

# Mauritius defies global property market trends



Despite the turmoil in the world markets, the release of Phase 2 at Villas Valriche in Mauritius has been received with great enthusiasm by buyers. Within three

weeks of the launch, over 50% of the new plots at this luxury residential estate had been reserved, reports Cluttons Resorts. Nearly all of the 132 villas in

Phase 1 have sold out and many of those who bought are already enjoying capital growth in excess of 30% on their investments. Sales Director Timo

Geldenhuy's comments, "In spite of uncertain markets and fluctuating exchange rates, it's wonderful to see that so many of our buyers remain fully committed. This demonstrates that they clearly consider Villas Valriche to be excellent value and that the stability offered by the Mauritian economy, combined with outstanding fiscal and lifestyle benefits, are proving highly attractive in these testing times."

Villas Valriche is located on the south coast at the foot of the Valriche Nature Reserve and forms part of the Domaine de Bel Ombre, a former sugar estate. This award-winning residential golf estate is being created by international developers Secondlifestyle Group in partnership with Rogers Group, the owners of the estate for over 100 years.

The estate is set in 200 hectares of lush tropical landscaped grounds on a rolling hillside overlooking the Indian Ocean. The homes are set around an

established 18-hole championship course with a separate 9-hole par 3 course. A second adjacent championship golf course is planned.

There are no less than 22 villa designs to choose from with 2, 3 and 4 bedrooms, nearly all of which have uninterrupted panoramic golf and ocean views. A wide range of options and interior design packages is available. Villa owners automatically become members of the Golf du Chateau Sports & Racquets centre and the Beach Club.

Villas Valriche is part of the Mauritian Government's Integrated Resorts Scheme, which provides automatic residency to overseas freehold property owners and their dependants, as well as substantial fiscal benefits such as low income tax and no capital gains or inheritance taxes. The Island benefits from political and economic stability, an ideal climate, beautiful beaches and stunning scenery. A world-leading luxury holiday destination, hotel occupancy rates are between 70 and 80% all year round, so buyers can feel confident about the ability to attract a good rental income from their investment.

Prices start from US\$950,000 for a detached freehold villa with infinity pool and private landscaped garden.

<http://www.cluttons.com>