



# Anbalaba

IRS PROPERTY AND VILLAGE  
BAIE DU CAP - MAURITIUS







● Welcome to Baie du Cap

# OUR IRS REAL ESTATE PROGRAM



IN A PARADISE-LIKE SETTING, CLOSE TO KITE SURFING SPOTS, A STONE'S THROW FROM THE HERITAGE GOLF CLUB AND NUMEROUS HIKING TRAILS... WELCOME TO BAIE DU CAP, WELCOME TO DOMAINE D'ANBALABA.



Would you like to invest in a unique real estate development on an island paradise?

**Join us on this adventure and experience the real Mauritius.**

Domaine d'Anbalaba is the new living space developed for foreign investors in the south of Mauritius. Our estate is the only one on the island to be anchored in the heart of a **fishing village**, and is aimed at people wishing to integrate into local life. Here, the residents of our villas, houses and apartments will share the village life with the locals of Baie du Cap.

While many tourist infrastructures have sprung up in the North in recent years, the South has opted for an alternative and sustainable development to preserve its quality of life, and we are fully committed to this approach.

In a natural setting between the Morne Brabant mountain and the island's best kite surfing spots, the region is becoming increasingly popular **with investors looking for authenticity**. Combining leisure, peace and convenience, it offers an enchanting residential setting that it's our duty to preserve.

It's on the heights of Baie du Cap, in an exceptional environment, with the Indian Ocean as far as the eye can see, that we offer you the opportunity to invest, to invest yourself. Residents do much more than just buy property here: with each sale, a portion of the proceeds is donated to our foundation, dedicated to **social actions** for the **development of the village**.



Developer, builders, employees and investors, we are all players in this wonderful story where human commitment is at the heart of the project.

Today, Domaine d'Anbalaba has delivered its **first 5 villas** to the new owners. A further **18 apartments** are currently under construction, for delivery in September 2024.

In recent months, a new chapter has been written in the history of Anbalaba with the start of the second phase of the programme: the construction of **14 bioclimatic villas**, our **luxury ecolodge**, the **sports centre** and a **supermarket**.

# A FAMILY VENTURE

Founded in 2000 by Gilles Bouigue, Bouigue Développement has been active in the luxury and business property sector for over 23 years, deploying its expertise in project management, operations and site management.

Over the years, his three children, Alexandra, Cécilia and Hippolyte have joined the family business.

Alexandra Bouigue is currently Managing Director of By Kadrance, a brand specialising in the management of event venues in Paris, and of the Bateau Phare.

In 2007, the Bouigue family acquired lands in Baie du Cap, with a view to diversifying its assets and developing the village.

This is how **Hippolyte Bouigue** came to take charge of Domaine d'Anbalaba. His ambition is to create a place where everyone can live together and meet: the estate's residents, the people of Baie du Cap and tourists.

The estate is home to a plant nursery, many of which are endemic, and a coconut plantation. They operate under the Hortus brand, founded by Cécilia Bouigue. Cécilia is also the director of LTDS, which is in charge of the earth-moving and landscaping for the programme.



**Hippolyte Bouigue**  
CEO of Domaine d'Anbalaba

**Baie du Cap**, a typical fishing village where Domaine d'Anbalaba is located



# MASTER PLAN

## BAIE DU CAP



Spread over more than 15 hectares, entirely secure and deeply rooted in village life, Domaine d'Anbalaba combines leisure, meeting and sharing spaces in the form of boutiques, restaurants and services organized around an open-air market square.

In keeping with the harmonious Mauritian way of life, we attach particular importance to the preservation of endemic species. The estate includes a tropical plant nursery covering more than a hectare.

# LE DOMAINE D'ANBALABA

1

**Station A Restaurant** on the market square with Vaco's fresco, the old police station, a true testament to Baie du Cap's heritage, fully restored, and an MCB ATM

2

**The Nomadic Anbalaba ecolodge**, including spa and concierge service

3

**Les Vues d'Anbalaba** - 18 3-bedroom apartments, offering breathtaking panoramic views. Under construction - delivery in september 2024

4

**Les Hauts d'Anbalaba** - 11 building plots to design your very own custom villa

5

**Les Villas Nomadic** - 14 bioclimatic villas with original architecture in two models

6

**Les Terrasses d'Anbalaba** - 5 sublime terraced houses with swimming pool: already delivered to their new owners

7

**The village square**, with its shops and market and office space for rent

8

**The sports complex** with a paddle court, petanque pitch court, gym and a leisure area with table soccer, billiards and table tennis

Construction site in **August 2024**





# DOMAINE D'ANBALABA PROPERTIES



## INVESTING UNDER THE IRS SCHEME

In addition to its exceptional living environment, Mauritius offers attractive tax regimes for foreign investors. Such is the case of the IRS, or Integrated Resort Scheme, a freehold property investment accessible to non-citizens.

Owning a property in Mauritius means benefiting from a non-double taxation treaty with 43 other countries and a low tax rate.

Property ownership under the IRS also means that their income is taxed at 15%. It's also worth noting that buyers are then exempt from several taxes such as inheritance tax and capital gains.

These tax incentives make property investment in Mauritius a very attractive destination for foreign investors.

The permanent resident status granted to buyers, their spouse and dependent children up to the age of 24 is another of the advantages granted by an IRS.

Mauritius is a popular tourist destination, resulting in a high demand for seasonal rentals.

Many buyers are foreigners who don't live on the island, and it can be difficult to ensure that their property is well managed. That's why they call on a professional to manage their **rental property**.

We offer this high-quality service to our residents, who can rent out their property and earn a low-tax income. They can also enjoy their property whenever they wish.

**PROFITABILITY**  
IS ESTIMATED AT 5,5%  
BASED ON A 50%  
OCCUPANCY RATE

# LES TERRASSES D'ANBALABA

SOLD & DELIVERED

● Exceptional houses



“

Pomelo villas offer 215 m<sup>2</sup> of living space on plots ranging from 765 to 1,020 m<sup>2</sup>. Designed with well-being in mind, they are distinguished by their original terraced design.

# LES VUES D'ANBALABA

SOLD & DELIVERY END 2024

● Apartments



**AFRICAN  
PROPERTY  
AWARDS  
DEVELOPMENT**

**LAUFEN**

BEST APARTMENT  
/ CONDOMINIUM  
DEVELOPMENT  
AFRICA

Les Vues D'Anbalaba  
by Bouigie Développement

**2023-2024**



“

Our 180 m<sup>2</sup> apartments feature 3 bedrooms and offer the rare luxury of a magnificent panoramic view of the lagoon, with the ocean as far as the eye can see.

# BUILDING LANDS

to design the villa of your dreams



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Ranging in size from 2,000 to 3,000 m<sup>2</sup>, the undeveloped, serviced plots of land at Domaine d'Anbalaba give the opportunity to design personalized villas with a buildable area of 500 to 600 m<sup>2</sup>.

Offering the possibility of owning a property with a unique identity, these plots enjoy panoramic views over the lagoon and overlook the Domaine d'Anbalaba.



# NOMADIC VILLAS



GUETALI VILLAS



RIVULET VILLAS

# NOMADIC VILLAS

● Bioclimatic villas



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Our 14 Nomadic villas are set in a green setting along the mango alley and its small stream. They offer breathtaking views of the lagoon, the ocean and the emblematic Morne Brabant mountain.

Our Nomadic villas are **bioclimatic** and adapted to a tropical environment. This means they offer residents optimum comfort without the need for air conditioning in the living areas.

The layout is original: the large 55 m<sup>2</sup> living room, accessible from the entrance, is on the first floor, which maximises light.

It opens onto a vast 60 m<sup>2</sup> veranda, allowing to live outdoors all year round and enjoy the magnificent unobstructed view of the lagoon and ocean.

The two beautiful en suite bedrooms on the garden level have direct access to the terrace and its private swimming pool.

The possible construction of an outbuilding will provide one or two additional bedrooms and a bathroom.

With a cross-ventilation system thanks to their two inlets, air circulation is doubled. This, together with the technical features of each model's roof, means that the temperature can be lowered by 2 to 3 degrees.

Each villa is equipped with solar panel water heaters and a mini water treatment plant. The residents' grey water is recycled and used to irrigate the garden.

The garage and shed are equipped with solar panels.



The Nomadic Anbalaba team will maintain the villas and outdoor areas



# GUETALI VILLAS

210 M<sup>2</sup> | 2-4 BEDROOMS

*Roof in sheet metal coated with thermal insulation*



> THE 6 GUETALI VILLAS INSPIRED BY THE HOMES OF YESTERYEAR







Accessible green roof

# RIVULET VILLAS

216 M<sup>2</sup> | 2-3 BEDROOMS



> THE 8 RIVULET VILLAS WITH THEIR AVANT-GARDE ARCHITECTURE



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Residents of Nomadic villas will be members of the Nomadic Anbalaba resort. They will enjoy privileged access to the ecolodge's restaurant, bar, spa and sports facilities.

● Bioclimatic villas



**rochebobo**  
PARIS

We collaborate with Roche Bobois to furnish and decorate the Nomadic Villas.  
Owners can, if they wish, order a decorating pack specially designed for the Nomadic and specific to each model.



*Interior of a Rivulet furnished and decorated by Roche Bobois*



# NOMADIC ANBALABA

● Luxury Ecolodge



The Nomadic Anbalaba ecolodge will offer **20 private luxury cocoons**. Each lodge will have a view of the turquoise lagoon.

With its permaculture landscaping and **green-roofed restaurant**, the ecolodge is fully in line with the Anbalaba philosophy. Aimed at visitors in search of nature, calm, hiking and kite surfing enthusiasts, they will enjoy an exceptional geographical location.

Residents will have access to all the hotel's amenities. It will feature a **bar**, a **restaurant**, a **spa** under the **pool** and sports facilities, including a **gym**, a **paddle court** and a **one-hectare fitness trail**.

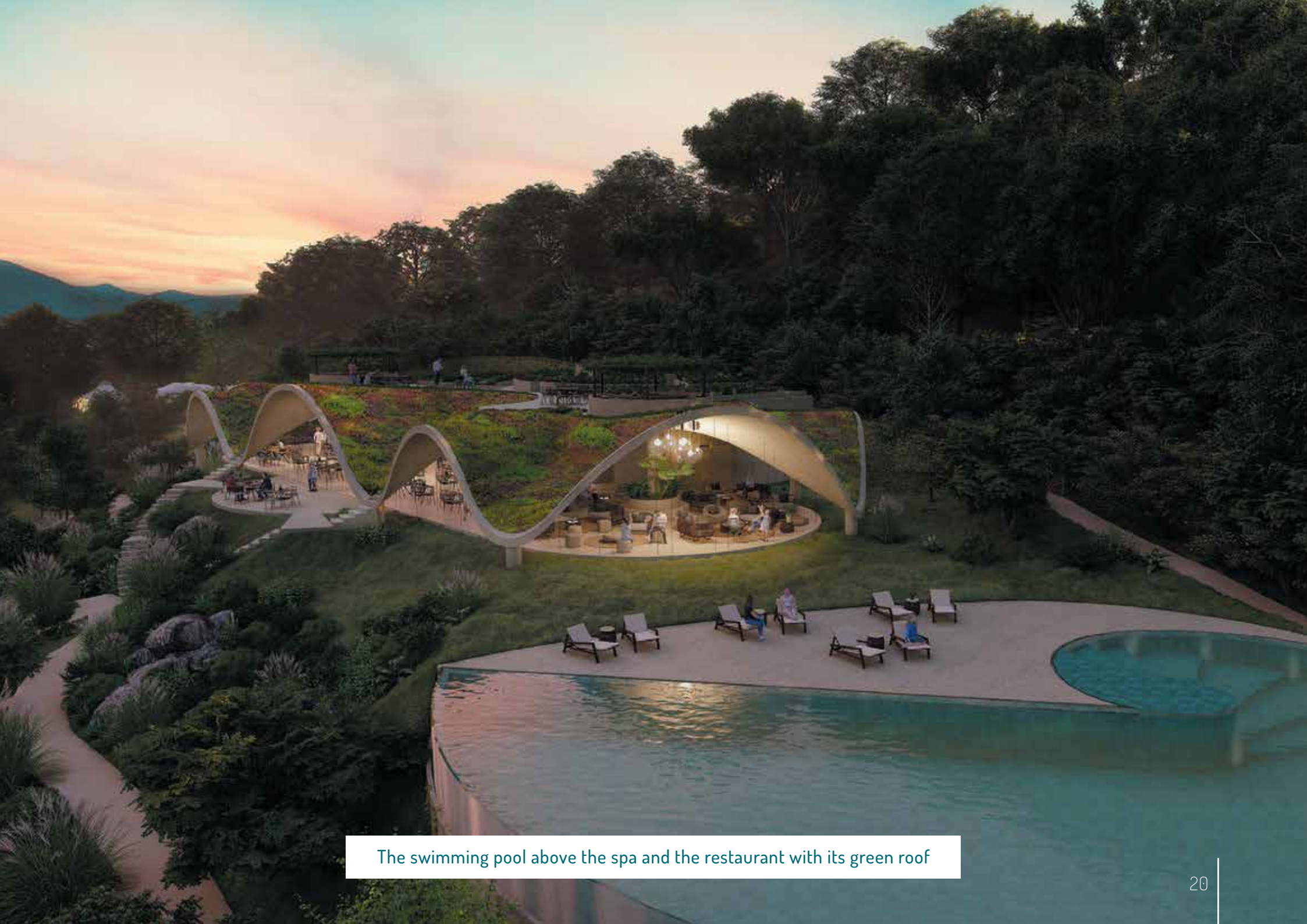
Both our **ecolodge** and our **bioclimatic villas** are designed by Nomadic Resorts. The team shares a vision of simple, uncluttered architecture that respects the environment. It has therefore imagined structures that are perfectly integrated into nature and works to preserve the flora and fauna. Nomadic Resorts is known for designing projects that do not harm biodiversity, in order to connect the occupants of the site with nature.



> Seaview restaurant



> Luxury private cocoon



The swimming pool above the spa and the restaurant with its green roof

# A LIVING SPACE SHARED BY ALL

● Anbalaba Village



Numerous events are organized to bring the village to life and create links between residents and inhabitants. These include Anbalaba Live Music, a concert festival featuring renowned Mauritian artists, and the craft market, which brings together local producers and Mauritian designers.



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The Domaine d'Anbalaba is first and foremost a place for sharing and exchange.

Its development has been designed to meet the daily needs of everyone, whether they live on the estate or in the village.

Security and conviviality come together in the “Anbalaba Village” square, where you can stroll through the boutiques, shop 7 days a week in the supermarket and enjoy all the convenience stores you need: **pharmacy, beauty salon, bakery, hardware store, bike and scooter rental, etc.**

> The market





# STATION A



The restaurant uses fresh, local produce, with many fruits, vegetables and herbs grown in our own nursery. It offers a **varied cuisine with a Mauritian accent.**

Open in the evenings on Fridays and Saturdays, it then comes alive for the weekend with concerts on its terrace.

As with the employees on the estate's construction sites, we make a point of recruiting Station A team members in Baie du Cap and the surrounding villages, always with the aim of developing the village economically and socially.

● Restaurant



The Domaine's first operational facility, Station A restaurant is located on the Anbalaba esplanade, facing the sea.



# ANBALABA SOCIAL COMMUNITY (ASC)



We are deeply linked to the Baie du Cap community and its inhabitants. The mission of our foundation ASC is dedicated to improving their living environment and promoting local talent.

Our aim is to mobilize all possible energies to galvanize the village, create links and bring moments of shared happiness to all: inhabitants, residents of the estate, customers of the ecolodge and restaurant..

We have been working alongside the association Drip since 2022. This investment has led to the establishment of the children's workshop, supported by the presence of their parents at various activities. Our joint action has also led to the creation of a community platform, which has now become an association registered with the Registrar of Associations under the name "Makonde".



**D**iplomas awarded to inhabitants. Some of them received leadership training in collaboration with the Mauritius Ministry of Youth Empowerment, Sports and Leisure. As for the others, they benefited from YEPAD (Youth Empowerment Program Against Drugs) training, approved by the Ministry of Health & Wellness.

**C**andlelight, organized in tribute to those who have died of AIDS and those affected by the disease. We were honored to welcome Mauritian singer Eric Triton, a regular contributor to our activities.

**M**usic Day in Baie du Cap, with a host of artists and DJs performing in the village.





## IRS PROPERTY AND VILLAGE BAIE DU CAP - MAURITIUS

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