



VILLAS
À LOÛÈS



A UNIQUE LOCATION

Imagine a place where you can enjoy every single moment of life. A place where everything has been designed to live life to the fullest. There you will find people of different ages and cultures living in harmony.

Tamarina Golf | 2 km
La Balise Marina | 3.5 km
National Park | 6 km
Le Morne Kite Surf | 17 km



From the mythic bay of Tamarin to the shores of Le Morne mountain, 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. Not to forget the restaurants and bars to have fun and enjoy the sweetness of Mauritian life.



LIVE #CAPTAMARIN


Located on the West coast of Mauritius, at the foot of La Tourelle Mountain and surrounded by the mythic Tamarin Bay, Cap Tamarin Smart & Happy Village opens its doors to you.

Cap Tamarin is developed under the Smart City Scheme and it extends over an area of 44 hectares. This ecofriendly village offers a laid-back seaside lifestyle. Choosing Cap Tamarin is opting for a harmonious and peaceful life.

Encouraging diversity and sustainable development, this smart village has been designed to enhance the cosmopolitan riches of Tamarin. With its own rhythm and unique art de vivre, Cap Tamarin keeps you close to the essentials and closer yet to adventure!

MASTERPLAN

-  Commercial
-  Education
-  Leisure
-  Offices
-  Residential
-  Health

-  Existing Infrastructures
-  Phase 1
June 2018 - Dec 2024
-  Phase 2
Oct 2024 - June 2026
-  Phase 3
2026 - 2028

CapTAMARIN
Smart & Happy Village



Villas Aloès is a 5 minutes' walk from the commercial centre, the Riverland Sports Club, the primary school, the park, the heart of the village with its restaurants & bars and the mythic Tamarin Bay.





MASTERPLAN



Villas of 218m² on Land of approximately 400m²

VILLA ALOES TYPE A

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR SPECS		Net surface area: 96.58m ²
		m ²
1	Porch	3.37
2	Lobby	6.41
3	Toilet	1.94
4	Bedroom	11.05
5	Bathroom and toilet	4.33
6	Balcony	4.32
7	Laundry room	3.06
8	Kitchen/TV room/dining room	35.42
9	Covered terrace	22.26
10	Store	4.42

FIRST FLOOR SPECS		Net surface area: 92.12m ²
1	Staircase	6.24
2	Balcony	4.00
3	Alcove	0.95
4	Lobby	6.81
5	Bedroom 2	13.08
6	Bathroom and toilet 2	3.22
7	Balcony	3.73
8	Bedroom 3	12.57
9	Bathroom and toilet	2.94
10	Balcony 3	4.56
11	Main bedroom	18.41
12	Bathroom and toilet	7.00
13	Balcony	3.73
14	Wardrobe	4.88

Net Surface Area	188.70 m ²
Gross surface area	218.99 m ²



VILLA ALOES TYPE B

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR SPECS			Net surface area: 90.31m ²
			m ²
1	Porch	3.69	
2	Covered terrace	20.65	
3	Store 1	2.54	
4	Kitchen/TV Room/ Dining room	33.25	
5	Laundry room	2.86	
6	Store 2	1.61	
7	Terrace	1.50	
8	Lobby	4.52	
9	Toilet	2.25	
10	Bedroom	13.24	
11	Toilet & Bathroom	4.20	
FIRST FLOOR SPECS			Net surface area: 88.07m ²
1	Staircase	4.67	
2	Lobby	8.84	
3	Main bedroom	18.18	
4	Balcony	7.14	
5	Wardrobe	6.27	
6	Main bathroom and toilet	5.79	
7	Bedroom 2	14.77	
8	Bathroom and toilet 2	2.80	
9	Bedroom 3	12.48	
10	Bathroom and toilet	4.20	
11	Balcony	2.13	
Net Surface Area			178.38 m ²
Gross surface area			215.92 m ²



DECO PACK

Available on demand

INVEST IN MAURITIUS

SOCIAL, POLITICAL AND ECONOMICAL STABILITY

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 and 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.

Free repatriation of profits, dividends and capital.

No wealth tax.

Land transfer tax is only 5%.

No capital gains tax or inheritance.

Tax-free dividends.

INVEST IN MAURITIUS

BECOME A RESIDENT

Any non-citizen who purchases a residence under an integrated development scheme for an amount exceeding \$375,000 is eligible for permanent residence (for him as well as his family).

The resident permit is valid as long the buyer remains the owner of the property.

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.

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 during any season of the year on the eight international calibre golf courses.



SMART CITY SCHEME

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 multiple offers: 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.

| The only program open to foreigners that does not require a minimum investment threshold.

| Possibility for a foreigner to buy an office.

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