



Change your horizon...

Destination, Mauritius

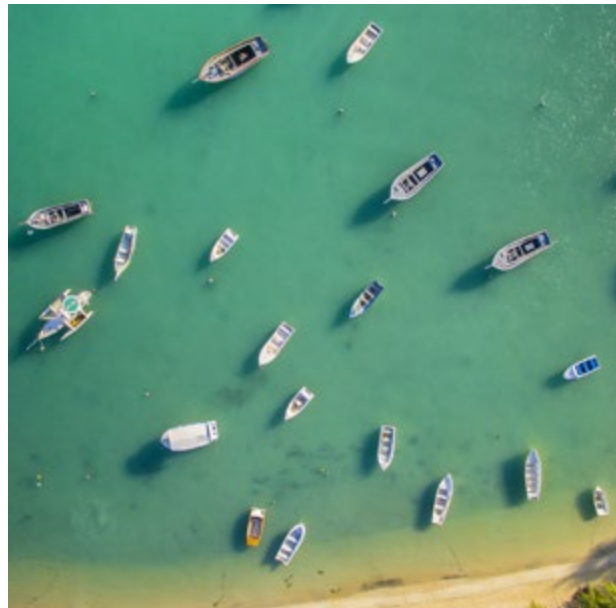


A peaceful heaven, 10 minutes away from the trendy life of Grand Baie

Résidence Laelia is situated in the northwest of Mauritius in the peaceful village of Trou aux Biches which has one of Mauritius' best sheltered stretches of sandy beach. The property is just ten minutes away from the shops, restaurants and nightlife of Grand Baie.

Grand Baie:
7 km / Approximate 10 minutes' drive
Port-Louis (Capital City):
18 km / Approximate 25 minutes' drive
SSR Airport:
64 km / Approximate 1h15 drive



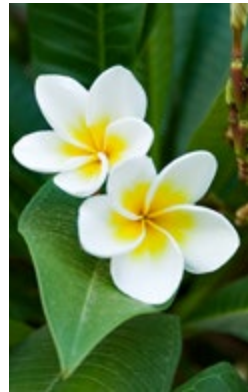


THE NORTH

Surrounded by a crystalline lagoon, the North region is the most popular tourist destination in Mauritius. With its numerous shops, luxury hotels, golf courses, restaurants and bars, the area is bubbling with life.

The lagoon is extremely suitable for water activities of all sorts, from kite surfing to scuba diving. Catamaran trips are perfect to explore the northern islands. On the mainland, from golf, shopping and cultural outings, entertainment is just as readily available.





MASTER PLAN

▶ Entrance

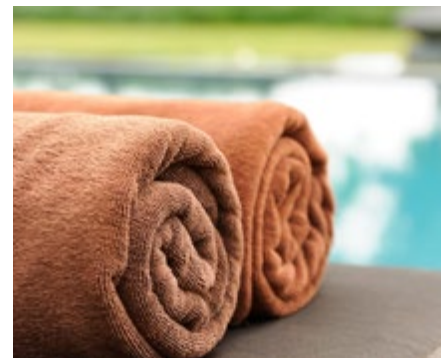
PLOT			AREA
1	Villa 1	Type 1	758 m ²
2	Villa 2	Type 2	811 m ²
3	Villa 3	Type 3	811 m ²
4	Villa 4	Type 1	872 m ²
5	Villa 5	Type 8	337 m ²
6	Villa 6	Type 9	369 m ²
7	Villa 7	Type 7	370 m ²
8	Villa 12	Type 5	396 m ²
9	Villa 11	Type 5	396 m ²
10	Villa 8	Type 5	396 m ²
11	Villa 10	Type 4	396 m ²
12	Villa 14	Type 5	396 m ²
13	Villa 13	Type 6	383 m ²
14	Villa 9	Type 6' (mirrored)	383 m ²





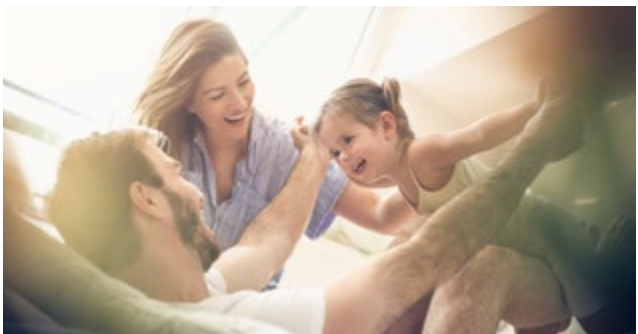
**Enjoy the elegant Mauritian lifestyle,
one step closer to the sea**

Résidence Laelia is composed of 14 high-end villas and is perfectly situated in the village of Trou aux Biches, 100 meters from the beach. This contemporary project is the expression of an upscale coastal lifestyle and reflects the Mauritian elegance. Nestled in the heart of a lively and typical village, it borders one of the most beautiful lagoons of Mauritius.






VILLA TYPE 6



Make way for cocooning

These exclusive villas are your dream getaway. You can choose between the “cocoon” or “family” option with 3 or 4 bedrooms.

Short- or long-term investment, these villas represent the ideal property for seasonal rental. You will benefit from rental income all year round, according to your needs.



VILLA TYPE 6

3 BEDROOM

1	Entrance	3.5 m ²
2	Kitchen & Living	40.0 m ²
3	Master Bedroom	17.6 m ²
4	En-suite	4.6 m ²
5	Bedroom 1	11.0 m ²
6	Bedroom 2	13.3 m ²
7	Bathroom	4.0 m ²
8	Guest WC	1.8 m ²
9	Corridor	9.4 m ²
10	Laundry	3.7 m ²
11	Terrace	28.8 m ²
12	Deck	12.5 m ²
13	External Shower	3.0 m ²
14	Pool	16.8 m ²
15	Parking	25.0 m ²
Net Area		137.2 m ²
Gross Covered Area		147.9 m ²



VILLA TYPE 6' (MIRRORED)

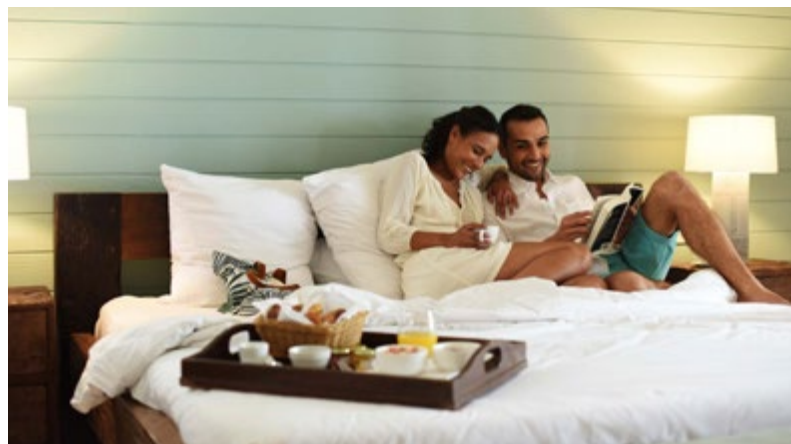
3 BEDROOMS

1	Entrance	3.5 m ²
2	Kitchen & Living	40.0 m ²
3	Master Bedroom	17.6 m ²
4	En-suite	4.6 m ²
5	Bedroom 1	11.0 m ²
6	Bedroom 2	13.3 m ²
7	Bathroom	4.0 m ²
8	Guest WC	1.8 m ²
9	Corridor	9.4 m ²
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11	Terrace	28.8 m ²
12	Deck	12.5 m ²
13	External Shower	3.0 m ²
14	Pool	16.8 m ²
15	Parking	25.0 m ²
Net Area		137.2 m ²
Gross Covered Area		147.9 m ²



The key to open the doors of Mauritius

Résidence Laelia is available for purchase by Mauritian and foreigners, under the Property Development Scheme (PDS). Under such scheme for any purchases exceeding USD 375,000, a foreigner can apply for a residency permit and secure its keys to open the doors of Mauritius.



VILLA TYPE 5

VILLA TYPE 5

3 BEDROOMS | GROUND FLOOR

1	Living & Dining	31.0 m²
2	Kitchen	18.8 m²
3	Laundry & Wine Cellar	8.9 m²
4	Guest WC	2.1 m²
5	Entrance Lobby	3.4 m²
6	Escalier	7.3 m²
7	Entrance Porch	2.7 m²
8	Deck 1	12.8 m²
9	Deck 2	8.2 m²
10	Pool	14.5 m²



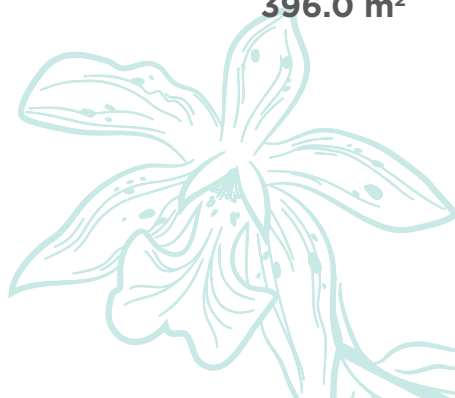
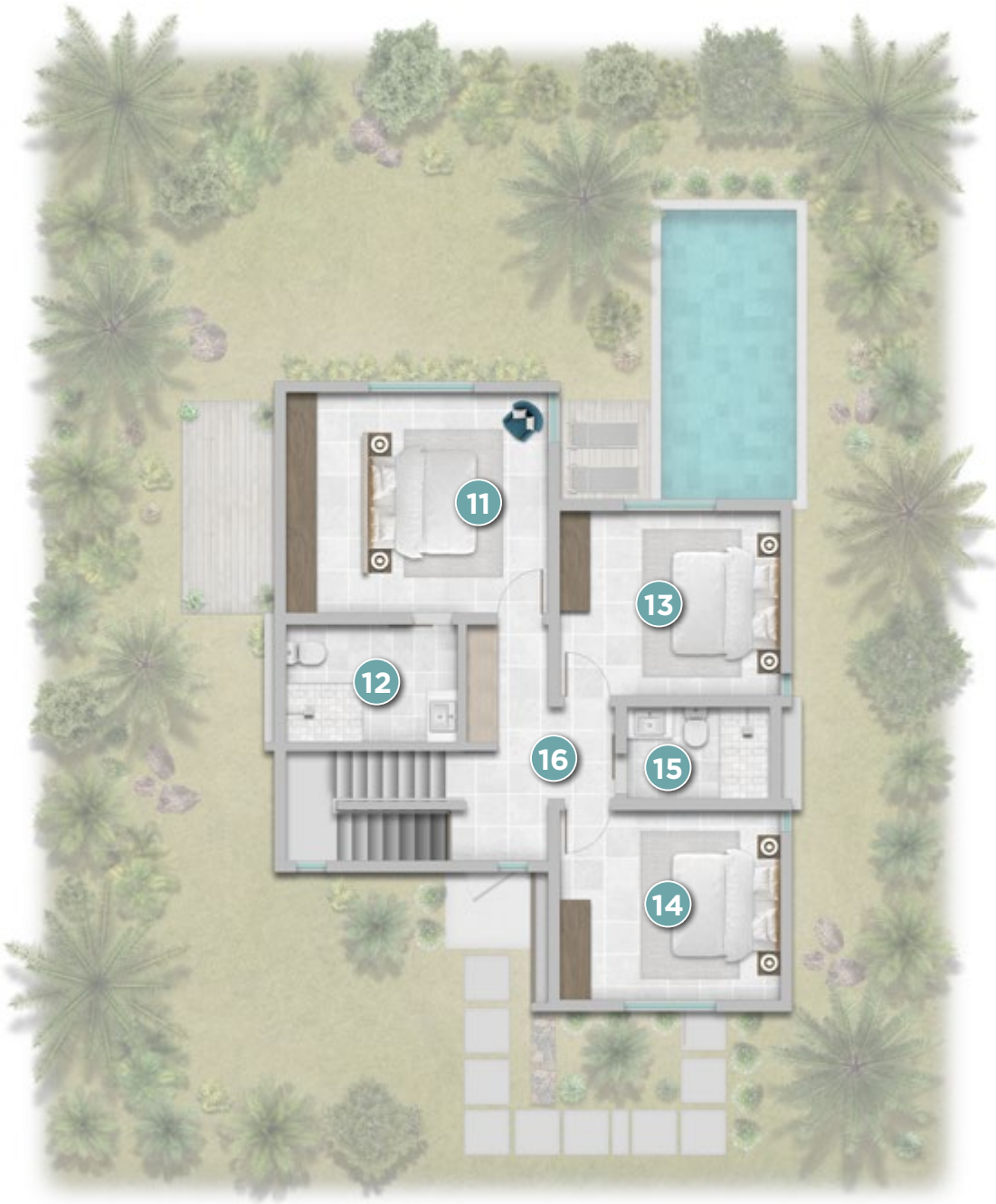
VILLA TYPE 5

3 BEDROOMS | 1ST FLOOR

11	Master Bedroom	22.9 m²
12	Master Bathroom	7.7 m²
13	Bedroom 1	15.4 m²
14	Bedroom 2	15.9 m²
15	Common Bathroom & WC	5.0 m²
16	Lobby	10.3 m²

Totals

Surface Area	172.4 m²
Built Area	201.3 m²
Land Area	396.0 m²



VILLA TYPE 7

3 BEDROOMS

1	Entrance	3.5 m ²
2	Kitchen & Living	32.0 m ²
3	Master Bedroom	17.8 m ²
4	En-suite	4.6 m ²
5	Bedroom 1	10.9 m ²
6	Bedroom 2	13.3 m ²
7	Bathroom	4.0 m ²
8	Guest WC	2.5 m ²
9	Corridor	7.9 m ²
10	Terrace	25.7 m ²
11	Deck	20.0 m ²
12	Pool	12.9 m ²
13	Parking	25.0 m ²
Net Area		121.0 m ²
Gross Covered Area		136.6 m ²



VILLA TYPE 8

3 BEDROOMS

1	Entrance Lobby	2.3 m ²
2	Kitchen & Living	22.1 m ²
3	Master Bedroom	17.6 m ²
4	En-suite	4.6 m ²
5	Bedroom 1	13.2 m ²
6	Bedroom 2	11.9 m ²
7	Bathroom	4.0 m ²
8	Guest WC	1.7 m ²
9	Corridor	6.8 m ²
10	Terrace	25.0 m ²
11	Deck	12.2 m ²
12	Pool	13.8 m ²
13	Parking	25.0 m ²
Net Area		110.0 m ²
Gross Covered Area		129.5 m ²



VILLA TYPE 9

3 BEDROOMS

1	Entrance Porch	3.1 m²
2	Kitchen & Living	31.5 m²
3	Master Bedroom	19.6 m²
4	En-suite	5.0 m²
5	Bedroom 1	12.0 m²
6	Bedroom 2	13.1 m²
7	Bathroom	4.0 m²
8	Guest WC	2.2 m²
9	Corridor	7.3 m²
10	Terrace	16.2 m²
11	Deck	24.3 m²
12	Pool	12.8 m²
13	Parking	25.0 m²
Net Area		113.5 m²

Gross Covered Area		127.3 m²
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THE PROMOTER



Founded in 1998 in Mauritius, Trimetys Group employs over 350 employees in the four clusters in which it operates:

Real Estate | Tourism & Leisure | Agribusiness | Education

With 25 years of experience, Trimetys is today one of the major players in the promotion of luxury real estate in Mauritius. The group has successfully developed several residential projects in the North and West coast of the island.

The Sakoa Boutique Hotel depicts the true brand identity in the luxury hotel industry and is located in front of Trou aux Biches beach and near the Residence Laélia, for a quiet and memorable family time.





INVEST IN MAURITIUS

SOCIAL, POLITICAL STABILITY AND SECURITY

- Often cited as an example around the world, Mauritius is known for its peaceful, multi-ethnic and multi-faith nation.
- The island is considered as the safest country in the Indian Ocean and its low crime rate makes it the ideal home away from home.
- Mauritius possesses a stable political and social climate.
- Solid institutions, based on the British democratic models, contribute to the country's well being.

EASE OF DOING BUSINESS AND GOOD GOVERNANCE

A solid reputation with its exceptional quality of life and its regulatory environment, which is favourable for doing business. Mauritius has been ranked:

- 1st country in Africa for ease of doing business.
- 1st country in Africa for good governance.
- 1st country in Africa for economic freedom.

ATTRACTIVE TAX SYSTEM

- 15% income tax rate.
- No wealth tax.
- Tax-free dividends.
- No capital gains tax or inheritance taxes.
- Free repatriation of profits, dividends and capital.
- The rate of land transfer tax is only 5%

BECOMING A RESIDENT

- You can obtain a resident permit on purchase of a property worth more than USD 375,000 under the Property Development Scheme (PDS).
- The resident permit is valid for a period of three years as long as you are still the owner of the property.
- Following these three years, you can obtain a resident permit valid for a 10-year period.

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.

CLIMATE AND BEAUTY

- The island enjoys a mild tropical maritime climate throughout the year.
- Nature lovers will be blissed out with the existing exceptional environment, white sandy beaches, varied inland landscapes with waterfalls, as well as a diversified flora and fauna.
- Golf lovers can play during any season of the year on the eight international calibre golf courses.

