



ANAHITA



GOLF & SPA RESORT

Sale of Hotel Suites (Junior Suites)



Own a property at Anahita

Anahita Golf & Spa Resort (Anahita Residences & Villa Ltd - ARVL) is set at the heart of Anahita Mauritius, a 213-ha estate on the East coast of Mauritius developed under the Integrated Resort Scheme (IRS).

Anahita Golf & Spa Resort operates since 2008 with 70 keys including hotel suites - Junior Suites (owned by ARVL), apartments and villas (private owners).

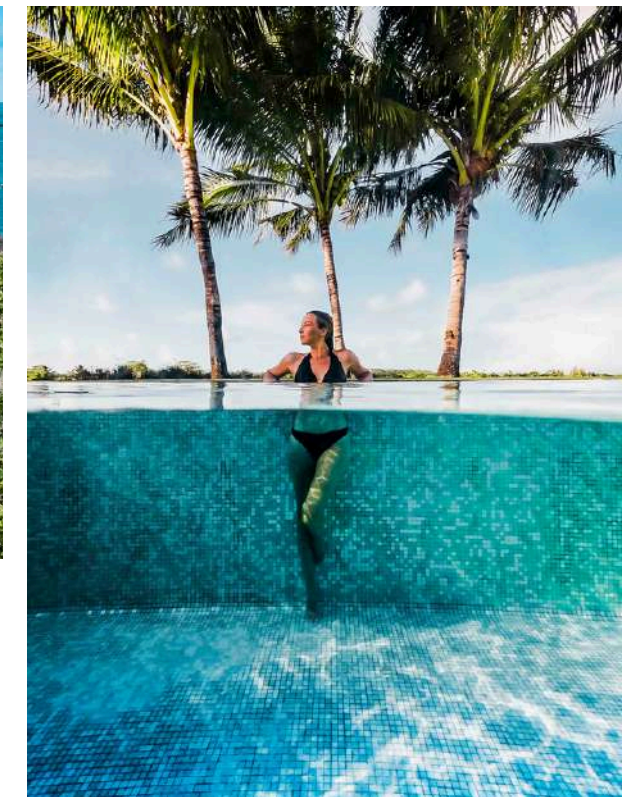
Completed in 2016, these Hotel Suites are available for sale as units comprising of two communicating rooms of 60m².

Upon purchasing an IRS property in Mauritius, foreign buyers (with spouse and dependents) are entitled to the Mauritian residence permit which is valid as long as they own the property.

A unique lifestyle

Homeowners and hotel guests relish a unique lifestyle with high-class hotel services, a stunning 18-hole golf course designed by Ernie Els, an exclusive beach on Île aux Cerfs as well as a myriad of fine experiences and activities...

VIEW OUR SIGNATURE FILM



Wellness

A spa by Thémaé Paris, a fitness club and coaches to keep you in shape as well as an array of exciting activities to stay active.



Dine & wine

From lunch toes in the sand to gourmet cuisine in a intimate setting, a choice of culinary discoveries await...

An exquisite golfing experience

[VIEW THE GOLF FILM](#)



Enjoy preferential resident rate on two exceptional 18-hole golf courses in Mauritius: Anahita Golf Club (above) designed by legendary Ernie Els and the Île aux Cerfs Golf Club designed by Bernhard Langer (right), a 10-min boat drive away from Anahita Golf & Spa Resort.





Junior Suites

MASTERPLAN

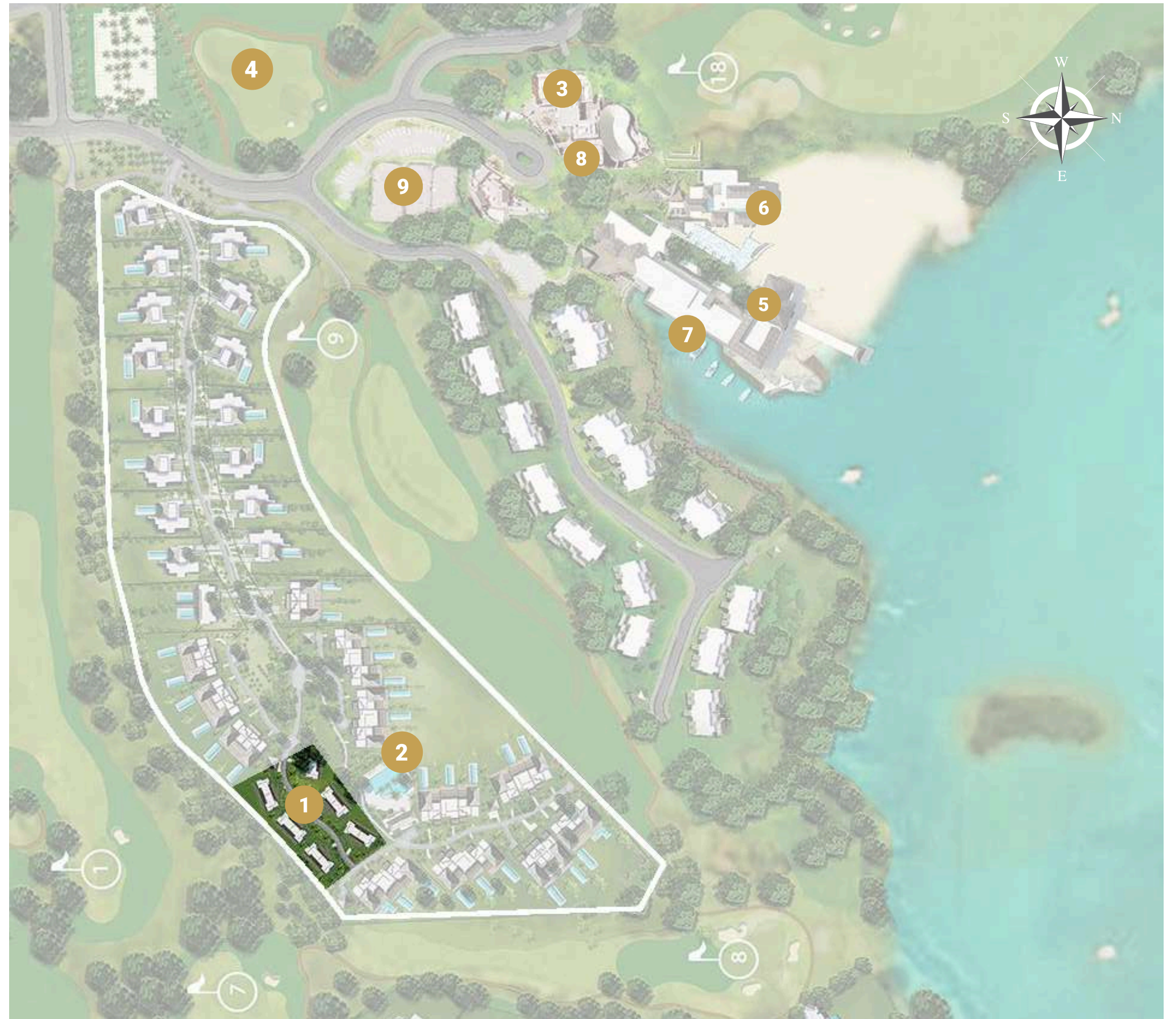


- 1 Amalthea
- 2 Anahita Golf & Spa Resort
- 3 Four Seasons Resort
- 4 Île aux Cerfs
- 5 Anahita's exclusive beach
- 6 Four Seasons' exclusive beach
- 7 Junior Suites**



Resort plan

1. Junior Suites
2. Amalthea's exclusive pool
3. Anahita Golf Club
4. Golf practice range
5. Restaurants & bar
6. Swimming pool & beach
7. Boat shuttle departure to Île aux Cerfs
8. Fitness centre - Studio by RM
9. Padel & Tennis courts





Junior Suites Plan



R9.1

GROUND FLOOR	FIRST FLOOR
Sold	

R10.1

GROUND FLOOR	FIRST FLOOR
Reserved	

R11.1

GROUND FLOOR	FIRST FLOOR
Reserved	

R9.2

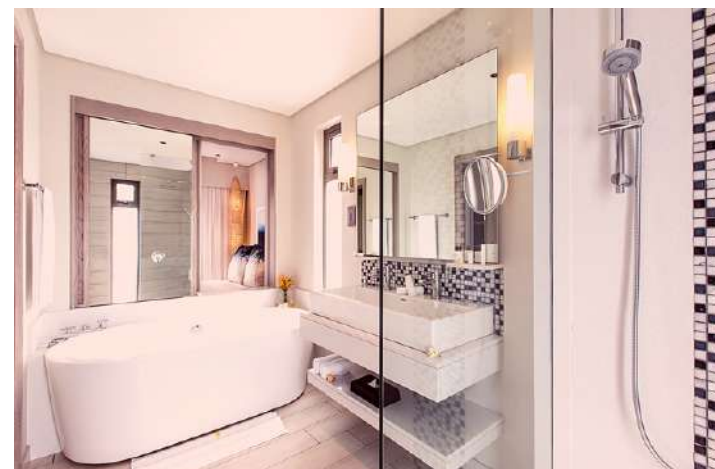
GROUND FLOOR	FIRST FLOOR
Sold	Sold

R10.2

GROUND FLOOR	FIRST FLOOR
Sold	Sold

R11.2

GROUND FLOOR	FIRST FLOOR
Sold	



Serene stays

Located in the heart of the Amalthea neighbourhood, nestled between holes 1, 8 and 9 of the golf course designed by Ernie Els, the 1-bedroom Junior Suites are elegantly decorated with soft tones for a relaxing atmosphere.

Each 60m² Suite has its own covered entrance, a kitchenette with dining counter, a cosy living area and a veranda with seating area overlooking the tropical garden or the fairways.

The Suites are a short golf cart drive or walk away from the golf clubhouse, the restaurants, the spa, the fitness club, the swimming pool and the boat shuttle departure to Anahita's exclusive beach on Île aux Cerfs.

[VIEW THE VIDEO TOUR](#)

Unit layout

Two communicating Junior Suites

1. Living room
2. Kitchenette
3. Covered terrace
4. Bedroom with king size bed
5. Walk-in closet
6. Double washbasin & shower
7. Bathtub
8. Communicating doors



Terms & conditions of Junior Suites acquisition



Pricing & Owners' entitlements

NET SELLING PRICE INCLUDING FF&E
(EXCL. FEES & TAXES)

RS 24,715,000

ROOM NIGHT OFFERS

Either

- **Half board only**

90 room nights in half board for two persons per year in one Junior Suite

or

- **Bed & Breakfast with unlimited golf**

90 room nights in bed & breakfast for two persons per year in one Junior Suite with unlimited playing rights at Anahita Golf Club for 10 years for one person (possibility to add other paying beneficiaries)

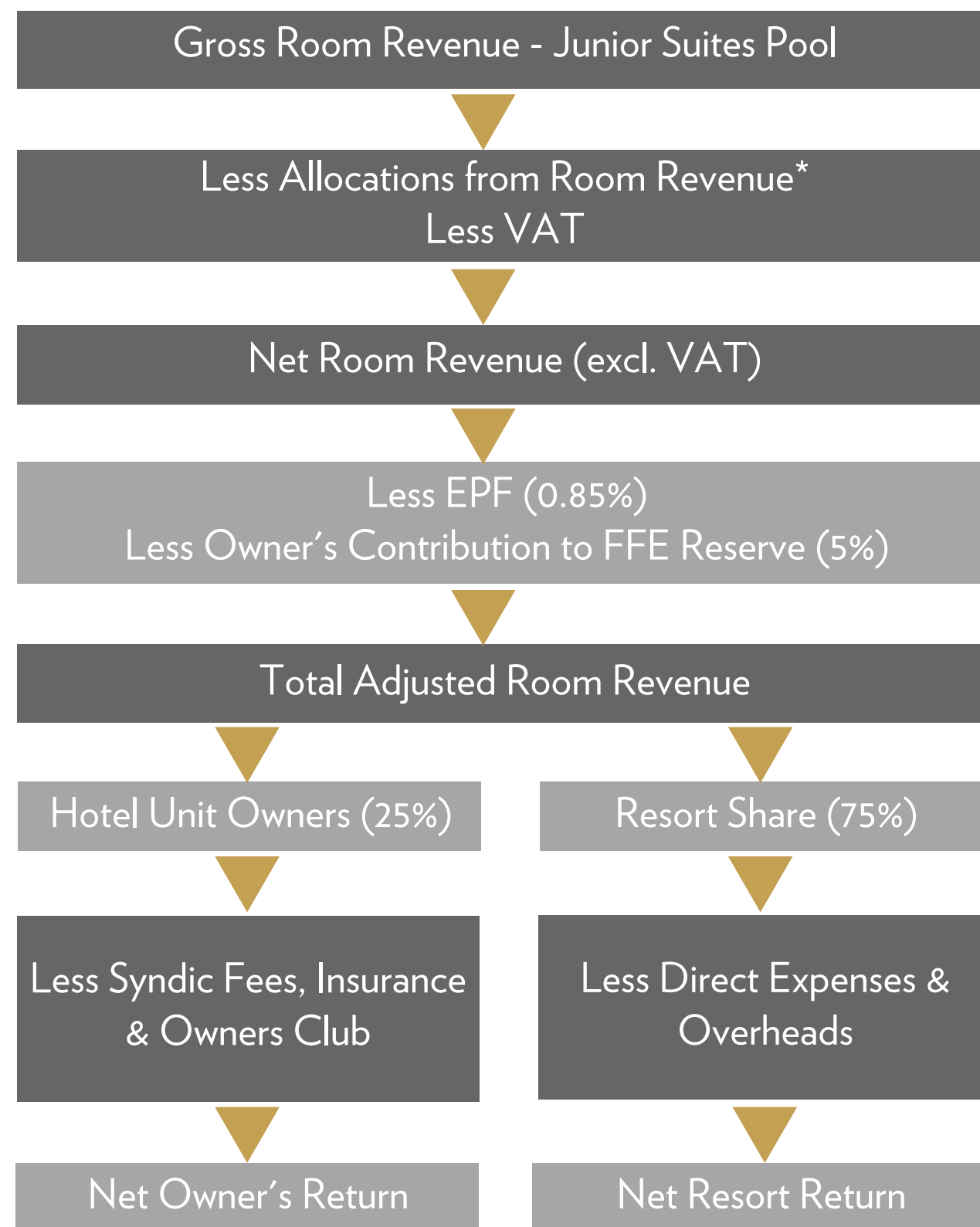
Free for a child under 12 years old sharing a room with his/her parents

BOOKINGS

- Bookings can be made all year round and reservations made three months prior to the date of stay are guaranteed. All reservations made less than three months before the date of reservation shall be granted upon availability
- For bookings made from November 1st to December 23rd and from January 7th to February 15th, one night will count as two nights entitlement

ANNUAL RETURN

- 3% guaranteed annual return for five years (applicable on the net selling price excluding furniture, fees and taxes; conditions apply)
- 90 room nights, on half board, equivalent to an annual benefit in kind value ranging between 8 and 10% of the sale price (depending on the applicable rate for the period of stay)



*Allocations for meal plans and green fees

Revenue split

RENTAL POOL

- Room revenues of all Junior Suites of Amalthea will be pooled together for the computation of the homeowners share of revenue and distributed equally

FF&E

- A fund for furniture, fixtures and equipment (FF&E) shall be established and funded at source setting aside not less than 5% of all Junior Suites Revenue
- ARVL shall make usage of the fund for FF&E to repair and maintain the unit (inclusive of applicable common areas), as well as to repair, maintain and replace as necessary the units FF&E save for damage caused by Owner or Owner's guests to ensure the continuing operation of the unit as a 5-star hotel



Annual fees

COST ITEMS	FEEs FOR A UNIT OF 2 JUNIOR SUITES* (MUR)
Syndic fees	312,000
Owners Club	29,500
Insurance Premium fees	8,000
Maintenance & refurbishment**	0
Utilities (water, electricity, gas), broadband, satellite TV, phone and cleaning**	0
TOTAL	Rs. 349,500

*Indicative fees for 2024/2025
 **Charges to be borne by ARVL

Anahita Owners' Club



FACILITIES

- Beach & pool service
- Access to fitness club
- Access to 2 tennis courts
- Resort entertainment
- On demand babysitting service
- Free access to OurSpace for children (4-12yo)
- Free access to Escape club for teenagers



DISCOUNTS

- Free shuttle to Île aux Cerfs beach
- Complimentary use of non-motorised sea activities
- 25% discount at Anahita's restaurants and spa by Thémaé Paris
- Bike rentals
- Padel court rental



SERVICES

- Housekeeping service
- Concierge service
- 24h reception
- 24h technical and maintenance service
- Account management
- Golf cart rental

Contact

For more information or to organise a visit of the estate and the Junior Suites, please contact:

The Sales Team

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www.anahitamauritius.com

Anahita Golf Resort, Beau Champ, GRSE, Mauritius

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