

Luxury Living at Villas Valriche

“Mauritius is one of the last places in the world where man can keep a sense of nature, freedom, light and where he can escape from himself.”

– Robert Edward Hart

Villas Valriche is a luxury residential lifestyle estate comprising 288 freehold title villas, set on a hillside in over 200 hectares of flourishing grounds, with spectacular views of the Indian Ocean. Along with the Peter Matkovich designed, 18-hole par 72 Championship golf course, the 9-hole par 3 course and access to two nearby hotels and their facilities – Le Telfair Golf & Spa Resort and Heritage Golf & Spa Resort – Villas Valriche offers residents a life of relaxation and peace. The estate, which was formerly a sugar cane plantation, is situated in the Domaine de Bel Ombre area on the south west coast of Mauritius, close to the Le Morne Peninsula and is only a 45-minute drive from the airport.

In order to attract direct foreign investment into Mauritius, the local government introduced the Integrated Resorts Scheme (IRS) to the island, whereby foreigners can now buy freehold title to residential property. Villa owners who purchase property on one of the limited approved developments that fall under the IRS, such as Villas Valriche, are entitled to Mauritian permanent residency for themselves and their immediate dependants.

For those buyers who wish to rent out their villa and receive a return on their investment, a rental pool will be operated by the developer. With the added benefits of low income tax rates, absence of inheritance and capital gains taxes, a number of double taxation agreements and a stable and growing economy, it is easy to see why buying a villa in Mauritius is such a fine choice for investment. Mauritius also has a strong offshore banking and financial sector, with over 400 financial institutions currently operating on the island.

The Villas Valriche estate gets its name from the neighbouring Valriche Nature Reserve, an 8 000 hectare, world renowned ecological park which is home to many species of birds and animals.

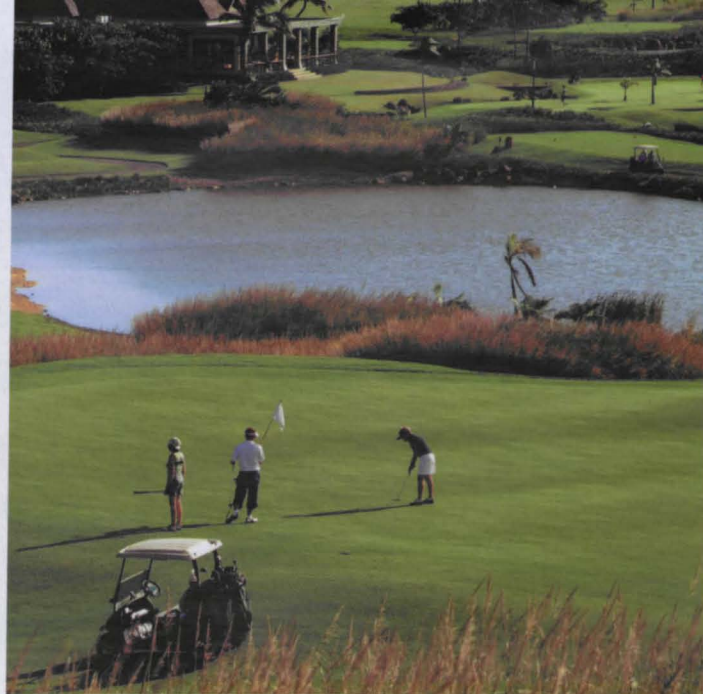
To ensure that the estate lives up to the legacy of its colonial past, the villas at Villas Valriche will be built in a traditional Mauritian Plantation style. Designed by the well-known local architect Jean-Francois Adam, this style ensures that the development blends in with its environment, with each villa offering attractive, bright, spacious and comfortable living space.

There are four elegant styles to choose from, with a choice of two, three or four bedrooms – a total of 22 different designs, with a range of optional extras that enable purchasers to create their own environment to suit their personal requirements. Each villa will have a wooden shingled roof, air-conditioned bedrooms, infinity edge swimming pool, an expansive veranda and a beautifully landscaped tropical garden.

With the numerous options available, the villas can be tailored to specific requirements. Adam is one of the leading architects in Mauritius, renowned for designing the leading luxury hotels on the island including Le Touessrok, Royal Palm and Le Paradis Hotel and Villas, all of which are six star hotels, to name a few.

The main attraction for home owners and their families will be the





numerous activities that they can participate in at both the Sports Club and the Beach Club. The Sports Club will be built near the "Le Chateau de Bel Ombre", a historic building that dates back to the early 1800s, and will include a fully equipped gym, tennis courts, a swimming pool, croquette, boules and a children's playground. The Beach Club will be constructed a short golf cart ride away from the villas, with access to the beach, swimming pools and all water sports including skiing, snorkelling, diving, fishing, kite and wind surfing as well as restaurants and bars. In addition, residents can experience many evenings of fine dining at the elegant 'Bel Ombre Chateau' restaurant. There are also plans to establish a world class Spa on the estate.

With the golf course as part of the estate, villa owners automatically become members of the exclusive 'Le Golf du Chateau' Club, with its 18-hole, par 72 championship course. This Matkovich designed course comprises a true test for all levels of golfers, yet one that ensures an enjoyable golfing experience on a world class layout. The condition is superb and having been completed in 2005, the course is well established. Two rivers, the Citronniers and St Martin, cross the fairways, and exotic flowers scent the air. Beginners, or those who want to practice their short game, are catered

for with Le Golf du Chateau's 9-hole par 3 course, the only one of its kind on the island. The Club House is able to provide light meals and refreshments and is equipped with a Pro Shop for all golfing requirements. Should home owners require golf lessons, there is a PGA instructor available, as well as a full driving range facility.

Home owners will be able to enjoy boutique-style shopping at the craft and cultural market that is planned for the old converted "Bel Ombre" sugar factory. With added value amenities such as daily cleaning and gardening services, babysitters, a nursery for gardening requirements as well as online shopping and delivery services, residents are able to maintain and enjoy a high standard of living and convenience.

For those residents who don't have the time to decorate their villas before they move in, they can employ the services of Robin's Nest, the selected interior design company that works with the developers on the estate. They can provide a one stop solution if required - from linen on the beds, plates in the kitchen cupboard, to a fully furnished living room, this service allows the villa owner to start their new life without having to worry about little things like light bulbs.

www.villasvalriche.com

