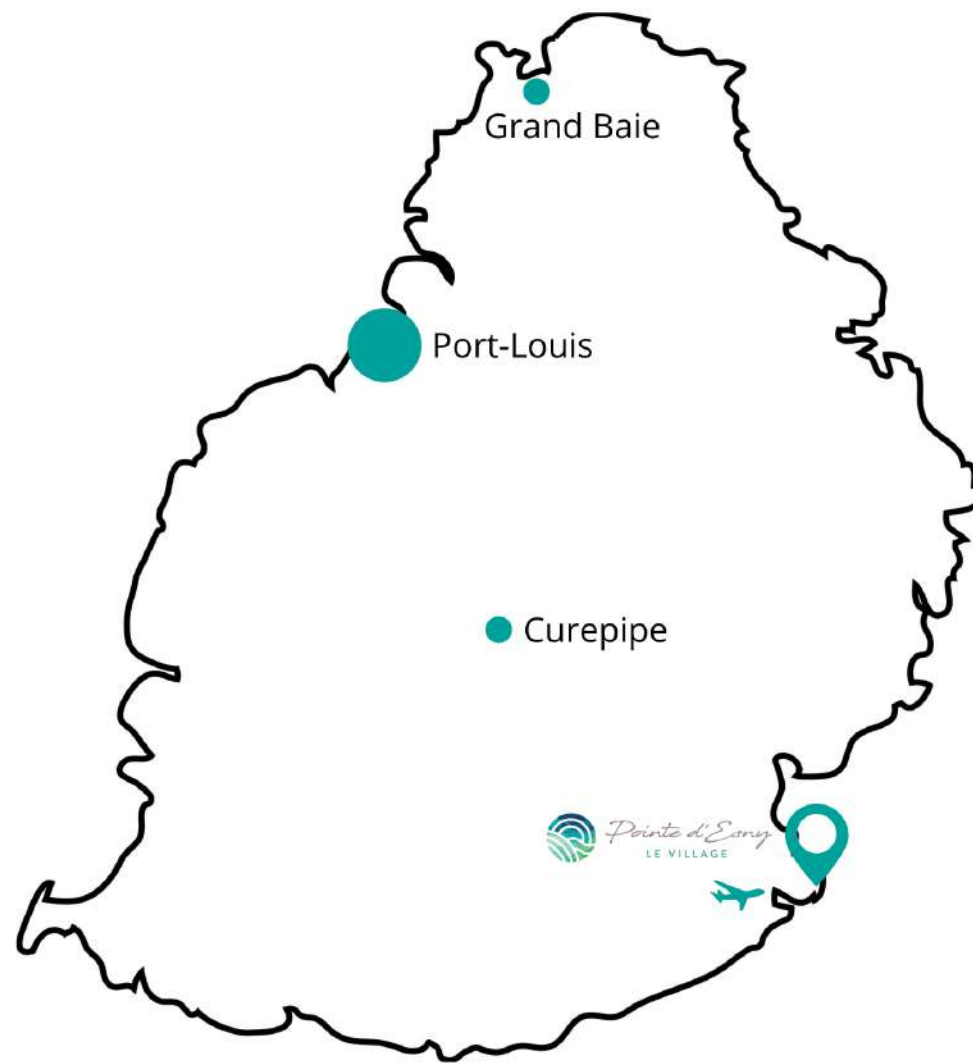
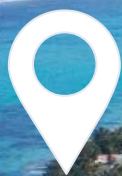


Pointe d'Eony
LE VILLAGE

Perfectly Situated

Pointe d'Esny Le Village is in the south-east of the island, just 10 minutes from the airport, 30 minutes from Curepipe and approximately 45 minutes from Port-Louis. The village of Mahebourg is only 10 minutes away.





BEACH CLUB



Imagine having an immaculate beach and a turquoise lagoon next door...

*A unique opportunity to enjoy
life's simple pleasures...*

The 168-arpent development, which comprises of 29 arpents of green space, is in a thriving region, just a few steps away from one of the most beautiful lagoons on the island, with access to a pristine beach.

- An authentic and vibrant seaside village
- A natural sanctuary nestled between land and sea
- Everything you need at your fingertips



Everything at your fingertips

The project includes all the infrastructure and facilities you need, to make every day as enjoyable as the next:

- Convenience Stores
- Restaurants & Coffee Shops
- School
- Sports Centre
- Green Spaces
- Access to the Beach Club



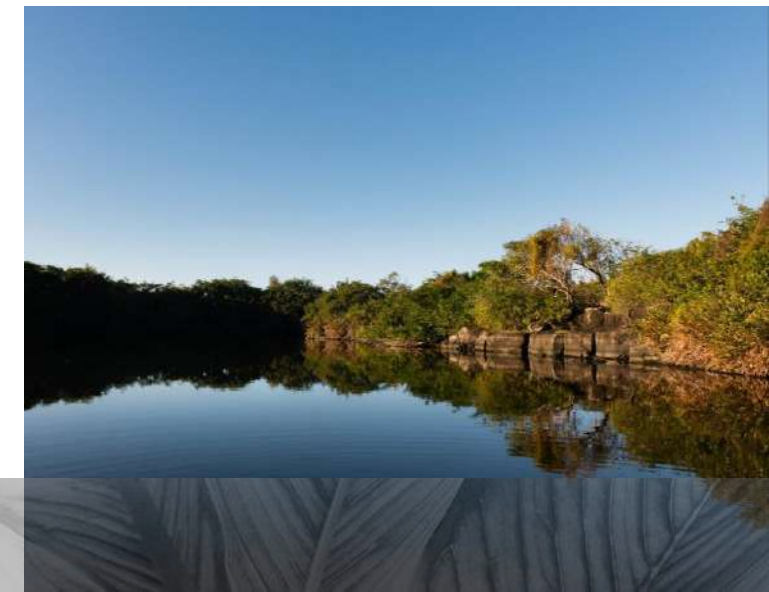
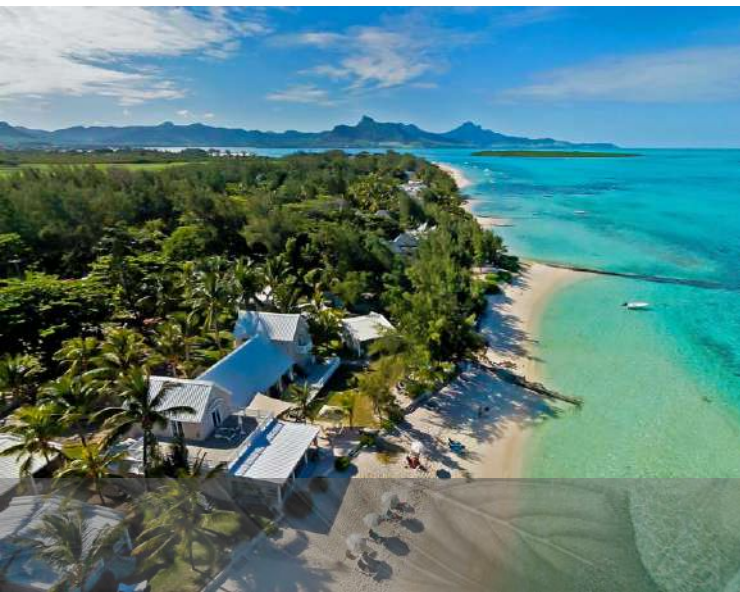


Pointe d'Eony
LE VILLAGE

LÉGENDE

KEY

- | | |
|---|--|
| A TERRAINS À BÂTIR
SERVICE PLOTS | H APART HOTEL
APART HOTEL |
| B VILLAS | I COMPLEXE SPORTIF
SPORTS CENTRE |
| C APPARTEMENTS
APARTMENTS | J BEACH CLUB |
| D DUPLEX PISCINE PRIVÉE
DUPLEX OWN POOL | K ÉCOLE
SCHOOL |
| E DUPLEX PISCINE COMMUNE
DUPLEX COMMON POOL | |
| F ESPACE COMMERCIAL
RETAIL/COMMERCIAL | |
| G RESTAURANTS/CAFÉS | |



The process

Reservation Agreement
Signature of Deed of Sale

10% deposit into personal escrow account - MCB
15% + 5% Registration duty + 1.15% notary fees

Application for residency permit

Construction starts

- on completion of foundations 10%
- on completion of the roof of the ground floor 15%
- on completion of the roof of the first floor 15%
- upon waterproofing (*mise hors d'eau*) 5%
- upon airproofing (*mise hors d'air*) 10%
- on completion of the construction 15%
- on handover 5%

Why invest in Mauritius?

- A safe investment for prospective buyers, with the guarantee of a high added value
- Beautiful features: beaches, golf courses, mountains...
- Minimum time lag with Europe
- Eligibility for a residence permit upon the purchase of a residential unit worth over USD 375,000
- Business taxation is particularly favourable to investors and entrepreneurs
- Double taxation agreements with 45 countries
- Political stability and constant economic growth spanning three decades
- Exceptional living conditions all year

