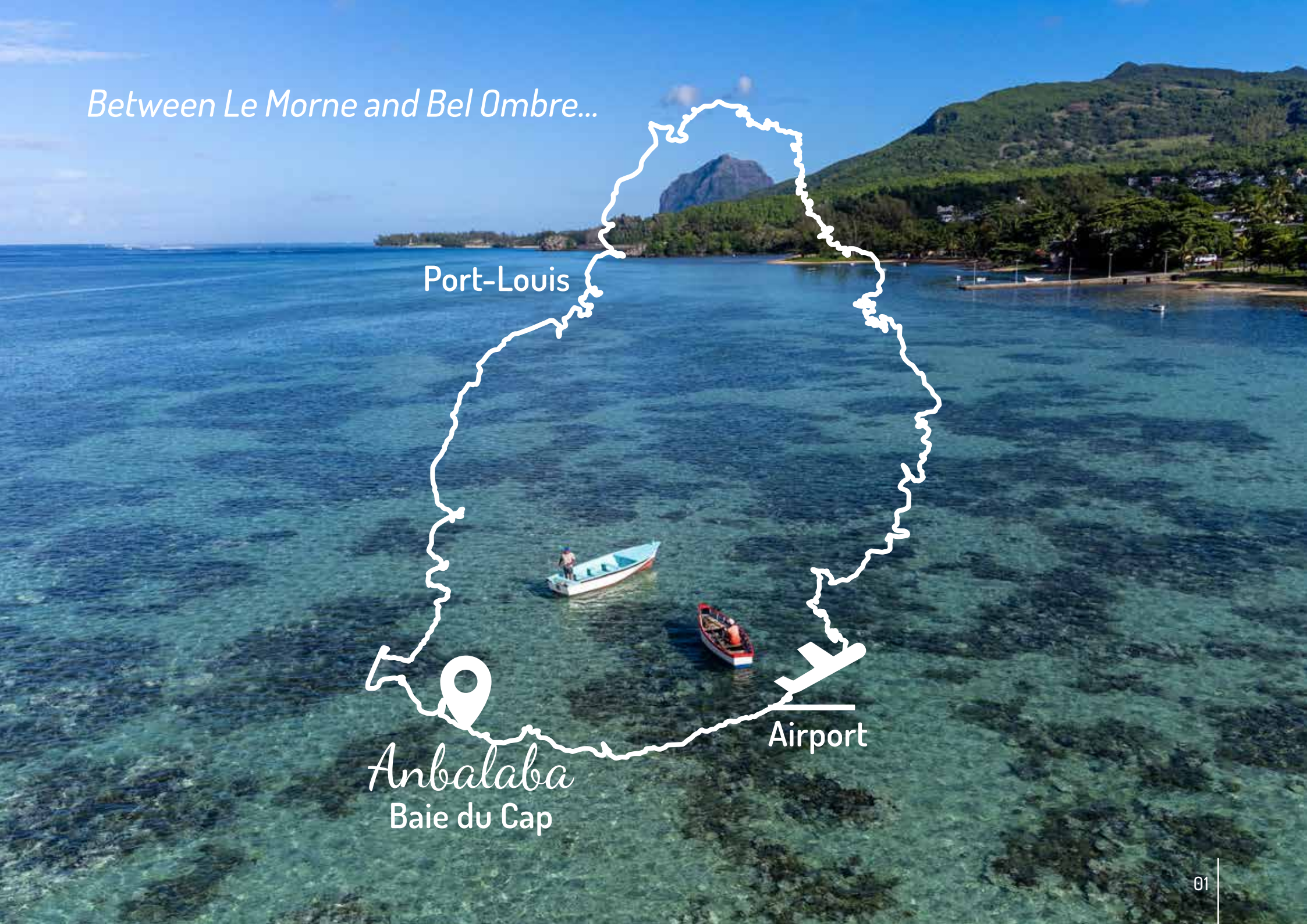


Anbalaba

IRS PROPERTY AND VILLAGE

BAIE DU CAP - MAURITIUS


Between Le Morne and Bel Ombre...
Port-Louis
Airport
Anbalaba
Baie du Cap

DOMAINE **D'ANBALABA**

A unique lifestyle in Mauritius



Domaine d'Anbalaba is set in the heart of Baie du Cap, a traditional fishing village.

Surrounded by lush tropical vegetation and framed by mountains, it lies just 200 metres from the sea.

Here, Mauritius reveals its authentic charm in a private, discreet setting.

Days are shaped by golf, kitesurfing, hiking, swimming and moments shared with family and friends.

Luxury villas and apartments, swimming pools overlooking the lagoon, a gym, a Creole restaurant and hotel services come together to offer an exceptional lifestyle while remaining closely connected to local life.

> *"An exclusive estate to discover during a stay or as an opportunity to invest in a villa in Mauritius.*





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Between the sea and the mountains, Domaine d’Anbalaba spans more than 15 hectares within a secure, gated estate, bringing together spaces dedicated to leisure, well-being and socialising.

1

The Anbalaba Esplanade

The vibrant heart of the estate, home to our Creole restaurant, concept store, Vaco mural, monthly market, an MCB ATM and the Anbalaba offices.

2

Nomadic Anbalaba Ecolodge

A five-star ecolodge with a spa, combining luxury, nature and chic nomadic living. Opening in 2028.

3

Les Vues d'Anbalaba

Apartments with a swimming pool and exceptional views over the lagoon. Available for holiday rentals.

4

Les Hauts d'Anbalaba

Exceptional plots on which to create spacious, bespoke villas.

5

Nomadic Villas

Bioclimatic villas designed for rental investment, with an integrated property management service.

6

Pomelo Villas

Villas with swimming pool and lagoon views. Available for holiday rentals.

7

The Commercial Centre

A place open to everyone, with a supermarket and local shops to meet the everyday needs of the estate.

8

Sports Centre

A dedicated space for sport and leisure, with a padel court, a gym and leisure facilities.

A SHARED WAY OF LIVE



> THE RESTAURANT

Anbalaba Restaurant serves authentic Creole cuisine, following a farm-to-table approach that celebrates the best of the land and sea. It prioritises fresh produce and locally sourced ingredients, and even grows some of its own fruit, vegetables and aromatic herbs.

Open daily, the restaurant regularly welcomes Mauritian singers and musicians for live concerts and jam sessions on its lagoon-view veranda. It can also be hired for private or corporate events.



> THE CRAFT MARKET

On the last Sunday of every month, Anbalaba's esplanade hosts a market showcasing Mauritian designers and artisans. Bringing a lively, welcoming atmosphere to the area, it is the perfect place to discover local products and find original, authentic gifts and holiday souvenirs.

The esplanade is also home to Anbalaboutik, a concept store dedicated to local Mauritian talent. From clothing and accessories to stationery, organic cosmetics and swimwear, every product celebrates local craftsmanship.



> THE CONCEPT STORE

HOLIDAY **RENTALS**





Domaine d'Anbalaba is an exclusive destination nestled in the heart of a traditional fishing village, just 200 metres from the sea. Located in Baie du Cap, between turquoise lagoon waters and lush tropical vegetation, it welcomes guests to high-end villas and apartments featuring sea views, swimming pools and hotel-style services.

From seamless check-in and check-out to airport transfers, excursions, activities and special requests, our dedicated team takes care of every detail to ensure an unforgettable stay.

LES VUES **D'ANBALABA**



AFRICAN PROPERTY AWARDS DEVELOPMENT

LAUFEN

BEST APARTMENT / CONDOMINIUM DEVELOPMENT AFRICA

Les Vues D'Anbalaba by Bouigue Développement

2023-2024







SEA-VIEW APARTMENTS

- 180 m²
- 3 bedrooms, including one en-suite
- 2 bathrooms
- Balconies, terraces and/or private garden
- Swimming pool
- Hotel-style services

The apartments at Domaine d'Anbalaba feature three bedrooms, including a master suite, and offer the rare luxury of breathtaking panoramic views across the lagoon and out to the endless ocean horizon.

Opening onto a spacious veranda and, for ground-floor apartments, a private garden, the generous living area extends outdoors, with the sea as its backdrop.

With this enchanting setting and an infinity pool overlooking the lagoon, everything is in place for a dream holiday.

POMELO VILLAS









SEA-VIEW VILLAS

- 215 m²
- 3 en-suite bedrooms
- Private swimming pool
- Tropical garden
- Hotel-style services

Villa Pomelo is a spacious and elegant three-bedroom villa, with all bedrooms featuring en-suite bathrooms.

With its infinity pool and large covered terrace overlooking the sea, Villa Pomelo offers the perfect setting for an unforgettable getaway with family or friends.

Enjoy an idyllic stay at Domaine d'Anbalaba, surrounded by unspoilt nature and exceptional comfort.

SPORT, LEISURE AND WELLNESS



> The sports and leisure facilities are reserved for Domaine d'Anbalaba residents, including permanent residents, property owners and tenants, as well as holidaymakers staying at the estate, and guests of the future hotel.

Facilities include a gym equipped with a wide range of state-of-the-art equipment, a studio for group classes and a dedicated leisure area.

Outdoors, residents can enjoy a padel court and a tropical garden, the perfect setting for open-air yoga sessions.

ON-SITE AND NEARBY ACTIVITIES










UPCOMING DEVELOPMENT PHASES



“

Nomadic Anbalaba, our ecolodge, is set to open in 2028. Its concept is at the forefront of hospitality in Mauritius, combining luxury with environmental responsibility to offer a five-star wellness experience immersed in nature.

Our resort will feature 20 luxurious cocoons, each offering views of the turquoise lagoon and complete privacy. Facilities will include a bar, a restaurant and a spa located beneath the sea-view swimming pool.

True to the Anbalaba philosophy, the hotel will appeal to holidaymakers seeking wellness and nature, as well as sports enthusiasts such as golfers, hikers and kitesurfers, who will benefit from its exceptional location.

“

Domaine d’Anbalaba will also soon welcome a supermarket and a shopping arcade featuring convenience stores and boutiques.

Open to everyone, this new retail area will become a vibrant meeting place, bringing added convenience to the village. Office spaces will also be available to rent.



INVESTING IN DOMAINE D'ANBALABA



As a popular tourist destination, Mauritius benefits from strong demand for holiday rentals. Many property buyers are foreign nationals who do not live on the island, making it challenging to manage their property effectively and maximise its rental potential. This is why many choose to entrust their property to a professional **rental management** service.

We offer this high-quality service to our residents, enabling them to rent out their property and earn additional income subject to favourable tax rates. They can also enjoy their property whenever they wish.

INVESTING UNDER THE IRS SCHEME

Beyond its exceptional lifestyle, Mauritius offers attractive tax arrangements for foreign investors. One example is the Integrated Resort Scheme (IRS), which allows non-citizens to purchase freehold property.

Owning property in Mauritius offers the benefit of double taxation agreements with 43 countries, including France, as well as a favourable tax environment, with no tax on dividends or capital gains.

Purchasing property under the IRS scheme comes with attractive tax benefits for buyers, with personal income tax rates generally ranging from 0% to 20%. Mauritius also has no property tax, housing tax or inheritance tax.

These tax incentives make Mauritius an appealing destination for foreign investors.

Another benefit of the IRS scheme is permanent residency status, which is granted to buyers, their spouses and dependent children up to the age of 24.

WE ESTIMATE A

5.5% RETURN

AT A 50%
OCCUPANCY RATE

LES HAUTS D'ANBALABA

DESIGN THE VILLA OF YOUR DREAMS





Les Hauts d'Anbalaba offer a rare opportunity to purchase land in Mauritius. Exceptionally spacious, with plots ranging from 2,000 to 2,500 m², they provide the ideal setting for designing a luxurious villa with generous living spaces. Located on the heights of the estate, the plots enjoy breathtaking views over the lagoon.

13

NOMADIC VILLAS



Designed as holiday homes with strong rental potential, they invite guests to embrace well-being in a peaceful, verdant environment, fully embodying a healthy and sustainable lifestyle.

These bioclimatic villas are designed to work in harmony with their surroundings. Their architecture ensures optimal comfort, without the need for air conditioning in living areas, even in the tropics.

We offer two distinct villa designs: the Guetali, inspired by the grand estates of the past, and the Rivulet, featuring avant-garde architecture and a green roof.

“

Just 200 metres from the sea, nestled in a lush tropical setting, the Nomadic Villas offer a unique, immersive experience in Mauritius.

14 BIOCLIMATIC VILLAS

- Two architectural styles
- Customisable annex
- En-suite bedrooms
- Panoramic sea views
- Tropical garden with swimming pool

MODEL **RIVULET**

Avant-garde architecture with a green roof



“

Designed with rental investment in mind, the Nomadic Villas offer an invitation to well-being, blending harmoniously into a peaceful, lush tropical setting.

180 m²

2-3 BEDROOMS

2-3 BATHROOMS

MODEL GUETALI

Inspired by Mauritius' historic grand houses



"

Owners of Nomadic Villas and their tenants will enjoy privileged access to all hotel services, including the bar, restaurants and spa, as well as the estate's sports facilities.

175 m²

2-4 BEDROOMS

2-3 BATHROOMS

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 vibrant place for people to live, meet and connect: estate residents, the people of Baie du Cap and visitors alike.

The estate works in partnership with Hortae, a nursery founded by Cécilia Bouigue and located in the nearby village of Choisy, a few kilometres away. It specialises in tropical plants, including many endemic species, as well as coconut cultivation.

Cécilia is also the director of LTDS, which is in charge of the earth-moving and landscaping at Domaine d'Anbalaba.



Hippolyte Bouigue
CEO of Domaine d'Anbalaba





IRS PROPERTY AND VILLAGE
BAIE DU CAP - MAURITIUS

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Anbalaba

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Disclaimer: The development was certified under the Integrated Resort Scheme (IRS) by the Board of Investment on 31 July 2014, pursuant to 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.

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