

A MAURITIAN HAVEN

Villas Valriche occupies an exceptionally beautiful and largely undiscovered 525-acre site on the southwest coast that adjoins the 20,000-acre Valriche Nature reserve, but is within a 40-minute drive of the airport and the capital of Port Louis. Unusually, the estate – which has sold 120 of the 132 first-phase villas off plan, and saw the hand-over of keys to its first owners last month – already sports an 18-hole par-72 championship golf course, clubhouse and a gourmet restaurant in the 19th-century Château de Bel Ombre. In addition, villa owners have privileged access (and discounts) at the neighbouring five-star Le Telfair and Heritage Golf & Spa

Resorts, which offers a choice of nine restaurants, two signature spas and fitness clubs, fabulous beaches and water sports.

As one of the Mauritian government's Integrated Resort Schemes, Villas Valriche provides automatic residency to foreign freehold-property owners and their dependants, who benefit from low income tax and no capital gains or inheritance tax. Investor owners can also place their property in Villa Valriche's rental pool, which will be operated by Veranda Resorts (they also manage the adjoining hotels) and which welcomes its first rental guests this autumn; once established, investors can anticipate annual returns in excess of 6 per cent, says Rob Green of Cluttons Resorts, who reports a serious lack of decent

rental villa properties available on the island now – and an increasing number of direct flights and visitors to Mauritius where year-round hotel occupancy rates range from 59 to 86 per cent.

With 228 plantation-style properties planned for Villas Valriche, Cluttons Resorts (020 7584 3050) has just released the second phase, which affords some of the most spectacular

panoramic sea and golf views in the resort. Built to 22 different designs that offer 250sq m to over 400sq m of two-, three- and four-bedroom accommodation with state-of-the-art communications (and an optional interior-design package), each villa is set in private landscaped gardens with a large veranda and infinity pool. Prices range from US\$1 million to US\$3.25 million.

