

ANAHITA



GOLF RESORT



An aerial photograph of the Anahita Golf Resort. The resort is situated on a lush green island, surrounded by a vibrant turquoise lagoon. In the background, there are rolling green hills and mountains under a clear blue sky with scattered white clouds. The resort features a golf course, several buildings, and a sandy beach area.

Anahita Golf Resort

# A unique estate

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Nestled between the turquoise lagoon and luxuriant mountains, discover Anahita Golf Resort, a sanctuary of refined elegance offering authentic personalised services: an iconic destination in the Indian Ocean.

[VIEW THE VIDEO](#)

Anahita Golf Resort

# A pioneer in luxury real estate in Mauritius

## THE ADVANTAGES OF BUYING A PROPERTY IN MAURITIUS FOR INTERNATIONAL INVESTORS

Upon buying a property in a residential development and leisure programme open to foreign investors, homeowners benefit from numerous advantages:

- Freehold acquisition
- Mauritian residence permit
- High-end services (golf course, restaurants, hotel, spa...)
- Resale of properties on the international market



# Live Differently

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A plethora of fine experiences await at Anahita. With the biggest lagoon of the island, the lush fairways of the golf as well as an extraordinary tropical environment on your doorstep, this outdoor lifestyle is one of a kind.

Surrounded with your family and close ones, create moments you will forever cherish and join our community of homeowners who have been with us for the past decade.

## THE ESTATE

Over 300 existing units already built  
The contribution of world-renowned references:

- Four Seasons Resorts
- Ernie Els Design

The project's main shareholders, IBL and Ciel, are two leading conglomerates in Mauritius

## FACILITIES & SERVICES

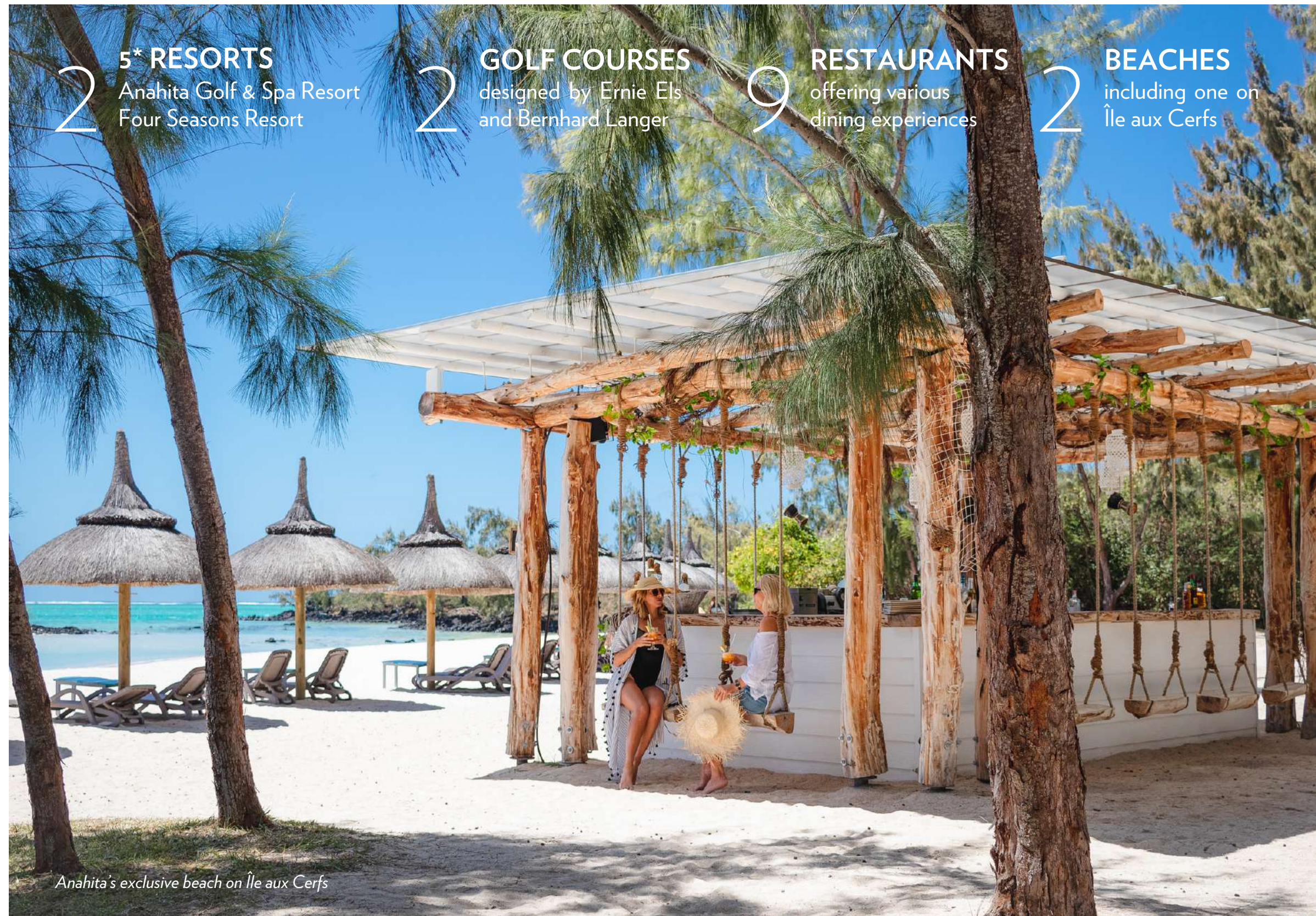
- An array of water sports and land activities
- Concierge service
- Kids and teens clubs
- A chef to cater for your private parties

2 **5\* RESORTS**  
Anahita Golf & Spa Resort  
Four Seasons Resort

2 **GOLF COURSES**  
designed by Ernie Els  
and Bernhard Langer

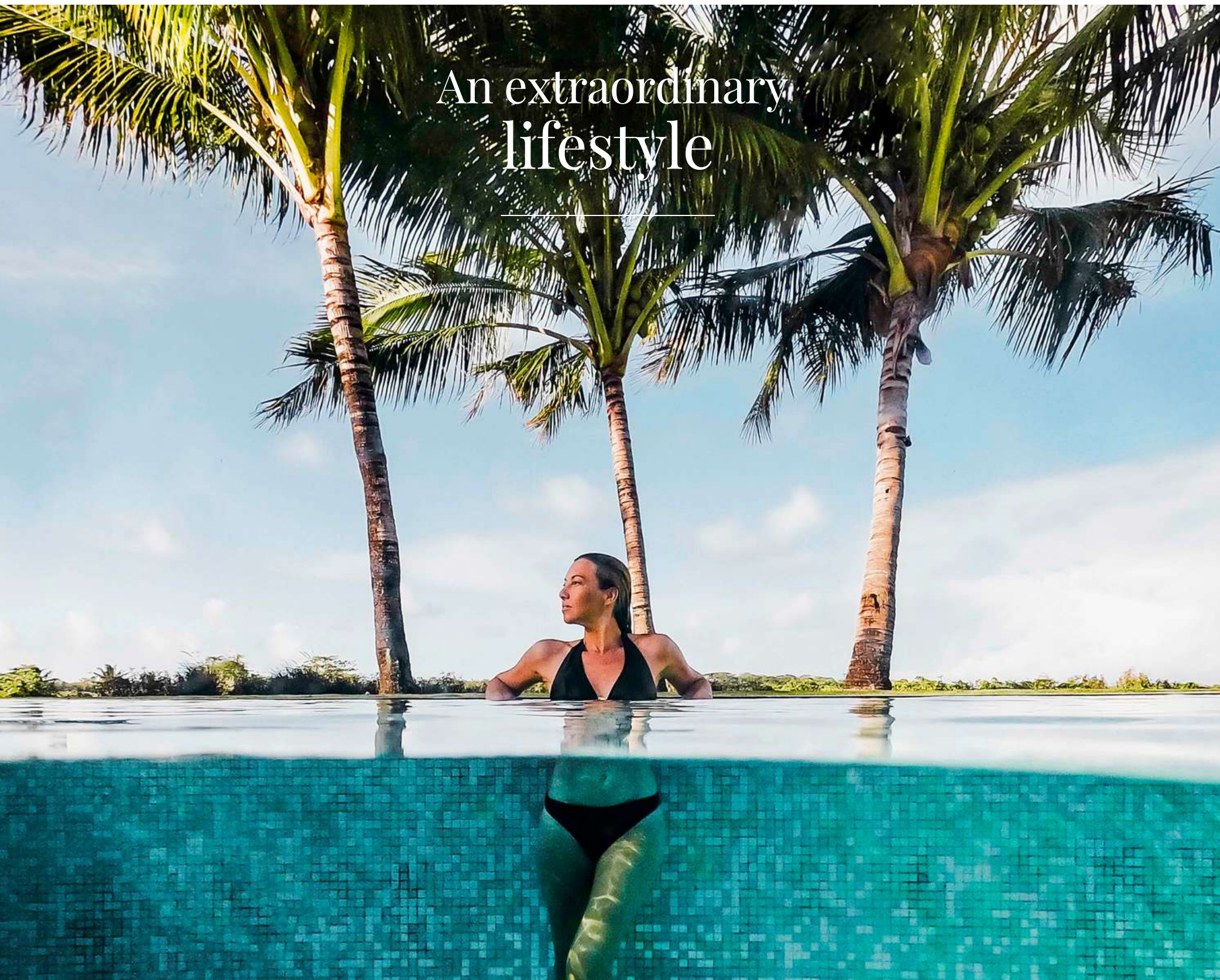
9 **RESTAURANTS**  
offering various  
dining experiences

2 **BEACHES**  
including one on  
Île aux Cerfs



*Anahita's exclusive beach on Île aux Cerfs*

An extraordinary  
lifestyle



# The estate's resorts 5\* experiences

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## ▼ FOUR SEASONS RESORT AT ANAHITA

The Four Seasons brand has chosen the Anahita destination for its Mauritius resort. When staying in the suites and villas designed to meet the standards of the reputed hotel chain, guests make the most of the internationally established service, high-end facilities as well as an array of exquisite experiences for memorable holidays.



## ▲ ANAHITA GOLF & SPA RESORT

Our resort's inventory consists of suites and different types of villas where all our guests enjoy a private and serene setting as well as personalised 5\* services. While our Junior Suites are ideal for a romantic holiday, our spacious prestige suites and luxury villas are highly appreciated for memorable stays with family or friends.



# An idyllic golf destination

Two exceptional courses

Enjoy a unique golf experience on two internationally renowned golf courses. Anahita Golf Club and Île aux Cerfs Golf Club, designed by Ernie Els and Bernhard Langer respectively, offer different game challenges in the midst of a breathtaking nature with signature holes overlooking the turquoise lagoon.

[VIEW THE VIDEO](#)



## ▲ ANAHITA GOLF CLUB

Built to international standards, the 18-hole Anahita Golf Course boasts large fairways along the coast with beautiful views on the turquoise lagoon – a feast for the eyes and a good challenge to improve your game!

## ▶ ÎLE AUX CERFS GOLF CLUB

When dream becomes reality... Play golf on the magical 18-hole Île aux Cerfs Golf Course. A short boat ride away from Anahita, step into a tropical haven which hosts the stunning course designed by Bernhard Langer.



# Anahita Real Estate Office

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Anahita homeowners have the option to benefit from a hassle-free resale service provided by the promoter.

Our dedicated team of Property Consultants is present everyday at the Real Estate Office at Place Belgath to assist you and potential clients, as well as facilitate property visits.

We also offer comprehensive support in handling all administrative processes to ensure a smooth sale experience.

To date, our experienced team has successfully overseen over 300 sales, including more than 70 existing properties.

Advantages of choosing our services:

- Extensive knowledge of the project
- Large networks of partners and prospects
- Production of high-quality marketing collaterals
- Anahita dedicated Real Estate Office with a masterplan and meeting space



Mauritius  
A unique  
destination

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### INFRASTRUCTURE

An international airport served by more than 20 airlines and connecting over 150 destinations worldwide, a developed road network, a deep-water port with free trade zone

Private health services and facilities that meet European standards

Private schools offering French and English curriculums

An island enjoying optical fibre connectivity

### GEOGRAPHY

GMT+4

Over 150 km of beaches bordered by lagoons

Subtropical climate with temperatures between 21°C and 34°C

### POLITICS

A parliamentary democracy with general elections by universal suffrage every 5 years

Member of the Commonwealth, UN, WTO and African Union

Overall 1st in Africa and 28th worldwide on the Global Peace Index (2021)

The best country to do business in Africa and 13th country worldwide (World Bank, 2020)

### POPULATION

Over 1.3 million inhabitants

Languages: English, French and Mauritian Creole



# Facts & Figures

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## AN ATTRACTIVE TAX REGIME

Double taxation treaty signed with 45 countries (France, Belgium, UK, South Africa...)

No taxes on capital gains, wealth and direct inheritance rights

Free repatriation of profits, dividends and capital

No exchange control

## ECONOMY

USD 10,230 – GDP PER CAPITA

4.8% – GDP GROWTH

A diversified economy stimulated by a dynamic services sector

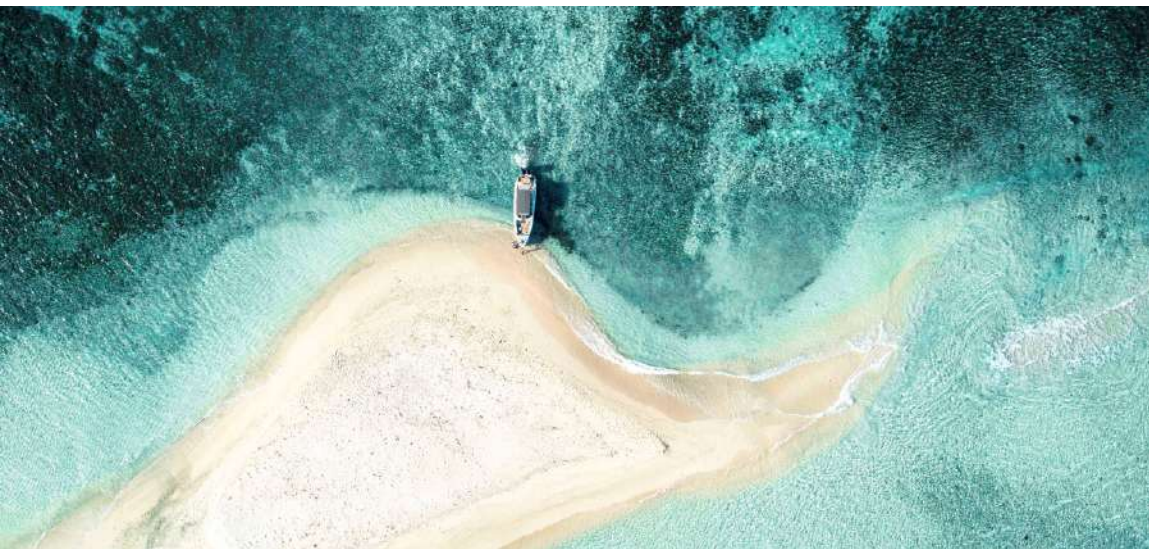
A dynamic and stable business framework, situated at the crossroads of the Asian, European and African markets

\* Mauritius Economic Development Board

1<sup>ST</sup> African country for good governance (Mo Ibrahim Foundation, 2020)

1<sup>ST</sup> country in sub-Saharan Africa and 8th worldwide for economic freedom (Fraser Institute, 2022)

2<sup>ND</sup> African country in the Human Development Index (2020)



Mauritius  
A world of experiences,  
culture, nature, pleasure and leisure

# Notes

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1. Document non-contractually binding.
2. Artist's conceptual renderings. Photos and illustrations represent the Vendor's/Developer's intentions. However, plans and amenities are subject to change.
3. The facilities and amenities at Anahita Mauritius may be subject to change and access to the said facilities and amenities is subject to the annual payment by individual homeowners of the Resort Fee.

For more information or a site visit, contact us.

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