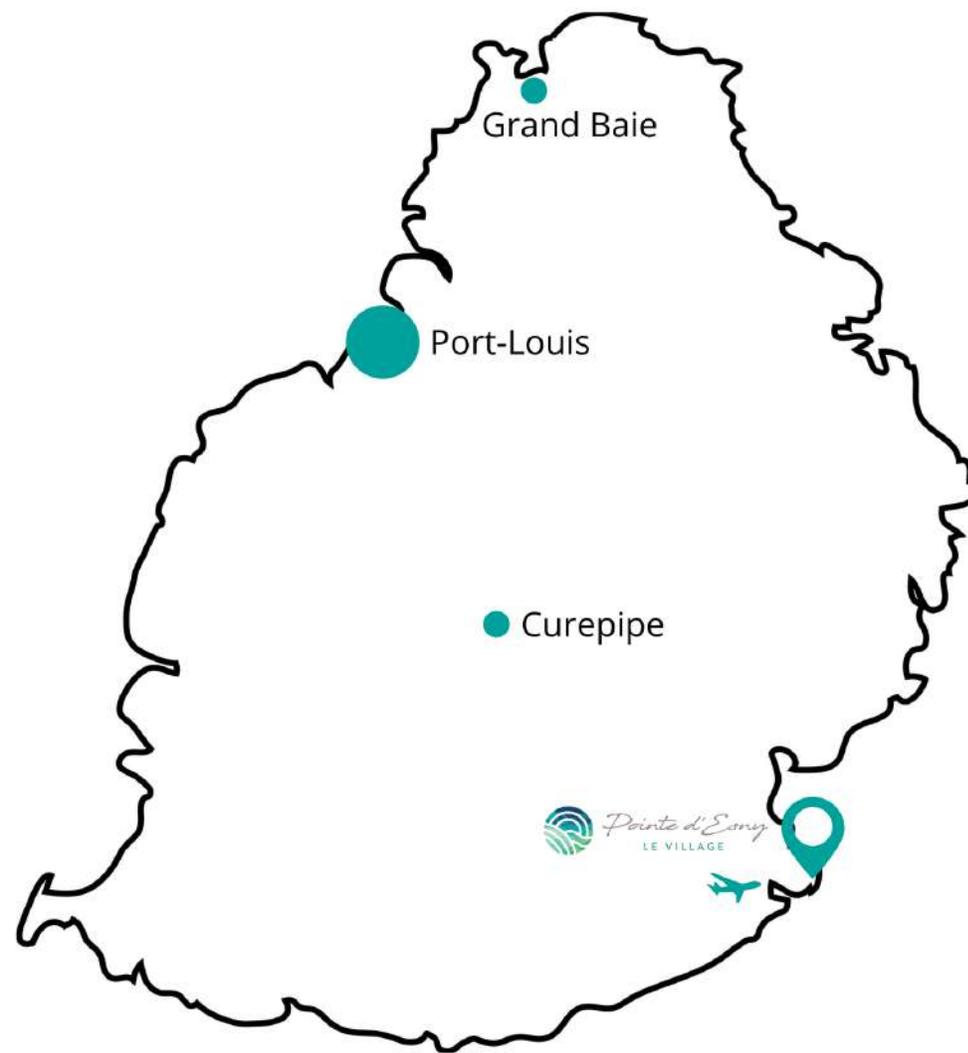




*Pointe d'Esny*  
LE VILLAGE

## *Perfectly Situated*

Pointe d'Esny Le Village is in the south-east of the island, just 10 minutes from the airport, 30 minutes from Curepipe and approximately 45 minutes from Port-Louis. The village of Mahebourg is only 10 minutes away.





BEACH CLUB



*Imagine having an immaculate beach and a turquoise lagoon next door...*

*A unique opportunity to enjoy  
life's simple pleasures...*

The 168-arpent development, which comprises of 29 arpents of green space, is in a thriving region, just a few steps away from one of the most beautiful lagoons on the island, with access to a pristine beach.

- An authentic and vibrant seaside village
- A natural sanctuary nestled between land and sea
- Everything you need at your fingertips



# *Everything at your fingertips*

The project includes all the infrastructure and facilities you need, to make every day as enjoyable as the next:

- Convenience Stores
- Restaurants & Coffee Shops
- School
- Sports Centre
- Green Spaces
- Access to the Beach Club



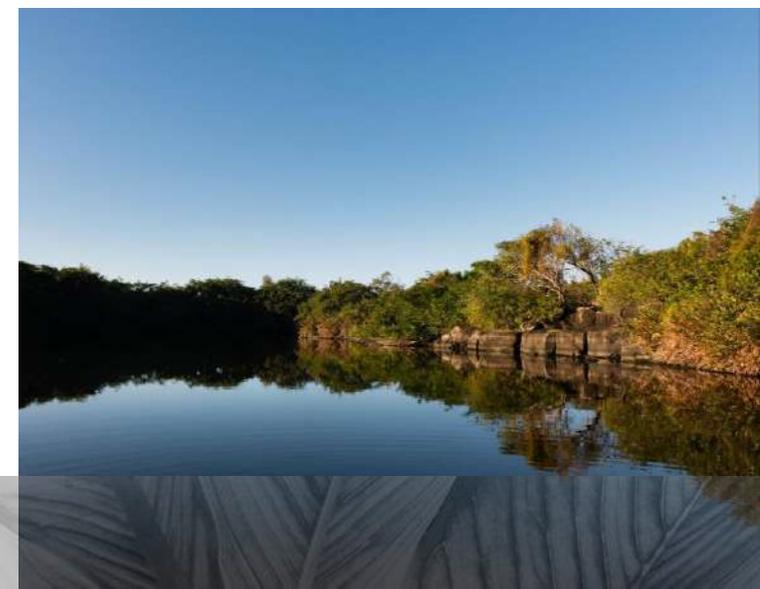
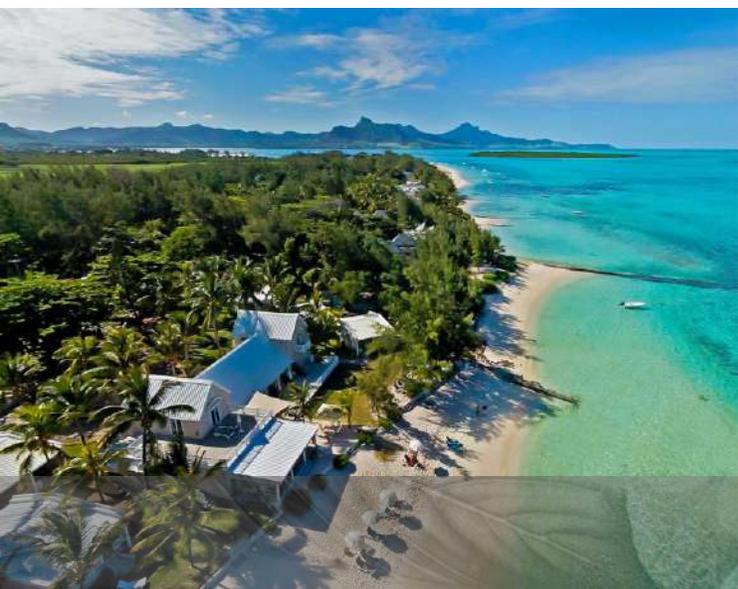


Pointe d'Esny  
LE VILLAGE

## LÉGENDE

### KEY

- |   |  |
|---|--|
| <b>A</b> TERRAINS À BÂTIR<br>SERVICE PLOTS            | <b>H</b> APPART HOTEL<br>APART HOTEL       |
| <b>B</b> VILLAS                                       | <b>I</b> COMPLEXE SPORTIF<br>SPORTS CENTRE |
| <b>C</b> APPARTEMENTS<br>APARTMENTS                   | <b>J</b> BEACH CLUB                        |
| <b>D</b> DUPLEX PISCINE PRIVÉE<br>DUPLEX OWN POOL     | <b>K</b> ÉCOLE<br>SCHOOL                   |
| <b>E</b> DUPLEX PISCINE COMMUNE<br>DUPLEX COMMON POOL |  |
| <b>F</b> ESPACE COMMERCIAL<br>RETAIL/COMMERCIAL       |  |
| <b>G</b> RESTAURANTS/CAFÉS                            |  |



## The process

Reservation Agreement	10% deposit into personal escrow account - MCB
Signature of Deed of Sale	15% + 5% Registration duty + 1.15% notary fees

### Application for residency permit

#### Construction starts

- on completion of foundations 10%
- on completion of the roof of the ground floor 15%
- on completion of the roof of the first floor 15%
- upon waterproofing (*mise hors d'eau*) 5%
- upon airproofing (*mise hors d'air*) 10%
- on completion of the construction 15%
- on handover 5%

# *Why invest in Mauritius?*

- A safe investment for prospective buyers, with the guarantee of a high added value
- Beautiful features: beaches, golf courses, mountains...
- Minimum time lag with Europe
- Eligibility for a residence permit upon the purchase of a residential unit worth over USD 375,000
- Business taxation is particularly favourable to investors and entrepreneurs
- Double taxation agreements with 45 countries
- Political stability and constant economic growth spanning three decades
- Exceptional living conditions all year

