



Anbalaba

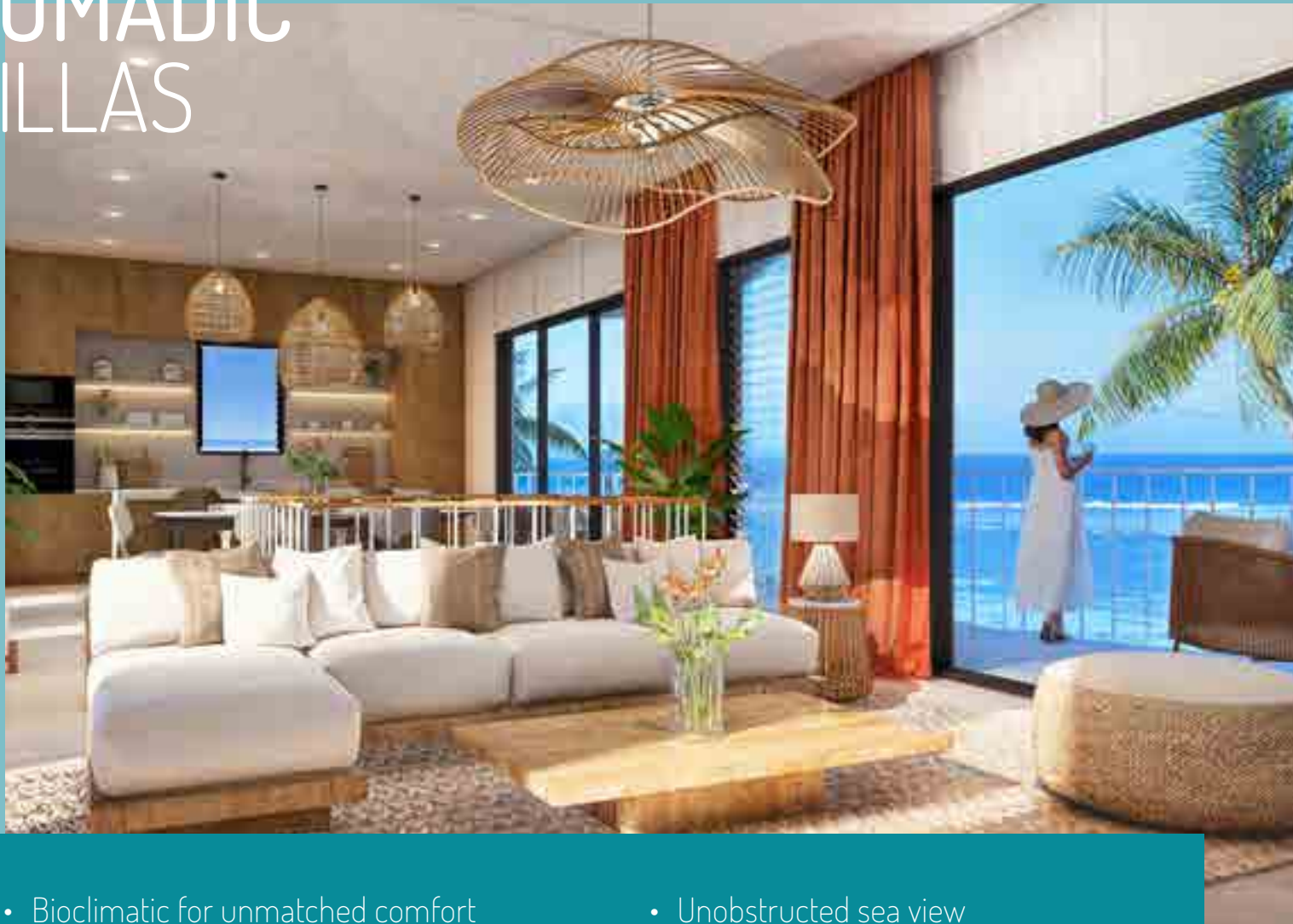
IRS PROPERTY AND VILLAGE
BAIE DU CAP - MAURITIUS

NOMADIC VILLAS

14 LUXURY VILLAS WITH SEA VIEW,
SWIMMING POOL AND HOTEL SERVICES



NOMADIC VILLAS

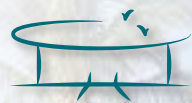


- Bioclimatic for unmatched comfort
- Available in two models
- 2 to 4 bedrooms depending on the plots
- Unobstructed sea view
- Tropical garden with private pool
- Hotel-style services

“

The Nomadic Villas are an invitation to relaxation and well-being. These luxury bioclimatic villas with swimming pools are nestled in a tropical garden, 200 meters from the sea. They offer breathtaking views of the lagoon and the Indian Ocean.

The Nomadic Villas are designed as holiday homes and managed by the hotel services of Domaine d'Anbalaba to optimize their seasonal rental performance.

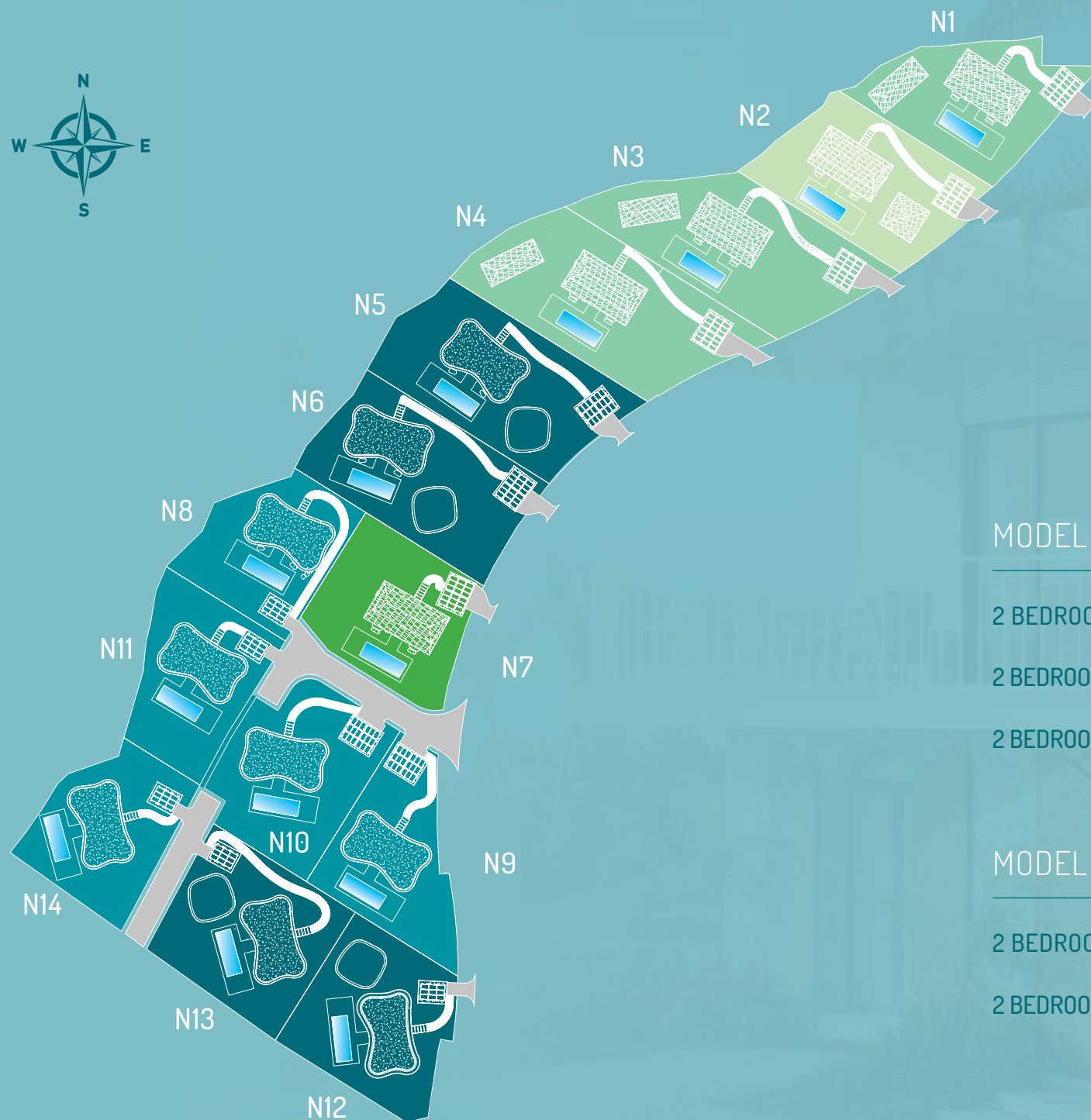


MODEL RIVULET



MODEL GUETALI





MODEL GUETALI



2 BEDROOMS



2 BEDROOMS + 1-BEDROOM ANNEX



2 BEDROOMS + 2-BEDROOM ANNEX



MODEL RIVULET



2 BEDROOMS



2 BEDROOMS + 1-BEDROOM ANNEX





MODEL RIVULET

Avant-garde architecture



180 m²



2-3 BEDROOMS



2-3 BATHROOMS

3-BEDROOM VILLA GROUND FLOOR



MODEL RIVULET

INTERIOR SPACES

m²

01	MASTER BEDROOM	19.40
02	MASTER BATHROOM	11.30
03	HALL	5.80
04	TOILETS	2.20
05	LAUNDRY ROOM	3.40
06	BEDROOM	17.90
07	DRESSING ROOM	3.50
08	BATHROOM	4.20

OUTDOOR SPACES

09	POOL TERRACE	58.40
10	SWIMMING POOL	40.00
11	COVERED PARKING (one space)	20.00
12	STORAGE AREA	7.00

1-BEDROOM ANNEX

13	BEDROOM	20.00
14	BATHROOM	4.00
15	TOILETS	2.00
16	DRESSING ROOM	3.00

3-BEDROOM VILLA FIRST FLOOR




MODEL RIVULET

INTERIOR SPACES m²

17	OPEN KITCHEN AND DINING AREA	26.20
18	ENTRANCE	3.20
19	STAIRS	4.00
20	LIVING ROOM	26.20

OUTDOOR SPACES

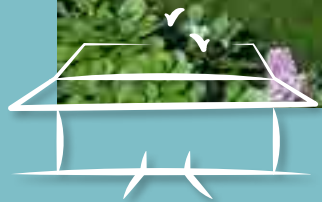
21	VERANDA	61.30
22	ROOF TERRACE	75.00

TOTAL GROSS AREA

2-BEDROOM VILLA	180
1-BEDROOM ANNEX	29

LAND AREA

710 - 1074



MODEL GUETALI

Inspired by the great period estates



175 m²



2-4 BEDROOMS



2-3 BATHROOMS

3-BEDROOM VILLA GROUND FLOOR



MODEL GUETALI

INTERIOR SPACES

m²

01	MASTER BEDROOM	19.40
02	MASTER BATHROOM	11.30
03	HALL	5.80
04	TOILETS	2.20
05	LAUNDRY ROOM	3.40
06	BEDROOM	17.90
07	DRESSING ROOM	3.50
08	BATHROOM	4.20

OUTDOOR SPACES

09	POOL TERRACE	58.40
10	SWIMMING POOL	40.00
11	COVERED PARKING (one space)	20.00
12	STORAGE AREA	7.00

1-BEDROOM ANNEX

13	BEDROOM	20.00
14	BATHROOM	4.00
15	TOILETS	2.00
16	DRESSING ROOM	3.00

3-BEDROOM VILLA FIRST FLOOR



MODEL GUETALI

INTERIOR SPACES

m²

17	OPEN KITCHEN AND DINING AREA	26.20
18	ENTRANCE	3.20
19	STAIRS	4.00
20	LIVING ROOM	26.20

OUTDOOR SPACES

21	VERANDA	52.60
22	ROOF TERRACE	75.00

TOTAL GROSS AREA

2-BEDROOM VILLA	175
1-BEDROOM ANNEX	29

LAND AREA

800 - 1170



A holiday home in Mauritius with breathtaking views over the lagoon, set in the heart of tropical nature, designed for seasonal rental.

The owners of the Nomadic Villas and their tenants will benefit from privileged access to all hotel services and facilities.



“

200 meters from the sea, in the heart of a tropical setting, our bioclimatic villas offer a unique immersive experience in Mauritius.





NOMADIC ANBALABA



“

The concept of our ecolodge is at the forefront of hospitality in Mauritius. It combines luxury with an environmentally conscious approach to deliver a 5-star wellness stay in the heart of nature.

Our resort will feature 20 luxury cocoons overlooking the turquoise lagoon, offering complete privacy. It will include a bar, a restaurant, and a spa set beneath its ocean-view pool.

Our hotel is fully aligned with the Anbalaba philosophy. It is designed for holidaymakers seeking wellness and nature, as well as sports enthusiasts such as golfers, hikers, and kitesurfers, who will benefit from an exceptional location.





IRS PROPERTY AND VILLAGE BAIE DU CAP - MAURITIUS

www.anbalaba.com - contact@anbalaba.com

Mauritius: Royal Road - Baie Du Cap | +230 622 1139

France: 22, Rue d'Aumale - 75009 Paris | +33 (0) 156 02 03 13



Bouigue Développement (Maurice) Ltée - Subsidiary of SNC Bouigue Développement with capital of 6 953 000 euros - 48, rue La Bruyère 75009 Paris France - RCS Paris B 429 337 637.

Disclaimer: The development has been certified IRS Certificat issued by the Board of Investment on 31th of July 2014 under the Investment Promotion Act 2000 and the Investment Promotion (Real Estate Development Scheme) Regulations 2007. Any and all marketing material used by any agent of the Promoter to market and sell the products in Anbalaba are artists' impressions and cannot be considered as contractually binding. The promoters reserve the right to make changes, alter and/or modify at any time and without advance notice the contents of any marketing material and/or any aspect of general facilities which are being considered for whatever reason, its sole discretion. No commitment or promise made by any agent of the Promoter, other than those made in writing and signed by the Promoter, will constitute any binding obligation on the Promoter or its agents to honour such alleged commitment. Prices are indicative values and subject to current exchange rate.

Illustrations ©Vaco | Photographies ©Shutterstock - ©Jasheel Ramphul - ©Jeremie de Gersigny - ©Jean-Jacques Fabien - ©Jacques Rocca Serra - ©Bamba Sourang - ©Christian Bossu-Picat - © MTPA, Croquis ©Morphos Architects - ©Nomadic Resort! Perspectives ©Three Motions Ltd | Non-contractual illustrations

©Property of Bouigue Développement (Maurice) Ltée - July 2026