

ISEO

SAINT MALO, MAURITIUS

*About
ISEO*

ISEO is a beachfront development located on a rare freehold land in the north west coast of Mauritius, in the heart of Baie du Tombeau, in a place called Saint Malo. This naturally preserved coastal residential village of the island is nestled between the scenic green sugar cane fields, the mountains and the sparkling seaside.

Beachfront freehold land is a rare ownership privilege in Mauritius. Most coastal properties on the island are classified as leasehold and thus owned by government. Purchasing on freehold land also allows the buyer to avoid the risks of escalating leases, repossession and difficulty to resell as the lease draws nearer to its expiry date.

Being built on a freehold land, ISEO meets the criteria for the Mauritian «Ground + 2» Scheme and is thus **accessible to non-citizens**.



A strategic location

With recently renewed road infrastructure and both major highways a stone's throw away, the Saint Malo region is now able to combine a seaside relaxed vibe together with proximity to all amenities. Unique in this way, it has become a perfect strategic fit for those looking for a balanced lifestyle.

Moreover, Saint-Malo owes its popularity to its turquoise lagoon which is ideal for nautical activities. Boat promenades form an intrinsic part of the lifestyle at ISEO. Grab a picnic, go down your stairs and jump into your boat for unlimited fun and exploration.



The lifestyle

Business : ISEO is one of the rare seaside project just minutes away from the capital Port-Louis and other main business centres such as Moka or Ebène.

Fine dining and nightlife : Only 30 minutes away from ISEO, discover the town of Grand Baie with its lively restaurants, cinemas, bars and resorts. Perfect for a family outing or a sparkling evening with friends.

Shopping : Between 5 and 15 minutes away are commercial centres such as Riche Terre Mall, Mahogany Shopping Promenade or the Caudan Waterfront, among others...

Sports and wellness : Indulge yourself in one of the spas along the coastline; live intensely at one of the renowned sports club minutes away; not to mention the padel courts, rugby fields, tennis courts... yours to choose from!

Nautical activities : Dolphin swimming, marine park dives, big game fishing, sunset diner cruises, white sand beaches or remote islands exploration could soon form part of your day-to-day...

Meet the locals : Meet Gerald the free diver, who has made friends with a local pod of dolphins. Explore Saint Malo' street food scene with Rajesh; and discover the famous botanical garden of Pamplemousses with Sashti... We can't wait to welcome you to ISEO.



The project

The ISEO project consists of an exclusive 'Ground+2' beachfront building, boasting **four apartments and one penthouse**. Inspired by the location's abundance of natural elements and the traditional architecture of Mauritius, the renowned architects *Architects Studio Ltd* have designed these private residences with a fitting sense of place, uniting blue and green colours in a picturesque palette.



*The
masterplan*

All units are connected to outdoor spaces and have a direct access to the beach via a secured beachgate offering the ultimate barefoot luxury. Closable terraces boast modern living, while dining areas open to the private garden.

The common pool and BBQ area, only a few meters from the beach, offer the perfect setting to relax or entertain friends and family, enabling memorable togetherness moments.

Level	Unit	Parkings	Gross m ²	Bed	Bath
Ground	Unit 1	2	156	3	3
	Unit 2	2	120	2	2
First	Unit 3	2	156	3	3
	Unit 4	2	120	2	2
Penthouse	Unit 5	2	213	3	3

All units have the exclusive benefit of 2 parking spaces, with direct access to the lift, allowing you to reach your residence with minimal effort.





The exceptional penthouse features a sprawling 69 m² open-terrace adorned with a plunge pool, lounge area, and sunbeds. Elevated on the top floor, it also offers the option of a dedicated barbecue area.

Inside, the expansive living areas seamlessly blend with an open kitchen.

Invite friends and family, do as much as you like, or practice the fine art of doing nothing at all.

*The penthouse :
living*



*The penthouse :
bedrooms*

The master bedroom with its en-suite bathroom and generous walk-in closet masterfully opens on the veranda, inviting the richness of the natural wooden deck indoors. As the sun begins its descent, relax into the outdoor bathtub with the sky stretching above, while enjoying the panoramic ocean view.

The three bedrooms each boast their very own balcony and ensuite bathroom.



*The penthouse :
floorplan*

Overlooking the turquoise Indian Ocean, the wide penthouse is designed with traditional hardwoods, fine modern appliances, exquisite furnishings, and all of the comforts of a coastal home.

Interiors are dominated by a natural palette, yet contemporary furniture, with only the subtlest nod to a certain local rustic aesthetic.

Exteriors will include expansive outdoor decking, a plunge pool and an outdoor bathtub for you to enjoy the view over the reef.



AREA	m ²
Living, dining & kitchen	50.61
Master bedroom (MB)	13.17
Master bathroom ensuite	11.66
Bedroom 2 (B2)	18.62
Bathroom 2 ensuite	4.70
Bedroom 3 (B3)	16.66
Bathroom 3 ensuite	6.36
Laundry	5.80
Lobby	5.86
Circulation, walls and ducts	10.27
Total Covered Area	143.71
Open terrace	69.07
Total Gross Area	212.78



*The apartments :
living*

Step into luxury living where the serene beauty of the sea greets you from the moment you open the door and step into your residence. All apartments offer an **uninterrupted vista of the ocean** as from the entrance, through the European-made kitchen, and into the spacious living and dining areas.

Lines between indoor and outdoor living have been blurred using the wealth of natural light and array of blues, hence diffusing a soothing tranquillity.





All apartments feature a master bedroom overlooking the sea with a large opening, leading directly to the veranda. Immerse yourself in a lifestyle where every day begins and ends with breathtaking ocean views, creating a truly tranquil and inspiring environment.

Every bedroom features its own ensuite bathroom. With their soothing ambiance, the light and airy bathrooms offer a serene retreat where you can rinse away the day's adventures and salty hair under cascading water.

*The apartments :
bedrooms*



The 3-bedroom apartment 'the big one'

AREA	m ²
Living, dining & kitchen	56.52
Covered terrace	26.84
Master bedroom (MB)	14.20
Master bathroom ensuite	4.50
Bedroom 2 (B2)	9.23
Bathroom 2 ensuite	4.50
Bedroom 3 (B3)	12.82
Bathroom 3 ensuite	4.78
Laundry	5.73
Circulation, walls and ducts	16.66
Total Covered (Gross) Area	155.78



UNITS 1 & 3

AREA	m ²
Living, dining & kitchen	37.49
Covered terrace	27.45
Master bedroom (MB)	12.68
Master bathroom ensuite	4.68
Bedroom 2 (B2)	13.02
Bathroom 2 ensuite	4.51
Laundry	4.00
Circulation, walls and ducts	16.52
Total Covered (Gross) Area	120.35

The 2-bedroom apartment 'the not-so-big one'



UNITS 3 & 4

Specifications

1. GENERAL

[1.1 Foundations](#)

- > Reinforced concrete foundations to include the basement raft to sit on sound excavation as per engineer's specifications. The floor of the basement shall be protected from termite and humidity as per relevant specifications for the project.

[1.2 Superstructure](#)

- > Reinforced concrete frame and floors, 200mm block work external walls as per engineer's specifications.

[1.3 Roof](#)

- > Slab, inclined at 2% for water shedding, and waterproofed with Double Layer waterproofing.
- > Waterproofing specialist shall give a minimum 10-year guarantee for all waterproofing works.
- > Water proofing full height to parapet wall and coping.

2. APARTMENTS AND PENTHOUSES

[2.1 Floors](#)

- > Internal and veranda floors to large format rectified full bodied porcelain tiles, laid with expansion joints and tight joints and grouting to architect's specifications.
- > Decks to be suspended hardwood or composite decking or equivalent.
- > Expansion Joint - MIGUA or Equivalent.

[2.2 Skirting](#)

- > Generally internal skirting will be pre-painted treated timber or PVC.
- > Bathrooms to have porcelain tile skirting.

[2.3 Walls](#)

- > Internal walls are 200, 150 and 100mm blockwork, smooth rendered with gypsum skim coat and finished with water-based non-toxic paint.

- .> Feature walls will be cladded in selected field stone.

[2.4 Ceilings](#)

- > Flush plastered ceilings, taped joints and smooth matt skim finish, base coat and 2 coats matt emulsion.
- > Bathrooms ceilings in water resistant board with humidity proof acrylic paint.

[2.5 Kitchens](#)

- > Fitted and equipped custom designed kitchens with quartz worktops and splash backs.

[2.6 Bathrooms](#)

- > Sanitary ware and tapware to European Standards with attendant guarantees and attic stock.
- > Frameless tempered glass shower screens.

[2.7 Internal doors](#)

- > Solid hardwood main entrance door.
- > Semi-solid internal doors with timber veneer finish.

[2.8 Built-in cupboards](#)

- > Proprietary built-in cupboards with veneer or vinyl finish.

[2.9 External Openings](#)

- > Powder coated aluminium profiles and laminated glass, certified for cyclonic loading.

[2.10 Balustrades and Screens](#)

- > Tempered glass frameless systems.
- > Treated hardwood, softwood or aluminum decorative screenings.

[2.11 Lighting and Power](#)

- > Lighting and power installations integrated as per architect's and ID's specifications.

3. COMMON AREAS

- > Non-slip large format full bodied porcelain tiles and skirting.
- > Staircase with non-slip tiles.
- > Treated hardwood or softwood handrail.
- > Passenger lift with architect selected finishes.
- > Architect selected wall and ceiling lighting.

4. EXTERNAL WORKS

[4.1 Boundary and Security](#)

- > Enclosed and secured site with rendered and painted blockwork walls and vegetated fencing.
- > CCTV for perimeter, entrance and exit coverage only.

[4.2 Parking](#)

- > Total covered parking bays number is 10, for a total of 5 units.

[4.3 Owner Lock up storage space](#)

- > Secured owners lock-ups, in the basement area.

5. LANDSCAPING

- > Strong intention given to the landscape with a mix of lawns, palms and other tropical species for a great colour and species balance.

6. SERVICES

[6.1 Potable water](#)

- > On-site potable water storage with 3 days reserve.

[6.2 Hot water](#)

- > 100L Electrical boiler shall be provided.

[6.3 Power Supply](#)

- > All apartments shall have single phase power supply from CEB and will have full backup power from generator (excluding AC units).

[6.4 Electric car charging points](#)

- > Option of installing EV charging stations at the discretion of owners.

[6.5 HVAC](#)

- > All bedrooms shall be provided with split system AC with outdoor units integrated into the building envelope.
- > Ceiling fans to all bedrooms and living rooms.

[6.6 IT and data](#)

- > Provision shall be made for fiber optic internet connection.

- > Central parabola distribution for satellite TV.

[6.7 Wastewater strategy](#)

- > Project will be connected to the Wastewater Management Authority's wastewater network.

[6.8 Storm water](#)

- > All rainwater channeled to on-site disposal either in underground absorption or in open landscaped rainwater gullies doubling as landscape features.

[6.9 Refuse](#)

- > Refuse area for municipal collection, inclusive of recycling option.

7. OPTIONS

- > Deco pack (soft and loose furniture).
- > Veranda shutters (specified model and colour).
- > Digi code / intercom for pedestrian access.
- > AC unit in living room.



ISEO

FOR HAPPYFEWS WHO
WANT A PLACE TO BEACH



MAURITIUS ISLAND

A MOST SECURE INVESTMENT DESTINATION

Ever since its independence in 1968, Mauritius has cemented its position as a politically and socially stable democracy with a trustworthy legal system based on the French Civil Code. Port-Louis, its capital, is located in the northwest of the island and boasts a diversified and dynamic economy. In 2024, Mauritius was **ranked 1st** of the Chandler Good Government Index in the African Region.



*Key facts
about
Mauritius*

Size: 65 km long and 45 km wide.

Climate: Mauritius enjoys an enviable year-round climate, with average temperatures varying between 25°C and 33°C in summer, and between 17°C and 25°C in winter, while the sea temperature varies between 20°C and 29°C.

Tax benefits: Mauritius has established itself as a major international financial centre with attractive fiscal policies.

GDP: The outlook is favourable, with real GDP growth projected at 4.9 percent in 2024 (\$34 billion) and around 3.5 percent in the medium term, in line with pre-pandemic growth.

Culture: Mauritius derives its unique charm and originality from the diversity and richness of its cultures. This small jewel in the Indian Ocean brings together people of European, African, Indian and Chinese descent, who all live in harmony.

Education: Languages spoken are French, English, Creole. and international schools, with tertiary education comprising world-class universities.

Governance: The Ibrahim Index has ranked Mauritius as the leading country in «Overall Governance» in Africa for twelve consecutive years.

High-speed internet connection via optical fibre.

Health services that meet international standards.



INVESTING IN ISEO

GUIDELINES FOR A BETTER UNDERSTANDING

How is this project accessible to non-citizen ?

The Ground+2 apartments' scheme stipulates that residence permit is now granted to the non-citizen upon acquisition of a residential property in a building of at least 2 floors above ground floor for an amount above USD 375,000 or its equivalent in any other freely convertible foreign or Mauritian currencies. The residency permit is subject to the approval of the Economic Development Board (EDB) following screening of the buyers' application.

For how long is the Residence Permit granted ?

The residence permit is valid for as long as the non-citizen remains the owner of a residential property under the G+2 scheme or other similar scheme.

Does the developer help in applying for a Residence Permit ?

Our team will assist you from your application to the obtention of your Residence Permit.

When will the project be delivered ?

Construction will start as soon as we achieve our financial threshold. Construction will take approximately 18 months as from the commencement of the construction program.

How do I purchase a unit off-plan ?

Buying off-plan is best known in Mauritius as VEFA (*Vente en Etat Futur d'Achevement*). It is a contract whereby the buyer acquires a property that has yet to be built or that is under construction.

How is the selling price payable ?

The payment schedule is based on the progress of work as from the time of your purchase. with a 5% deposit payable at signature of the «*Contrat de Réservation Préliminaire*» (CRP) and held in notary's escrow account.

How is my investment secured ?

All VEFA contracts are received by a notary and offer buyers a high level of security thanks to a completion guarantee known as a GFA (*Garantie Financière d'Achèvement*) – effectively a bank guarantee linked to their acquisition. In the event that the promoter defaults, the partner bank ensures that the project is completed and delivered according to its original specifications.

Are the units furnished ?

The apartments are delivered with a built-in kitchen and kitchen appliances of high standards, as well as fully furnished bathrooms and laundry. A furniture pack also called *Deco-pack* matching the 3D pictures is available for purchase upon request to the sales team. Customisation of the kitchen is available upon request to the sales team, provided it is with the same supplier. Any additional costs resulting from customisation will be borne by the buyer.

Is it possible to resell my unit ?

Yes, the owner of the home is allowed to resell his/her property at any stage of the development after signature of the Deed of Sale, and at no minimum price requirement. There is no Capital Gains Tax. However, a Land Transfer Tax of 5% must be paid by the vendor, and the new buyer must pay 5% as Registration Duty.

Disclaimers

CGI's (Computer Generated Images):

Computer Generated Images are intended for illustrative purposes and are indicative of the quality and style of the specifications. Images may include optional interior upgrades at additional cost.

Site Plans: Site plans are intended for illustrative purposes and should be treated as general guidance. The layout including parking arrangements, play areas and public open spaces may slightly vary to reflect changes in the planning permission and/or other restrictions for the development.

Floor Plans: Floor plans are intended to give a general indication of the proposed floor layout and could be subject to slight variations.



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SAINT MALO, MAURITIUS

ISEO is a project by Remzo Green Ltd
Saint Malo, Baie du Tombeau, Mauritius

Developer	<i>Remzo Green</i>
Architect	<i>Architects Studio</i>
Interior Architect	<i>VDS Interior Design</i>
Engineer	<i>DWC Sivest</i>
Project Manager	<i>ProPillar</i>
3D illustrations	<i>Xworx</i>
Design	<i>The Ideas Store</i>



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