

NOMADIC VILLAS

TWO ARCHITECTURAL STYLES. A DIFFERENT WAY TO EXPERIENCE MAURITIUS.

BIOCLIMATIC VILLAS WITH PRIVATE POOLS AND LAGOON VIEWS, JUST 200 METRES FROM THE SEA


Port-Louis
Airport
Anbalaba
Baie du Cap

BETWEEN LE MORNE AND BEL OMBRE, OVERLOOKING THE LAGOON



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Located in Baie du Cap, in the unspoilt south-west of Mauritius, Nomadic Villas occupy an elevated position within Domaine d’Anbalaba, just 200 metres from the sea.

Set between the lagoon, lush green mountains and tropical vegetation, the villas enjoy an exceptional setting opening onto the ocean, with Le Morne as a dramatic backdrop.

DESIGNED WITH NATURE IN MIND



Designed for Mauritius' tropical climate, Nomadic Villas combine contemporary architecture, thermal comfort and seamless integration with the natural surroundings.

Their design makes the most of natural light, cross-ventilation, solar shading and generous openings onto the garden.

Indoor and outdoor spaces flow naturally into one another, inviting residents to enjoy the tropical climate and lush vegetation.

The aim is to create a comfortable indoor environment while minimising the need for air conditioning in the living areas.

THE PRINCIPLES OF BIOCLIMATIC DESIGN



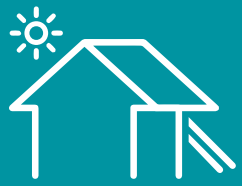
NATURAL VENTILATION AND LIGHT

Encouraging airflow and maximising natural daylight



GENEROUS OPENINGS TO THE LANDSCAPE

Extending living spaces into the tropical garden



SOLAR SHADING AND VERANDAS

Creating shaded spaces suited to the tropical climate



SEAMLESS INDOOR -OUTDOOR LIVING

Living in close connection with nature

A VILLA
OPENING ONTO THE LAGOON



The Nomadic Villas have evolved throughout the development of the project, informed by client feedback and guided by a clear ambition: to further enhance comfort and quality of life.

The large windows and sliding glass doors have been expanded to bring in more natural light and open the living spaces further towards the lagoon.

The interiors have been redesigned to create a greater sense of space and a more fluid layout. The outdoor areas have also been optimised to make the most of every space.

The villa, veranda, tropical garden and swimming pool now form a more harmonious whole, with indoor and outdoor spaces flowing naturally into one another. A design that invites you to embrace the tropical lifestyle.

GUETALI

Creole architecture reimagined



Inspired by Mauritius' historic colonial homes and Creole architecture, the Guetali villa reinterprets traditional design features, from its distinctive roofline and cathedral ceiling to its veranda and elegant proportions that open onto the landscape.

It combines the charm of traditional architecture with the comfort of a contemporary villa, set in an exceptional tropical environment.

DID YOU KNOW?

In Réunion Creole, guétali refers to a small pavilion from which people could observe their surroundings while remaining out of sight. The name comes from guèt a li, meaning "look at it".

RIVULET

Contemporary architecture inspired by nature



With its organic lines and green roof, the Rivulet villa blends harmoniously into the tropical landscape. Its contemporary architecture fosters a close connection with nature.

The green roof helps the villa blend into its surroundings and improves thermal comfort by reducing the roof's direct exposure to the sun.

DID YOU KNOW?

The word rivulet means a small stream. A small stream runs along the lower edge of the Nomadic Villas site, inspiring the villa's name.

A VILLA
TO SUIT YOUR LIFESTYLE

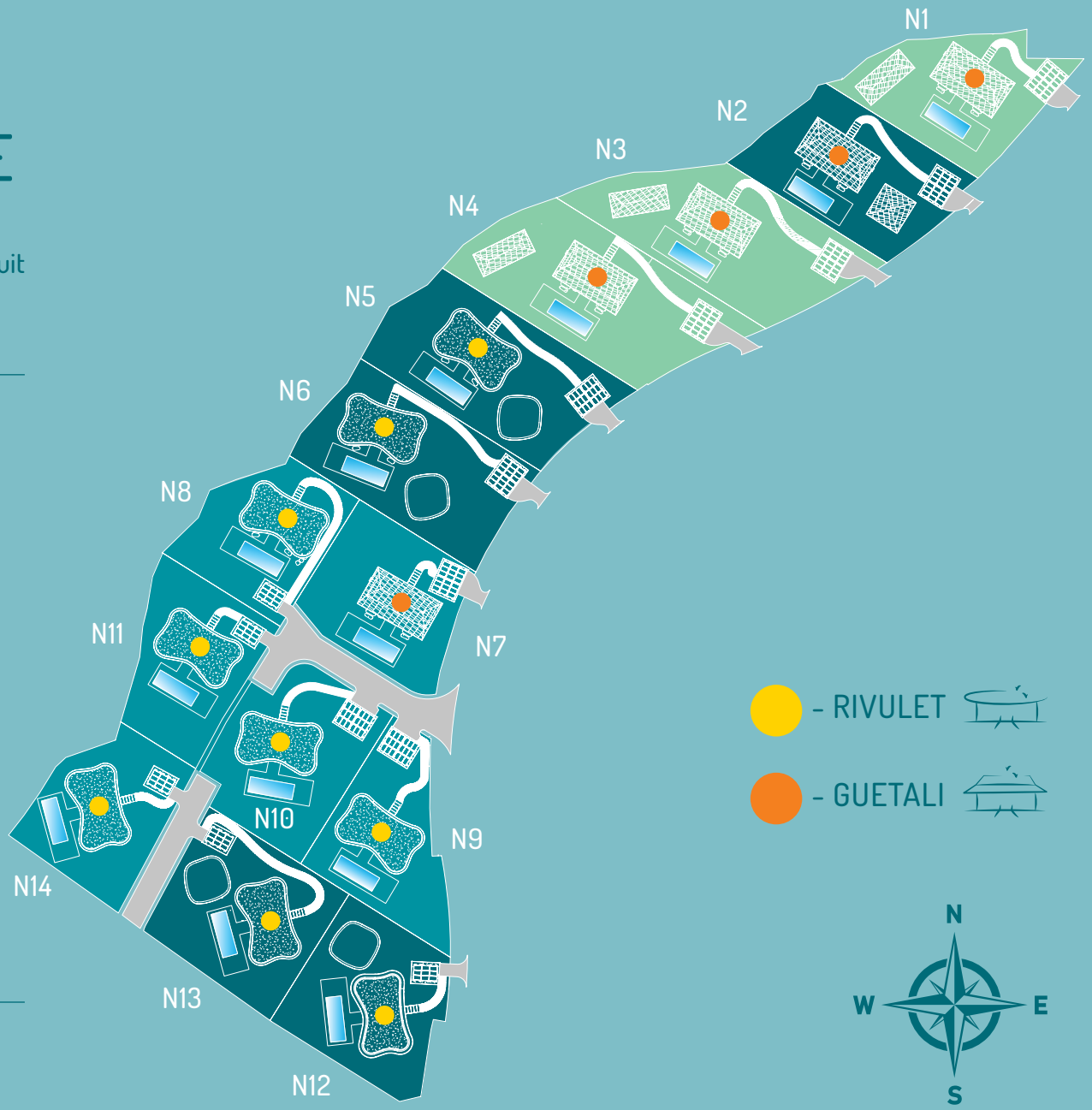
Nomadic Villas are available in several configurations to suit different lifestyles and needs.

2-BEDROOM VILLA
Main villa without a separate annex

3-BEDROOM VILLA
Main villa with a one-bedroom annex

4-BEDROOM VILLA
Main villa with a two-bedroom annex

Available configurations depend on the plot.





The spacious open-plan living area, comprising the lounge, dining room and kitchen, is accessed from the entrance on the upper level. Its elevated position maximises natural light and offers panoramic views of the lagoon.

Extending from the living area, a generous covered veranda invites year-round outdoor living, providing shade from the sun while making the most of the uninterrupted sea views.

A staircase leads down to the garden and the two en-suite bedrooms. Each bedroom opens directly onto the terrace and swimming pool through large glazed doors.

An optional annex provides space for one or two additional bedrooms and a bathroom. In the three-bedroom configuration, the annex roof is designed as a terrace extending the veranda and creating an additional outdoor living space directly accessible from the upper level.

EXAMPLE OF A
3-BEDROOM VILLA LAYOUT

GROUND FLOOR



MODEL **RIVULET**

INTERIOR SPACES

01 BEDROOM 1
02 BATHROOM 1
03 HALL
04 TOILETS
05 LAUNDRY ROOM
06 BEDROOM 2
07 BATHROOM 2
08 DRESSING ROOM

OUTDOOR SPACES

09 TERRACE
10 SWIMMING POOL
11 CARPORT
12 STORAGE AREA

OPTIONAL ANNEX

13 BEDROOM
14 BATHROOM
15 TOILETS
16 DRESSING ROOM

EXAMPLE OF A
3-BEDROOM VILLA LAYOUT

FIRST FLOOR



Floor plans for the 2-bedroom Rivulet villas and the 2- to 4-bedroom Guetali villas are available on request.

INTERIOR SPACES

17 ENTRANCE

18 OPEN-PLAN KITCHEN AND DINING AREA

19 LIVING ROOM

20 STAIRS

OUTDOOR SPACES

21 VERANDA

22 ROOF TERRACE

Photovoltaic panels are available as an option.

TOTAL GROSS AREA

2-BEDROOM VILLA	180
1-BEDROOM ANNEX	29

HOLIDAY RENTALS:
YOUR VILLA, ENJOYED YEAR-ROUND



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Baie du Cap’s appeal among holidaymakers is already reflected in the growing demand for our Les Vues d’Anbalaba apartments. They attract guests seeking nature and authenticity, with the added comfort of quality hotel services.

Enjoy your property whenever you choose, while generating rental income in your absence.

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A Nomadic Villa is first and foremost your own home in Mauritius. Enjoy it for holidays or for several months of the year, with the option to rent it out for the rest of the time.

Designed to combine personal enjoyment with rental investment, the Nomadic Villas can be entrusted to our on-site property management team. When you are away, our team takes care of everything, from arranging rentals and welcoming guests to overseeing the day-to-day running of your villa.



A VILLA WITHIN A VIBRANT ESTATE









Owners of Nomadic Villas enjoy a privileged lifestyle, with access to a range of amenities and services at Domaine d'Anbalaba.

A Creole restaurant offering preferential rates, a concept store, a gym and a padel court are available to owners, with further shops planned to complement the estate's offering in the future.

To make stays and holiday rentals easier to manage, owners can also rely on an on-site team.

For those who enjoy sport and the outdoors, the Heritage Golf Club courses, kitesurfing spots, hiking trails and the many outdoor activities of south-west Mauritius are all just minutes away.



YOUR VILLA.
YOUR OWN WAY TO EXPERIENCE MAURITIUS.

Contact our team to find out more or arrange a viewing of our show villa.

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Anbalaba
IRS PROPERTY AND VILLAGE
BAIE DU CAP - MAURITIUS