

ANAHITA



BEAU CHAMP

Residential Offer

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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.

Masterplan

- | | | |
|----|---|---------------|
| 1 | L'Écho des Champs - Serviced Land | Orange square |
| 2 | L'Écho des Champs - Villas & Apartments | Green square |
| 3 | La Ravine - Villas | Blue square |
| 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 | |



Residential Offer

Our residential offering includes four types of exceptional properties: Villas, Apartments, Penthouses, and Serviced Land. All our villas and apartments are sold off-plan (VEFA), ensuring a smooth process from design to delivery. Choose from a selection of four prestigious villa models, including our signature villas, located in the most sought-after area of the development.

Our 2- to 3-bedroom apartments combine architectural charm with comfort, while our spacious penthouses offer generous living spaces and breathtaking views. For those seeking complete flexibility, our serviced land allow you to design the home of your dreams, with the support of architects and experts of your choice, all while keeping control of your costs.



● Villas



● Apartments



● Penthouses



● Serviced land





Apartments: from 174 to 191 m²



Penthouses: 299 m²



2 to 3 bedrooms



2 to 3 bathrooms

Apartments and penthouses

Located just a few steps from Zeste, the bustling heart of the Smart City, complete with cafes, shops and a swimming pool, L'Écho des Champs, the estate's first residential neighbourhood, offers spacious apartments that are divided into three 5-unit residences, with two on the ground floor, two on the first, and a penthouse on the top floor.

To preserve the rural and authentic feel of the site, nature is part of the architectural concept, with beautiful vegetation surrounding each residence, providing a serene and peaceful atmosphere, conducive to a more human-scale approach to living.

The pitched roofs of the penthouses blend harmoniously into the surrounding landscape, while the wooden sunshades offer protection and privacy within the comfortable and inviting living spaces that overlook the beautiful Palm Alley.

The verandas, balustrades and metal staircases are reminiscent of the industrial architecture of the old factory, which is an integral part of the project, adding to its unique character and charm.

As From

Rs 26.3 M

Apartments

View of the apartments and penthouses from Palm Alley



Apartments

Interior view of the ground floor



Apartments
Entrance facade



Penthouses

View of the living spaces



Apartments Ground Floor Plan

Ground floor - 3 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20.0
3. Kitchen	20.0
4. Laundry	5.2
5. Master bedroom	15.7
6. Master bathroom	6.9
7. Bedroom 2	13.5
8. Bedroom 3	12.6
9. Bathroom	5.7
10. Corridor	8.7
11. Veranda	33.8
Total	147.2

Ground floor - 2 bedrooms	
External Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Master terrace	5.9
14. Terrace 2	4.8
15. Terrace 3	8.1

Gross external area
190 m²



Floor Plan

Ground floor - 2 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20.0
3. Kitchen	20.0
4. Laundry	5.6
5. Bedroom 2	14.2
6. Master bedroom	16.2
7. Master bathroom	6.7
8. Master dressing	4.3
9. Bathroom 2	5.0
10. Corridor	4.2
11. Veranda	33.8
Total	135.2

Ground floor - 2 bedrooms	
External Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Terrace 2	7.9
14. Master terrace	6.6

Gross external area
174 m²

Apartments First Floor Plan

First floor - 3 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20
3. Kitchen	20
4. Laundry	5.2
5. Master bedroom	15.7
6. Master bathroom	6.9
7. Bedroom 2	13.5
8. Bedroom 3	12.6
9. Bathroom	5.7
10. Corridor	8.7
11. Veranda	30.4
Total	143.79

First floor - 2 bedrooms	
External Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Master terrace	5.1
14. Terrace 2	4.4
15. Terrace 3	6.2

Gross External Area

191 m²



First Floor Plan

First floor - 3 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20.0
3. Kitchen	20.0
4. Laundry	5.6
5. Bedroom 2	14.2
6. Master bedroom	16.2
7. Master bathroom	6.7
8. Master dressing	4.3
9. Bathroom 2	5.0
10. Corridor	4.2
11. Veranda	30.4
Total	131.7

First floor - 2 bedrooms	
Internal Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Terrace 2	6.3
14. Master terrace	6.3

Gross External Area

175 m²

Penthouses Floor Plan

PENTHOUSE	
Internal Areas	Net Internal Area (m ²)
1. Hall	9.5
2. Dining	24.8
3. Living	24.4
4. Kitchen	14.3
5. Laundry	5.1
6. Corridor	14.3
7. Master bedroom (with dressing)	30.5
8. Master bathroom	5.8
9. Master WC	1.8
10. Bedroom 2	14.2
11. Bathroom 2	5.1
12. Bedroom 3	15.6
13. Bathroom 3	6.4
14. Guest WC	3.1
15. Lift	2.9
16. Veranda	54.5
Total (including lift)	232.9

PENTHOUSE	
External Areas	Net Internal Area (m ²)
17. Laundry terrace	26.1
18. Master terrace	30.2
19. Terrace 3	6.3
20. Terrace 2	6.3
21. Pool	12.1
22. Entrance	5.6



Floor Plan



Gross External Area

299 m²



Demera Signature Villa

Elegance in every detail

The Demera Signature Villa embodies a perfect blend of tradition and modernity. Inspired by Mauritian architecture, it stands out with its distinctive curved roof, natural stone walls with white corded joints and wooden finishes, offering a warm and authentic aesthetic. Designed to integrate harmoniously with its lush surroundings, it prioritises natural light and optimal ventilation, creating bright and airy living spaces.

Each villa is a unique living space, designed to meet the highest standards. With elegant suites, open-plan areas that connect the interior and exterior, and landscaped gardens featuring a magnificent swimming pool, they combine refinement and comfort. Located in the heart of Anahita Beau Champ, these one-of-a-kind villas offer much more than just a home: they promise an exceptional lifestyle in a peaceful, verdant setting. With only five units available, they represent rare and exclusive luxury.



Villa available on plots:
A1 to A5



Plots ranging from 1,273 m² to 1,412 m²



Villa gross external area: 356 m²



3 bedrooms



3 bathrooms

As From

Rs 87 M

Demera Signature villa

Entrance view



Demera Signature villa
Living areas



Demera Signature Villa Floor and Roof Plans

Internal Areas	Net Internal Area (m ²)
1. Hall	16.51
2. Corridor 1	6.48
3. Corridor 2	6.85
4. Master bedroom	20.58
5. Master dressing	6.16
6. Wc master	1.98
7. Master bathroom	11.38
8. Office & TV room	17.15
9. Bedroom 2	14.70
10. Bathroom 2	5.60
11. Dressing 3	4.00
12. Bedroom 3	18.66
13. Bathroom 3	5.94
14. Guest wc	3.12
15. Kitchen	24.44
16. Laundry	6.60
17. Store	4.50
18. Living & dining room	47.11
19. Veranda	40.06
Total	261.82

External Areas	Net External Area (m ²)
20. Porch	11.02
21. Technical	1.14
22. Heat pump	1.08
23. Master terrace	9.35
24. Terrace 2	5.10
25. Terrace 3	6.41
26. Terrace 4	4.73
27. Terrace 5	5.96
28. Terrace 6	16.75
29. External shower	7.27
30. Pool deck	29.77
31. Pool	38.96
32. Pool shower	1.20
33. Bin area	5.69
34. Patio	25.04
35. Kitchen yard	Plot specific



Roof Plan

Gross External Area
356.46 m²

Floor Plan



Demera villa - Model 2

These stunning villas situated along Palm Alley benefit from a dual north-south orientation, allowing natural light to flood the living areas and create a welcoming and cosy atmosphere throughout the day.

Inspired by local Mauritian architecture, the Demera villas offer a generous central space serving as a living room, dining room, and kitchen, with direct access to the garden and a beautiful pool. The typically Mauritian gable roofs promote excellent air circulation, reinforcing the sense of spaciousness.

The choice organic materials such as grey stone walls with white corded joints as used in back in the day, along with the roof style and the awnings, creates a rustic and authentic ambiance. The bedrooms feature large bay windows, providing comfortable and breezy spaces for restful nights. An extra room can be used as an office or TV room, or can be converted into an optional fourth en-suite bedroom.

Moreover, the optional thatched roof gazebo offers an additional relaxation area in the midst of nature.



Villa available on plots:
C1, C10, C11, C24



Plots ranging from 1,161 to 1,183 m²



Villa gross external area: 329 m²



3 bedrooms



3 bathrooms

As From

Rs 62.2 M

Demera villa – Model 2
View of the entrance



Demera villa - Model 2

View of the terrace and living spaces



Demera villa - Model 2 Floor and Roof Plans

Internal Areas	Net Internal Area (m ²)
1. Living & dining	67.8
2. TV room & office	35.1
3. Kitchen	15.6
4. Laundry	9.6
5. Store	5.4
6. Corridor	5.4
7. Master bedroom	19.9
8. Master dressing	5.9
9. Master bathroom	7.1
10. Master WC	1.5
11. Bedroom 2	15.5
12. Dressing 2	5.2
13. Bathroom 2	5.9
14. Bedroom 3	14.6
15. Bathroom 3 & Guest WC	7.1
Total	221.9

External Areas	Net Internal Area (m ²)
16. Porch	16.0
17. Pool	35.0
18. Pool shower	1.0
19. Pool terrace	34.8
20. Terrace 2	6.3
21. Terrace 3	5.1
22. Terrace 4	5.1
23. Master terrace	6.2
24. Kitchen yard	Plot specific
25. Bin area	5.5



Floor Plan



Roof Plan

External Areas (optional) (m ²)	
26. Gazebo (optional)	41.7
27. Master outdoor shower (optional)	4.0

Gross external area

329 m²



Demera villa - Model 3

The Demera villa model 3 embraces the same architectural features as the model 2, but with a slightly smaller footprint. Outside, the pool is arranged perpendicular to the beautiful terrace, offering a different perspective of the landscaped tropical garden.



Villa available on plots:
C10, C11, C24, C25, C26, C27



Plots ranging from 1,055 to 1,183 m²



Villa gross external area: 271 m²



3 bedrooms



3 bathrooms

As From

Rs 55.1 M

Demera villa - Model 3

Facade view from the garden



Demera villa - Model 3 Floor and Roof Plans

Internal Areas	Net Internal Area (m ²)
1. Living, dining, TV room	61.32
2. Kitchen	15.6
3. Laundry	9.21
4. Store	5.4
5. Corridor	5
6. Master bedroom	19.9
7. Dressing	5.9
8. Bathroom	7.1
9. Master WC	1.5
10. Bedroom 2	15.5
11. Dressing 2	5.2
12. Bathroom	5.9
13. Bedroom 3	14.6
14. Bathroom and WC	9.9
Total	178.14

External Areas	External Areas (optional) (m ²)
15. Porch	13.1
16. Pool	35.0
17. Pool shower	1.0
18. Pool terrace	25.9
19. Terrace 2	6.3
20. Terrace 3	5.3
21. Master terrace	6.25
22. Outdoor sink	Plot specific
23. Bin area	5.5
24. Heat pump	1.1



Floor Plan



Roof Plan

External Areas (optional) (m ²)	
25. Gazebo (optional)	41.7
26. Gazebo terrace (optional)	15.3
27. Outdoor shower	4

Gross external area:

271 m²



Demera villa - Model 4

The Demera villas - Model 4 boast a magnificent view of Palm Alley and stand out for their spaciousness and open architecture, allowing for natural ventilation and sunlight to flood every room. These villas offer a harmonious layout of space, from the entrance to the main garden and pool, as well as the living room and expansive veranda. Additionally, you will have the pleasure of exploring a lush tropical garden filled with indigenous plants.

The combination of contemporary and rustic architecture, using natural materials and featuring a beautiful two-sloped gable roof, contribute to the undeniable charm and unique character of these villas. One of their greatest assets is their superb master suite, which includes a large bedroom, dressing room, glass en-suite bathroom, and spacious outdoor shower.



**Villa available on plots:
A6, C25, C26, C27**



Plots ranging from 1,055 to 1,341 m²



Villa gross external area: 297 m²



3 bedrooms



3 bathrooms

As From

Rs 58.1 M

Demera villa – Model 4
View of the master suite



Demera villa - Model 4

Front facade, corrugated metal roof



Demera villa - Model 4 Floor and Roof Plans

Internal Areas	Net Internal Area (m ²)
1. Living	19.8
2. Dining	25.7
3. Hall	5.8
4. Kitchen	12.9
5. Laundry	5.5
6. Corridor & office	10.8
7. Corridor	6.1
8. Bedroom 2	16.1
9. Bathroom 2 & guest WC	5.8
10. Bedroom 3	16.1
11. Bathroom 3	5.8
12. Master bedroom	17.8
13. Master dressing	7.6
14. Master bathroom	13.3
15. Master wc	1.7
16. Veranda	60.40
Total	231.6

External Areas	Net External Area (m ²)
17. Porch	9.1
18. Terrace 1	16.5
19. Pool	35
20. Pool shower	1
21. Master terrace	8.8
22. Outdoor shower 1	16.5
23. Terrace 2	3.8
24. Terrace 3	3.8
25. Kitchen yard	Plot specific
26. Bin area	5.5



Floor Plan



Roof Plan

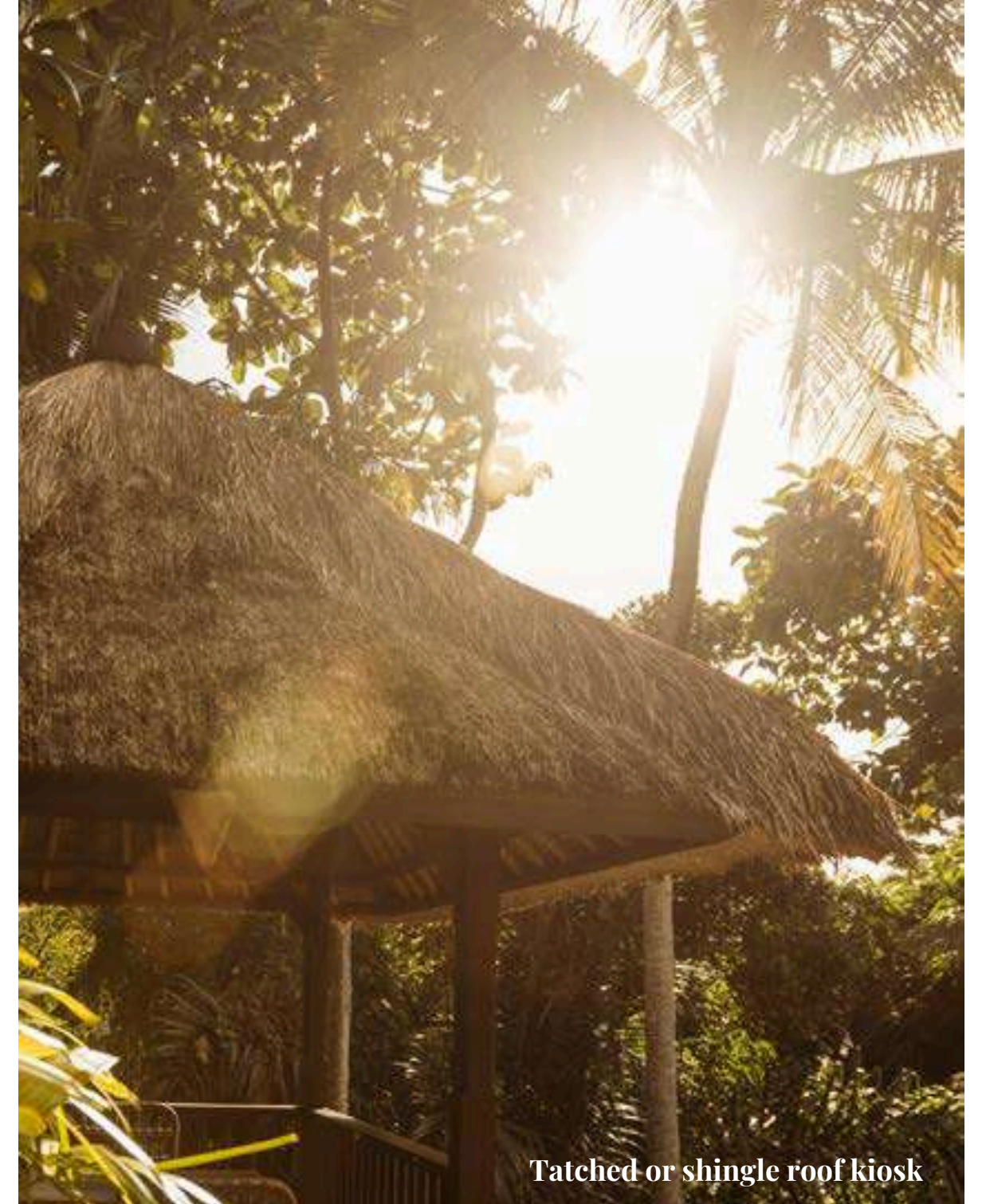
External Area (optional)(m ²)	
27. Outdoor shower 2 (optional)	3.7

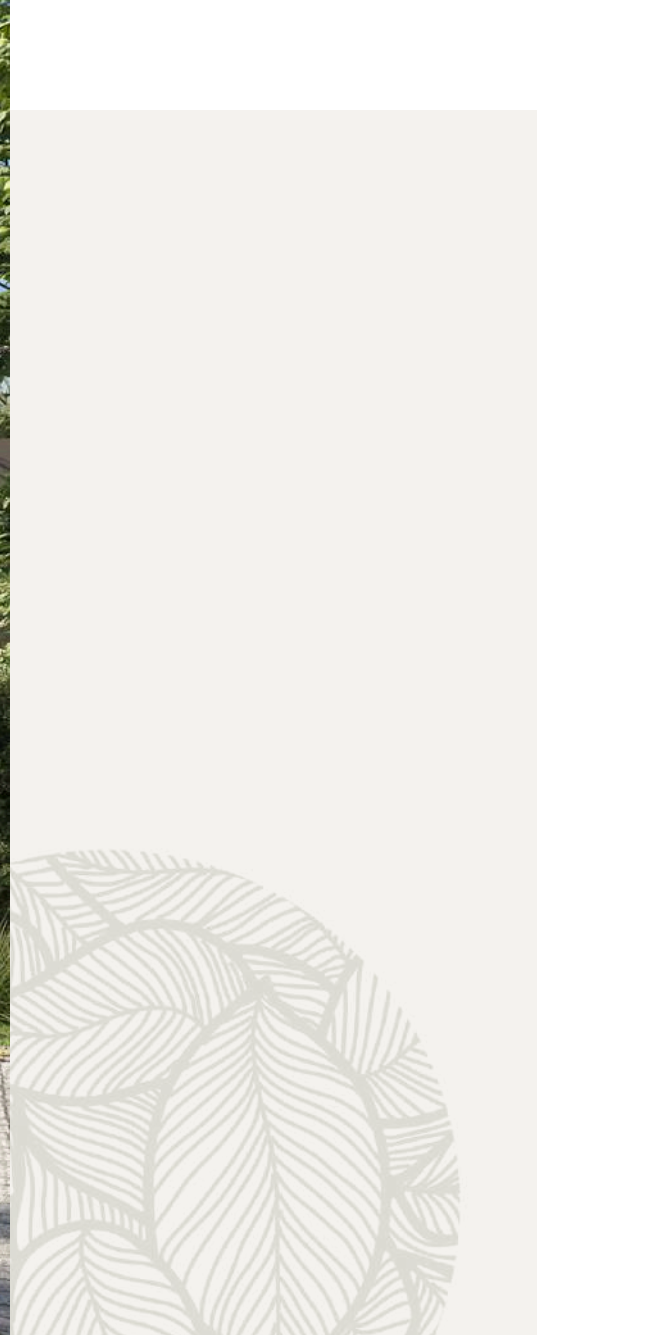
Gross External Area

297.70 m²

Customise your villa

Main options





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



Why live and invest in *Anahita Beau Champ?*

Live

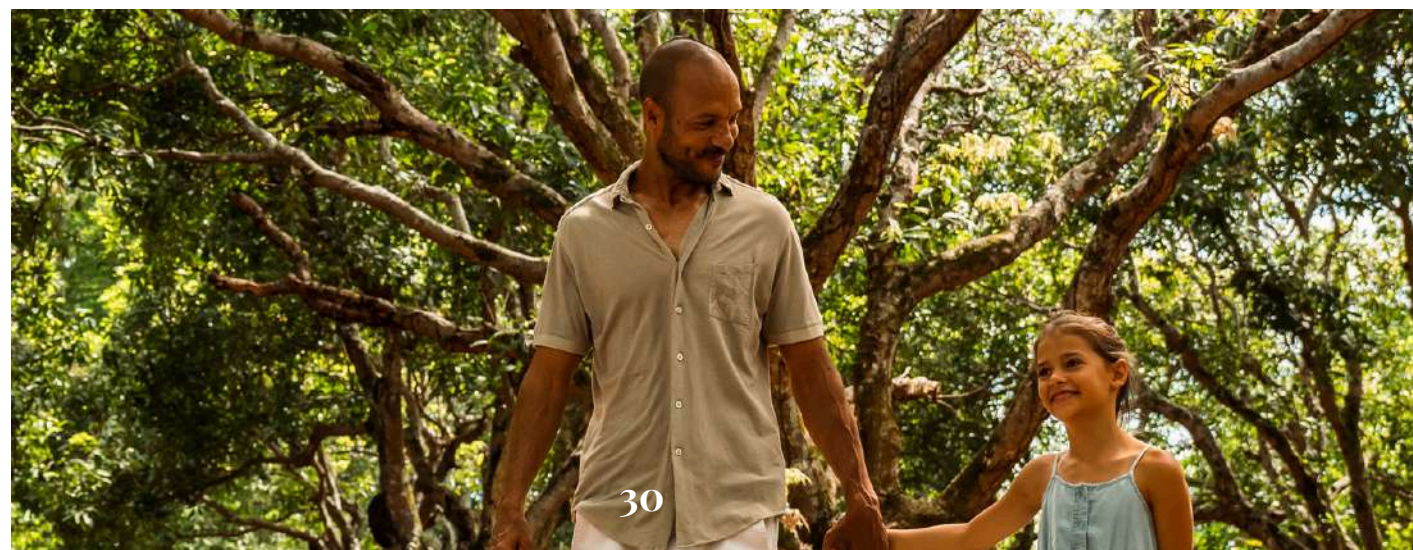
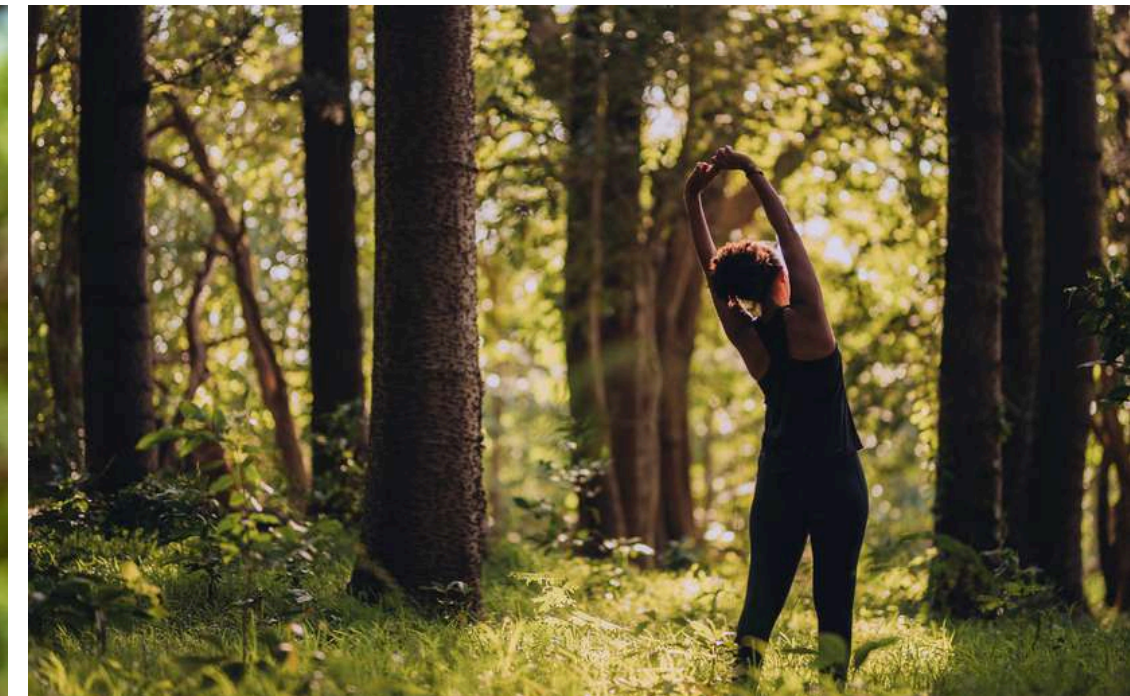
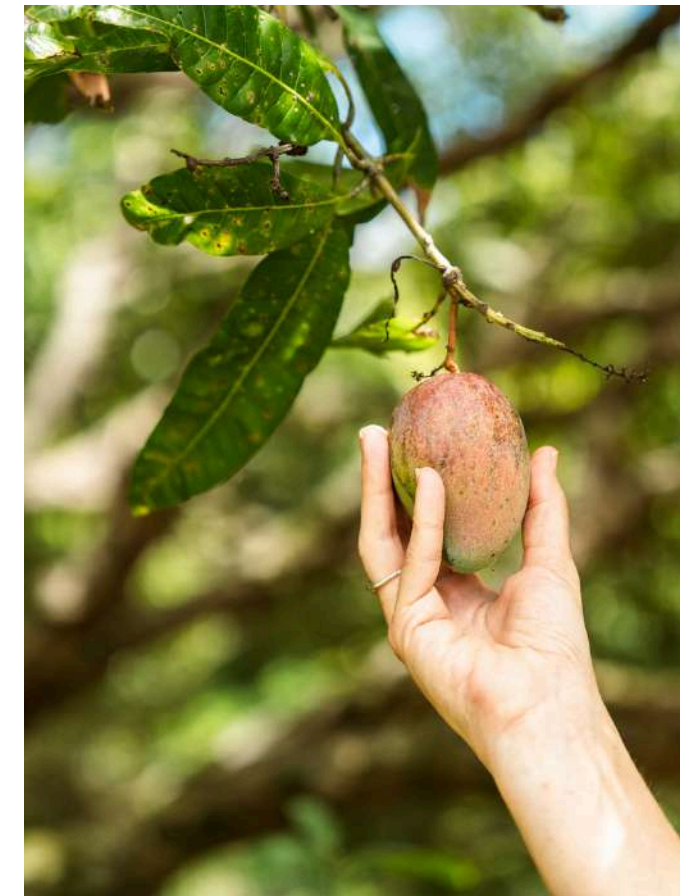
- Within a controlled and healthy environment
- Near two exceptional golf courses
- Close to the island's largest lagoon

Enjoy

- Shops and office spaces
- Sports centre
- Restaurants
- Beach & Boat club
- School

Get

- Your residence permit
- The opportunity to resell your property on the international market
- Discounts on a variety of services and activities across the estate



For more information

Useful links



[General Presentation](#)



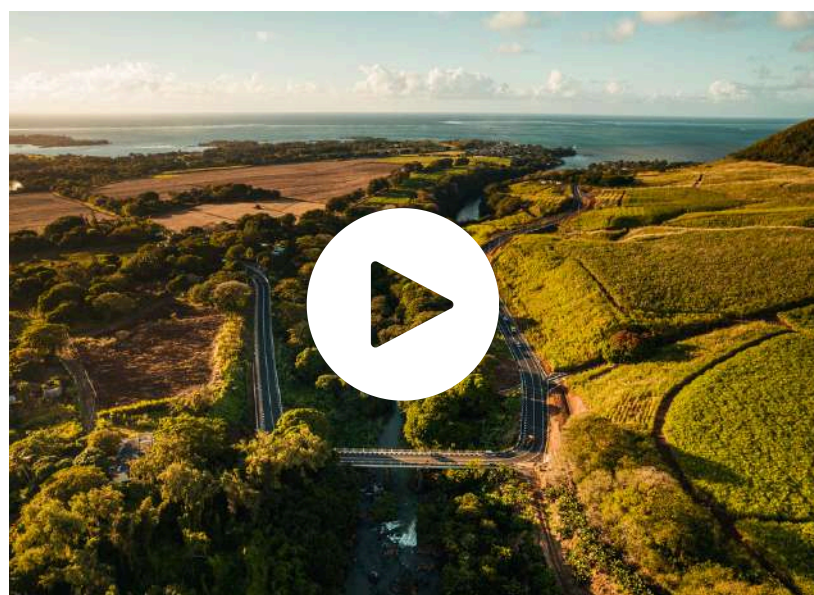
[Demera Signature Villa](#)



[Villa virtual tour](#)



[Apartment virtual tour](#)



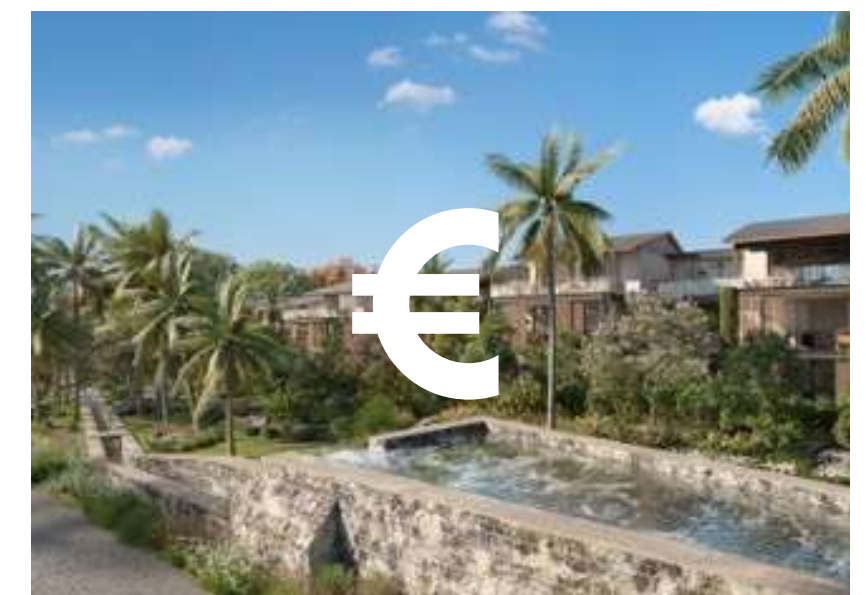
[Signature video](#)



[Latest Project Updates](#)



[Villa price list](#)



[Apartment price list](#)

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

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4. Prices subject to change without notice or liability.

