

DOMAINE D'ANBALABA

NOMADIC VILLAS

14 BIOCLIMATIC LUXURY
VILLAS



Anbalaba

IRS PROPERTY AND VILLAGE
BAIE DU CAP - MAURITIUS



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



2 BEDROOMS

2 BEDROOMS + 1 BEDROOM PAVILLON

2 BEDROOMS + 2 BEDROOMS PAVILLON

RIVULET VILLAS



2 BEDROOMS

2 BEDROOMS + 1 BEDROOM PAVILLON

RIVULET VILLAS

Avant-garde architecture with a green roof



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



210m²



2-3 BEDROOMS



2-3 BATHROOMS



3 BEDROOMS VILLA GROUND FLOOR



RIVULET VILLAS

INTERNAL AREA

m²

| | | |
|----|-----------------|-------|
| 01 | MASTER BEDROOM | 19.80 |
| 02 | MASTER BATHROOM | 10.10 |
| 03 | CIRCULATION | 5.50 |
| 04 | LAUNDRY | 3.40 |
| 05 | BEDROOM | 17.30 |
| 06 | WALK-IN CLOSET | 3.90 |
| 07 | BATHROOM | 5.40 |

EXTERNAL AREA

| | | |
|----|------------------|-------|
| 08 | POOL DECK | 46.00 |
| 09 | SWIMMING POOL | 27.00 |
| 10 | CARPORT (Single) | 20.00 |
| 11 | STORE | 7.00 |

1 BEDROOM PAVILLON

| | | |
|----|-----------------|-------|
| 12 | BEDROOM | 20.00 |
| 13 | BATHROOM | 4.00 |
| 14 | TOILET | 2.00 |
| 15 | BUILT IN CLOSET | 3.00 |

3 BEDROOMS VILLA FIRST FLOOR




RIVULET VILLAS

INTERNAL AREA m²

| | | |
|----|------------------|-------|
| 16 | DINING & KITCHEN | 26.20 |
| 17 | LOBBY | 3.00 |
| 18 | STAIRS | 3.30 |
| 19 | LIVING | 20.20 |
| 20 | CLOAKROOM | 3.10 |
| 21 | RESTROOM | 1.90 |

EXTERNAL AREA

| | | |
|----|---------|-------|
| 22 | VERANDA | 57.10 |
|----|---------|-------|

GROSS BUILDING AREA

| | |
|--------------------|-----|
| 2 BEDROOMS VILLA | 216 |
| 1 BEDROOM PAVILLON | 29 |

LAND AREA 710 - 1,074



GUETALI VILLAS

Inspired by grand historical estates



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.



210m²



2-4 BEDROOMS



2-3 BATHROOMS



3 BEDROOMS VILLA GROUND FLOOR



GUETALI VILLAS

INTERNAL AREA m²

| | | |
|----|-----------------|-------|
| 01 | MASTER BEDROOM | 19.80 |
| 02 | MASTER BATHROOM | 10.10 |
| 03 | CIRCULATION | 5.50 |
| 04 | LAUNDRY | 3.40 |
| 05 | BEDROOM | 17.30 |
| 06 | WALK-IN CLOSET | 3.90 |
| 07 | BATHROOM | 5.40 |

EXTERNAL AREA

| | | |
|----|------------------|-------|
| 08 | POOL DECK | 46.00 |
| 09 | SWIMMING POOL | 27.00 |
| 10 | CARPORT (Single) | 20.00 |
| 11 | STORE | 7.00 |

1 BEDROOM PAVILLON

| | | |
|----|-----------------|-------|
| 12 | BEDROOM | 20.00 |
| 13 | BATHROOM | 4.00 |
| 14 | TOILET | 2.00 |
| 15 | BUILT IN CLOSET | 3.00 |

3 BEDROOMS VILLA FIRST FLOOR



GUETALI VILLAS

INTERNAL AREA m²

| | | |
|----|------------------|-------|
| 16 | DINING & KITCHEN | 26.20 |
| 17 | LOBBY | 3.00 |
| 18 | STAIRS | 3.30 |
| 19 | LIVING | 20.20 |
| 20 | CLOAKROOM | 3.10 |
| 21 | RESTROOM | 1.90 |

EXTERNAL AREA

| | | |
|----|---------|-------|
| 22 | VERANDA | 52.60 |
|----|---------|-------|

GROSS BUILDING AREA

| | |
|--------------------|-----|
| 2 BEDROOMS VILLA | 210 |
| 1 BEDROOM PAVILLON | 29 |

LAND AREA 753 - 1,170

A wide-angle photograph of a modern, bright living room. The room features large windows on both sides, covered with light-colored, sheer curtains. In the center, there is a large, white, tufted sofa. In front of the sofa is a low, dark wood coffee table with a glass top. To the left and right of the sofa are two white, modern armchairs. In the background, there is a kitchen area with a wooden countertop and a glass railing. A large, modern chandelier hangs from the ceiling. The overall atmosphere is bright and airy.

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

Nomadic Anbalaba redefines the possibilities of sustainable travel by combining luxury standards, essential amenities for a high-end stay, and sustainable development. Our resort 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.

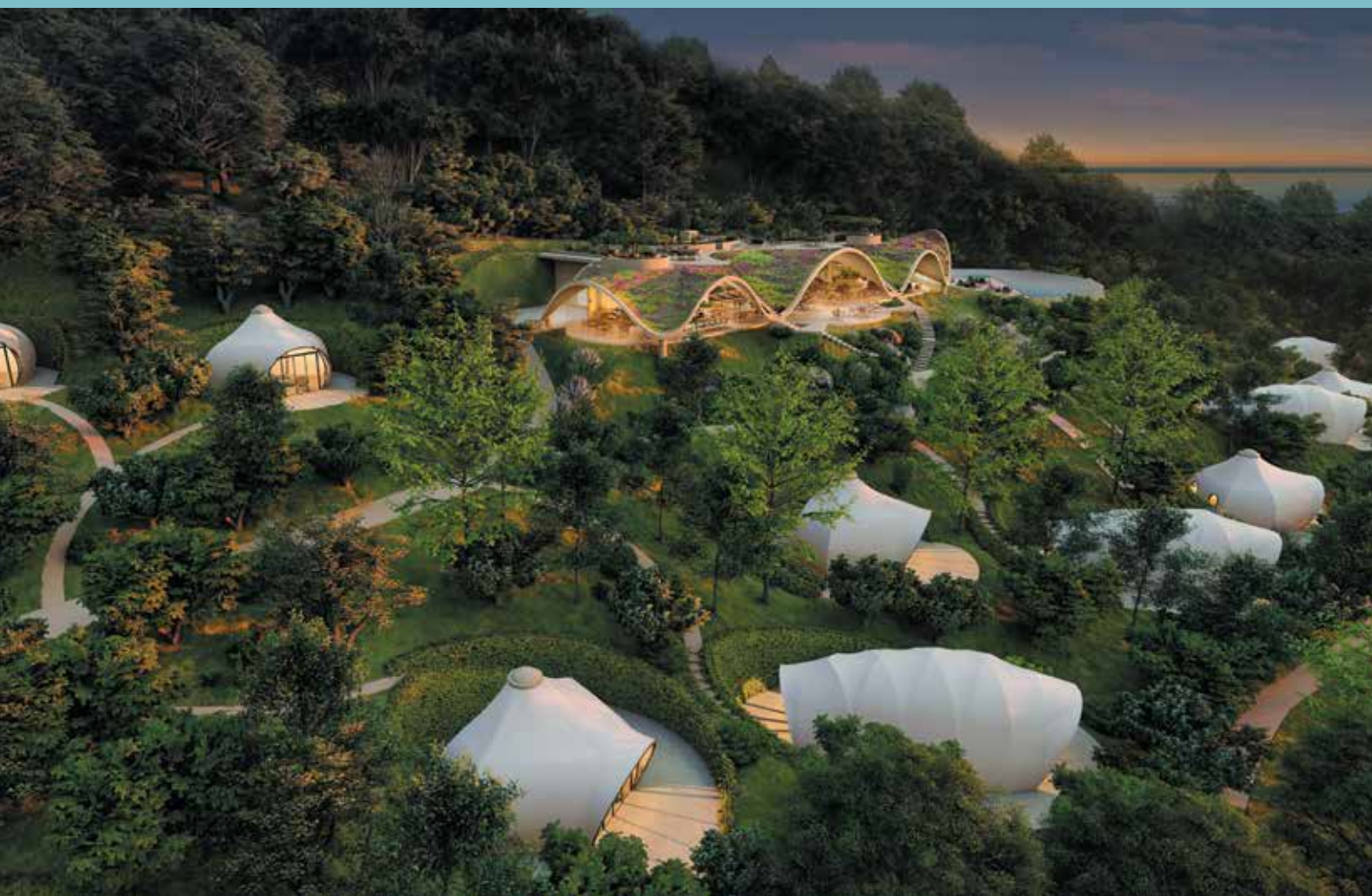
With its permaculture landscaping and a restaurant with a green roof housing a vegetable garden, our hotel is fully aligned with the philosophy of Anbalaba. It caters to vacationers seeking well-being and nature, as well as athletes such as golfers, hikers, and kite surfers, who will benefit from an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



IRS PROPERTY AND VILLAGE BAIE DU CAP - MAURITIUS

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