

ANAHITA



GOLF RESORT

THE GARDENS

Plot B6



Masterplan of the estate

- 1 The Gardens - B6
- 2 Solaia
- 3 Four Seasons Villas
- 4 The Fairways
- 5 Amalthea
- 6 L'Adamante
- 7 Luneia
- 8 The Banyans
- 9 Bassin Lubine
- 10 Hedonia
- 11 Rive Est
- 12 Rive Est Park
- 13 Anahita Golf & Spa Resort
- 14 Four Seasons Resort
- 15 Île aux Cerfs
- 16 Anahita exclusive beach
- 17 Four Seasons exclusive beach



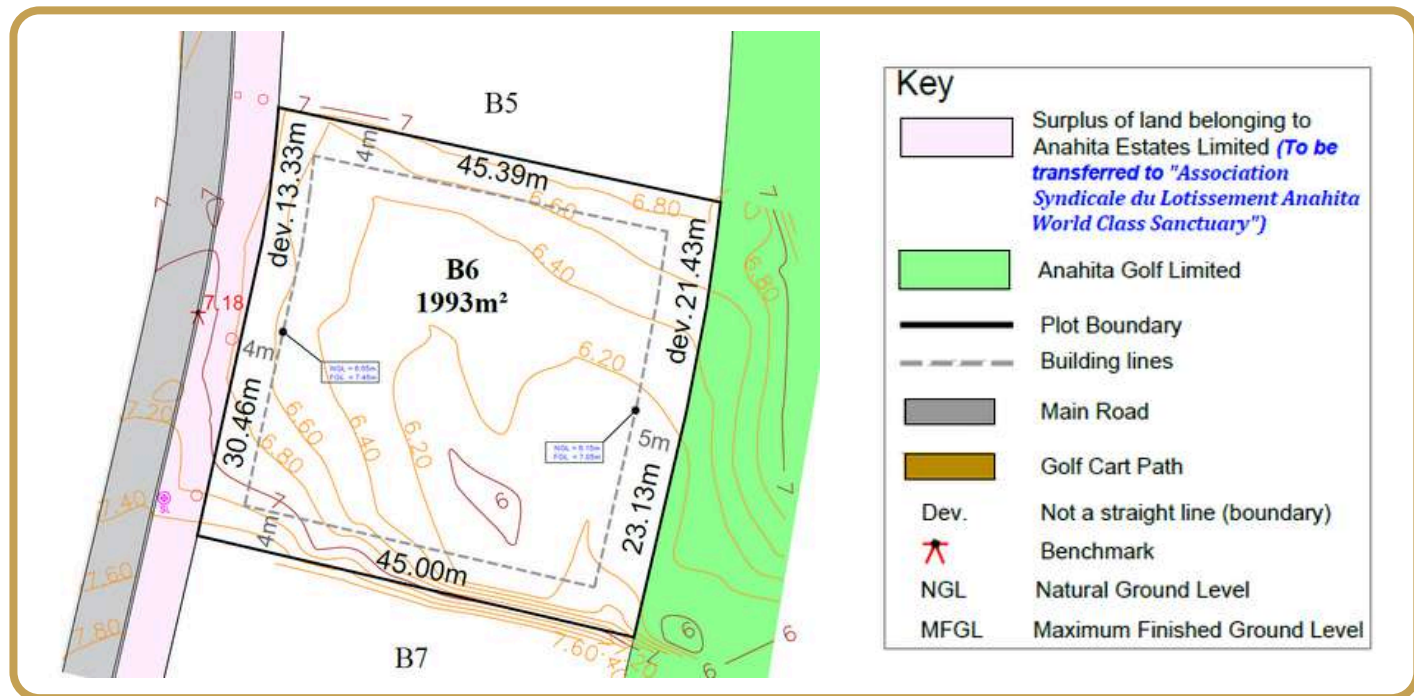
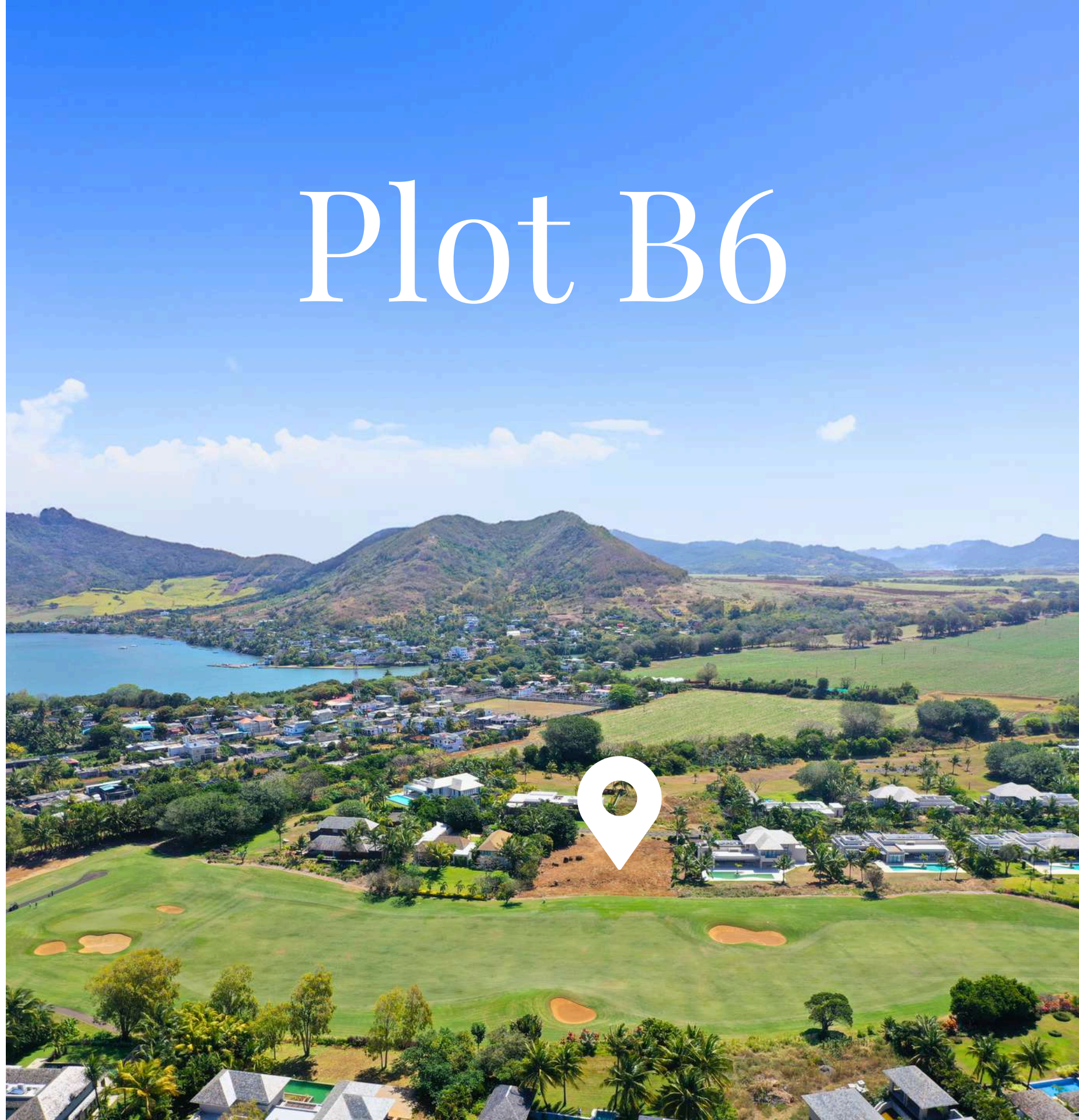


Plot along The Golf

Plot B6, alongside fairway number 3, is a prime sanctuary with lush, manicured landscaping and an inviting ambiance, providing an ideal setting for relaxation and recreation.

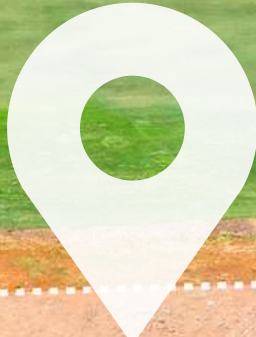
Living by the golf course means effortless access to the greens, perfect for spontaneous rounds with friends or tranquil solo walks at dusk.

This spacious plot is ready for immediate development in a well-established neighbourhood with fully developed neighbouring plots.





Plot B6



Anahita Mauritius

A unique estate

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





Anahita Mauritius

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

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

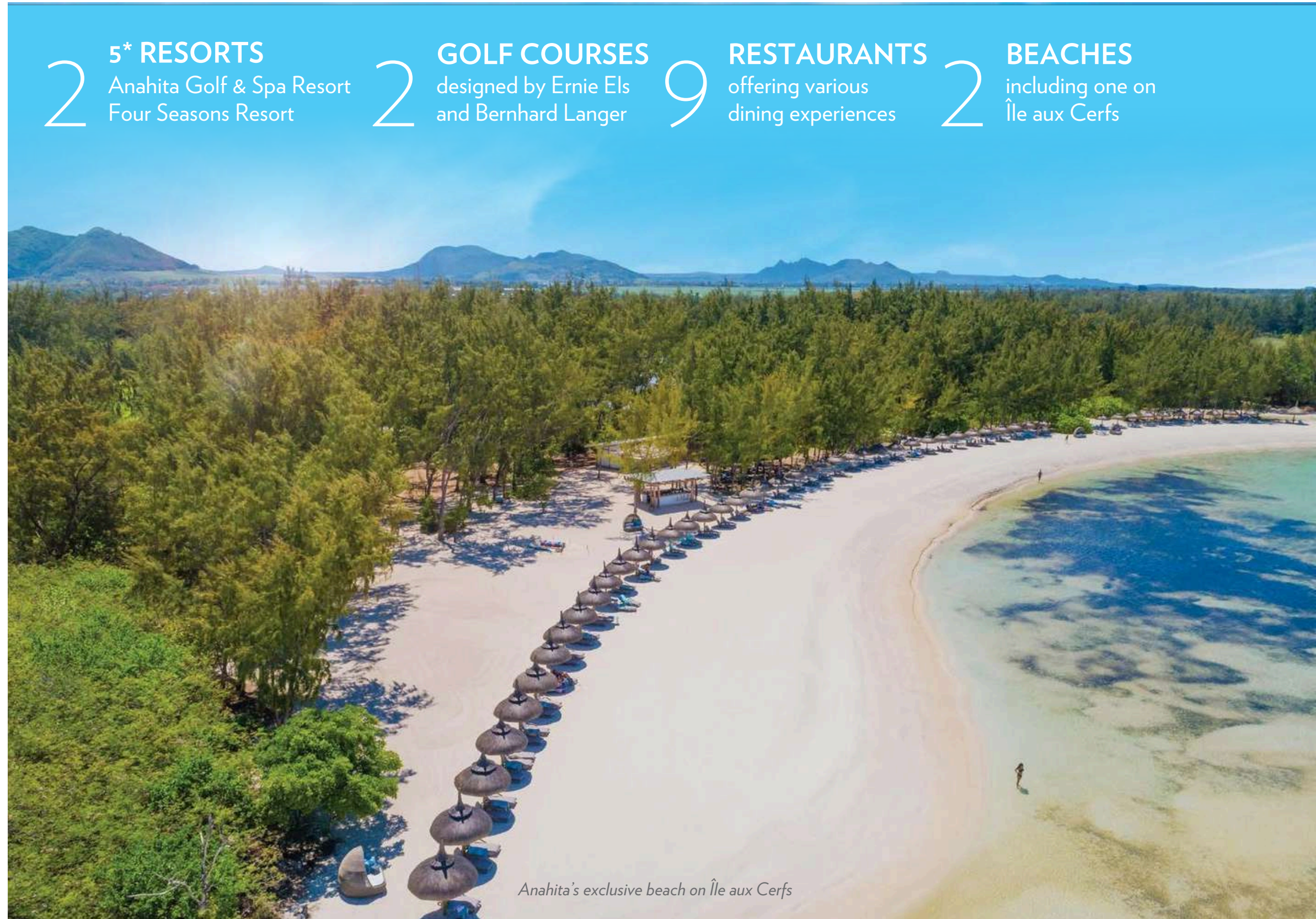
- An array of water sports and land activities
- Concierge service
- Kids and teens clubs
- A chef to cater for your private parties

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

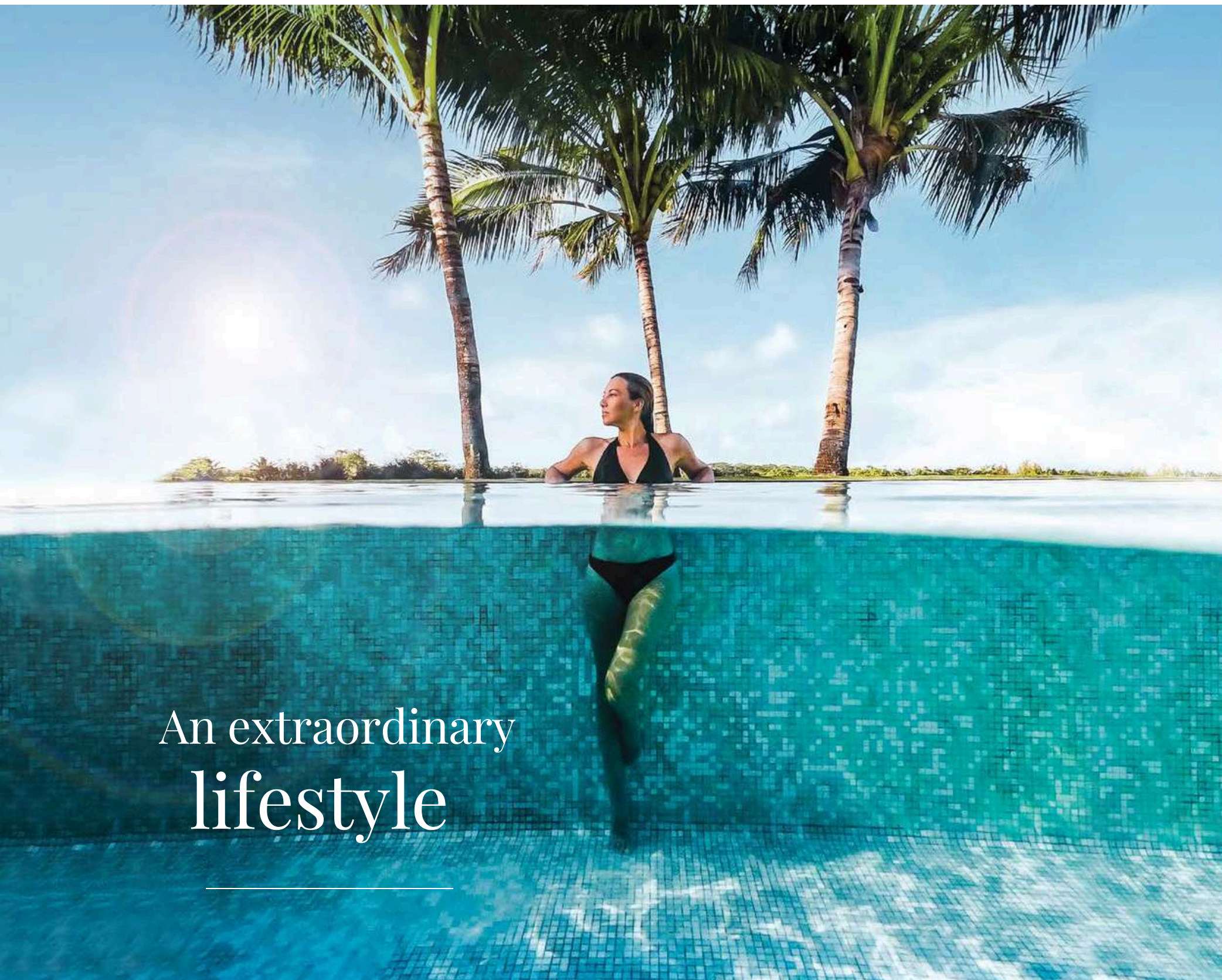
2 **GOLF COURSES**
designed by Ernie Els
and Bernhard Langer

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

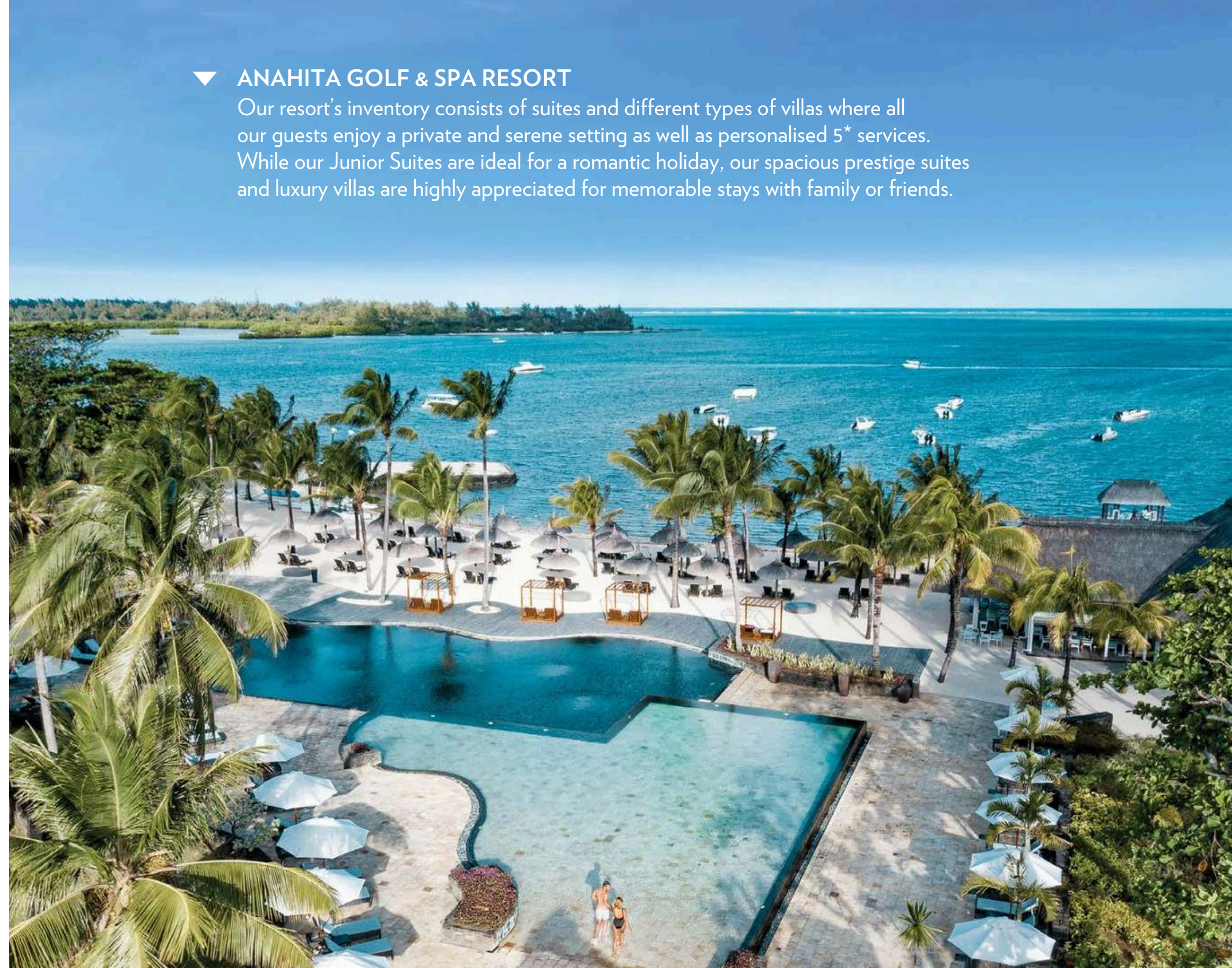
5* experiences

- ▼ **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.

▲ 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.



Mauritius

A unique destination

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 23rd worldwide on the Global Peace Index (2023)

Ranked among the Top 10 countries with the highest economic outlook for 2023 (World Bank report, 2023)

POPULATION

Over 1.3 million inhabitants

Languages: English, French and Mauritian Creole



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

Facts & Figures

1ST African country for good governance
(Mo Ibrahim Foundation, 2022)

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

2ND African country in the Human Development Index (2023)

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 (EDB*, 2021)

4.8% – GDP GROWTH (EDB*, 2021)

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



Notes

1. Document non-contractually binding.
2. Indicative plot boundaries on photos.
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.

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