



St. Antoine
PRIVATE RESIDENCE | MAURITIUS

SERVICED LAND



**Why choose between movement and tranquility,
between today and tomorrow,
between family, friends and intimate moments,
between wild nature and a modern, stylish town,
when you can live it all at the same time?**

St Antoine offers a lifestyle between indoors and out...
Live in a piece of paradise that is close to everything...
With the freedom to choose how you explore this world of contrasts...
Sail to the nearby islands or dive into an adventure novel...
Switch from a sedan to a fishing boat...
Take off your tie to learn a sailor's knot...
Or swap the delicate fragrances of the spa, for that of the open sea...
Letting the wind caress your skin or fill your kite sail...
Admire the shades of the lagoon before sunset...
Indulge in the bubbly waters of the lagoon before you enjoy the chilled bubbles of your champagne...
Be inspired by the colours of the dawn...
And be carried away by the music of the clubhouse or the soft, warm sway of the trade winds...
Immerse yourself in the rich local heritage, culture and natural beauty of the vibrant St Antoine,
with its lush flora, and charming nearby villages.
Yet stay connected to modern life with all its conveniences...
Here, nature is your artist, as you live between mangroves and the open sea,
between intimacy and sharing moments, between rejuvenating in the authenticity of nature,
and living a dynamic social life.
And at the heart of it all, experience a lifestyle open to new adventures...

Be carried away
by the music of the clubhouse
or the soft, warm sway
of the trade winds



An island LIKE NO OTHER

Situated in the heart of the Indian Ocean, the island of Mauritius is at a cultural, economic and social crossroads. Famed for its cobalt-blue seas, luxury hotels and people full of warmth, the mere mention of Mauritius invokes images of luxury and a peaceful lifestyle.

The island is loaded with wild nature, historic sites, cultural diversity, and an abundance of land and water-based activities for the whole family to enjoy. Boasting one of the most flourishing economies on the African continent, Mauritius is not only seen as tourism hotspot but also a privileged destination for foreign investors.



The North

A PLACE OF AUTHENTIC ISLAND URBANICITY

Located in the north of Mauritius, St. Antoine offers the perfect balance between authentic countryside living and modern-day comfort. Only 10 short minutes from the hub of Grand Baie, there is easy access to everyday conveniences – including private schools, shopping, restaurants, bars, the prolific Grand Baie nightlife, and all the nautical activities you could wish for.



Living in ST. ANTOINE

The magic of St. Antoine lies in the exclusivity of a life rich in contrast. Feel free to enjoy the unrivalled sea views or to dive into its invigorating waters; discover the mangroves on a kayak or take up the challenge of big game fishing. Spend your morning shopping in Grand Baie or lazing by the pool with friends; take the kids to discover the nearby islands and their endemic birds or mountain bike through the surrounding villages with their century-old trees. St Antoine offers a life between land and sea, between relaxation and movement, between schedule and spontaneity – almost always under the warm tropical sun.

Island ADVENTURE

A timeless legend tells of an undiscovered treasure buried in St. Antoine, however, in truth, St. Antoine itself is the treasure. This fascinating town boasts an unparalleled position that compels you to take the time to explore the land, the islands and the history that surround it. Fringed by the Indian Ocean on two sides, it has easy access to two idyllic islands; Ile d'Ambre and Ile aux Bernaches.



L'ÎLOT BERNACHE

Only a few minutes away by boat, Ile Aux Bernaches gives the impression of floating on the water. This small, flat island offers all of the advantages of a private beach, with pure white sands adding to its extraordinary beauty. Its proximity to the coral reef makes it a renowned place for fishing and it also offers diving enthusiasts a magical experience.



L'ÎLE D'AMBRE

A few hundred meters from your home, Ile d'Ambre is a small island with dense and lush vegetation – offering the ideal escape for sunbathing or relaxing in the emerald water of the lagoon. Although this is a protected conservation area, it is accessible to you as a resident of St Antoine.



Well-being & PEACE OF MIND

Serenity, relaxation and the freedom of an outdoor life await you at St. Antoine, far from the urban hustle and bustle. While the development has easy access to the surrounds, it is still secure, and offers an ideal starting point to discover the cultural and natural richness of Mauritius.



Open TO THE BLUE


On the horizon, where the azure skyline meets the ocean, lies the perfect playground. The waters of St. Antoine provide the perfect setting to get really active – with water skiing, stand-up paddle boarding, canoeing, kayaking through the mangroves, or diving and fishing – this is truly a watery paradise!

Easy access to the nearby jetty will provide unlimited entry to the ocean and all that it offers, while the fully managed boat yard will give owners peace of mind that their craft will always be well taken care of.

The background is a solid red color with a pattern of stylized palm fronds in a slightly darker shade of red. The fronds are arranged in a way that they appear to be fanning out from the left side towards the right, creating a sense of depth and movement.

Introducing

OUR SERVICED LAND

An aerial photograph of a coastal development. The foreground shows a planned area with 14 serviced plots labeled LOT 1A through LOT 14C. These plots are arranged in a grid-like fashion with some irregularities. A small, irregularly shaped swimming pool is located in the lower-left quadrant of the plot area. To the right of the plots, there is a row of modern, multi-story buildings with light-colored facades and dark roofs. The background is dominated by dense, lush green tropical vegetation and a body of water, likely a lagoon, visible on the right side. The overall scene is a mix of developed infrastructure and natural environment.

Set on 17 acres of land, St. Antoine private residence offers 100 exceptional apartments and penthouses, overlooking the lagoon and wild islets, as well as 14 serviced plots.

The residence offers quality spaces for residents to enjoy an exceptional quality of life – including a reception facility with numerous amenities, a spacious clubhouse & restaurant, a 55m swimming pool, a boat parking with launching & storage facilities, along with the exceptional land and sea areas.

SECTION A

INTRODUCTION

1. Introduction

The design criteria and rules set out in the document are in addition to the local authority requirements and national building regulations of Mauritius. These guidelines may be amended and/or updated by the Syndic from time to time.

2. Vision

The long term vision for the St. Antoine PDS is to create a thriving, aesthetically pleasing residential area that serves the community's needs in harmony within the local environment. With phase 1 & phase 2 already being completed. The master plan is set out in a way to maximize the views of the lagoon to the northern islands to the east at the same time finding favourable solar orientation.

3. Context

There is approximately a 10m level change across the site, which enables one to take advantage of the spectacular views of the lagoon to the north and the islands to the west. The immediate surrounding land is generally empty with a small residential community to the north-west (Petit Village). With towns such as Goodlands, Grand Gaube, Petite Raffray and Roche Terre easily accessible via the existing road infrastructure.

4. Architecture

The architectural language of the development is that of a modern and clean aesthetic with strong and simple forms which follow a neutral colour palette. These forms are offset with the incorporation of natural architectural elements such as timber & Mauritian stone in order to be in keeping with the surrounding context.

Further to the modern architecture feel, the layouts have been carefully designed to maintain the "outdoor" Mauritian way of life with generous terrace space and ample light without sacrificing any of the modern day comforts.

SECTION B

ARCHITECTURAL CONTROL & GUIDELINES

4. Building Type

Plots 1 to 5 are restricted for villas only.

5. Number of Dwellings per Plot

Not more than 1 villa per plot.

Site Sub-divisions:

Overall site to be sub-divided into a MAXIMUM of 14 separate plots. These architectural guidelines only apply to LOTS 1 through 5. Refer to site plan.

6. Plot Coverage

Plot coverage to be 30% as per "Coastal Zone C" of PPG. The villas shall be Ground Floor only.

7. Setbacks & Site Disturbance Zones

A maximum disturbance area/ Building line is identified on each stand. No building operations or structures may be erected outside the disturbance area except for access roads. Verandas, balconies, patios, staircases, gazebos, kiosks, pergolas, built-in barbeques, or any other structure must be within the building lines. Exceptions are buried services, pools and pool filters which may be situated outside the building lines. They are to be clearly indicated on plan and are subject to approval by the Syndic.

Street (Front) Boundary: 6m setback

Side Boundaries: 2m setback

Rear Boundary: 3m setback for main house only

Kiosk & Pool: 1m

8. Height Restrictions

The maximum height of the dwelling to be 10m high, comprising of ground floor only.

9. Pitched Roofs

- No mono pitch roofs permitted
- Double pitched roofs must be symmetrical
- Roof pitch to be between 32 - 45 degrees
- Maximum roof ridge height is 8m from natural ground level (NGL).
- Minimum roof overhang is 800mm.
- Roof eaves must be at 100mm above window or door lintel.
- Roof finish to be confirmed by client.
- Maximum height from the Finished Floor Level (FFL) to the soffit of a concrete slab is 3000mm.
- Dormers will not be allowed
- Maximum height of the dwelling to be 8m high, comprising of ground floor only.

10. Flat Concrete Roofs

- Flat roofs to be maximum of 20% of the roof area
- Where a flat concrete roof is used as a connecting element between two major forms, the top of the concrete parapet must be at least 125mm below the fascia boards of the major roof elements. The extent of flat roofs as linking elements will be restricted to the width of the main form and be contained.
- Regular plan shapes must be adhered to.
- The horizontal roof slab shall cater for: solar water heater, water tank if any, satellite dish, such that these are not visible from the road level or neighbouring apartments

11. Materials

Roofs:

- Waterproofed flat concrete roofs
- Timber shingles or CIS sheeting on either concrete, timber or steel structure
- Pool kiosk to be in timber shingles

SECTION B

ARCHITECTURAL CONTROL & GUIDELINES

11. Materials

Walls:

- Smooth plaster and paint, textured plaster and paint for feature elements only (Sample to be approved by the developer),
- Natural stone walls & cladding for feature elements (Mauritian stone only) & natural timber cladding.
- No artificial stone may be used.
- No artistic paint effects such as stone imitations etc will be permitted.

All wall colours must be selected from a colour chart found in the annexures. A colour sample should be presented during the plan submission for all exterior colours to be used. All stone finishes to be of natural materials either dry-packed or flush jointed. No artificial stone like finishes will be permitted.

Awnings, Pergolas & Balustrades

- Awnings to be concrete, factory coated aluminium or galvanized steel. The said awnings are to be structurally or decoratively supported by either galvanized or factory coated steel brackets or natural timber brackets with exterior quality varnish. Pergolas to be galvanized or factory coated metal or

varnished natural timber. Balustrades to be either painted or varnished timber or factory coated or painted galvanized steel or glass.

12. External Openings

- External openings to be square or rectangular formatted in factory coated aluminium or Equal & Approved (E&A) by the syndic prior to installation.
- No external security bars or security trellis-doors on openings will be permitted, same to be installed inside only.
- Rollershutters are permitted to enclose terraces only, same to match general wall colour.
- Sliding or swing timber/metal shutters are permitted on door & window openings & to enclose terraces.

13. Kiosks & Stores

- The construction of "Garden stores, pool kiosks, garages etc" will be permitted, providing they are limited to a single storey ground floor structure with the same roof type as the main dwelling. None of the said structures may be converted to habitable spaces. The areas of these buildings are to be included in the coverage.

14. Refuse/Bin Area

All refuse bins to be located within service yard away from view of street or neighbours.

15. Boundary Walls, Fences & Gates

Boundary Walls:

Boundary walls are to be a maximum of 1.8m in height and comprising Mauritian stone finished with concrete capping above the columns elements.

Fences:

Fences are to be a maximum of 1.8m in height and comprising of factory coated &/or painted galvanized steel or PVC coated wire i.e. "Betafence"

The following are not permitted:

- Precast concrete type walls
- Split poles
- Electric fencing or the latter on top of any walls
- Picket fencing
- Steel spikes on top of any walls
- Artificial stone walls
- Decorative artistic sculptures on top or on any walls

SECTION B

ARCHITECTURAL CONTROL & GUIDELINES

16. Swimming Pools

Swimming pools maybe be located outside the building lines. All pool pumps to be concealed from view. It is the property owners responsibility to provide a pool fence if the pool is easily accessible from any adjacent sites. Where visible from the road or neighbours, the design of the pool fence is to be submitted for evaluation by the developer and controlling architects.

17. Utilities

Sewer and vent pipes must be concealed in vertical ducting or niches within the wall plane of the building and must conform to the building regulations. Telephone connections are provided to the property boundary. Owners must provide sleeve from the boundary supply points to the house. External waste or waste pipes are not allowed above the finished external ground level. STP (Sewerge Treatment Plant) and Absorption Pit to follow guidelines as per the PPG (Planning Policy Guidelines). It is encouraged that all waste systems be positioned where there is vehicular access.

18. Lighting

All external feature lighting to be low-level soft lighting. The use of coloured lighting is not permitted. Security lighting to be designed in such a way that it is functional without being offensive to any neighbouring properties at the same time not detracting from the architecture.

19. Laundry & Gas

All laundry and gas areas must be housed within space screened off from view from all angles i.e. Service Yard.

20. Television Aerials & Satellite Dishes

All television aerials, satellite dishes or any such devices must be fixed out of sight, within the flat roof space. It must not be visible from the street.

21. Air Conditioning

External air conditioning condenser units be installed either at ground level or at roof level (within the building lines). In both cases the units must not be visible from any adjacent properties or from the street.

22. Local Site Conditions, Storm Water & Waste Water Management

- Storm water and waste water management on the individual plots to be considered during the design phase and to be indicated on the submission plans along with all the necessary engineering calculations.
- Plot owners to carry out own geotech investigations as part of their due diligence with respect to building foundations.
- Wastewater management to be in compliance to developers EIA report.

23. Landscaping

The landscape philosophy is based on the principle of preserving and adapting to the existing genius loci of the site. Despite the fact that the climatic conditions that prevail are known to be harsh with high temperatures, scarce rainfall and poor soil, the intent is to create a landscape that will thrive and mature well naturally, preserve the existing character and identity of the site and the panoramic views that it offers, enhance and enrich the environment in terms of its aesthetics and biodiversity, and by adding a sense of community, discovery and adventure within the residents and visitors of the development.

The existing vegetation within the site is mostly of highly invasive exotic species (refer to annexed document), but the objective is to preserve as many big trees as possible, especially within the common green areas, as they will add to the character of the space and to the landscape volume. The plant species that will be introduced in the landscape will generate a mixture of Mediterranean and local feel and will perfectly adapt to and thrive within the existing vegetation and climatic conditions.



Individual lots

MASTER PLAN

COLOUR & MATERIALS CHART

ROOF COLOURS

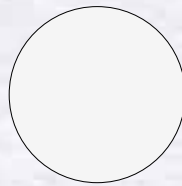


Grewalls or Equal & Approved
"Gris Tarpaulin" RAL 7010



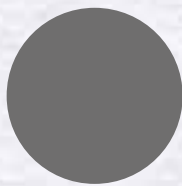
Timber Shingles

GENERAL WALL COLOURS



Permoglaze or Equal & Approved
"Pure White" RAL 9010

FEATURE WALL COLOURS



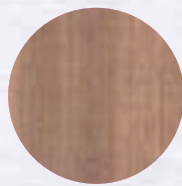
Permoglaze or Equal & Approved
Colour Code: GREY:S2500N

ALUMINIUM & METAL OPENINGS



Powder Coated "Gris Desert"

TIMBER COLOURS



Balau or Approved Equivalent

STONE COLOURS



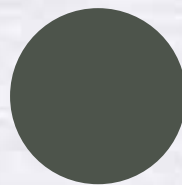
Mauritian
"Field Stone"

BETAFENCE COLOURS



Anthracite

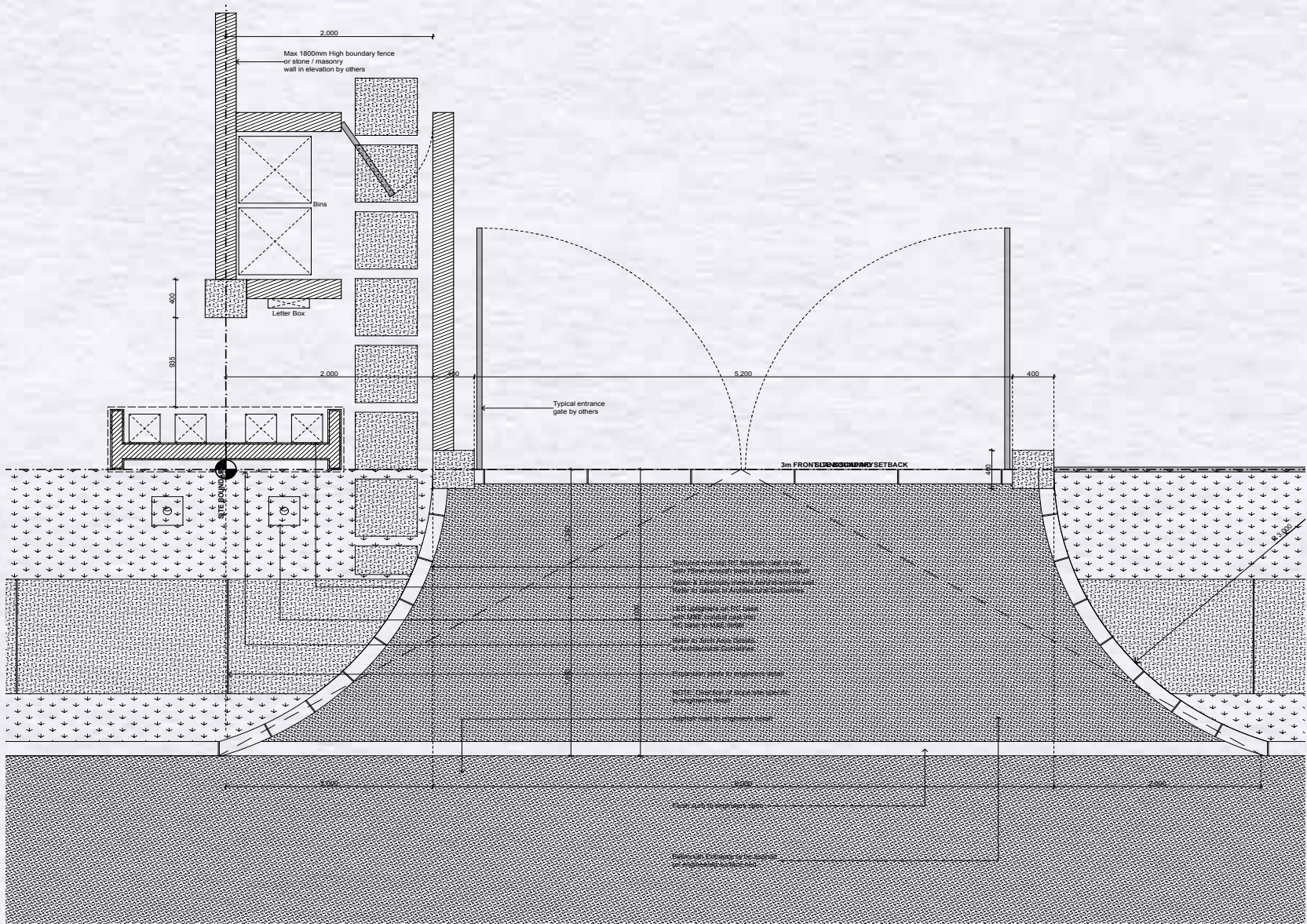
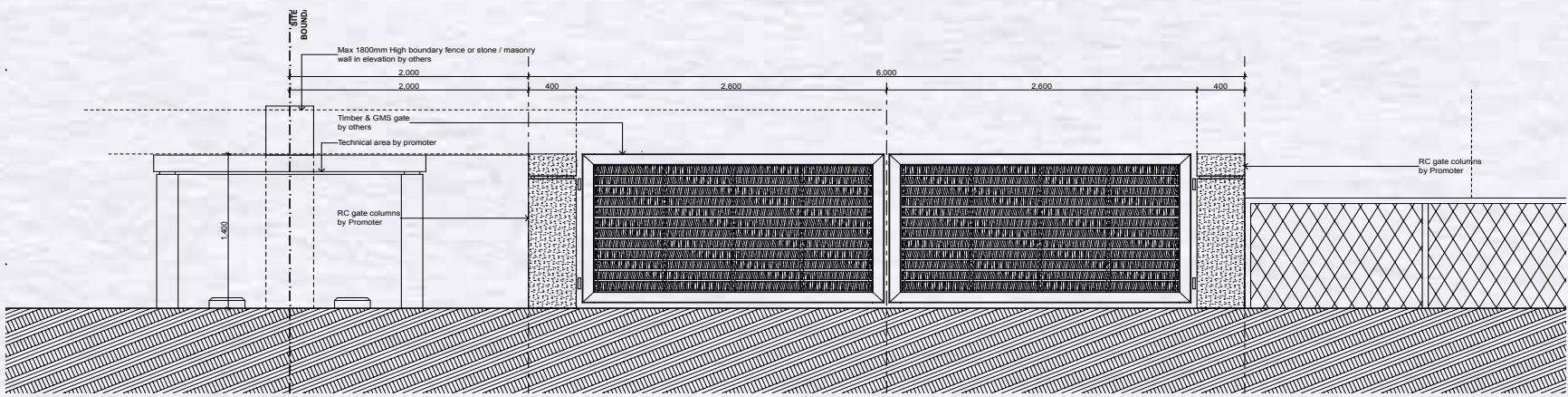
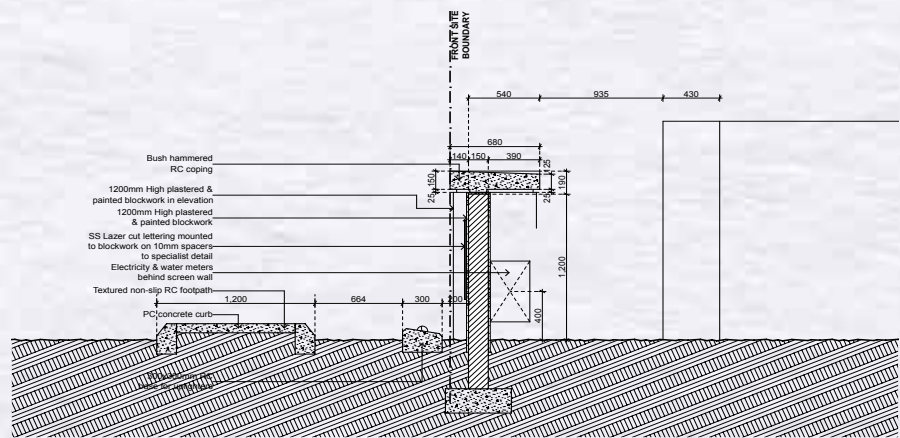
STEELWORK COLOURS



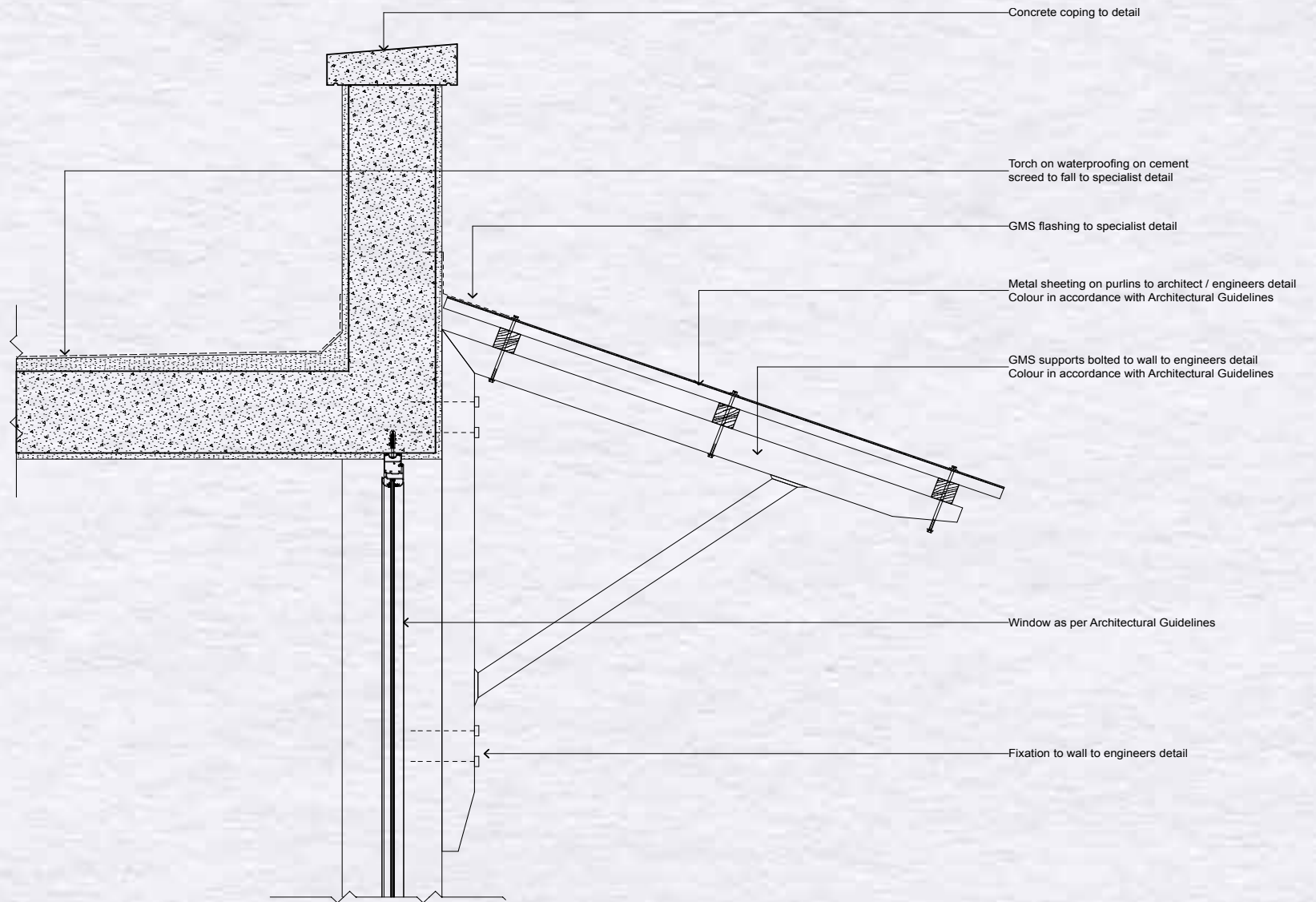
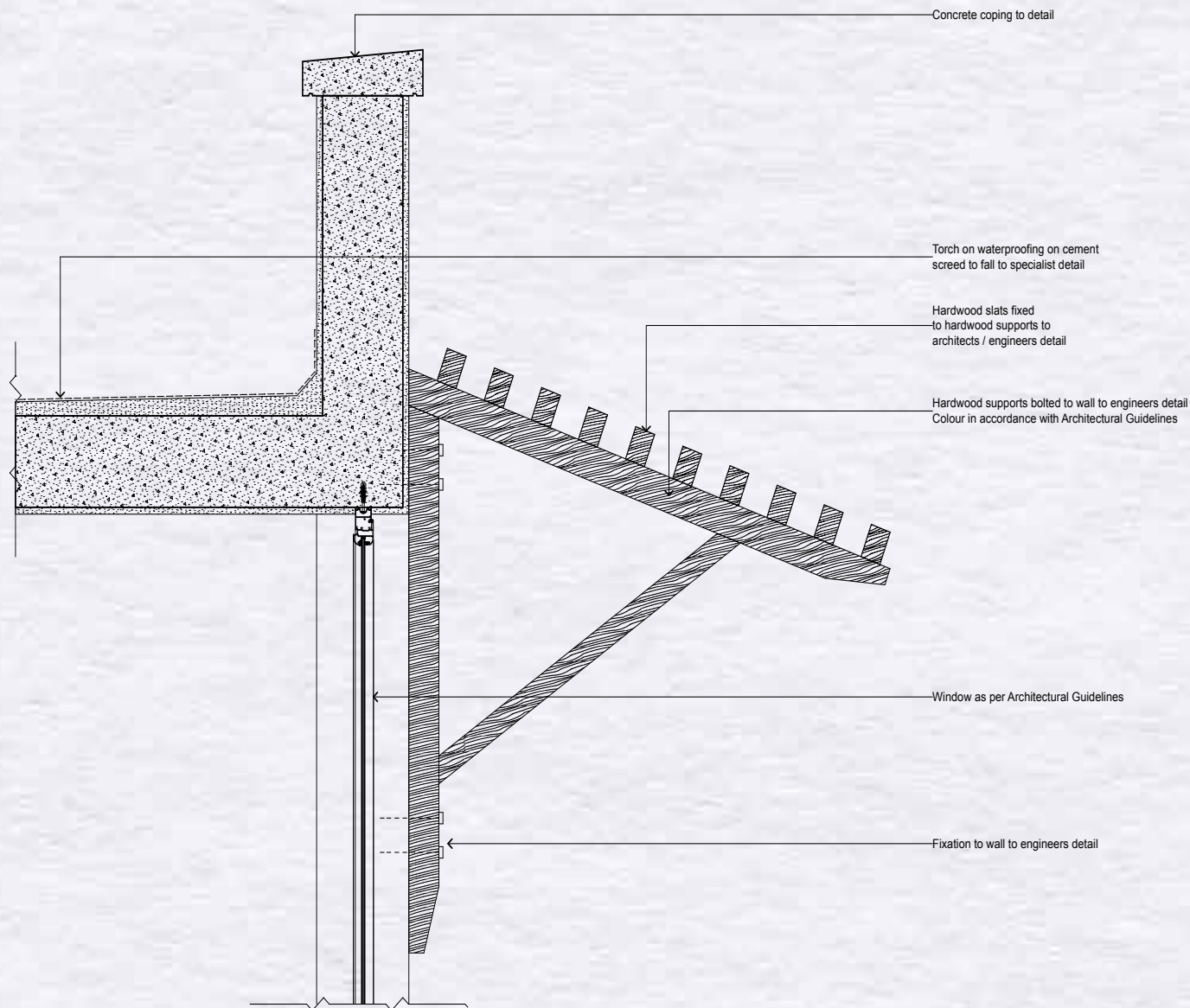
Anthracite Grey
RAL 7016

PLEASE NOTE: ON SCREEN AND PRINTED COLOURS MAY DIFFER FROM ACTUAL PAINT COLOURS

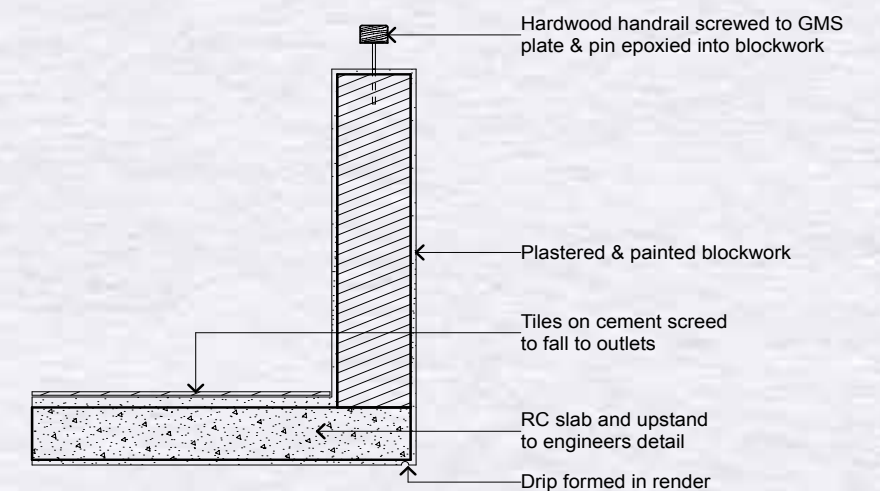
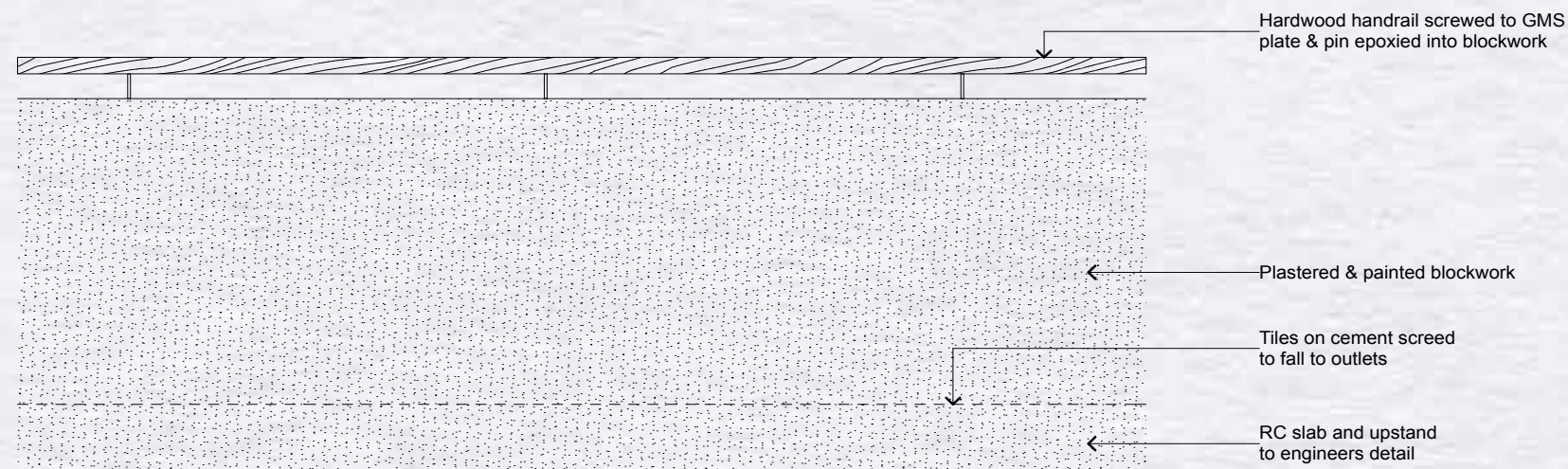
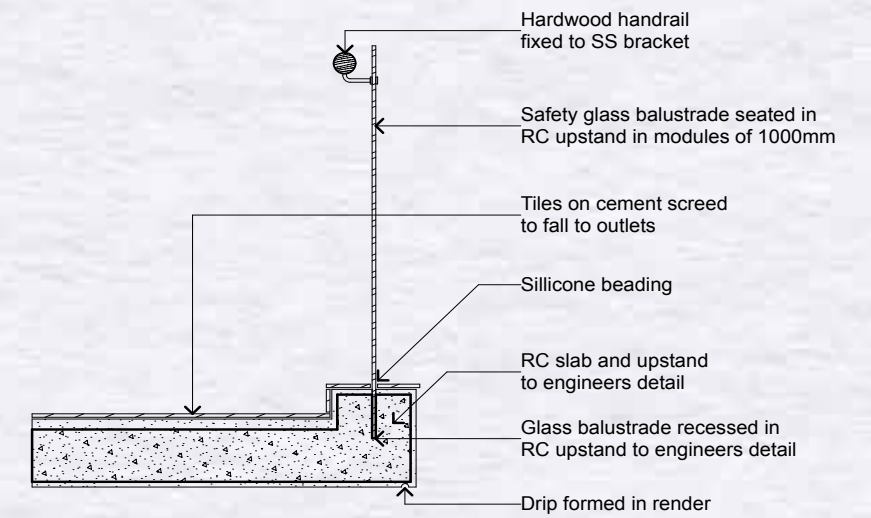
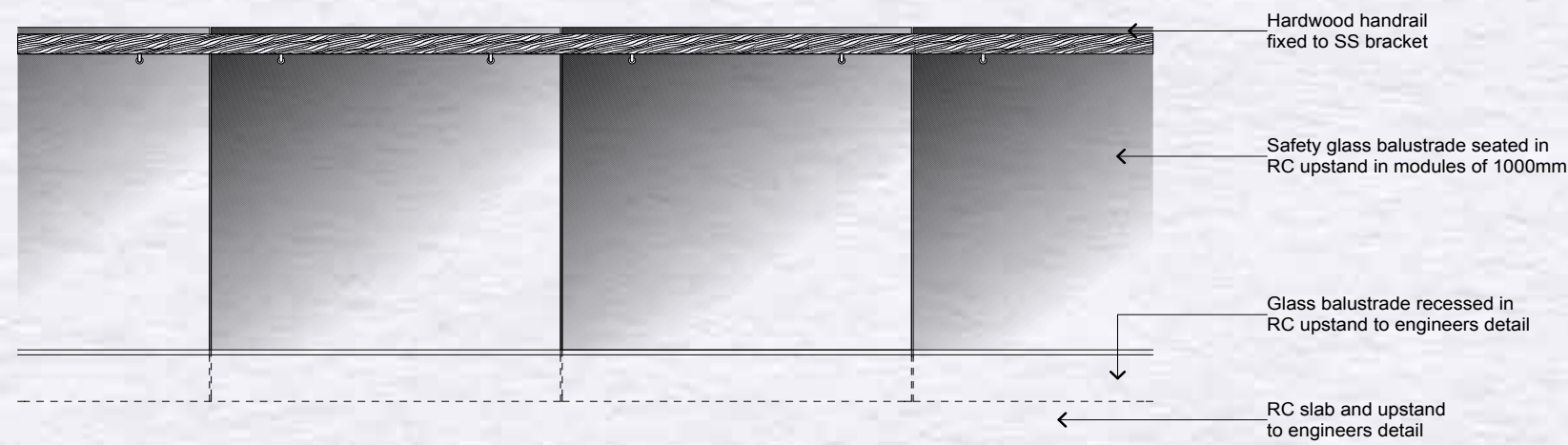
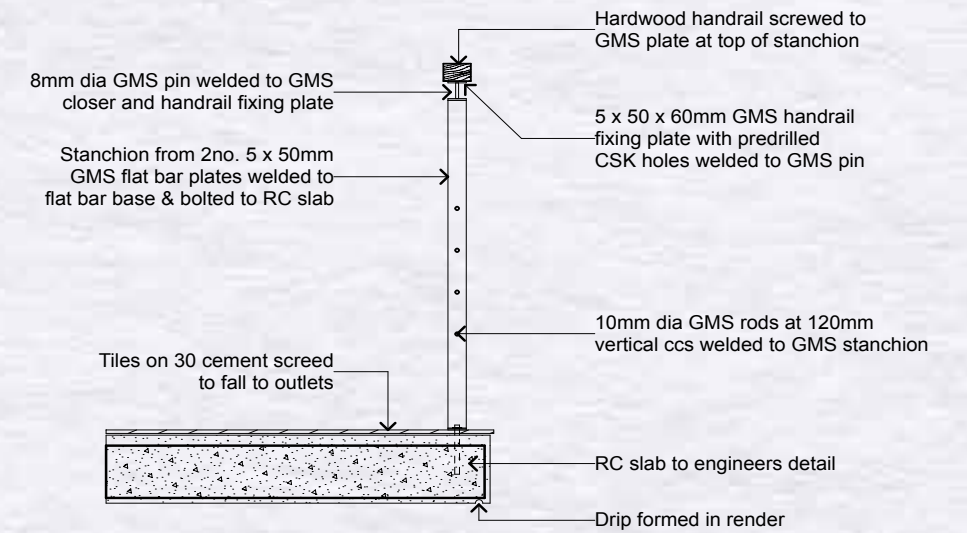
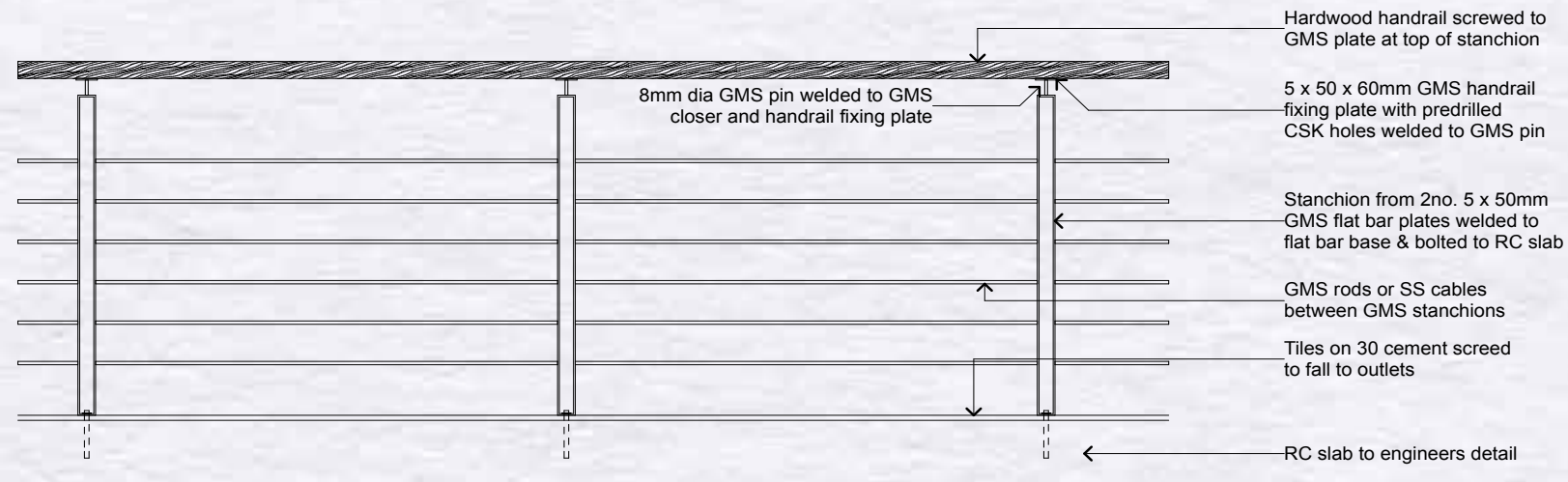
TYPICAL ENTRANCE + GATE DESIGN



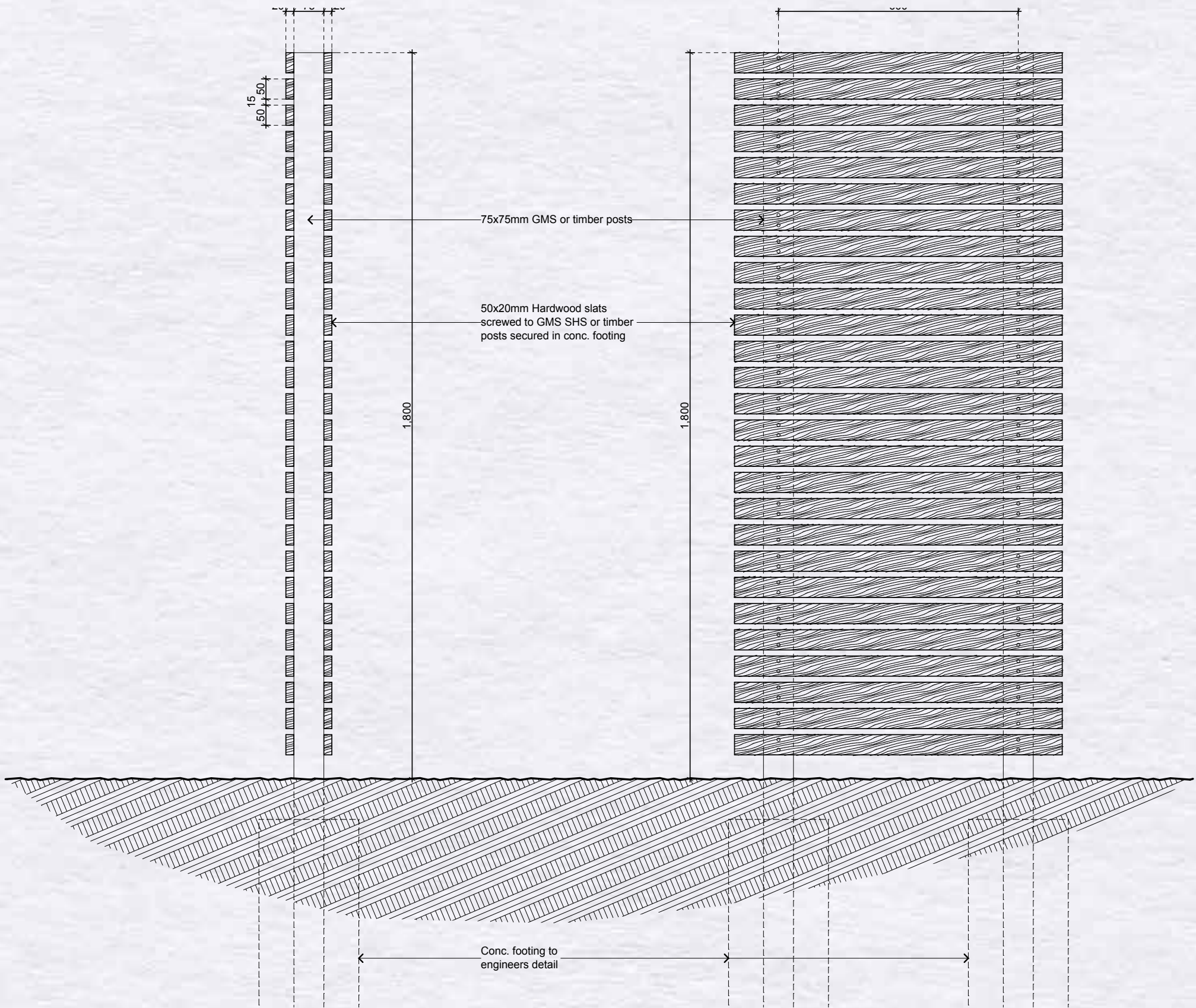
TYPICAL CANOPY DETAILS



TYPICAL BALUSTRADE DETAILS



COLOUR & MATERIALS CHART



INVESTING IN MAURITIUS

The new Property Development Scheme (PDS), together with the previous RES and IRS schemes, have established Mauritius as an attractive destination for foreigners seeking to live in a country that promises profitable investment and a high standard of living.

Avec le PDS (Property Development Scheme), le A renowned tourist destination and the strongest economy in the African region, Mauritius also offers a stable social and political climate that is ideal for foreign investors. When you buy a residence at St. Antoine, you not only invest in a valuable asset but also benefit from the advantages of a fulfilling life in one of the safest places in the world.

St Antoine owners also benefit from an advantageous taxation environment, access to residence permits and freehold status – as well as plenty of lifestyle benefits.

AN ADVANTAGEOUS TAX SYSTEM

The Mauritian residence permit entitles the property owner to be tax domiciled in Mauritius, provided that the duration of stay is more than 183 days per year.

As the country has signed a Non-Double Taxation Treaty with 43 countries, the Mauritian tax resident status delivers several valuable benefits such as:



NO INHERITANCE AND CAPITAL
GAINS TAXES



A HIGHLY ATTRACTIVE TAX
REGIME (15% FOR PERSONAL
AND BUSINESS TAX)



USD-BASED CAPITAL
APPRECIATION AND RENTAL
INCOME



AN ECONOMICALLY-THRIVING
BUSINESS HUB



INTERNATIONAL SCHOOLING
AND TERTIARY INSTITUTIONS



A SAFE AND SECURE LIFESTYLE

WHO CAN ACQUIRE A PROPERTY WITHIN A PDS DEVELOPMENT?



A MAURITIAN CITIZEN



A NON-CITIZEN OF
MAURITIUS



A CONSTITUTION
REGISTERED UNDER THE
FOUNDATIONS ACT



A SOCIETY, WHERE ITS
DEED OF FORMATION
IS DEPOSITED WITH
THE REGISTRAR OF
COMPANIES



A FREE PARTNERSHIP
COMPANY UNDER THE
LIMITED PARTNERSHIPS ACT



A TRUST, WHERE THE
TRUSTEESHIP SERVICES
ARE PROVIDED
BY A QUALIFIED
TRUSTEE LICENSED IN
MAURITIUS



AN OFFSHORE
COMPANY DEFINED
UNDER THE FINANCIAL
SERVICES ACT 2007,
HOLDING A GLOBAL
BUSINESS LICENSE
(GBL)



A COMPANY
INCORPORATED
OR REGISTERED IN
MAURITIUS UNDER THE
COMPANIES ACT 2001

