MOSAIQUE

RETIREMENT – BEAU PLAN

a novaterra project







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A life beautifully composed

Nestled within Beau Plan's vibrant, multicultural community in the north of Mauritius, Mosaique offers a fresh perspective on retirement living. Set within the natural beauty of the area and connected to a wealth of amenities, experiences and opportunities, it brings together the many elements of a fulfilling lifestyle.

Here, independence comes naturally, with the freedom to live at your own pace, stay active and embrace new experiences. Thoughtfully designed to encourage connection while preserving your individuality, Mosaique invites you to enjoy life's next chapter in a welcoming community.



A mosaic of everyday life

The beauty of a mosaic is how each individual element catches the eye and together creates a complete picture. This is Beau Plan and the lifestyle which Mosaique offers. Experiences, places and people come together, each bringing something different and creating a beautiful lifestyle to enjoy.





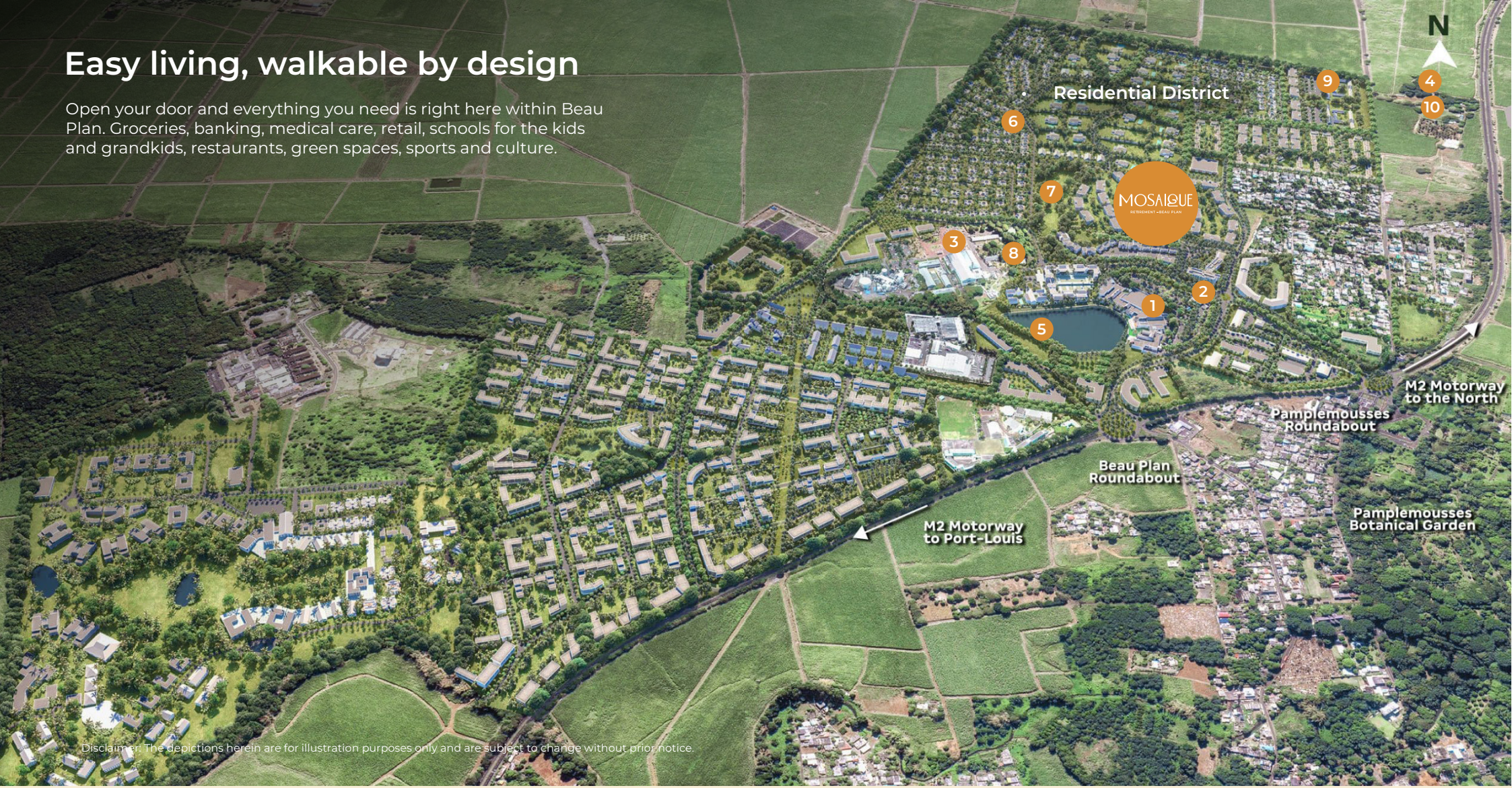




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Easy living, walkable by design

Open your door and everything you need is right here within Beau Plan. Groceries, banking, medical care, retail, schools for the kids and grandkids, restaurants, green spaces, sports and culture.



1. Mahogany Shopping Promenade
   - *Supermarket*
   - *Pharmacy*
   - *Restaurant & Food Court*
   - *Bank*
2. Medical Centre
3. L'Aventure du Sucre Museum
4. Equestrian Centre
5. Lakeside Promenade
6. Residential District
7. Urban Park
8. Creative Park
9. International primary & secondary schools
10. Caña Sports & Leisure Club

BEAU PLAN

LIVE
WORK
PLAY
LEARN
CREATE













What Beau Plan has to offer

- **Beau Plan Creative Park**
  Artisans, boutique trade, workshops

- **Mahogany Shopping Promenade**
  Food court, retail, wellness shops, lake

- **L'Aventure du Sucre Museum**
  Sugarcane museum, sugar & rum tastings, restaurant

- **Caña Sports & Leisure Club**
  Padel, gym, restaurant

- **Beau Plan Urban Park**
  Walking, leisure

Where the pieces of life come together



Mosaique, the art of living

You've built a life rich in experiences, family, friendships and purpose. Mosaique and Beau Plan give you the freedom to keep living it your way - whether that means continuing to work, pursuing personal projects or simply having more time for the things you enjoy. Explore a multicultural neighbourhood, browse artisan stores and exhibitions, join wellness classes, meet friends for coffee, stay connected to work or simply enjoy being at home.



Serene and private living within Beau Plan

Mosaique is in the middle of Beau Plan, near the Lakeside District. Discover a beautiful collection of two and three-bedroom apartments and single-level cottages.

Warm natural finishes and sunlit interiors create a soft, welcoming sense of home, while private gardens and balconies bring everyday living closer to the outdoors.

A complete picture takes shape as each resident adds their tapestry of experiences to the Mosaique community.

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Site development plan

Future phase



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24 Apartments

Spacious layouts open onto sunlit terraces.



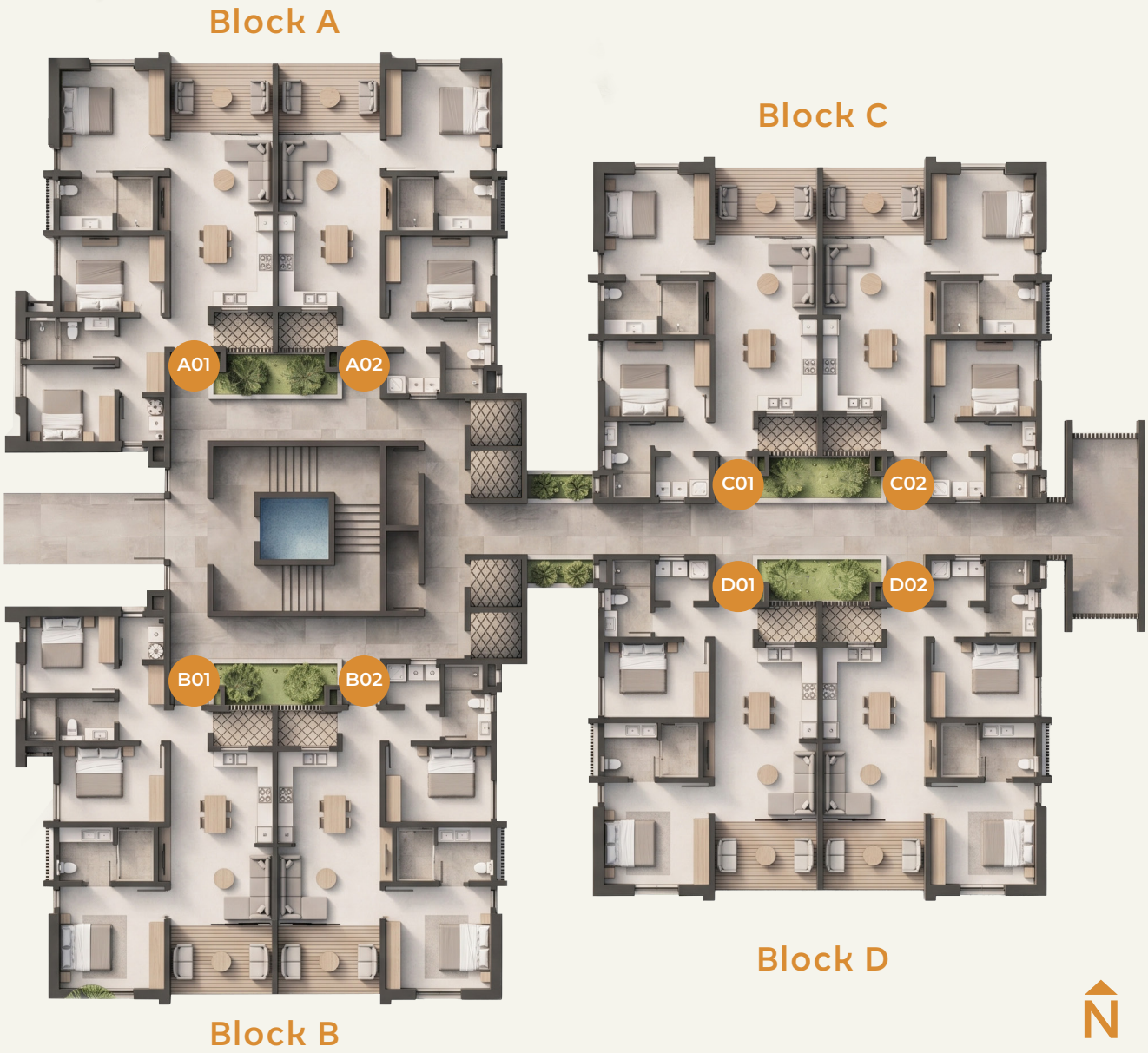
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Ground floor

A01	3-bed, 2-bath	116,4m²	Garden	24,8m²
A02	2-bed, 2-bath	101,6m²	Garden	24,8m²
B01	3-bed, 2-bath	116,4m²	Garden	24,8m²
B02	2-bed, 2-bath	101,6m²	Garden	24,8m²
C01	2-bed, 2-bath	101,6m²	Garden	24,8m²
C02	2-bed, 2-bath	101,6m²	Garden	24,8m²
D01	2-bed, 2-bath	101,6m²	Garden	24,8m²
D02	2-bed, 2-bath	101,6m²	Garden	24,8m²

Central apartments



Disclaimer: Individual area sizes have been rounded to one decimal place.

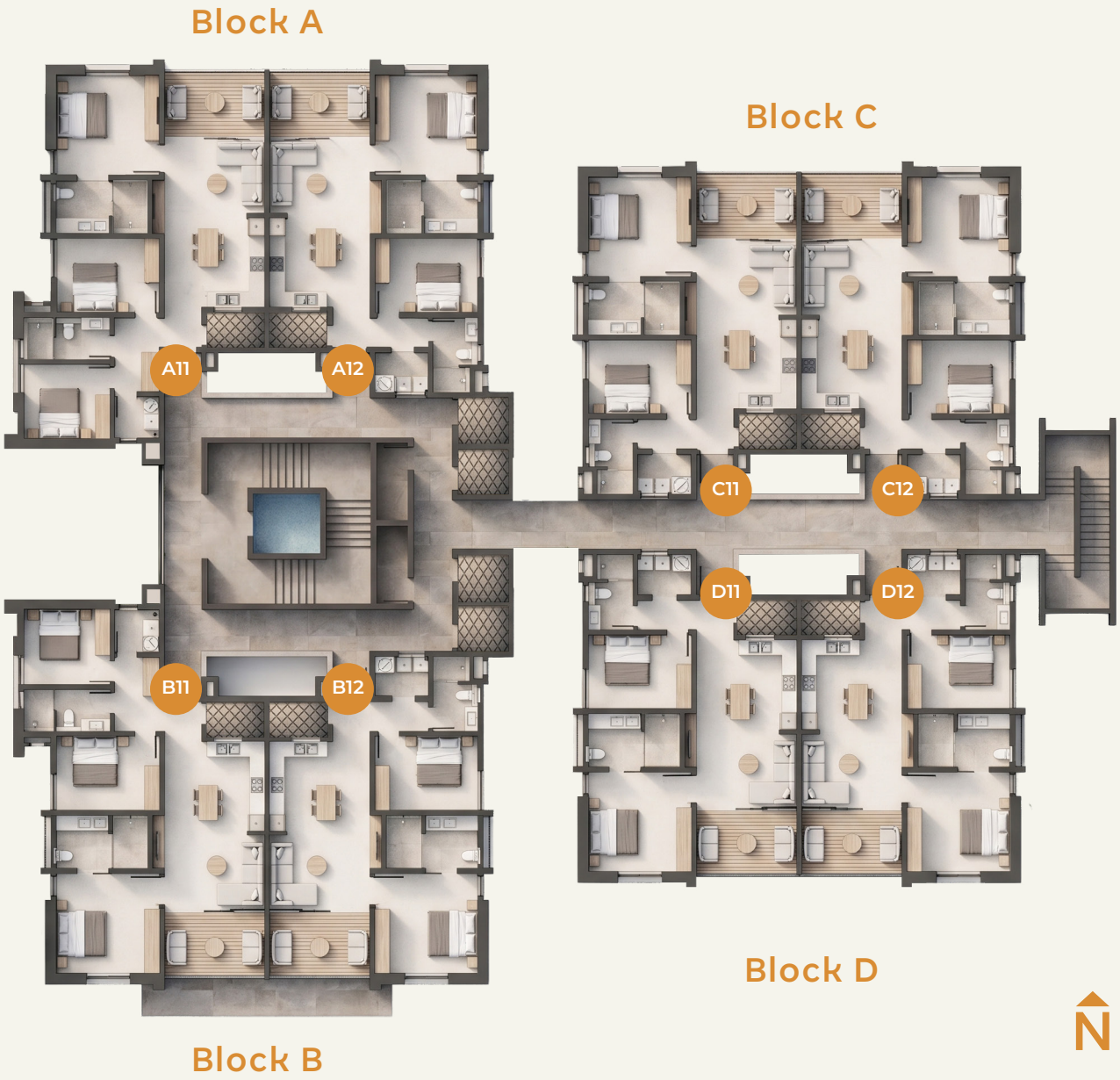
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First floor

A11	3-bed, 2-bath	116,4m²
A12	2-bed, 2-bath	101,6m²
B11	3-bed, 2-bath	116,4m²
B12	2-bed, 2-bath	101,6m²
C11	2-bed, 2-bath	101,6m²
C12	2-bed, 2-bath	101,6m²
D11	2-bed, 2-bath	101,6m²
D12	2-bed, 2-bath	101,6m²

Central apartments

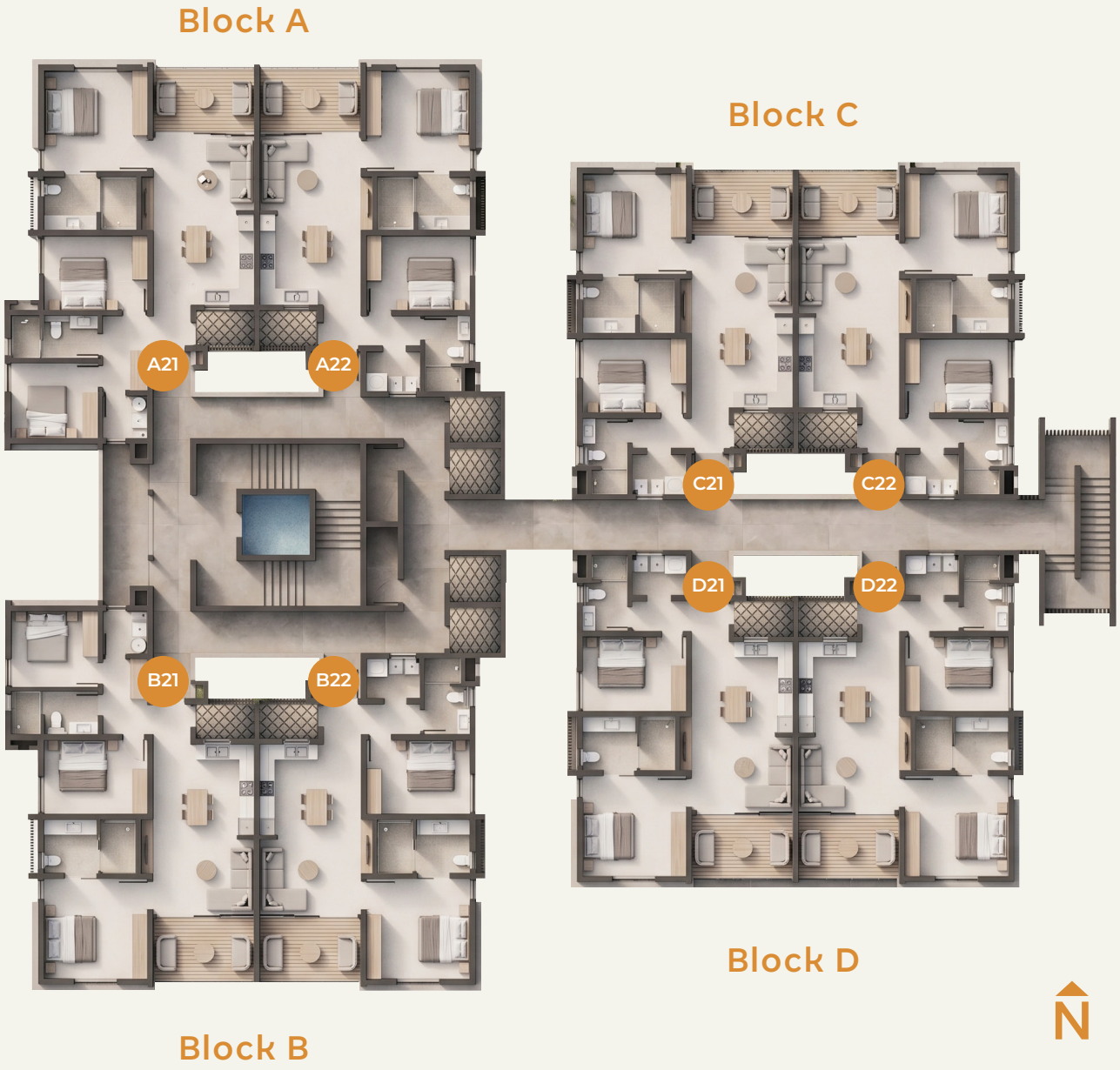


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Central apartments



Second floor

A21	3-bed, 2-bath	116,4m²
A22	2-bed, 2-bath	101,6m²
B21	3-bed, 2-bath	116,4m²
B22	2-bed, 2-bath	101,6m²
C21	2-bed, 2-bath	101,6m²
C22	2-bed, 2-bath	101,6m²
D21	2-bed, 2-bath	101,6m²
D22	2-bed, 2-bath	101,6m²

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Unit types



Central apartment
2-bed, 2-bath
101,6m²

Internal Covered Areas

Kitchen / Dining	15,1m²
Laundry	3,6m²
Entrance Lobby	2,6m²
Living	13,2m²
Bedroom 1	16,6m²
Ensuite Bathroom 1	8,0m²
Bedroom 2	12,3m²
Shared Bathroom	5,2m²
Circulation	2,8m²
Drying Yard	3,4m²
Covered Terrace	10,3m²
Total Net Area	93,1m²
Total Gross Area	101,6m²
Garden (ground floor)	24,8m²



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Unit types



Central apartment
3-bed, 2-bath
116,4m²

Internal Covered Areas

Kitchen / Dining	15,1m²
Laundry	3,2m²
Entrance Lobby	2,6m²
Living	13.2m²
Bedroom 1	16,6m²
Ensuite Bathroom 1	8,0m²
Bedroom 2	12,3
Bedroom 3	10,5m²
Shared Bathroom	6,0m²
Circulation	5,6m²
Drying Yard	3,4m²
Covered Terrace	10,4m²
Total Net Area	106,9m²
Total Gross Area	116,4m²
Garden (ground floor)	25,8m²



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20 Cottages

Comfortable, open-plan spaces with private gardens and a patio.

Unit types



East cottage
2-bed, 2-bath
104.3m²

Internal Covered Areas

Kitchen / Dining	11,7m²
Laundry	2,7m²
Entrance Lobby	6,6m²
Living	13,1m²
Bedroom 1	15,3m²
Ensuite Bathroom 1	8,9m²
Bedroom 2	11,9m²
Shared Bathroom	5,9m²
Circulation	2,8m²
Covered Terrace	10,0m²
Covered Entrance	4,2m²
Total Net Area	92,9m²
Total Gross Are	104,3m²
Garden area	121,7m²



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Unit types



East cottage
3-bed (Optional), 2-bath
117.1m²

Internal Covered Areas

Kitchen / Dining	13,6m²
Laundry	2,5m²
Entrance Lobby	6,6m²
Living	11,9m²
Bedroom 1	15,3m²
Ensuite Bathroom 1	8,5m²
Bedroom 2	11,6m²
Bedroom 3	10,2m²
Shared Bathroom	4,5m²
Circulation	4,4m²
Covered Terrace	9,8m²
Covered Entrance	4,2m²
Total Net Area	103,1m²
Total Gross Area	117,1m²
Garden area	121,7m²



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Unit types



South cottage
2-bed, 2-bath
104.9m²

Internal Covered Areas

Kitchen / Dining	18,3m²
Laundry	3,2m²
Entrance Lobby	2,5m²
Living	12,0m²
Bedroom 1	15,2m²
Ensuite Bathroom 1	8,9m²
Bedroom 2	11,4m²
Shared Bathroom	5,2m²
Circulation	1,9m²
Covered Terrace	11,4m²
Covered Entrance	3,2m²
Total Net Area	93,2m²
Total Gross Area	104,9m²
Garden area	118.9 - 201.7m²



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Unit types



South cottage

3-bed (optional), 2-bath

117.7m²

Internal Covered Areas

Kitchen / Dining	18,9m²
Laundry	3,3m²
Entrance Lobby	2,4m²
Living	12,3m²
Bedroom 1	17,2m²
Ensuite Bathroom 1	8,9m²
Bedroom 2	11,2m²
Bedroom 3 / Study	8,4m²
Shared Bathroom	4,6m²
Circulation	2,4m²
Covered Terrace	11,6m²
Covered Entrance	3,2m²
Total Net Area	104,4m²
Total Gross Area	117,7m²
Garden area	118.9 - 201.7m²



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Unit types



South cottage 9

3-bed, 2-bath

133.6m²

Internal Covered Areas

Kitchen / Dining	16,8m²
Laundry	3,0m²
Entrance Lobby	2,5m²
Living	13,0m²
Bedroom 1	16,0m²
Ensuite Bathroom 1	8,6m²
Bedroom 2	12,7m²
Bedroom 3	5,0m²
Shared Bathroom	10,7m²
Circulation	12,2m²
Covered Terrace	18,0m²
Covered Entrance	2,4m²
Total Net Area	120,9m²
Total Gross Area	133,6m²
Garden area	229,5m²



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Unit types



South cottage 10
3-bed, 2-bath
134.5m²

Internal Covered Areas

Kitchen / Dining	16,8m²
Laundry	3,0m²
Entrance Lobby	2,5m²
Living	13,0m²
Bedroom 1	16,0m²
Ensuite Bathroom 1	8,6m²
Bedroom 2	12,7m²
Bedroom 3	5,0m²
Shared Bathroom	10,7m²
Circulation	12,2m²
Covered Terrace	18,0m²
Covered Entrance	3,3m²
Total Net Area	121,8m²
Total Gross Area	134,5m²
Garden area	178,5m²



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Exclusive clubhouse facilities

Where shared moments burst with colour and life

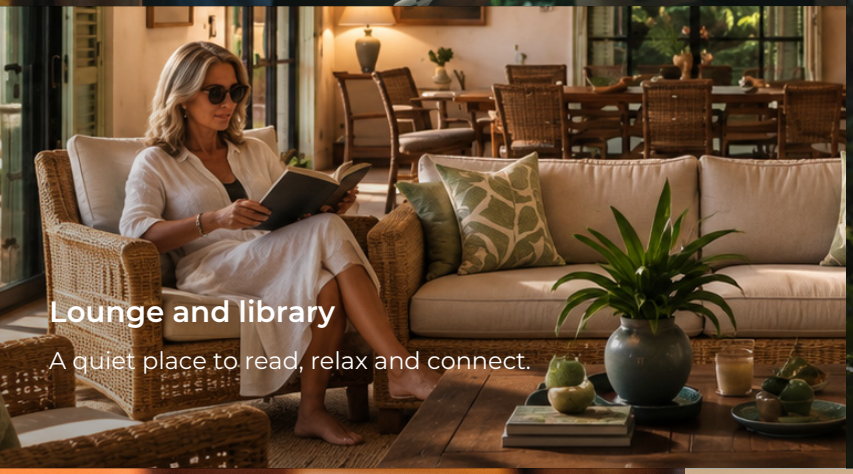


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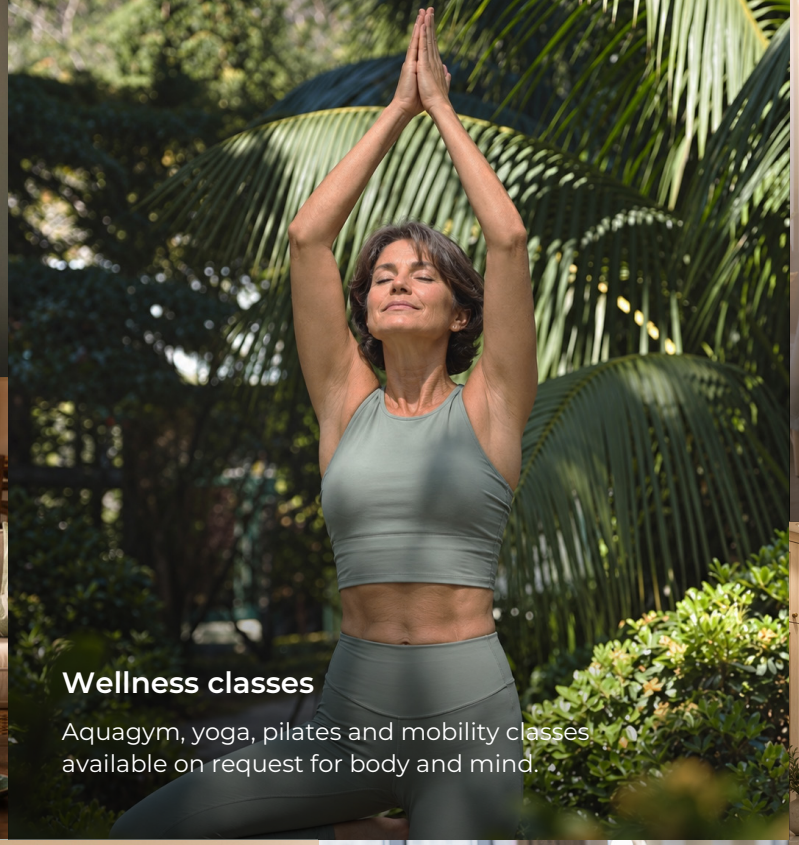
Wellbeing coordinator

Health support, guidance and peace of mind.



Lounge and library

A quiet place to read, relax and connect.



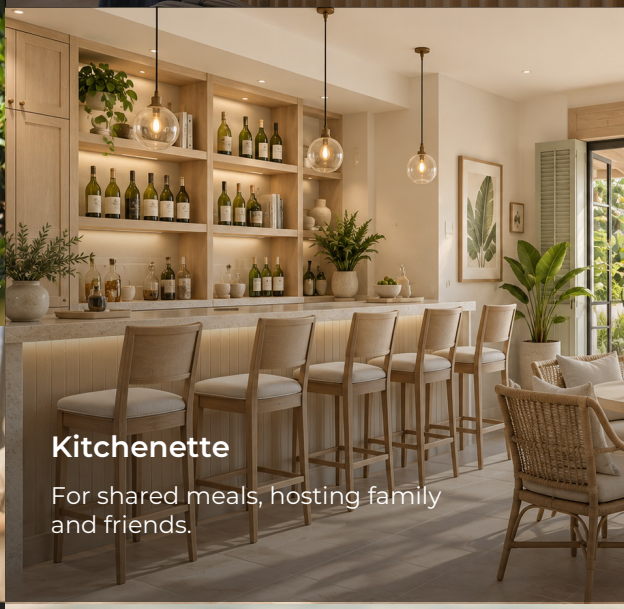
Wellness classes

Aquagym, yoga, pilates and mobility classes available on request for body and mind.



Lifestyle coordinator office

Dedicated point of contact for weekly activities and events.



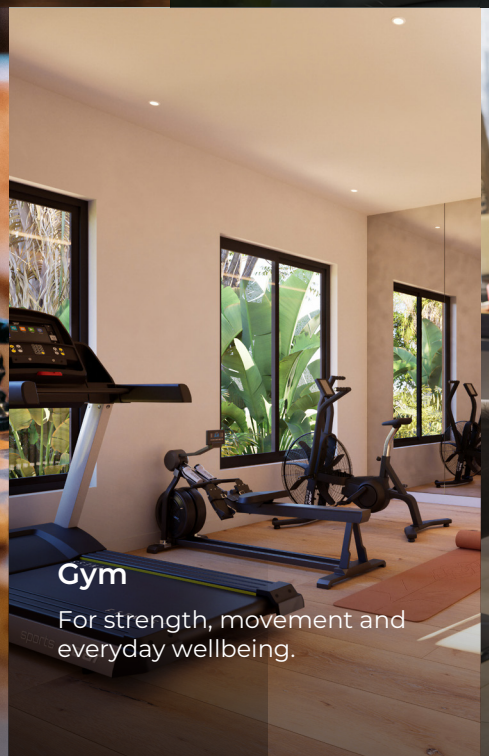
Kitchenette

For shared meals, hosting family and friends.



Activity spaces

Carrom, mahjong, belote and more for fun and friendly competition.



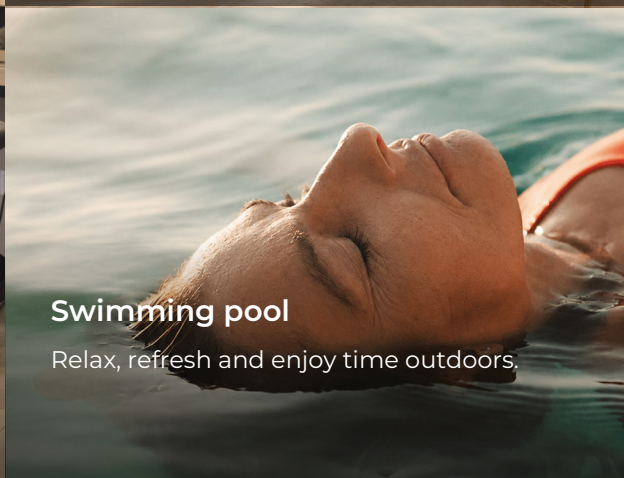
Gym

For strength, movement and everyday wellbeing.



Multipurpose space

A flexible space for regular activities and services.



Swimming pool

Relax, refresh and enjoy time outdoors.



International buyers

Mosaique apartments and cottages are available to international buyers. A Preliminary Reservation Contract allows you to reserve your chosen property off-plan, ahead of completion.

Purchasing at Mosaique may also offer a pathway to Mauritian residency, depending on your eligibility, with potential tax advantages for those choosing to make Mauritius their home. Our team can guide you through the available options and requirements.

VEFA and the buying process

VEFA provides a formal legal framework for off-plan property purchases in Mauritius. VEFA or Vente en l'État Futur d'Achèvement is a "Sale in a Future State of Completion". This allows buyers to purchase a property "off-plan" before construction is complete with regulations requiring payment in instalments as construction progresses.



No general capital gains, inheritance or wealth tax



Potential residency pathway



Residency may extend to spouse and eligible dependants



Qualifying property owners may live and work in Mauritius



Retirement residence permit available to qualifying buyers

a novaterra project

Designed with vision, developed for community



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Novaterra is the developer of Mosaique and Beau Plan, forming part of the **Mauritian** group Terra. Novaterra brings a multidisciplinary team together creating communities that go beyond buildings, designing lifestyle destinations that foster growth and connection. Mosaique is a natural extension of this vision, where considered design meets community in Beau Plan.

+9
Years experience

+35
Completed projects

+230
Hectares developed

Frequently Asked Questions

Who is the Mosaique professional team?
Developer: Novaterra
Architect: Architects Studio

Where is Mosaique?
Mosaique is in Beau Plan, located in the north of Mauritius.

Who is Mosaique designed for, and is there a minimum age?
Mosaique is designed for primarily active, independent people approaching or enjoying retirement who value comfort, wellness, connection, security and the convenience of living within an integrated city. There is no minimum age. Younger buyers can purchase for their parents or themselves.

Will I be allowed to rent out my property?
Yes, in accordance with the Mosaique syndic rules.

How is the residential property ownership managed for Mosaique?
Mosaïque will have its own syndic responsible for the management and maintenance of the development's shared spaces, facilities and common property, ensuring these are well maintained for residents and owners. Owners will also make a monthly contribution towards access to the clubhouse and its associated facilities and services.

What security features will Mosaique have?
A CCTV system will cover external common areas, including access roads, parking areas, technical areas and ground-floor entrances.

Where are the nearest shops, hospital, business and education nodes in the area?
Mosaique places residents within easy reach of everyday essentials, many of them within Beau Plan itself. Mahogany Shopping Promenade offers a supermarket, pharmacy, banking, shops, restaurants and everyday services, while Beau Plan is also home to established business hubs including The Strand and Beau Plan Business Park.

For healthcare, Beau Plan has its own medical facilities, including Maison Médicale de Beau Plan, while the Sir Seewoosagur Ramgoolam National Hospital is located nearby in Pamplemousses.

Educational institutions within Beau Plan include Greencoast International School and Themis International School, offering primary and secondary education, as well as the African Leadership College of Higher Education for tertiary studies. Ti'Marmailles at Beau Plan is a daycare and preschool located in the Mon Rocher area of Beau Plan.

How is the security managed within Beau Plan?
Beau Plan has an intelligent, centralised security system with CCTV in public areas and a control room. Novaterra's Facilities & Assets team is responsible for resident security and management of common areas.

Can owners purchase or rent additional parking?
Yes, owners can purchase or rent additional parking spaces.

What ongoing fees and charges will owners pay?
Mosaique owners will be responsible for monthly syndic fees, which contribute towards the management and maintenance of Mosaique's shared spaces. There will also be a clubhouse membership fee for residents. Utility charges, including water, electricity and any anticipated Beau Plan charges, will be communicated by the sales team.

How many parking bays do I get?
For the apartments, a two-bedroom is allocated one parking bay, a three-bedroom is allocated two parking bays. For cottages, two parking bays will be allocated.

Can I use the facilities when my property is being rented out?
Mosaique facilities will only be available to residents. While your property is being rented out, you are welcome to use any of Beau Plan's facilities, which are open to the public.

Will I be able to have pets in Mosaique?
For apartments, pets are not allowed. Cottages may have small pets in accordance with syndic rules. Please enquire with the sales team.

Will my helper be able to reside with me?
Enquire with the sales team for more information.

Frequently Asked Questions

Can I use my own architect for amendments to my apartment or cottage?
Yes, once transfer takes place you may consider interior amendments with your own architect. Any amendments to the exterior are subject to syndic approval.

Will there be air-conditioning or ceiling fans in the apartments and cottages, or will I be able to install my own?
Yes, Inverter-type split air-conditioning units in all bedrooms. Ceiling fans will be installed in all bedrooms and living room. Ceiling-level power points will also be provided in the living room for the future installation of air-conditioning, in accordance with the Interior Designer's and Engineer's designs and specifications.

Will there be backup power?
Backup generators located in the common technical area will supply the common areas and essential services during a power outage. The generators are designed to supply essential loads, ensuring the continued operation of critical services and the safe evacuation of residents. Air-conditioning, oven, electric hob and electric-vehicle charging loads are excluded.

How many residences are planned for Mosaique?
The 1st part of the project will comprise 80 residences with 60 apartments and 20 cottages.

The first 44 residences available include 24 apartments in the Central Block, 10 East Cottages and 10 South Cottages.

How do I get internet connection, telephone connection and satellite?
Connection of each unit, via a common technical area, to the public telecommunications network through recessed or underground conduits intended for the future installation of cables. Each owner will be responsible for selecting the service provider and arranging the cabling.

What is VEFA and what are the payment terms?
Mosaique will be sold under VEFA (Vente en l'État Futur d'Achèvement), or "Sale in a Future State of Completion". This allows buyers to purchase a property "off-plan" before construction is complete and pay in instalments as construction progresses. VEFA provides a formal legal framework for off-plan property purchases, with the applicable terms and protections set out in the approved sale documentation.

What currency will be used to purchase an apartment or cottage?
International sale prices are advertised in euros, with payments converted to Mauritian Rupees at the applicable exchange rate. Local prices are advertised in Mauritius Rupees.

Is finance available to international buyers?
International buyers may be eligible to apply for property finance through a Mauritian bank, subject to the bank's lending criteria and approval process. The Mosaique sales team can provide further information on available financing options and introduce buyers to relevant banking partners.

Does purchasing within Mosaique make you eligible for Mauritian residency?
Mosaique offers a path to residency for qualifying buyers. Among the criteria is a minimum investment of USD 375 000 in a qualifying property.

When will construction begin and end?
Construction is planned to start in Q3 2027, with delivery of the first residences available, following an estimated 2-year period.

How many floors are in the apartment building and the cottages?
Apartment buildings have a ground floor and 2 additional floors. Cottages have a single level design on the ground floor only.

Are all cottages the same?
East Cottage and South Cottages offer an optional third bedroom. South Cottages also offer an optional private pool. Selections required at reservation.

What is the Mosaique facility access right and what does it include?
Every Mosaïque residence includes membership of the Mosaïque community, giving residents access to the exclusive clubhouse and its facilities, including the swimming pool, gym and library, as well as resident-support services such as the Lifestyle Coordinator and health support. Membership is automatic with the purchase of a Mosaïque residence, and membership fees will be communicated with you.