



# Anbalaba

IRS PROPERTY AND VILLAGE  
BAIE DU CAP - MAURITIUS



**AFRICAN  
PROPERTY  
AWARDS**  
DEVELOPMENT

**Roca**

**LAUFEN**

BEST MIXED USE  
DEVELOPMENT  
AFRICA

Domaine d'Anbalaba  
by Bouigue Developpement

**2024-2025**



**AFRICAN  
PROPERTY  
AWARDS**  
DEVELOPMENT

**Roca**

**LAUFEN**

BEST SUSTAINABLE  
RESIDENTIAL  
DEVELOPMENT  
AFRICA

Domaine d'Anbalaba  
by Bouigue Developpement

**2024-2025**







# DOMAINE D'ANBALABA

Welcome to Baie du Cap



In a paradisiacal setting, close to kite surfing spots, just a stone's throw from the Heritage Golf Club and numerous hiking trails... Le Domaine d'Anbalaba offers a new living space that harmonizes luxury, well-being, and nature.



Do you wish to invest in a unique real estate program on a paradisiacal island?

Domaine d'Anbalaba is the new living space developed for foreign investors in the south of Mauritius. Our real estate program is the only one on the island to be anchored in the heart of a fishing village.

It is aimed at individuals looking to integrate into local life and place well-being at the center of their lifestyle.

While many tourist infrastructures have emerged in the north of Mauritius in recent years, the south has opted for an alternative and thoughtful development approach to preserve its quality of life, and we fully embrace this approach.

Nestled in nature between the Morne Brabant mountain and the island's best kite surfing spots, the region is increasingly favored by **investors in search of authenticity**. By combining leisure, tranquility, and amenities, it offers an enchanting residential setting that we must preserve.

It is on the heights of Baie du Cap, in an exceptional environment with the Indian Ocean as far as the eye can see, that we invite you to invest in a unique real estate program. Here, buyers are making more than just a property purchase: with each sale, a portion of the revenue is donated to our foundation and dedicated to social actions aimed at the development of the village.

Today, Le Domaine d'Anbalaba has already delivered its **first 5 villas** and **18 apartments**.



# 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



Between sea and mountain, on more than 15 hectares of fully secured land, Domaine d'Anbalaba combines leisure spaces, well-being, and meeting areas. Discover a unique living space in Mauritius, at the heart of a fishing village.

In respect and harmony with the Mauritian way of life, we place particular importance on the preservation of endemic species. Our estate includes a tropical plant nursery covering over one hectare.

# DOMAINE D'ANBALABA

1

## The Esplanade of Anbalaba

A welcoming space housing the monthly market, **the Vaco mural**, our restaurant **Station A**, an MCB ATM, and our offices. The former police station, a true testament to the heritage of Baie du Cap, has been converted into a reception area and **concept store**.

2

## Nomadic Anbalaba Ecolodge

Our 5-star resort and spa, offering a unique hotel experience in Mauritius by blending luxury with 100% nature immersion.

3

## Les Vues d'Anbalaba

18 apartments with breathtaking panoramic views.  
Available for seasonal rental.

4

## Les Hauts d'Anbalaba

11 plots of land for building large custom villas.

5

## Nomadic Villas

14 bioclimatic villas designed as holiday homes,  
Perfect for rental investment.

6

## Les Terrasses d'Anbalaba

5 stunning villas with a lagoon-view pool.  
Available for seasonal rental.

7

## Village square

Open to all, with a supermarket and all nearby shops.

8

## Sports center

Featuring a paddle court, pétanque area, gym, and more.

Construction site in **March 2025**



# DOMAINE D'ANBALABA PROPERTIES



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

Many buyers are foreigners who do not reside on the island, and it can be difficult to ensure proper management of their property and maximize its profitability. That is why they turn to a professional to handle their **rental management**.

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.

## 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.

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

# LES VUES D'ANBALABA

AVAILABLE FOR RENTAL

• Apartments



**AFRICAN  
PROPERTY  
AWARDS**  
DEVELOPMENT

**LAUFEN**

BEST APARTMENT  
/ CONDOMINIUM  
DEVELOPMENT  
AFRICA

Les Vues D'Anbalaba  
by Bouigie Développement

**2023-2024**

## 18 APARTMENTS

- 3 bedrooms, including one en suite
- Spacious open living area
- Balconies, terraces, and/or private garden
- Shared pool and BBQ area
- Panoramic view

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Prioritizing perfect privacy, our apartments offer the rare luxury of enjoying a stunning panorama of the coral reef, with the endless horizon of the ocean as the only view. All sold, they are available for seasonal rental for a dream getaway.



# LES TERRASSES D'ANBALABA

AVAILABLE FOR RENTAL

• Villas



## 5 SINGLE-STOREY VILLAS

- 3 en suite bedrooms
- Spacious open living area
- Sea and lagoon view
- Infinity pool
- Tropical garden



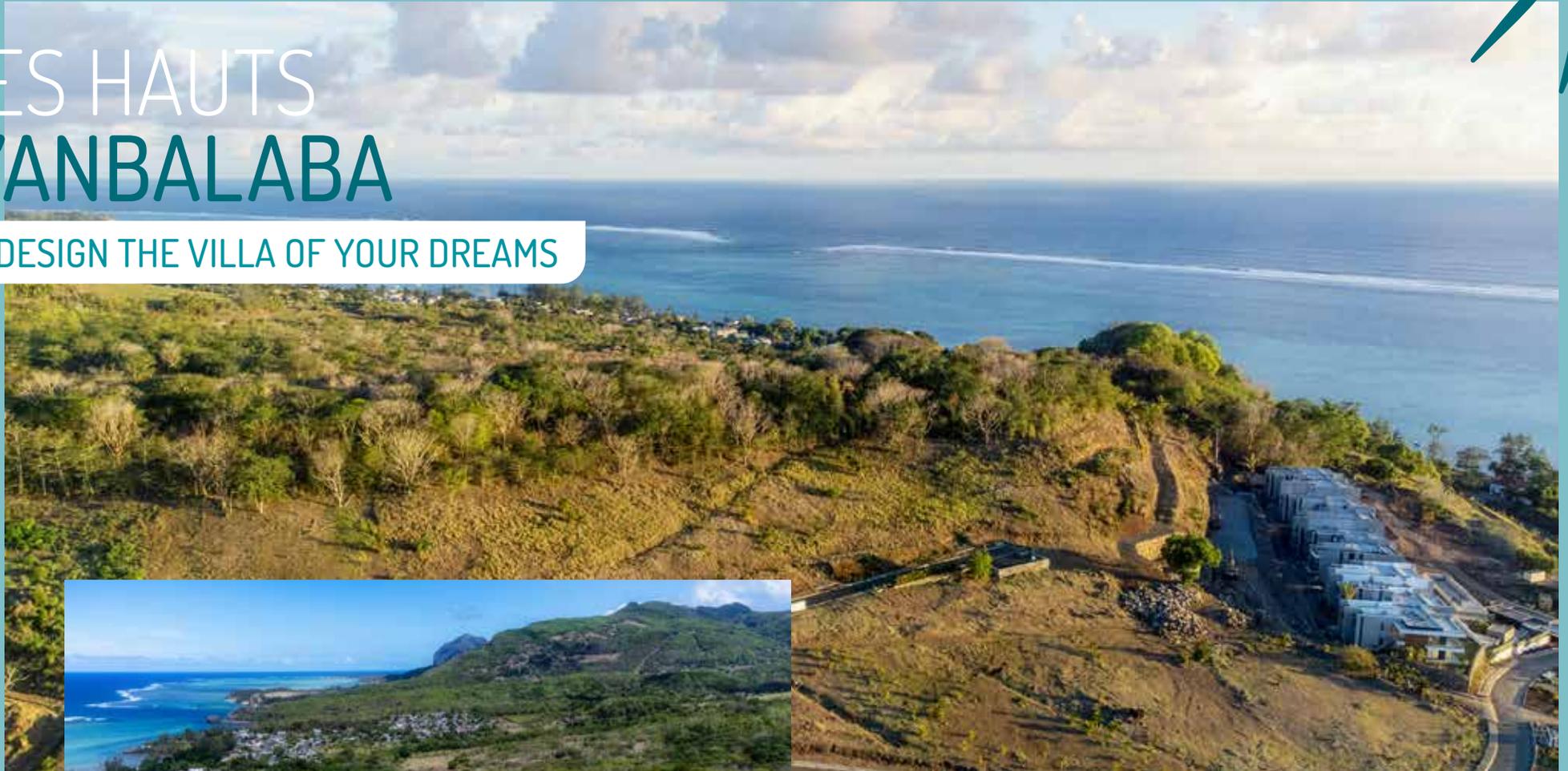
Meeting the requirements of contemporary architecture and tropical living, the spaces of Villa Pomelo are fully open and extended by a beautiful verandah with a stunning infinity pool that opens onto the lagoon. All sold, these exceptional villas are available for seasonal rental.



# LES HAUTS D'ANBALABA

TO DESIGN THE VILLA OF YOUR DREAMS

● Building Lands



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Les Hauts d'Anbalaba offer the rare opportunity to acquire land in Mauritius. Exceptionally large, with an area ranging from 2,000 m<sup>2</sup> to 2,500 m<sup>2</sup>, they allow for the design of a high-end villa with spacious volumes. Overlooking Domaine d'Anbalaba, they occupy a privileged position with an unobstructed view of the southern lagoon.

# NOMADIC VILLAS



● Bioclimatic villas

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The 14 Nomadic Villas are nestled in a private and peaceful tropical garden. They offer breathtaking views of the lagoon, the ocean, and Morne Brabant.

Designed as holiday homes that are easily rentable, they embody an invitation to well-being in a serene and lush environment, fully embracing a healthy and sustainable lifestyle.

These villas are bioclimatic and, by definition, adapted to their environment. Their design ensures optimal comfort without the need for air conditioning in the living areas, even in the tropics.

We offer two very different villa models. The Guetali model, inspired by grand historical properties, and the Rivulet model, with avant-garde architecture and a green roof.

## 14 BIOCLIMATIC VILLAS:

- Traditional Creole or avant-garde architecture
- Unprecedented living comfort in Mauritius
- Customizable annex
- All bedrooms en suite
- Panoramic sea view
- Tropical garden with pool



# GUETALI VILLAS

*Inspired by grand historical estates*



Designed for rental investment, the Nomadic Villas are an invitation to well-being and blend harmoniously into a peaceful and lush environment.



210m<sup>2</sup>



2-4 BEDROOMS



2-3 BATHROOMS



# RIVULET VILLAS

*Avant-garde architecture with a green roof*



Owners of the Nomadic Villas and their tenants will benefit from privileged access to all hotel services (bar, restaurants, and spa) as well as the sports facilities of the estate.



210m<sup>2</sup>



2-3 BEDROOMS



2-3 BATHROOMS



**rochebobois**  
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.



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The bioclimatic design of the Nomadic Villas promotes a healthy and sustainable lifestyle, ensuring optimal comfort while minimizing environmental impact.





# NOMADIC ANBALABA

OPENING IN 2026



● Luxury Ecolodge

Our resort redefines the possibilities of sustainable travel by combining luxury standards, essential amenities for a high-end stay, and sustainable development. Nomadic Anbalaba will offer 20 luxury retreats with views of the turquoise lagoon and complete privacy. It will feature a bar, a restaurant, and a spa beneath its sea-view pool.

With its permaculture landscaping and a restaurant with a green roof housing a vegetable garden, our hotel is fully aligned with the philosophy of Anbalaba. It caters to vacationers seeking well-being and nature, as well as athletes such as golfers, hikers, and kite surfers, who will benefit from an exceptional location.

Owners and their tenants will have privileged access to all hotel services. Hotel residents will also have access to the estate's sports facilities.

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The concept of our eco-lodge is at the forefront of hospitality in Mauritius. It will combine luxury and an environmentally conscious approach to offer a 5-star wellness retreat in the heart of nature. This unique vacation spot overlooks the surroundings, with the vast blue expanse of the Indian Ocean on the horizon and lush tropical nature as its backdrop.





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Our eco-lodge, like our bioclimatic villas, is designed by Nomadic Resorts. The team shares our vision of simple and minimalist architecture that respects the environment. They have created structures that are perfectly integrated into nature and work to preserve the local fauna and flora. Nomadic Resorts is known for designing projects that do not harm biodiversity, aiming to connect the occupants of these spaces with nature.



# SPORTS, LEISURE, AND WELL-BEING

● Sports center



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The sports area is reserved for residents of **Domaine d'Anbalaba**: owners, tenants, whether permanent or vacationing, and hotel guests.

It will include a gym with a wide range of state-of-the-art equipment, a room for group classes, and a recreational area with games (billiards, foosball, etc.). Outdoors, residents will be able to enjoy a pétanque court and a paddle court, as well as a large, shaded, and secluded terrace, ideal for yoga or Pilates sessions.



# A LIVING SPACE SHARED BY ALL



Domaine d'Anbalaba aims primarily to be a place of sharing and exchange.

A new square in the village of Baie du Cap will soon house a supermarket and a small shopping gallery with local shops and boutiques.

Open to all, this commercial space, a true meeting place, will bring essential comfort to the village. Offices for rent will also be available.

Every last Sunday of the month, the Esplanade of Anbalaba hosts a market featuring local creators and artisans from Mauritius. It brings a friendly atmosphere to the space and offers a unique place to purchase local products, gifts, and authentic vacation souvenirs.

The Esplanade of Anbalaba has recently introduced a 100% local concept store dedicated to Mauritian talents: Anbalaboutik. Clothing, accessories, stationery, organic cosmetics, and swimwear—all products celebrate local craftsmanship.



> The Concept Store



> The Craft Market



# STATION A

● Restaurant



Our restaurant works with fresh, local products, many of which come from our own nursery, including fruits, vegetables, and aromatic herbs. It offers **healthy cuisine with local flavors** and follows the “**from the land (and the sea) to the plate**” philosophy.

Open in the evenings on Fridays and Saturdays, it comes alive for the weekend with concerts on its terrace and themed parties with a DJ.

As with the workers on the estate, we take great care in hiring members of the Station A team from Baie du Cap and the surrounding areas, always with the aim of economically and socially developing the village.

Station A can also be privatized for professional or private events.



# ANBALABA SOCIAL COMMUNITY



Domaine d'Anbalaba is deeply connected to the locality of Baie du Cap and its residents. The mission of our **ASC foundation** is dedicated to improving their quality of life and promoting local talents.

Our goal is to mobilize all possible energies to energize the village, **create connections**, and **bring moments of shared happiness** among everyone: residents, domain residents, eco-lodge and restaurant guests.

● Foundation



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The actions of our foundation benefit 155 children aged 5 to 14, 30 teenagers, and 80 parents.





# IRS PROPERTY AND VILLAGE BAIE DU CAP - MAURITIUS

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