

INVEST IN MAURITIUS

a property market that continues
to soar amidst stormy times



BROUGHT TO YOU BY

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WHY INVEST IN MAURITIUS

- The Mauritian Integrated Resorts Scheme (IRS) now enables foreigners to own full title property on this pristine island. This market has already seen growth in excess of 40% pa over the past 2 years.
- Mauritius continues to develop itself as a business and investment hub for both the private and commercial sectors through innovative financial, taxation and 'ease of business' policies.
- 15% personal and company tax rate. No capital gains tax, STC (tax on dividends) or inheritance tax.
- Mauritius boasts a stable democratic political environment for 40 years.
- Economically Mauritius is one of very few global countries that continues to exhibit strong GDP growth at around 5-6% per annum.
- The island has a near-perfect climate, low crime rate and highly skilled work force (91.5% employment rate, 97% literacy rate).
- Key growth sectors being tourism, financial and IT. The Mauritian Government's tourism development strategy focuses on further growing the tourism sector from approximately 1 million per annum currently, to 2 million by 2015.



WHY MAURITIUS IS SO ATTRACTIVE TO SA 2ND HOME INVESTORS

- Externalisation of full property purchase consideration through 'SADC Property Allowance'
- The Dollar based investment creates an ideal Rand hedge.
- Mauritian permanent residency permit is afforded to the purchaser and his / her dependents.
- Rental pool participation schemes for the villa / property owners, with full associated marketing and management by professional & experienced operators in this sector.
- Mauritius' close proximity to South Africa (4 hours) makes it a highly accessible investment, business and holiday destination.

KEY INVESTMENT FACTORS

VILLAS VALRICHE

1. Completed and operational Matkovich championship golf course
2. Surrounding hotels completed & operational.
3. Principal developer is one of the largest listed companies in Mauritius
4. Elevated homes have panoramic golf course and ocean views
5. It's not a 'dream' filled by 'promises', it is a reality
- the lifestyle was created and only then the properties sold.
Investment security guaranteed.

LA BALISE MARINA

1. The first IRS to offer a true Marina lifestyle of international standards
2. Each villa / duplex having direct water access & private mooring
3. Located in popular region of Black River which is being shaped by the leisure & property boom. Also home to the black marlin world record.
4. Highly experienced & credible developer team (ENL Group, Investec, Syfin).
5. Prices starting at US\$807k