

Anbalaba

PROPERTIES AND VILLAGE  
BAIE DU CAP - MAURITIUS



*En bas... là-bas...*  
in the south



## DISCOVER

# Mauritius, an exceptional destination in the heart of the Indian Ocean

Located in the southern hemisphere, a stone's throw from Reunion Island and Rodrigues in the Mascarene archipelago, Mauritius is the **art of living incarnate** with its white sand beaches, turquoise lagoons and verdant mountains.

Considered one of the **most beautiful islands in the world**, Mauritius enjoys **international renown**. The kindness of its **perfectly bilingual population**, the richness and diversity of its culture, and the **unrivalled sweetness of its lifestyle** make it the **pearl of the Indian Ocean**.

## BAIE DU CAP VILLAGE, THE CHARM OF THE WILD SOUTH

In the island's southwest, between the lagoon and the ocean, Baie du Cap is a small fishing village whose **authentic charm** is as enchanting as its extraordinary lifestyle. It is minutes from the postcard-perfect **beaches of La Prairie and Le Morne**, a UNESCO World Heritage Site renowned for its natural beauty. The village's verdant hills, typical pirogues, coral reef and lush nature, as well as its also its friendly and tolerant population, are what make it so remarkable.



« ANBALABA » COMES ALIVE ON A HILLSIDE,  
IN PERFECT HARMONY WITH THE SOUL OF THE VILLAGE.

« ANBALABA »,  
A NAME WHOSE ORIGINS  
ARE DEEPLY ROOTED IN  
MAURITIAN CULTURE

Inspired by the classic sega by Mauritian singer-songwriter **Claudio Veerarago**, Anbalaba is an invitation to savour the most authentic part of the island: **en bas là-bas in Baie du Cap**, surrounded by the luxuriant nature of the unspoiled southern coast. This extra measure of soulfulness is perfectly captured in a piece of work by local artist **Vaco**, which in turn inspired this project's graphic identity. Because above all, the Anbalaba IRS is deeply connected to Mauritius and its culture, setting it apart and ensuring its **authenticity**.





LIVE



«Anbalaba» main entrance

## An innovative real estate development that includes a village

Sited on a hill overlooking Baie du Cap village, Anbalaba offers a superb and fully secure 15.4-hectares living environment that is deeply linked to local village life. Anbalaba Village combines leisure, meeting and sharing spaces in the form of shops, restaurants and services arranged around an open-air marketplace. It is a tribute to the **incomparable Mauritian lifestyle**.

«Anbalaba» attaches particular importance to the preservation of endemic species, and includes a tropical plant nursery that extends over more than a hectare.



### «Anbalaba» consists of...

- 1 A village square with a large open marketplace, in which to do your food shopping in a friendly, welcoming atmosphere.
- 2 A Pool & Spa Club in which to have lunch and relax by the magnificent pool.
- 3 A boat house that manages and maintains residents' boats.
- 4 Spaces dedicated to cultural events and handicrafts, to promote local arts and know-how.
- 5 A small convenience store in which to do your shopping moments away from home.
- 6 A former police station, a witness to Baie du Cap's history, that has been fully restored and turned into a meeting space.
- 7 **Les Hauts d'Anbalaba**  
Sumptuous ocean-facing villas with beautiful swimming pools and gardens opening onto Anbalaba's pristine and unspoiled nature.
- 8 **Les Terrasses d'Anbalaba**  
Striking terrace houses with pools, some offering magnificent views of the lagoon.
- 9 **Les Vues d'Anbalaba**  
Beautiful three-bedroom apartments with breath-taking panoramic views.
- 10 Plots of unbuilt land on which to create custom-designed villas.



## LIVING

« ANBALABA »'S OFFER INCLUDES VILLAS, HOUSES, APARTMENTS AND UNBUILT LAND, A SOLUTION FOR EVERY FUTURE BUYER'S NEEDS.

# Les Hauts d'*Anbalaba*



18 luxurious **500 to 600 m<sup>2</sup>** villas, located on **2000 to 3000 m<sup>2</sup>** plots of land, overlooking the bustle of Anbalaba Village. **Five to six bedrooms over two floors**, large verandas and terraces opening onto the surrounding landscape, **magnificent pools** and **stunning views of the lagoon**.

An 18 to 20-foot boat is reserved for each villa's owner, allowing them to enjoy the many splendours of the Baie du Cap lagoon.

Prices from € 2,300,000





## LIVING

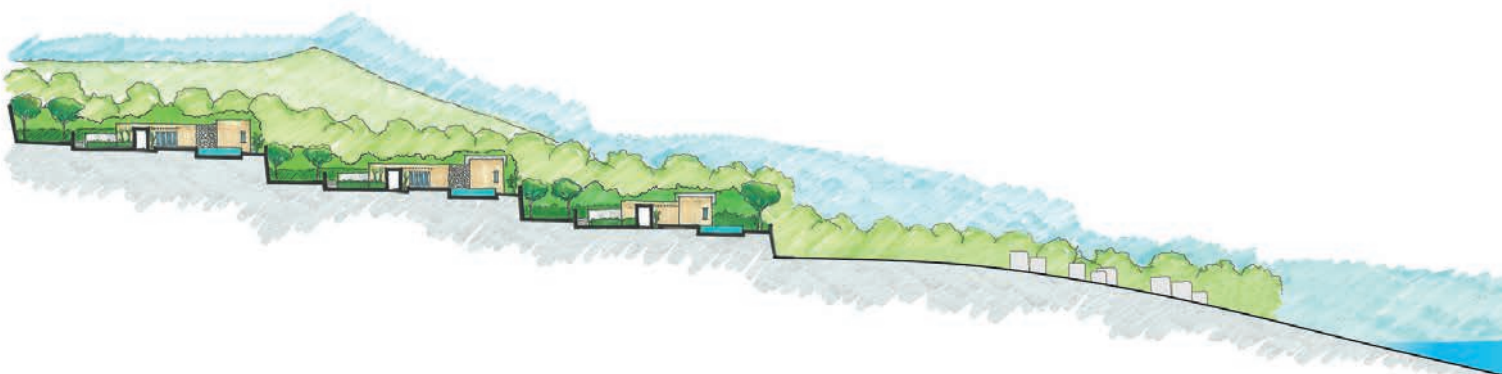
# Les Terrasses d'Anbalaba



33 elegant houses offering **200 m<sup>2</sup> of living space** on **plots of 400 to 600 m<sup>2</sup>**. **Terraced living areas** linked by a central patio. A beautiful veranda and a pleasant swimming pool. **Three bedrooms** including a master bed. Open-plan kitchen opening out onto a living-dining space.

**In addition**, a stand-up paddleboard is reserved for the buyer of each house.

**Prices from € 900,000**





## LIVING

# Les Vues d'*Anbalaba*



18 comfortable, 180 m<sup>2</sup> **three-bedroom apartments**, including a master suite that extends out onto a balcony. The living room opens onto a beautiful terrace with breath-taking **views of the lagoon**. A private outdoor area is located on the ground floor.

A stand-up paddleboard is reserved for the buyer of each apartment.

Prices from € 500,000

## And... unbuilt plots of land at «*Anbalaba*»

Five 2,000 to 3,000 m<sup>2</sup> serviced plots on which to design the villa of your dreams with sweeping views over the lagoon and 500 to 600 m<sup>2</sup> of living space.

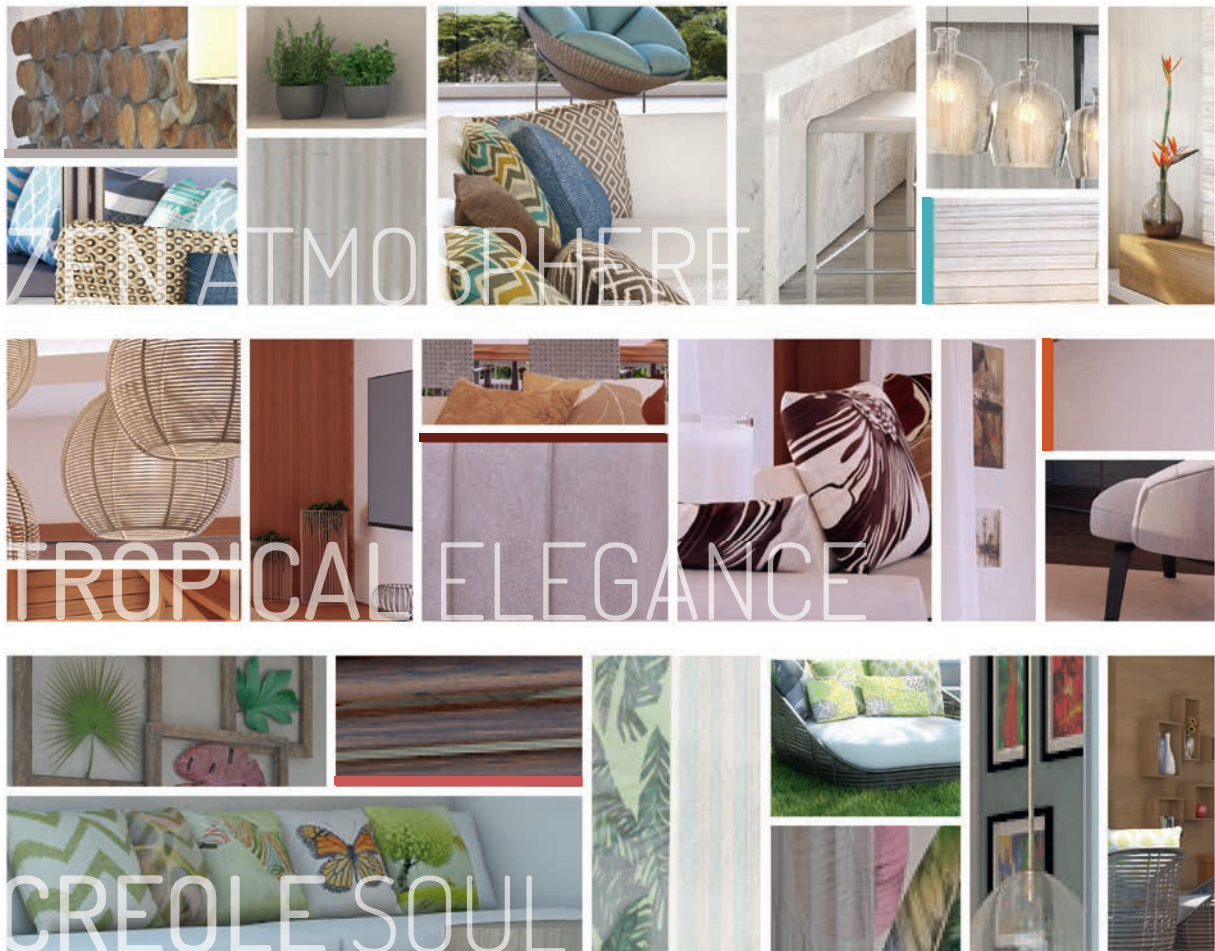
Prices from € 690,000



## DECORATE

Three different deco-packs are available upon request, for three sophisticated atmospheres

«ANBALABA» OFFERS BUYERS A TURNKEY INTERIOR DECORATION SERVICE, FOR ELEGANT AND PERFECTLY OPTIMISED INTERIORS.



### ZEN ATMOSPHERE

Soft, soothing, natural tones, fluid lines and careful lighting create a hushed, cosy atmosphere. **Available in villas, houses and apartments.**

### TROPICAL ELEGANCE

A reinterpretation of traditional Mauritian style with a contemporary twist. Noble materials such as wood, natural hues, timeless charm. **Available only in villas.**

### CREOLE SOUL

Bright and cheerful colours and design inspired by local Mauritian culture. Inventive yet understated, offering perfect visual harmony. **Available in both houses and apartments.**



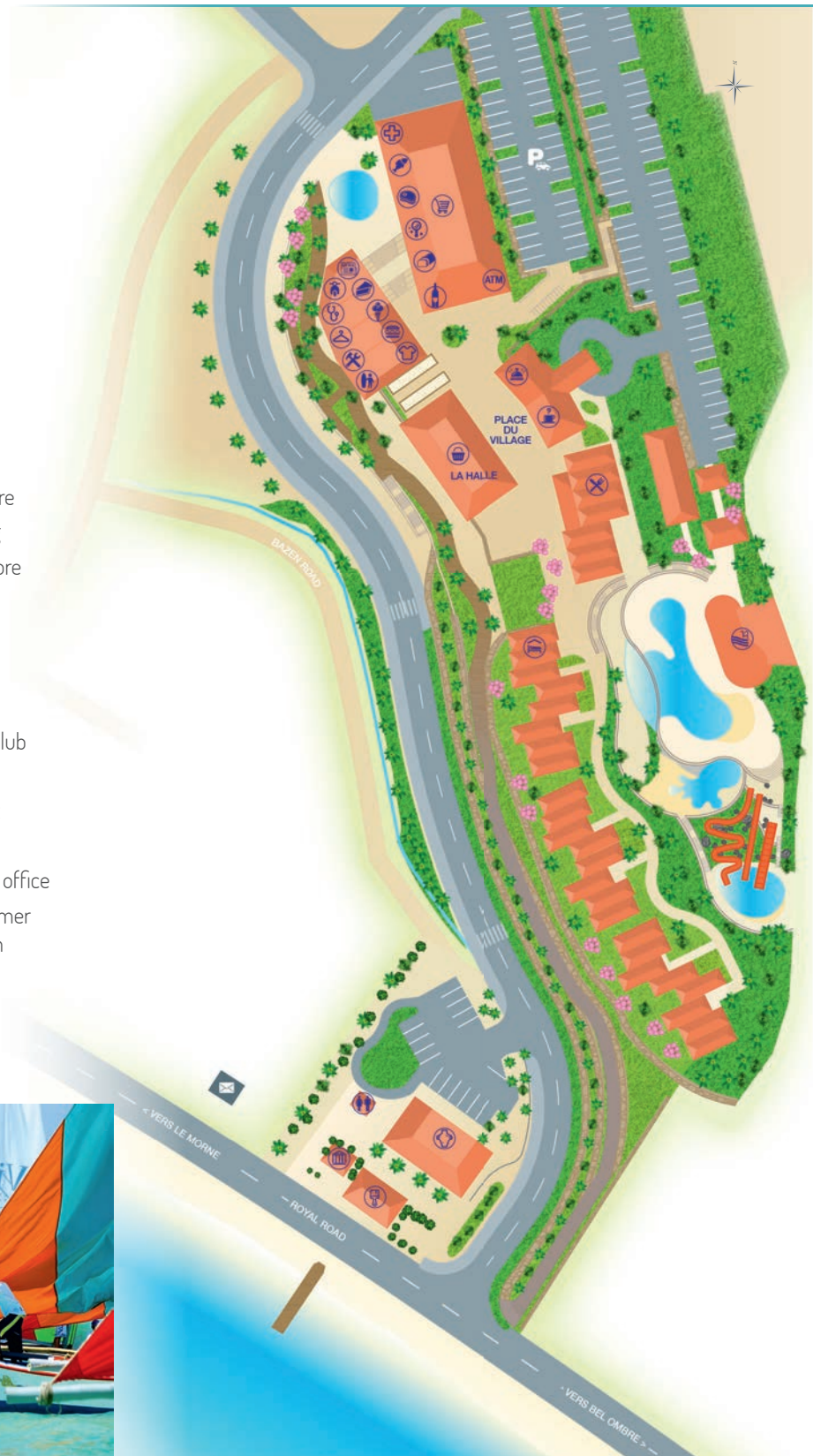
## SHARE

# The village, a living, meeting and cultural space

Restaurants, a market, convenience store, pharmacy, beauty salon, dry cleaner, boathouse, bicycle and scooter rental... as well as a registry office and medical centre, office spaces and tourist accommodation. Set over two hectares, «Anbalaba Village» brings together **all the amenities and services necessary for a life of perfect comfort.**

Its open-air village square includes a market hall in which to purchase colourful local products and that also hosts cultural events including concerts, performances and festivals ...

- |                            |                                |
|----------------------------|--------------------------------|
| ATM                        | Medical centre                 |
| Reception                  | Dry-cleaning                   |
| Convenience store          | Hardware store                 |
| Pharmacy                   | Surf shop                      |
| Fishmonger's               | Market                         |
| Butcher's shop             | Café                           |
| Beauty salon               | Restaurant                     |
| Bakery                     | Pool & Spa Club                |
| Wine shop                  | Aparthotel                     |
| Newsagent                  | Craft market                   |
| Patisserie                 | Public toilet                  |
| Ice-cream parlour          | New registry office            |
| Snack-bar                  | Restored former police station |
| Clothing shop              |                                |
| Bicycle and scooter rental |                                |





## RELAX

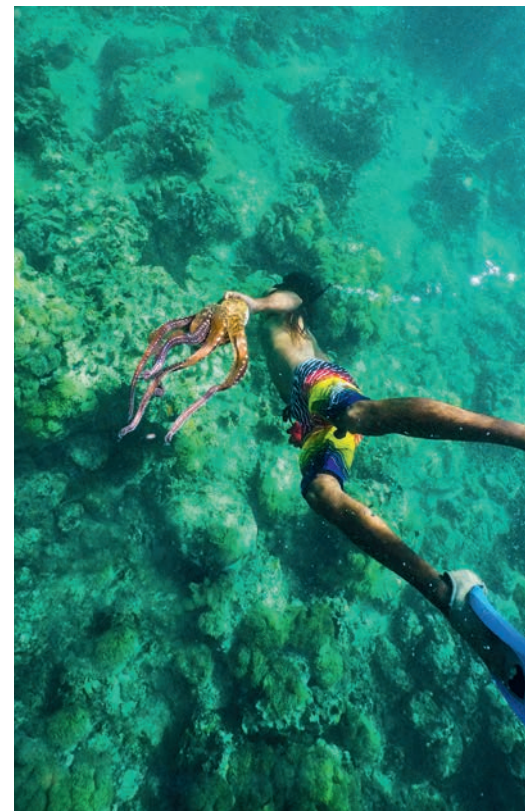
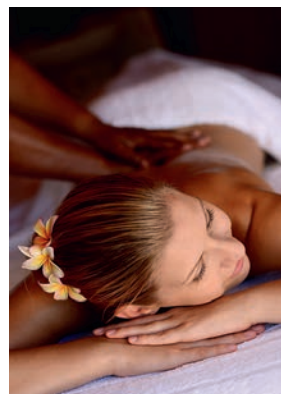
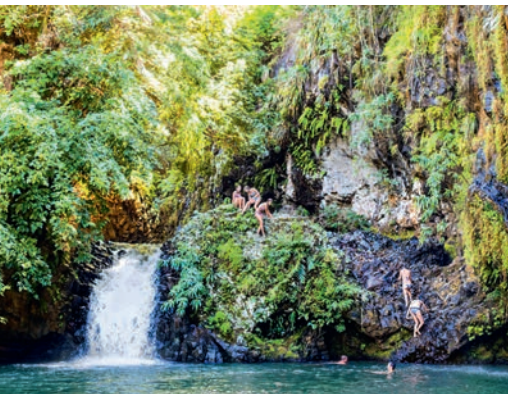
# Sports, leisure, entertainment...

«Anbalaba Village» offers a range of sporting activities on land and sea : from stand-up paddle and kite surfing to cruises, excursions, hiking, golf... Whatever your desire for communion

with Mauritius' generous nature, Anbalaba has an answer to it.

The **Pool & Spa Club**, which is freely accessible to Anbalaba residents,

complements this offer with its sublime **wellness spa, gym, restaurant, superb swimming pool with stunning views of the lagoon, and kids' club**, a play area reserved for children.



## A made to measure concierge service

«Anbalaba» also offers a concierge service. Save time on a daily basis, find a solution to an urgent question, make a restaurant reservation, discover new places and experiences, treat a loved one to something special, organise leisure activities... the concierge is available 24 hours a day, seven days a week.



## EXCHANGE

# Places anchored in local life, dedicated to solidarity and dialogue

«Anbalaba» is deeply connected to Baie du Cap village and its inhabitants. We have therefore chosen to restore the historical local police station, a listed Historical Monument, and to transform it into a **«House of Dialogue»**, in which to speak to and share with the residents of the surrounding village.

«Anbalaba» also runs a **foundation** that aims **to improve the villagers' living conditions and support local talent**. Its objectives are to help upgrade housing by providing on-the-job training in construction, offer training in handicrafts, redevelop sports facilities and children's playgrounds and create a library.





## INVEST

### THE BENEFITS OF THE IRS SCHEME

Mauritius' Integrated Resort Scheme (IRS) legislation allows foreigners **to acquire freehold property** in designated integrated resort schemes for a price in excess of USD 500,000.

This **secure investment** is the guarantee of **substantial price appreciation**, not least because Mauritius is one of **the safest and most sought-after luxury destinations in the world**. Its international airport offers air links to a large number of countries, including France. The time difference with Western Europe is of only two or three hours, depending on the time of year.

**IRS legislation allows buyers, their spouses and their children to:**

- obtain a permanent residence permit,
- benefit from a highly advantageous 15% fixed tax rate,
- be exempt from inheritance tax and capital gains.
- Finally, thanks to the country's 32 double taxation avoidance agreements, real estate purchased in Mauritius is exempt from the French solidarity tax on wealth.

### A RENTAL POOL TO GUARANTEE PROFITABILITY

«Anbalaba» offers owners an opportunity to add their properties to a **rental pool**, managed in full by the operators of Anbalaba Village's tourist accommodation.

The operators' role is **to lease out purchasers' properties** and **optimise their profitability**. The additional income thus obtained is taxed at only 15%.

The scheme in no way prevents owners from **using their properties at their convenience**.

### A FINANCIAL GUARANTEE OF COMPLETION

As is the case in France, the sale off-plan, or Vente en l'Etat Futur d'achèvement (VEFA), of properties in Mauritius is subject to a **Financial Guarantee of Completion (GFA)**. This arrangement guarantees the buyer that in the event of the developer defaulting, **the financing required to complete the build is assured**. As an additional guarantee, the financing scheme adopted by Anbalaba's promoters was developed with the support of the **Mauritius Commercial Bank (MCB)**.

### THE PROJECT'S BUYERS

The «Anbalaba» IRS is intended for buyers looking for a **long-term secondary residence** or wishing to make an **investment with high growth potential**. They will typically have strong purchasing power and seek both Mauritian authenticity and luxurious and secure accommodation offering the utmost in comfort.

«Anbalaba»'s design, which differs from that of other IRS schemes in its inclusion of the charming Baie du Cap Village, is an ideal fit for these aspirations.

### THE PROJECT'S PROMOTERS

Established in 2000 by Gilles Bouigue, **Bouigue Développement** has brought expertise in project, operation and site management to bear in the luxury real estate and business sectors for the past 15 years.

Bouigue Développement is the owner of the **Kadrance** and **By Kadrance** brands and specialises in private business management.

Alexandra, Cécilia and Hippolyte Bouigue joined the family business over the course of several years, putting to use their respective skillsets in international trade and management, agronomy in French Overseas Territories and financial management.



### SUCCUMB TO THE CHARM OF THE WILD SOUTH

In the unspoiled south of Mauritius, «Anbalaba» is **a different way of investing in an IRS programme**: it is a real estate development but also a life project, rooted in **local tradition and incorporating an existing village**, as opposed to the majority of gated-community style projects currently being developed on the island.

«Anbalaba» is therefore an opportunity **to truly live Mauritius in an authentic and natural environment**. It is also a unique **opportunity for foreigners to invest in a high quality pied-à-terre and enjoy the island's many advantages**, among them a mild fiscal regime and a unique quality of life.

The project's commercial launch is planned for the **28<sup>th</sup> of March 2017**.





## « Anbalaba » in figures

TOTAL VALUE OF THE PROJECT: € 80M  
TOTAL PROJECT AREA: 15.4 HECTARES

### Les Hauts d'*Anbalaba*

- Number of villas: 18
- Living area: 500 to 600 m<sup>2</sup>
- Plot size: 2000 to 3000 m<sup>2</sup>
- Prices from € 2,300,000

### Les Terrasses d'*Anbalaba*

- Number of houses: 33
- Living area: over 200 m<sup>2</sup>
- Plot size: 400 to 600 m<sup>2</sup>
- Prices from € 900,000

### Les Vues d'*Anbalaba*

- Number of apartments: 18
- Living area: 180 m<sup>2</sup>
- Prices from € 500,000

### *Anbalaba* Fields

- Number of plots: 5
- Plot size: 2000 to 3000 m<sup>2</sup>
- Prices from € 690,000

### *Anbalaba* Village

Set over 2 ha

- One village square
- A market and events hall
- An ATM
- A convenience store
- A pharmacy
- A fishmonger's
- A butcher's shop
- A beauty salon
- A bakery
- A snack-bar
- A patisserie
- An ice-cream parlour
- A newsagent
- A clothing shop
- A bike and scooter rental
- A medical centre
- A dry cleaner
- A café
- A hotel
- A craft market
- A new registry office
- A Pool & Spa Club
- A foundation and House of Dialogue





## PRESS CONTACT

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Anbalaba

BAIE DU CAP - MAURITIUS

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