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Expats Life

## Luxury living in marvellous Mauritius

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**PILLAGED** by pirates, invaded by the Arabs, British, French, Portuguese and many more, the island paradise of Mauritius has a dark and chequered past.

Today, it has an indelibly rich and diverse cultural heritage. Blue lagoons, waterfalls, lush mountains, and palm-fringed beaches paint a picture of Mauritius as a perfect tropical island paradise.

Since independence from Britain in 1968, Mauritius has become a fine example of stability in the developing world, with an economy that has diversified from sugar production to tourism, textiles and agriculture.

The government has prioritised the eradication of poverty by investing heavily in education and training.

It has opened up the property market to foreigners by instigating controlled property development schemes, including one for retirees. Along with a fiscally friendly regime – no capital gains or inheritance taxes – this makes it an enticing place to live.

### Valriche

The south of Mauritius has a less developed infrastructure than the north. Some new projects seek to sustain the eco-system.

Valriche, toward the west of the southern coast with a few neighbouring fishing villages and hotels, is a golf development 40 minutes from the airport on 525 acres overlooking the Indian Ocean. Two to four-bedroom villas, each with a pool, are priced from \$1.25m to \$3m (£800,000 to £2m). ([www.cluttonsresorts.com](http://www.cluttonsresorts.com)).

### Le Souffleur

Elsewhere on the south coast is a dramatic stretch of volcanic rock swathed in



**Piece of paradise: Mauritius offers lush mountains, blue lagoons and palm-fringed beaches**

greenery with a cool breeze from the trade winds. Framed by a breathtaking mountain backdrop, a Six Senses wellness resort will launch later this year, along with a small boutique hotel. Prices for 40 villas will start from \$2m ([www.sixsenses.com](http://www.sixsenses.com)).

### La Balise

On the west coast and a 30-minute drive south of the capital Port Louis, a new yacht marina is under construction.

Close to the Black River Gorges National Park and, in the distance, the UNESCO-listed Le Morne Brabant mountain, 125 apartments and villas with moorings are priced from US\$500,000. ([www.labalisemarina.com](http://www.labalisemarina.com)).

### Anahita

On the southerly east coast, an old sugar plantation with six kilometres of coastline has been transformed into a development of apartments

and villas that includes a Four Seasons hotel and golf course. Prices on application. ([www.anahitamauritius.com](http://www.anahitamauritius.com)).

### Emerald Heights

An inland development in the south, with everything from one-bedroom apartments to five-bedroom villas. Purchase includes furniture and some costs. From €275,000 ([www.emeraldheightsmauritius.com](http://www.emeraldheightsmauritius.com)).

**Sandra Satterlee**

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