



VILLA
Majorelle



Live in Mauritius

The exotic island of Mauritius, nestled in the middle of the Indian Ocean, offers plenty of scenic beauties and hidden adventure experiences. Mauritius is considered by many to be a Paradise Island which has something to offer to everyone. Whether you are seeking peace, joy, beaches, mountains, adventures, luxury lifestyle or much more, Mauritius's experience is just unforgettable. Mauritius is also known for its beautiful botanical gardens and sea ventures like swimming with dolphins. The island is rich of activities, from water sports, spas to high-end golf courses.

With its economic development and political stability, Mauritius is definitely an ideal destination for most businesses. It is also known internationally as a secured investment hub.



Life in the North

Grand-baie/Péreybère

The north region has the most beautiful touristic attractions on the island along with its beautiful resorts, well-being centres, golf courses and many sea activities. Non-residents looking to relocate to Mauritius will only be amazed by its beautiful beaches as it is defined as a one-stop shop, with an array of facilities such as international schools, medical clinics and the biggest shopping centres.







| | | |
|-------------------------------|---|---------|
| Super U Grand Bay | ◆ | 5 mins |
| La Croisette Shopping Mall | ◆ | 7 mins |
| Mont Choisy Golf Estate | ◆ | 10 mins |
| Jumbo Riche Terre | ◆ | 15 mins |
| Port Louis | ◆ | 25 mins |
| Bagatelle Shopping Mall | ◆ | 35 mins |
| SSR International Airport | ◆ | 55 mins |

PEREYBERE



GRAND BAY



Mont Choisy
Le Golf



La Croisette
Shopping Mall



Horse Riding
Delights



Le Méditerranée

A WORLD IN ITS OWN

Villa Majorelle is a collection of 8 luxurious villas.

Warm and modern, the architecture combines noble and natural materials, natural and warm colours.

Every line, every angle, every finish—intentionally crafted to reflect both contemporary elegance with the serenity of coastal living.

From its unique architecture to its interiors designed with large openings and ideally oriented living areas, each villa is bathed in natural light and surrounded by expansive landscaped grounds.

The interior life of the villas opens onto the pool and your private garden. Wherever you are, you will experience the sensation of space and intimacy. The perfect recipe for you to relax and unwind in your own piece of paradise.



The Master Plan



Villa Type A



Built up Area: 296.08 m²

Living Area

| | |
|--------------------------|----------------------|
| LIVING AREA/ TV AREA | 42.12 M ² |
| KITCHEN AREA/DINING AREA | 31.00 M ² |
| LAUNDRY | 5.82 M ² |
| INTERIOR GARDEN | 3.80 M ² |
| GUEST TOILET | 2.50 M ² |
| BEDROOM 1 | 11.67 M ² |
| BEDROOM 2 | 18.23 M ² |
| BATHROOM 1&2 | 7.89 M ² |
| MASTER BEDROOM | 19.41M ² |
| MASTER DRESSING | 8.00 M ² |
| MASTER BATHROOM | 8.96 M ² |
| BEDROOM 4 | 14.21 M ² |
| BATHROOM 4 | 6.61 M ² |
| GARAGE | 33.20 M ² |
| COVERED TERRACE | 23.18 M ² |
| PLAGE DE PISCINE | 32.7 M ² |

| | |
|-----------------|---------------------|
| SWIMMING POOL | 8.5 X 4 M |
| EXTERNAL SHOWER | 4.60 M ² |



Villa Type B



Built up Area: 323.2 m2

Living Area

| | |
|--------------------------|-----------|
| LIVING AREA /TV AREA | 50.5M2 |
| KITCHEN AREA/DINING AREA | 31.89 M2 |
| LAUNDRY | 8.50 M2 |
| BEDROOM1 | 16.00 M2 |
| BATHROOM 1 | 5.54 M2 |
| GUEST TOILET | 2.50 M2 |
| BEDROOM 2 | 16.00 M2 |
| BATHROOM 2 | 5.55 M2 |
| MASTER BEDROOM | 19.41 M2 |
| MASTER DRESSING | 8.00 M2 |
| MASTER BATHROOM | 8.96 M2 |
| BEDROOM 4 | 18.23 M2 |
| BATHROOM 4 | 7.89 M2 |
| GARAGE | 32.9 M2 |
| COVERED TERRACE | 23.8 M2 |
| PLAGE DE PISCINE | 37.2 M2 |
| <hr/> | |
| SWIMMING POOL | 8.5 X 4 M |
| EXTERNAL SHOWER | 4.60 M2 |









Features & Finishes

Each villa is built and delivered with European grade finishes and fixtures, from the fully fitted Kitchens with stunning quartz bench tops to the Italian-made flooring. Carefully chosen quality and elegant furnishes harmoniously fit together creating an atmosphere of serenity for you to enjoy.

- Fitted kitchens and bathrooms;
- Aluminium Windows and doors throughout;
- Italian-made flooring;
- Centralised solar water heating;
- Intercom system connected with the security gate;
- Private garden - levelled, planted and lighted;
- Edge pool in slate;
- Decorative stone wall;
- Private garden for bathrooms;
- Common fitness centre.

Enjoy the advantages of Mauritius

SOCIAL STABILITY AND SECURITY

Mauritius is well known for its remarkable social stability and secured nation;

- Mauritius is a “rainbow nation” with a multi-ethnic and multi-religious population who coexist peacefully, and this has been cited as an example all around the world;
- A welfare state which provides free public education and free public healthcare;
- A renowned health care system in private hospitals.

ATTRACTIVE TAX SYSTEM

The Fiscal Regimes offered to investors are as follows:

- 15% corporate tax and VAT rate;
- No tax on dividends received from resident companies;
- No tax on capital gains in Mauritius;
- No tax on inheritance.

POLITICAL AND SOCIAL STABILITY

- Stable political climate;
- Solid institutions based on the British democratic models.

CONNECTIVITY

- Convenient time zone;
- Convenient flight connectivity with Europe and Asia;
- High speed optical fibre internet connectivity.

CLIMATE AND BEAUTY

- Mild tropical maritime climate throughout the year;
- Exceptional environment with white sandy beaches;
- Varied inland landscapes with waterfalls, hiking trails as well as a diversified flora and fauna;
- A sportsperson’s paradise, perfect for hiking, diving and nature lovers;
- Golf lovers can play during any season of the year on the 8 international-calibre golf courses.

LEGAL FRAMEWORK AND OTHER FACILITIES

- Improved framework for personal data protection;
- Asset protection - Offshore;
- Set up and operating facilities;
- Bilingual (English/French) and skilled workforce;
- Secured banking and telecommunication system;
- Appropriate legal framework with solid institutions.



Property Development Scheme

The Property Development Scheme (PDS) allows the development of a mix of residences and the programme is designed to facilitate the acquisition of residential property by non-citizens in Mauritius. The PDS is basically an integrated project with social dimensions for the benefit of the neighbouring community and allows for the development and sale of high standard residential units, mainly to foreigners.

Its advantages are as follows:

- Freehold property;
- Eligibility to obtain permanent residence in Mauritius;
- The sale is governed by the VEFA type of contracts (Vente en Etat Futur d'Achèvement) which assures a financial guarantee of completion;
- The VEFA is a way of acquisition strictly legislated by Law. The French legislation code is the one applicable in Mauritius for property acquisition;
- Upon signature of the contract and before completion of the building, the buyer becomes the sole owner of the land and of the property being built upon it;
- Compulsory follow up of recognised international technical control firms (Bureau Veritas, Apave) at all stages of construction;
- Compulsory Decennial Insurance to all residential units from a recognised insurance company.

Becoming a resident

- A permanent resident permit is obtained on purchase of a property worth more than USD 375 000 under the Property Development Scheme (PDS).;
- Residency permit covers your spouse and children under 24;
- Residency permit is valid for as long as you are owner of the property.





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