

ANA HITA



BEAU CHAMP

General Presentation

Table of Contents

Mauritius, a welcoming island	2	Anahita Beau Champ, a rural wellness community	7	Investment opportunities	15
The East, an everlasting place to grow	3	<ul style="list-style-type: none">• Master plan• A sustainable development• Back to the roots• Rehabilitated historical heritage• Close to the sea• Live, work, enjoy...		Useful links	16
Alteo, rooted in the East	4	Architecture and planning: an integrated approach	13	Our partners	17
Anahita Mauritius, a unique destination	5	Residential offers	14		
Site plan	6				



Mauritius

a welcoming island

Mauritius, renowned for the warmth and generosity of its inhabitants, its year-round pleasant climate, turquoise waters and pristine beaches, verdant landscapes and world-class hotels, is a paradise for global travellers and those seeking a peaceful life by the sea.

The island's dynamic economy is supported by modern infrastructure, including road networks, shops, quality health services, private English and French schools, and high-speed fibre optic internet. These essential components make for a practical and easy lifestyle, ensuring a seamless transition for those looking to settle down or establish their professional activity.

Mauritius is also home to a unique cultural heritage, with African, Asian and European influences blending together harmoniously. The peaceful coexistence of different cultures and communities adds to the island's charm and makes it an attractive destination for expats looking for a place to call home.





The East, an everlasting place to grow

The authentic character of Mauritius' Eastern region offers a serene living environment contributing to the well-being of its inhabitants.

From long stretches of beach to the largest lagoon of the country, home to various islets including the famous Île aux Cerfs, as well as rivers and waterfalls like Grand River South East, forests and mountains... the East boasts the best Mauritius has to offer!

In addition to its breath-taking sunrises and ubiquitous nature, a selection of gastronomic, sporting and leisure experiences, reinforce the charm of this beautiful region.

Enjoy fine dining at prestigious hotels along the coast, or taste local delicacies at the heart of villages like Trou d'Eau Douce or Mahébourg.

Hike, golf, kite... to name only a few outdoor sports activities!

Visit colourful temples, stroll through bustling streets and markets, and discover this region's historical heritage.



Alteo, *rooted* *in the East*

Born from the merger between the Deep River Beau Champ and Fuel sugar companies, Alteo is the largest private landowner in Mauritius, with 15,000 hectares of land in the East of the country.

Alteo's real estate cluster aims to develop its land assets in an integrated and coherent manner, with the objective of creating value and promoting well-being.

This vision places nature and people at the forefront of the project and is based on three pillars:

GreenEst

Preserving and regenerating the estate's authentic rural character using green energy and rehabilitating heritage buildings.

HealthiEst

Creating active and healthy infused lifestyles close to nature and promoting social interactions.

SmartEst

Creating a sustainable lifestyle featuring productive landscapes, benefiting those living, working or visiting the East coast.





Anahita Mauritius

a unique destination

Anahita Mauritius offers a unique living experience by combining the best of seaside and nature with two distinct estates.

Anahita Golf Resort provides access to multiple leisure activities right by a stunning lagoon with a mesmerising range of blue hues. Residents and hotel guests can enjoy an internationally acclaimed golf course designed by Ernie Els, a pristine beach on Île aux Cerfs, and an enticing selection of culinary experiences, providing a never-ending holiday experience since its launch nearly fifteen years ago.

At Anahita Beau Champ, the beautiful green shades of Mauritian vegetation blend harmoniously with the old buildings' dark stones, creating a rural character throughout the site. A place fostering family life and well-being, where every aspect is designed to offer a serene lifestyle.



Site *Plan*



- 1 Anahita Beau Champ
- 2 Anahita Golf Resort
- 3 Île aux Cerfs
- 4 Beach & Boat Club
- 5 Grand River South East Waterfall



The local authorities are actively committed to enhancing the road network.



Anahita Beau Champ

A rural wellness community

Anahita Beau Champ's 118-hectare development offers you the opportunity to live in the heart of lush natural surroundings, with all the services and shops you need to make your daily life easier.

This quality living environment, synonymous with well-being, is set in an innovative, productive landscape. The residential estate features Mauritian architecture that adds a great deal of character.

WELL Community

In order to strengthen its commitment to providing a healthy living environment, Anahita Beau Champ has obtained the WELL Community pre-certification.

The focus of this certification is entirely on the health and comfort of residents, achieved by optimising the design of spaces in terms of air quality, nutrition, physical activity, sleep cycle, wellness, and productivity.



Masterplan

- 1 L'Écho des Champs - Serviced Land
- 2 L'Écho des Champs - Villas & Apartments
- 3 La Ravine - Villas
- 4 Clavis International Primary School
- 5 Sports Centre 'RM Club'
- 6 Innovation Park: Commercial lands
- 7 The Factory: Rehabilitation of the sugar mill
- 8 Fangourin: Offices & co-working spaces
- 9 Zeste: Café, grocery shop, pool
- 10 Les Jardins de Beau Champ: Working Farm
- 11 Spring Park
- 12 Palm Alley: Pedestrian and cycling path
- 13 Future residential development
- 14 Mixed-use development
- 15 Future developments
- 16 Sports and leisure facilities
- 17 Amarela: Beach & Boat Club
- 18 Beau Champ Village
- 19 Grand River South East Waterfall



A sustainable development

Our objectives

The planning and philosophy of Anahita Beau Champ are based on the United Nations' Sustainable Development Goals, which have inspired the three main pillars of the project's strategy: GreenEst, HealthiEst, SmartEst

Our group also commits to implementing and using renewable energy to promote an eco-friendly future.

GreenEst

- Passive design, energy efficiency and renewable energy
- Water efficiency and conservation
- Wastewater treatment and rainwater harvesting
- Sustainable flood avoidance
- Waste sorting and recycling
- Preservation and enhancement of green capital
- Promotion of productive, native and adapted plants



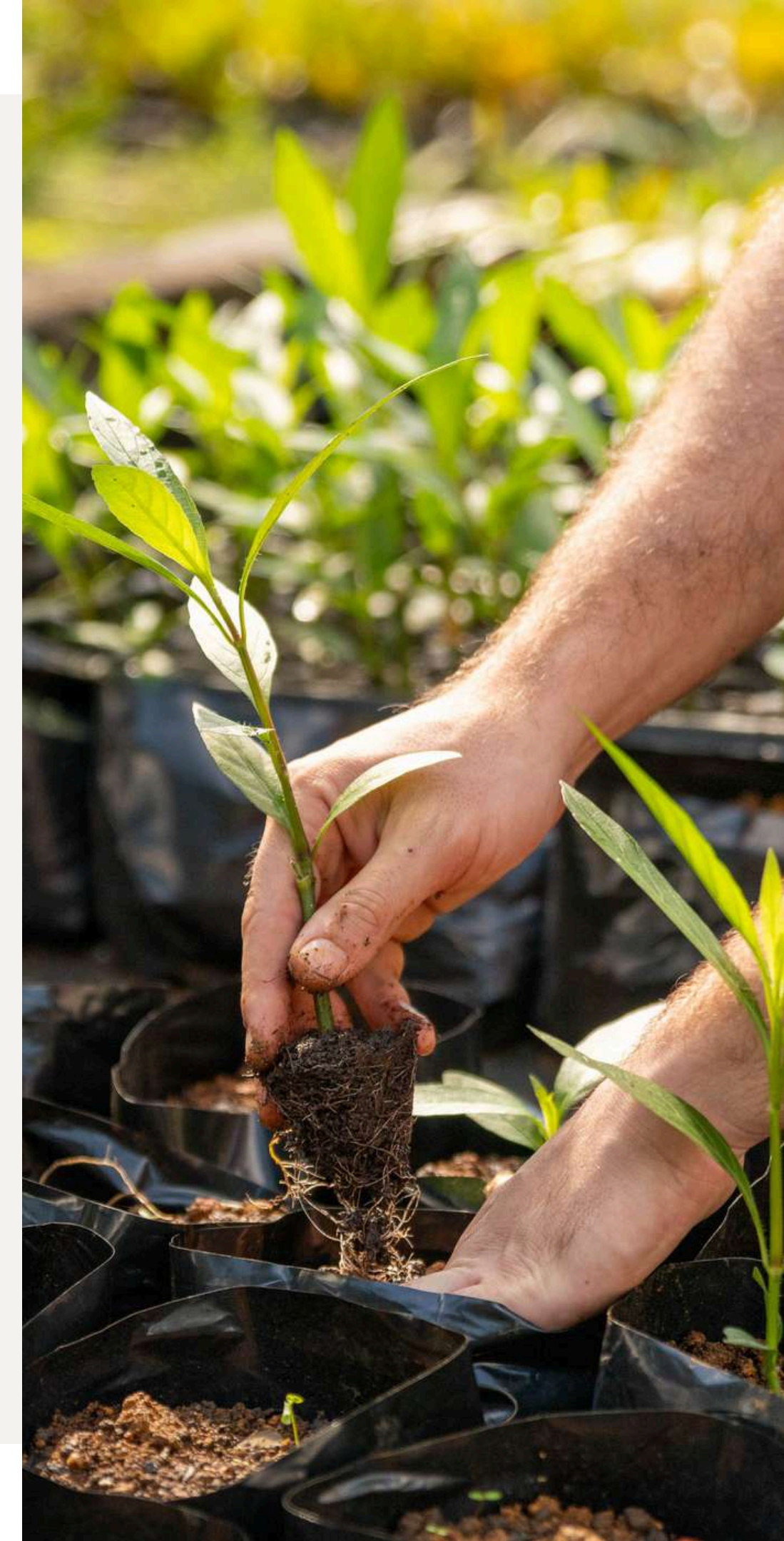
HealthiEst

- Mixed use neighbourhoods
- Quality interconnected open spaces
- Walkable and bikeable streets and spaces
- Sport and wellness
- Healthy food production



SmartEst

- Smart agriculture and productive landscape
- Adaptive reuse
- Economic opportunity: innovation park, working farm, business & commerce, tourism
- Smart agriculture
- Electric mobility



Back to the roots

At Anahita Beau Champ, special attention has been given to landscape design in order to preserve the site's natural heritage and maintain an authentic atmosphere that encourages a serene lifestyle.

The agricultural landscape is a central feature of the project, occupying 5 hectares along a creek and embracing the principles of smart agriculture. The result is an abundance of local fruits, vegetables, aromatic plants, and flowers, available all year round, which is possible through careful planning and soil work.

A back-to-the-roots approach to daily activities promoting well-being which is at the core of the project's philosophy.



Respect for the natural environment

Palm Alley

This beautiful avenue lined with magnificent palm trees planted alongside the canal, serves as the main pedestrian route. On either side, you will find residential villas or leisure and relaxation areas, offering a space to relish the outdoors.

Spring Park

This serene oasis where the stream flowing through the valley originates, enhances the project's authentic character. The park features a natural amphitheatre, former freshwater prawn ponds, and a lush landscape where vanilla, cocoa, and coffee will be cultivated. It's the perfect place for a leisurely stroll or simply to unwind in a peaceful setting.



Rehabilitating historical heritage

Anahita Beau Champ's rich history and historical sites imbue the place with character and a unique soul.

The old molasses tanks

Zeste, café, restaurant, grocery shop

Indulge in a warm cup of coffee and savour deliciously healthy recipes made with locally sourced ingredients, or purchase fresh fruits and vegetables harvested from the estate's orchards. Set in the renovated old molasses tanks, Zeste is the perfect spot to socialise at Anahita Beau Champ!

Zeste, the pool

Nestled among the coconut trees like a natural oasis in the heart of lush nature, just a few meters away from the restaurant, the pool is ideal to take a refreshing dip and soak up the beautiful surroundings.

The old sugar factory

Brimming with new life, the historic building is transformed into 'The Factory' – a vibrant hub where you can shop, work out, admire art, attend conferences, or simply spend quality time with your friends, family and neighbours.

A great illustration of rehabilitation of the site's historical heritage!

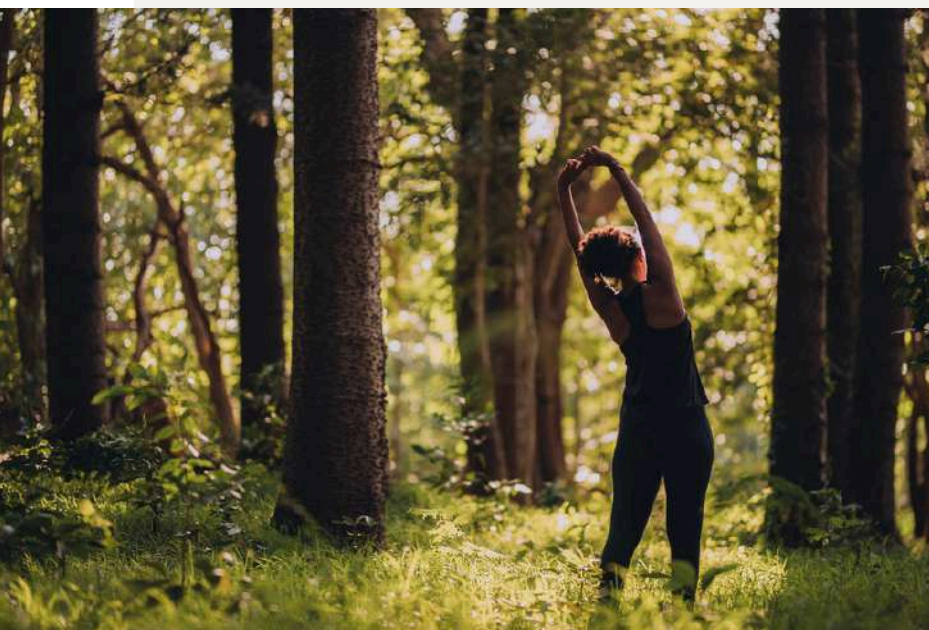
Close to the sea

Amarela, beach & boat club

Come and have lunch by the sea, play sports, relax on a sunbed to the gentle sounds of the waves, or escape to Île aux Cerfs aboard the shuttle boat going to and from Amarela - this is what you will enjoy at Anahita Beau Champ's Beach & Boat Club.

Boating enthusiasts will be happy to access and use the facilities on-site, including a boat park, pier and moorings.

A great way to have peace of mind and make the most of your sea outings!



Live, work, enjoy!..

Working in Beau Champ

At Anahita Beau Champ, the dream of working close to home becomes a reality with office spaces available for businesses seeking to settle in the East. Additionally, co-working spaces within the old factory offer an ideal solution for those in need of a workspace occasionally.

Exercising close to home

Regular sports activities are key to a balanced lifestyle! Anahita Beau Champ offers you an opportunity to make sports an integral part of your daily routine. The gym, operated by the RM Club— a well established sports club across the island—features a spacious 2000 m² facility equipped with high-quality equipment and padel courts that will be conveniently accessible to both residents and visitors for staying fit.

Outdoor enthusiasts can explore numerous cycling and hiking trails that crisscross the estate and its surroundings. An excellent way to (re)discover the breathtaking East region.

Education and health services

Accessing high-quality health and education services is a crucial factor when considering a place to call home!

It's a key pillar of the vision behind Alteo's real estate cluster for the East of Mauritius, which aims to collaborate with top professionals in these fields to provide future Anahita Beau Champ residents with a comfortable and hassle-free lifestyle.

From nursery to secondary school, a range of classes from the International Baccalaureate Programme will be available, along with an internationally accredited healthcare center.

Innovation Park

At Anahita Beau Champ, entrepreneurs will have the opportunity to establish their business with ease through the availability of serviced plots within the Innovation Park. Whether it be for offices, laboratories, warehouses, or SMEs, the Innovation Park provides the perfect setting for businesses seeking to operate at the center of thriving natural surroundings!

Shopping at your fingertips

Anahita Beau Champ's on-site shops will offer a range of fine products for daily needs. From deli items to butcher-fresh meat, shopping is made easy and convenient for residents! Should you need to visit a supermarket, Bel Air village is only a quick 5-minute drive away from the estate.

Architecture and planning

An integrated approach

A rural and authentic architecture

At Anahita Beau Champ, the dream of working close to home becomes a reality with office spaces available for businesses seeking to settle in the East. Additionally, co-working spaces within the old factory offer an ideal solution for those in need of a workspace occasionally.

Organic road designs

The roads at Anahita Beau Champ have been thoughtfully designed to align with the site and project philosophy as well as to prioritise the residents' safety and minimise vehicular disruptions. Aesthetically pleasing and adorned with lush greenery, the roads provide equal space for vehicles, cyclists and pedestrians, while embodying an authentic rural character.



Residential Offers

Discover our exceptional residential community, where modern living meets comfort and convenience. Our offer showcases stunning designs, amenities, and a lifestyle tailored just for you. From spacious layouts to beautifully landscaped surroundings, every detail has been crafted for your enjoyment. Explore endless opportunities for recreation, relaxation, and connection in a welcoming environment.

Off-plan properties:

- Villas
- Apartments
- Penthouses



Investment Opportunities

Explore our commercial space designed for growth and success with innovative designs, flexible layouts, and amenities tailored to meet your business needs. From collaborative workspaces to cutting-edge technology, we offer an environment that fosters creativity and productivity.

Located in a vibrant community with easy access to key resources, your business will thrive here. Discover the perfect place to implement your vision and connect with like-minded professionals.

- AgroBioTech
- Light Industry
- Silver Economy
- Healthcare Sector
- Education
- Renewable Energy
- Commercial
- Hospitality



For more information

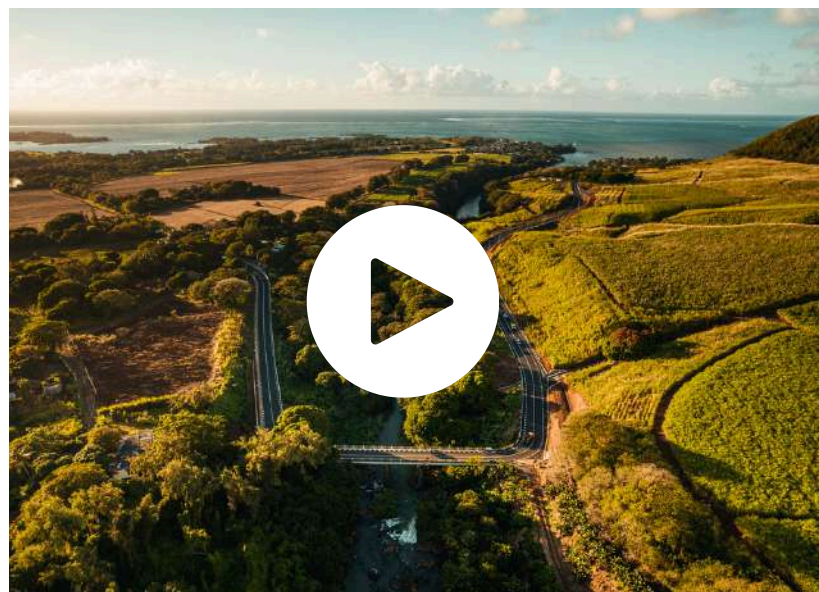
Useful links



[Residential Offer](#)



[Demera Signature Villa](#)



[Signature video](#)



[Latest Project Updates](#)



Our *Partners*

- * Masterplan & development: Alteo
- * Architect: BC Architect
- * Landscape Architect: Mooneeram Landscape Architects
- * Sustainability Consultant: SALT Consultancy
- * Civil Engineer: Arup
- * MEP Engineer: DigiConsult
- * Ingénieur structures : Daniel Wong Chung Co Ltd
- * Quantity Surveyor: V. D'Unienville & Associates

ANAHITA



BEAU CHAMP

Beau Champ, Mauritius
T : +230 402 2246
E : info@anahitamauriti.us.com
W : www.anahitamauriti.us.com

DISCLAIMERS | DEC 2024

1. Non-contractual document.
2. Artist's conceptual renderings. All photos and illustrations represent the intentions of the Seller/Developer. However, plans and infrastructure may be subject to change.
3. The services and facilities offered by Anahita Beau Champ are subject to change.
4. Prices subject to change without notice or liability.

