



Villas Valriche, Mauritius

Continues on its path of success

by Paul Rogers

"You gather the idea that Mauritius was made first and then heaven, and that heaven was copied after Mauritius."

- Mark Twain, 1896



Blessed with lush rainforests, white sandy beaches and the azure Indian Ocean, Mauritius is a tropical island paradise. Located off the east coast of Africa, Mauritius is not only a well established luxury holiday destination, but it is also making a name for itself among property investors worldwide.

Considered economically and politically stable, Mauritius offers an ideal year round climate, scenic splendor and a collection of cultural and dining experiences due to the British, French, Indian and African influences seen around the island.

The island offers significant attractions for overseas purchasers: since the Mauritian Government introduced the Integrated Resorts Schemes (IRS), which provides automatic residency to foreign freehold property owners and their dependants, bringing substantial fiscal benefits including low income tax, no capital gains tax and no inheritance tax. The investor is exempted from the requirement to obtain a work permit and can legally run a business from Mauritius, which was recently voted 'Best Place to do Business in Africa' by the World Bank

A top haven for tourists due to the exceptional

range of lifestyle benefits and security, Mauritius tops several polls for both business and quality of life. An abundance of new facilities are springing up all over the island, from sophisticated shopping malls, restaurants, offices and factories to private schools and state-of-the-art medical centers (including cosmetic surgery for tourists). All of these, together with numerous sport, culture and leisure activities, can now be enjoyed by expatriate residents year-round under the IRS scheme.

Despite the gloomy news emanating from many international property markets, Villas Valriche in Mauritius is confident that it will continue on its



Left: Villas Valriche view of the ocean with pool; **below:** Villa exterior and private pool; **opposite above:** Mauritius aerial view; **opposite below:** Villas Valriche aerial view.

path of success. Sales agent Cluttons Resorts says that with no debt or borrowings, the infrastructure for Phase 1 virtually complete, nearly 95 percent of properties sold on Phase 1 and with the first homes due to be handed over in July 2009, it is arguably the best placed development on the island to deliver on its promises.

The recent limited launch of the first part of Phase 2 has also been received with enthusiasm by buyers. These properties, which include a selection of outstanding plots with stunning 360 degree views across the golf course to the ocean and with mountains behind, are expected to sell equally well. Not surprising perhaps, as recent research confirms that Villas Valriche represents outstanding value when compared to other luxury developments on the island, offering among the lowest price per square meter for premium build quality and design.

Villas Valriche is situated on the south west coast of Mauritius in the Savanne region, an unspoiled part of the island just 40 minutes from the airport. The development forms part of the Domaine de Bel Ombre, a former sugar estate with a number of luxury international hotels nearby. When complete, there will be 288 Mauritian plantation-style villas set in 525 acres





of lush, tropical landscaped grounds on a rolling hillside overlooking the Indian Ocean. The estate lies at the foot of the Valriche Nature Reserve and is set around the existing 18-hole championship Golf du Chateau course, with a separate 9-hole par 3 course. A second 18-hole championship golf course is already planned next door.

There are four villa designs to choose from with a choice of two, three and four bedrooms, each with an infinity pool, large verandas, air-conditioned bedrooms and state-of-the-art communications. A wide range of options and interior design packages are available, enabling owners to create a bespoke look and feel to every home. Indeed no other development on the island offers buyers as much choice and flexibility and nearly all of the villas have spectacular, panoramic sea views.

This award winning residential golf estate is being created by international developers Secondlifestyle Group in partnership with Rogers Group, the majority shareholder of the estate.

Rental pool

A professionally managed rental pool will be operated by the 5* Vernada Resorts, providing attractive revenue income to villa owners, and as hotel occupancy rates on the island average between 70 – 80 percent all year round, buyers can feel confident about the ability to attract a good rental income from their investment. The owners' share of the net revenue is around 50 percent, substantially higher than in many other competing developments in Mauritius as well as

in other countries.

The estate facilities at Villas Valriche are first-class. Owners automatically qualify to become members of the Golf du Chateau club with its attractive clubhouse and restaurant, as well as the Sports & Racquets Centre, the residents' Beach Club and the luxury spa. They have privilege access to local 5* hotel facilities including discounts of 20 percent off food and beverages, 15 percent off spa

services and 10 percent in retail outlets.

Prices start at around \$1 Million for a detached freehold villa with infinity pool and private landscaped garden. **AH**

For more information:
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Cluttons Resorts is an associated business of Cluttons LLP, one of the UK's leading independent firms of chartered surveyors and property consultants. Cluttons Resorts was established in 2005 to service the growing demand of UK buyers looking to purchase or invest in quality residential properties within resort developments around the world.

