOO

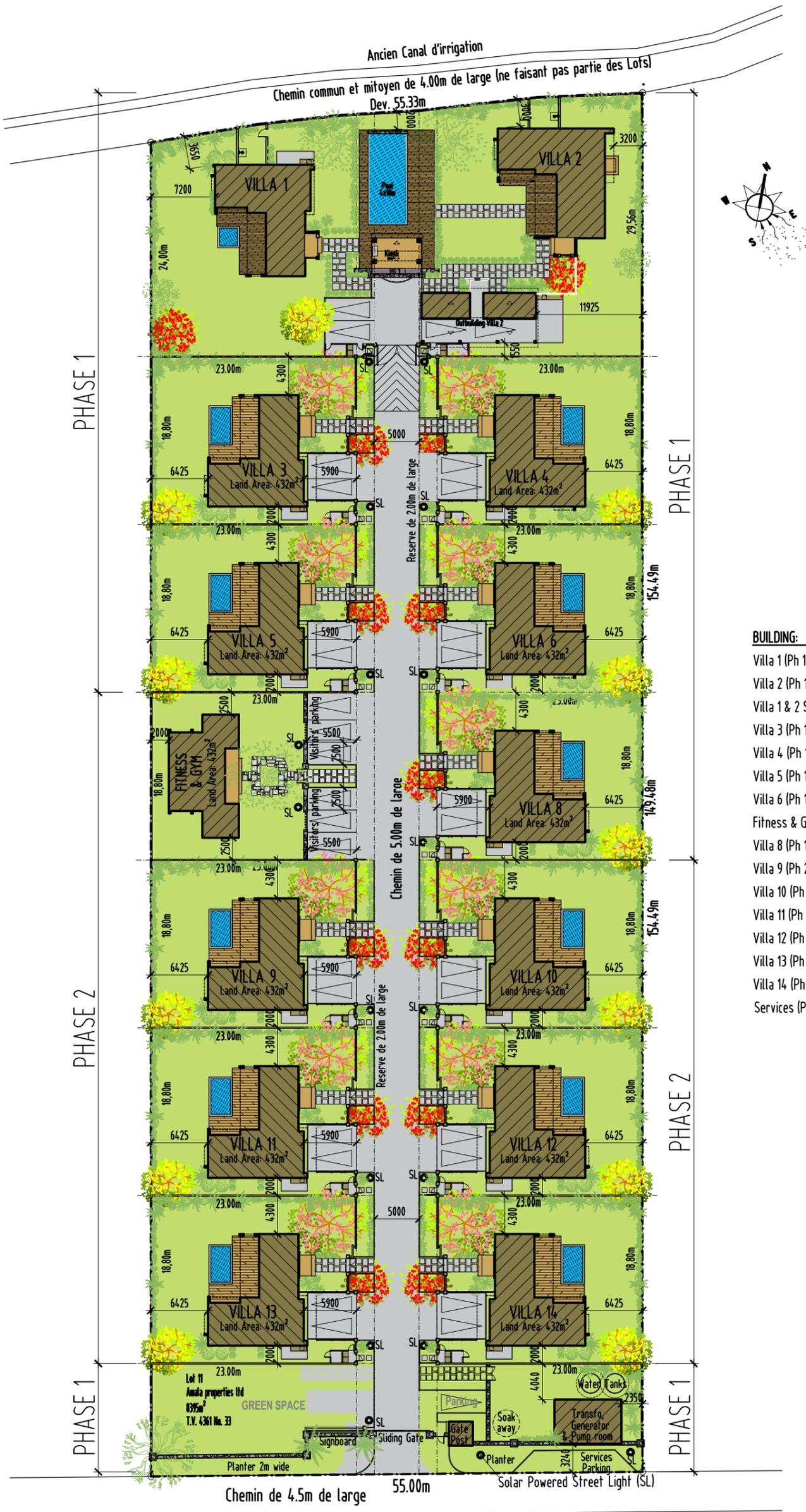
Casela

15 minutes by car



non contractual photo

# MASTER PLAN



BUILDING:	LAND AREA
Villa 1 (Ph 1)	:615m <sup>2</sup>
Villa 2 (Ph 1)	:687m <sup>2</sup>
Villa 1 & 2 Shared	:194m <sup>2</sup>
Villa 3 (Ph 1)	:432m <sup>2</sup>
Villa 4 (Ph 1)	:432m <sup>2</sup>
Villa 5 (Ph 1)	:432m <sup>2</sup>
Villa 6 (Ph 1)	:432m <sup>2</sup>
Fitness & Gym (Ph 2)	:432m <sup>2</sup>
Villa 8 (Ph 1)	:432m <sup>2</sup>
Villa 9 (Ph 2)	:432m <sup>2</sup>
Villa 10 (Ph 2)	:432m <sup>2</sup>
Villa 11 (Ph 2)	:432m <sup>2</sup>
Villa 12 (Ph 2)	:432m <sup>2</sup>
Villa 13 (Ph 2)	:432m <sup>2</sup>
Villa 14 (Ph 2)	:432m <sup>2</sup>
Services (Ph 1)	:160m <sup>2</sup>

Rendered Master Site Plan - Phase 1 & 2  
Scale 1 : 500





BUILDING:	LAND AREA
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Villa 3	:432m <sup>2</sup>
Villa 4	:432m <sup>2</sup>
Villa 5	:432m <sup>2</sup>
Villa 6	:432m <sup>2</sup>
Services	:160m <sup>2</sup>

Rendered Master Site Plan - Phase 1  
Scale 1 : 500





non contractual photo

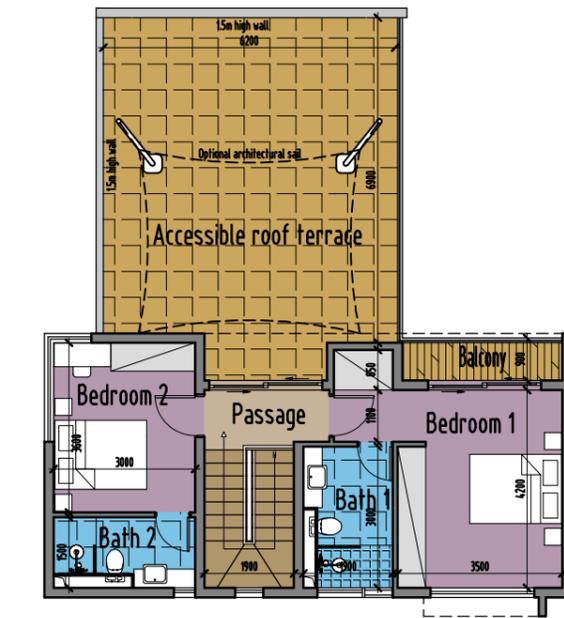
A bedroom gorged with natural light that opens on a patio and a swimming pool.



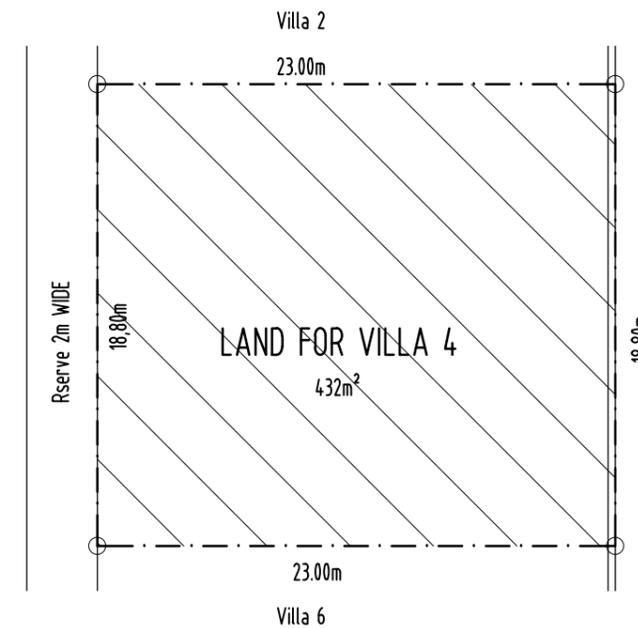
GROUND FLOOR PLAN  
SCALE 1: 150

VILLA 4  
3 BEDROOMS PLUS

IMPORTANT NOTE: ALL DIMENSIONS AND AREAS STATED ARE MEASURED FROM RAW STRUCTURAL ELEMENTS



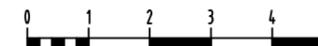
FIRST FLOOR PLAN  
SCALE 1: 150

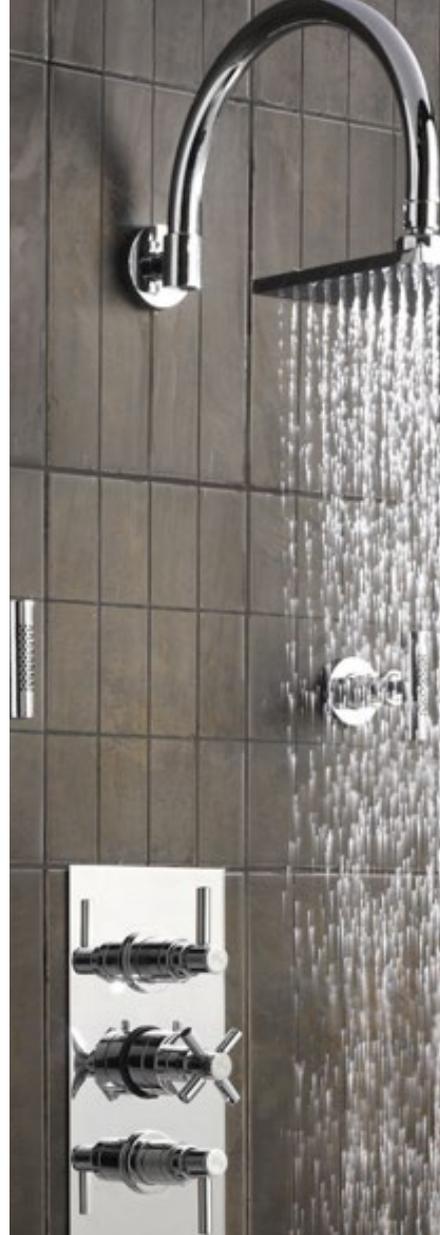


VILLA 4 - SITE DIMENSIONS KEY PLAN  
SCALE 1: 300

SCHEDULE OF AREAS

INTERNAL FLOOR AREAS	
LIVING / DINING / KITCHEN :	39.40m <sup>2</sup>
LAUNDRY / PANTRY :	4.08m <sup>2</sup>
WC :	1.92m <sup>2</sup>
STORE :	0.90m <sup>2</sup>
MASTER BEDROOM :	18.73m <sup>2</sup>
M. BEDROOM BATH :	6.08m <sup>2</sup>
BEDROOM 1 :	17.25m <sup>2</sup>
BATH 1 :	5.70m <sup>2</sup>
BEDROOM 2 :	10.80m <sup>2</sup>
BATH 2 :	4.50m <sup>2</sup>
STAIRS/PASSAGE :	7.98m <sup>2</sup>
BUILT AREAS:	
GROUND FLOOR :	87.53m <sup>2</sup>
COVERED TERRACE :	17.43m <sup>2</sup>
FIRST FLOOR :	56.26m <sup>2</sup>
BALCONY :	3.24m <sup>2</sup>
NON COVERED TERRACE :	9.61m <sup>2</sup>
ROOF TERRACE :	47.77m <sup>2</sup>
ENTRANCE :	4.41m <sup>2</sup>
ALLEY :	6.90m <sup>2</sup>
PARKING :	28.84m <sup>2</sup>
POOL :	11.44m <sup>2</sup>
SERVICE TERRACE :	4.37m <sup>2</sup>
BIN, METER & TECH ROOM :	4.03m <sup>2</sup>
<b>TOTAL INTERNAL AREA:</b>	<b>116m<sup>2</sup></b>
<b>GROSS BUILT AREA :</b>	<b>164m<sup>2</sup></b>
<b>TOTAL BUILT AREA :</b>	<b>281m<sup>2</sup></b>
<b>LAND AREA FOR VILLA 4 :</b>	<b>432m<sup>2</sup></b>





# THE FINISHES

## WALL AND MAIN STRUCTURE

- > Main structure in reinforced concrete
- > Walls in concrete blocks, rendered & painted anti-fungus treatment
- > Decorative walls in Basalt stones dry laying
- > Wood cladding Pine autoclave treatment class 4

## PLUMBING AND ELECTRICAL

- > Concealed plumbing hot & cold AluPex Tiemme Italie
- > 5 Yrs warranty on water taps
- > Centralized water supply and electric pumps
- > Elec. water heater Ariston 100L 3 yrs warranty
- > Solar water heater optional
- > Concealed elec. cables and Legrand accessories
- > Stand-by central generator
- > Two TV sockets, Two telephone sockets, 1 fiber optics access point
- > Connection to Fiber Optics on application with service provider

## INTERIOR

- > Wall in concrete blocks, rendered and painted satin finish
- > Choice of 3 colors ceramic tiles, origin Spain
- > Wardrobe in all bedrooms
- > Bedrooms wood flush doors with matte stainless steel handle
- > Ceilings rendered and painted
- > All lightings (LED) included
- > Ceiling fans for bedrooms, living & veranda
- > Air conditioning in all bedrooms
- > Sanitary wares; 5 wash basins, WC soft-closure 4, double sinks 1, simple sink 1.
- > Main bathroom: fixed glass in the shower
- > All bathroom with towel bar, roll holder, mirror
- > Anti-termites treatment 5 years warranty

## OPENINGS

- > Doors & windows in anodized aluminium desert grey or equivalent
- > Clear laminated glass
- > Entrance door in solid wood

## KITCHEN ; APPLIANCES EU BRAND

- > Built in ceramic hobs
- > Wall mounted hood (recirculation or charcoal filters)
- > Built in micro-waves oven
- > Built in electrical oven
- > Double sink SS make Franke (Swiss) or equivalent
- > Kitchen island
- > Pantry in the laundry
- > Kitchen furniture EU accessories, Quartz table tops

## ROOF

- > Flat roof in reinforced concrete with 10 years waterproofing warranty
- > Architectural sail optional

## POOL AND POOL SIDES

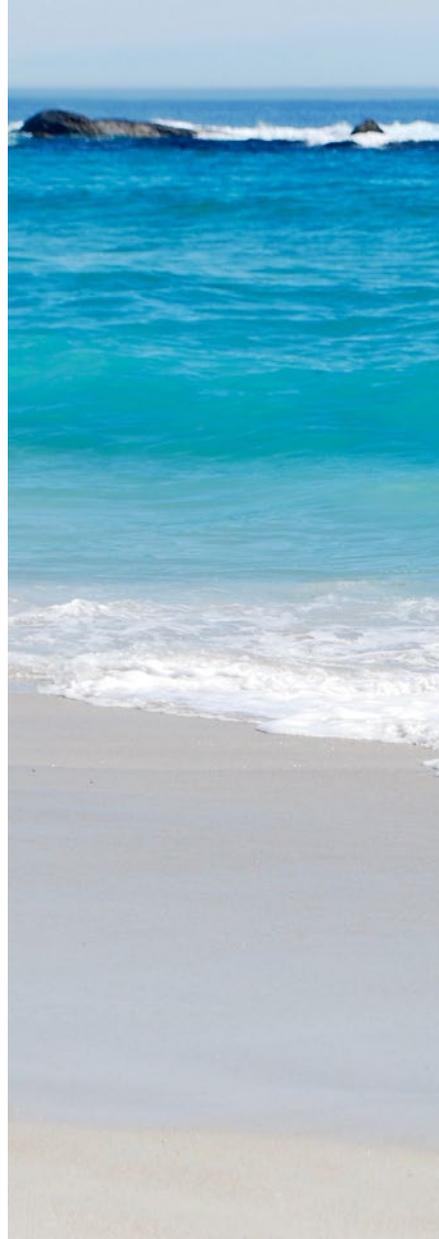
- > Fiberglass pool equipped with sand filtration
- > Concrete pool & tiling optional
- > Non-slip ceramic tiles on poolside and veranda

## GARDEN AND OUTSIDE

- > Lawn, tropical and endemic plants
- > Kitchen grease trap
- > Mini wastewater treatment plant Biorock or Klaro One
- > Balcony with glazed balustrade

## COMMON SPACES & OTHER FACILITIES

- > Access road of 5Mt wide with base in Evergreen paving blocks or equivalent
- > 1Mt road reserve on each side with planters
- > Security gate post at main entrance
- > Extra parking visitors/professionals in front of Gym & green space
- > Centralized water tanks
- > Centralized silent diesel elec. generator
- > Solar powered street lights at main entrance & along access road



## WHY INVEST IN MAURITIUS ?

The PDS (Property Development Scheme) is a real estate development scheme allowing foreigners and Mauritians to acquire, in full ownership, a luxury property in Mauritius.

By purchasing a property worth a minimum of 500,000 USD, the owner - as well as his/her spouse and dependant minors - benefit from a residence permit.. This permit is valid as long as you remain the owner of the villa.

If you wish, you can rent your property for an interesting return on investment through our dedicated partner or individually.

## TAX BENEFITS

15% income tax

No tax on wealth

No dividend tax (below Rs3,5m)

No inheritance tax

No exchange control in case of repatriation of funds

A financial guarantee for the completion of works (GFA) will be given at the signature of the authentic deed of sale, supported by MCB (The Mauritius Commercial Bank).