

ANAHITA



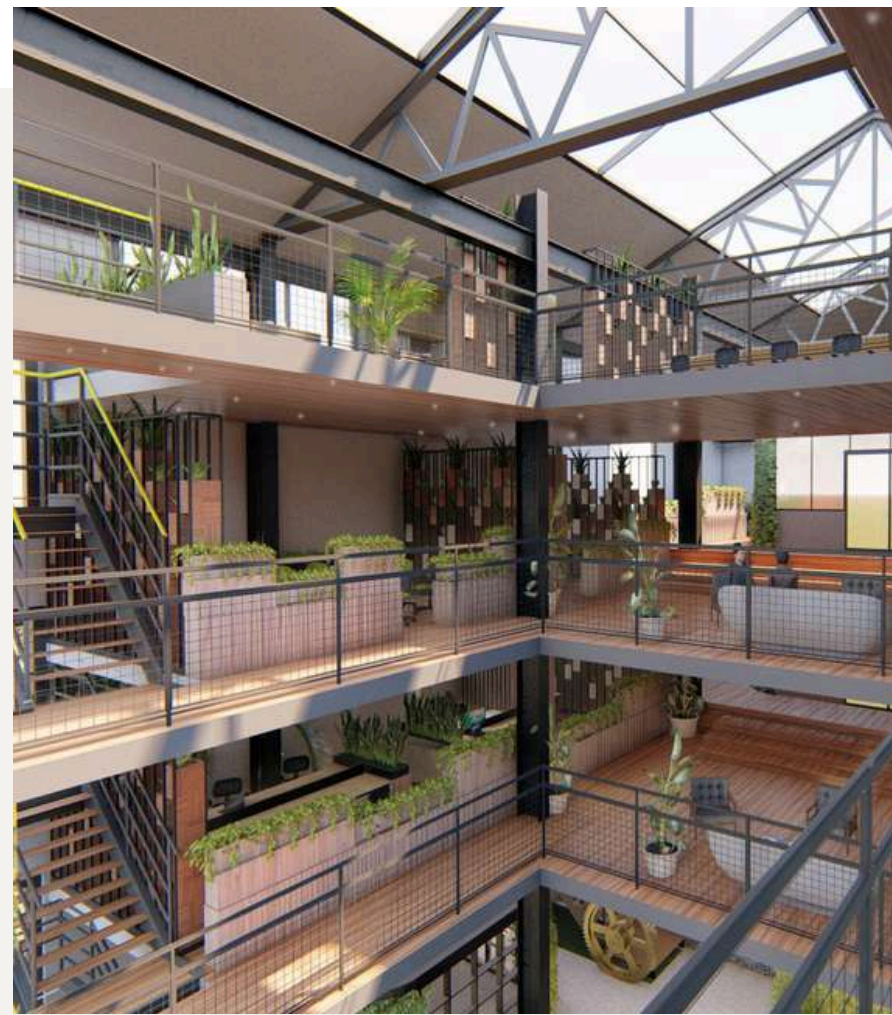
BEAU CHAMP

Commercial & Business Offer



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## Mauritius at a glance

### *International Agreements and Distinctions*

**Double Taxation Agreements (DTA):** Mauritius has signed 46 DTAs with countries such as France, India, the UK and China, avoiding double taxation on income and capital gains and making it easier to repatriate funds without facing excessive taxation.

Trade Agreements: Mauritius is a member of several trade blocs, including **COMESA (Common Market for Eastern and Southern Africa)** and **SADC (Southern African Development Community)**, providing privileged access to various regional markets.



**Per Capita Income:**  
USD 11,523



**GDP: ± USD 14.2 billion**  
(2023)



**Exclusive Economic Zone:**  
2.3 million km<sup>2</sup>



**Growth Rate: 6.8% in**  
2023



**Bilingual Country: English &**  
French



**Inflation: Around 7%**  
in 2023



**Population: 1.27 million**



**Short time difference with**  
Europe, Asia, and Africa

# Business Environment

## *in Mauritius*

- Stable parliamentary democracy with a transparent political and legal environment
- Ease of Doing Business: Ranked 1st in Africa and 13th globally according to the World Bank's Doing Business
- Key Sectors: Tourism, financial services, real estate, manufacturing (textile, sugar), technology, and innovation.
- Foreign Trade: Mauritius has a trade-to-GDP ratio of 119% with key partners such as France, South Africa, the UK, and the USA
- Corporate Tax Rate: 15%
- No Exchange Controls
- No Capital Gains Tax



## DIVERSIFY

### High-Growth Sectors

Medical  
Pharmaceutical  
Energy  
Transport

## INNOVATE

### High-Tech Sectors

Biotechnology  
Fintech  
Artificial Intelligence  
Research & Intelligence  
Regional HQ for Africa





**Why Invest**  
*in a Smart City in Mauritius ?*





## What is a Smart City?

A Smart City brings together homes, shops, services and leisure spaces within a well-connected, eco-conscious environment that supports a more sustainable lifestyle.

In Mauritius, this forward-thinking model ensures a balanced approach with 50% dedicated to residential areas and 50% to economic, commercial, and public activities.



[Find out more](#)

## Discover the benefits of investing *in Anahita Beau Champ*

Investing in Anahita Beau Champ offers numerous advantages for entrepreneurs, ranging from tax incentives to high-quality infrastructure.

### TAX INCENTIVES

Income Tax Exemption  
No Customs Duties  
Facilitation for Foreign Investors

### EXCEPTIONAL LIVING & WORKING ENVIRONMENT

Modern Infrastructure  
Integrated Ecosystems  
Sustainable Development



# Anahita Beau Champ

*A rural wellness community*





## A Preserved Natural Setting

**Located in the East of Mauritius:** Anahita Beau Champ is in the east of the island, a region known for its authenticity and preserved landscapes. Unlike some rapidly urbanising areas, this region offers a peaceful lifestyle close to nature, with stunning views of the sea and mountains.

**Balance Between Nature and Development:** The Smart City aims to respect the natural environment while promoting modern development. This includes parks, green spaces, and infrastructure designed to minimise environmental impact.



## Project Philosophy

**Sustainable and Integrated Development:** Anahita Beau Champ is more than just a real estate project. The Smart City follows a sustainable development approach, where residences, offices, shops, and essential services coexist harmoniously. The philosophy is to create an integrated community that fosters a balanced lifestyle, both modern and respectful of nature.

**Rural Authenticity:** The project highlights its authentic and rural character, bringing essential services to a preserved and less developed region of Mauritius, offering a unique lifestyle.



Why choose  
*Anahita Beau Champ for your  
project ?*





**Investing in the Anahita Beau Champ Smart City means choosing a project that combines exceptional quality of life, modern infrastructure, and economic opportunities in a preserved natural setting.**

### *Services and facilities*

**Modern Facilities:** The Smart City benefits from state-of-the-art infrastructure, including high-speed communication networks, easy access to amenities, renowned schools like Clavis and Le Bocage, and leisure facilities like the RM Club.

**Connectivity and Accessibility:** Although located in a peaceful region, Anahita is easily accessible, offering the best of both worlds: tranquillity and connectivity.

### *Key players*

**Strong Partners:** Anahita Beau Champ is supported by renowned groups and shareholders, including key players in real estate and sustainable development in Mauritius. This financial and strategic foundation ensures the project's longevity.

**Proven Expertise:** The same actors behind the successful Anahita Golf & Spa Resort project are involved in this Smart City, bringing their expertise and experience to make Beau Champ a prime destination for investors.

### *Attractive Tax Regime*

**Smart City Tax Benefits:** Investing in Anahita Beau Champ allows you to benefit from the tax advantages offered to Mauritian Smart Cities, such as an 8-year income tax exemption, no customs duties on certain equipment, and incentives for foreign investors.





**Which sectors to invest in**  
*at Anahita Beau Champ ?*

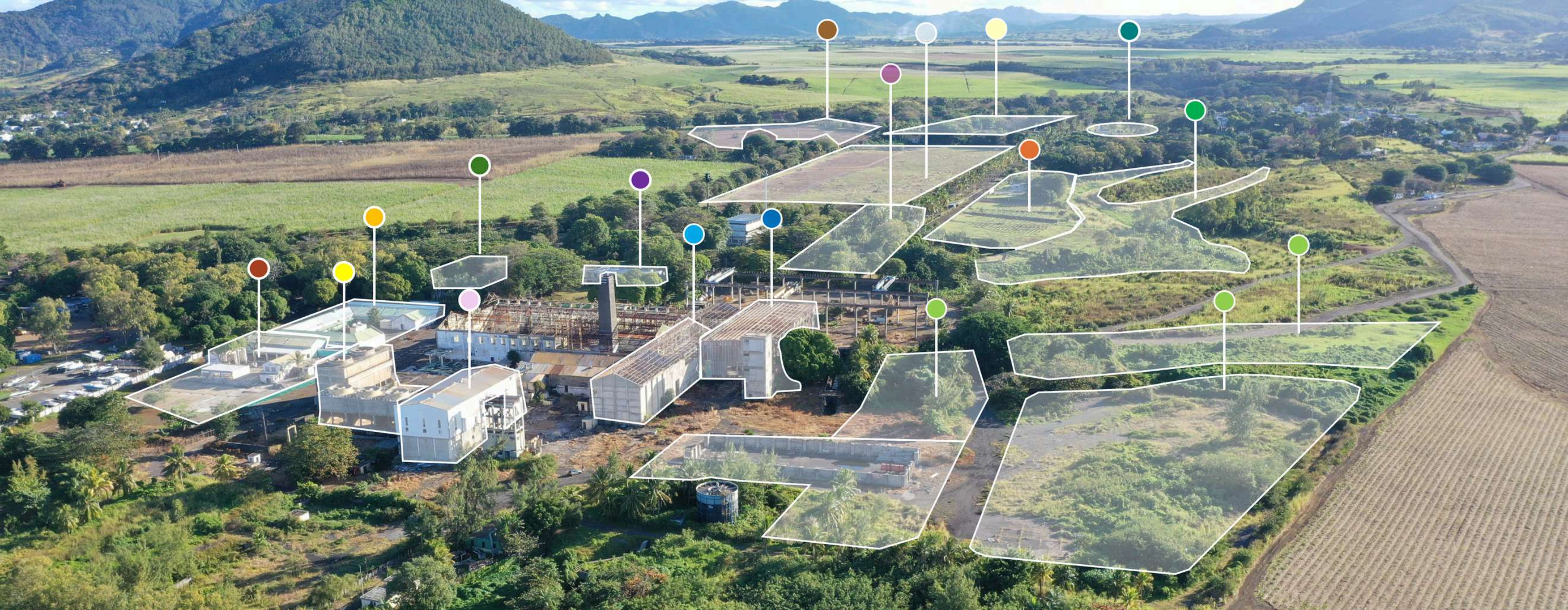




*Agrobiotech*  
*Light Industry*  
*Silver Economy*  
*Healthcare Sector*  
*Education*  
*Renewable Energy*  
*Commercial*  
*Hospitality*  
*Real Estate*







# Site Plan

## *Key Sectors*

■ Clavis Beau Champ  
■ Mushroom Prod  
■ Food & Beverage  
■ Agrobiotech

■ Medical Hub  
■ Fangourin  
■ Alteo Office  
■ RM Club

■ Residential Phase 1  
■ Residential Phase 2  
■ Silver Economy  
■ Zeste

■ Spring Neighbourhood  
■ Villas  
■ Les Jardins de Beau Champ  
■ Innovation Park



# Agrobiotech

Agrobiotech is transforming food security and sustainable agriculture through innovative biotechnology solutions. By combining agriculture, technology, and science, it enhances productivity and drives innovation. Anahita Beau Champ offers an ideal environment for businesses investing in biotech and research-driven agriculture.

## Sector Focus & Key Figures



Strengthening food security through biotech innovation



Advancing sustainable agriculture & eco-friendly solutions



Global Market Size: USD 50B by 2030



Expected Growth in Mauritius: 12% per year

### Investment Opportunities

- ✓ Green Biotechnology – Agricultural & environmental applications
- ✓ White Biotechnology – Industrial biotech processes
- ✓ Red Biotechnology – Medical & pharmaceutical innovations







## Agrobiotech

Ranging from 4,202 to 6,453m<sup>2</sup>, the plots can accommodate various sectors of biotechnology. Green biotechnology focuses on agricultural and environmental applications, while white biotechnology is used in industrial processes. Red biotechnology involves medical and pharmaceutical innovations, contributing to diverse fields of science and technology.

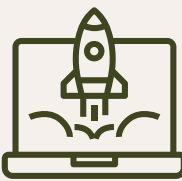




# Light Industry & Innovation

Our Smart City offers several spaces tailored for welcoming tech startups, manufacturing industries, and other activities within the Innovation Park. Anahita Beau Champ also provides offices situated in an environment that fosters creativity and entrepreneurship, offering an ideal setting for business development.

## Sector Focus & Key Figures



High-tech startups & applied research



Light industries driving innovation & sustainable production

40%

of businesses in Smart Cities focus on technology & innovation



Up to 10,000m<sup>2</sup> of workspace available for industrial & research activities

### Investment Opportunities

- ✓ Food Processing & Essential Oil Production
- ✓ Research & Development Hubs
- ✓ Office Spaces for Startups & Innovation-Driven Companies







## Light Industry & Innovation

The surface area, ranging from 1,602 to 6,453m<sup>2</sup>, is ideal for light industries such as food processing, essential oil production, and applied research centres. These spaces can support efficient production, innovation, and scientific advancement, fostering growth in key sectors of the economy.





# Silver Economy

With Mauritius' aging population increasing, the Silver Economy presents a high-potential investment sector. As demand rises for quality elderly care services, Anahita Beau Champ offers an ideal location for developing retirement residences, medical care facilities, and assisted-living solutions.

## Sector Focus & Key Figures



Development of retirement & elderly care services



Providing specialised healthcare & wellness solutions

20%

Mauritius' population will be over 60 by 2030



15% annual growth expected in senior care services

### Investment Opportunities

- ✓ Elderly Residences & Retirement Homes
- ✓ Nursing Homes & Palliative Care Centers
- ✓ Wellness & Assisted-Living Solutions







## Silver Economy

The plots, ranging from 2,405 to 7,713m<sup>2</sup>, can support various facilities within the silver economy, such as elderly residences, retirement homes, nursing homes, and palliative care centres. These spaces are designed to provide specialised care and services for the aging population, promoting well-being and comfort.





# Healthcare

Healthcare is a fast-growing sector in Mauritius, driven by medical tourism and specialised care facilities. With a rising demand for high-quality healthcare services, Anahita Beau Champ presents an ideal location for investors looking to establish medical hubs, rehabilitation centers, and wellness facilities.

## Sector Focus & Key Figures



Expanding medical tourism & specialised healthcare services



Developing world-class wellness & rehabilitation centers

15k+

15,000+ medical tourists expected annually by 2025



Healthcare investment in Mauritius growing by 10% per year

### Investment Opportunities

- ✓ Day Care & Specialised Treatment Centers
- ✓ Sport Medicine & Rehabilitation Clinics
- ✓ Wellness & Beauty Centers
- ✓ Veterinarian







## Healthcare

With surface areas ranging from 2,405 to 7,713m<sup>2</sup>, the location is ideal for a variety of healthcare facilities. It can host day care services, sports medicine clinics, wellness and beauty establishments, or veterinary practices, providing ample space for specialised care, recovery, and overall health management.





# Education

Education is a key pillar of economic growth and community development. With a rising demand for international-standard schools, Anahita Beau Champ presents a unique investment opportunity for educational institutions catering to local and expatriate families.

## Sector Focus & Key Figures



Providing high-quality education in a Smart City environment



Clavis International Primary School welcomed its first students in January 2025



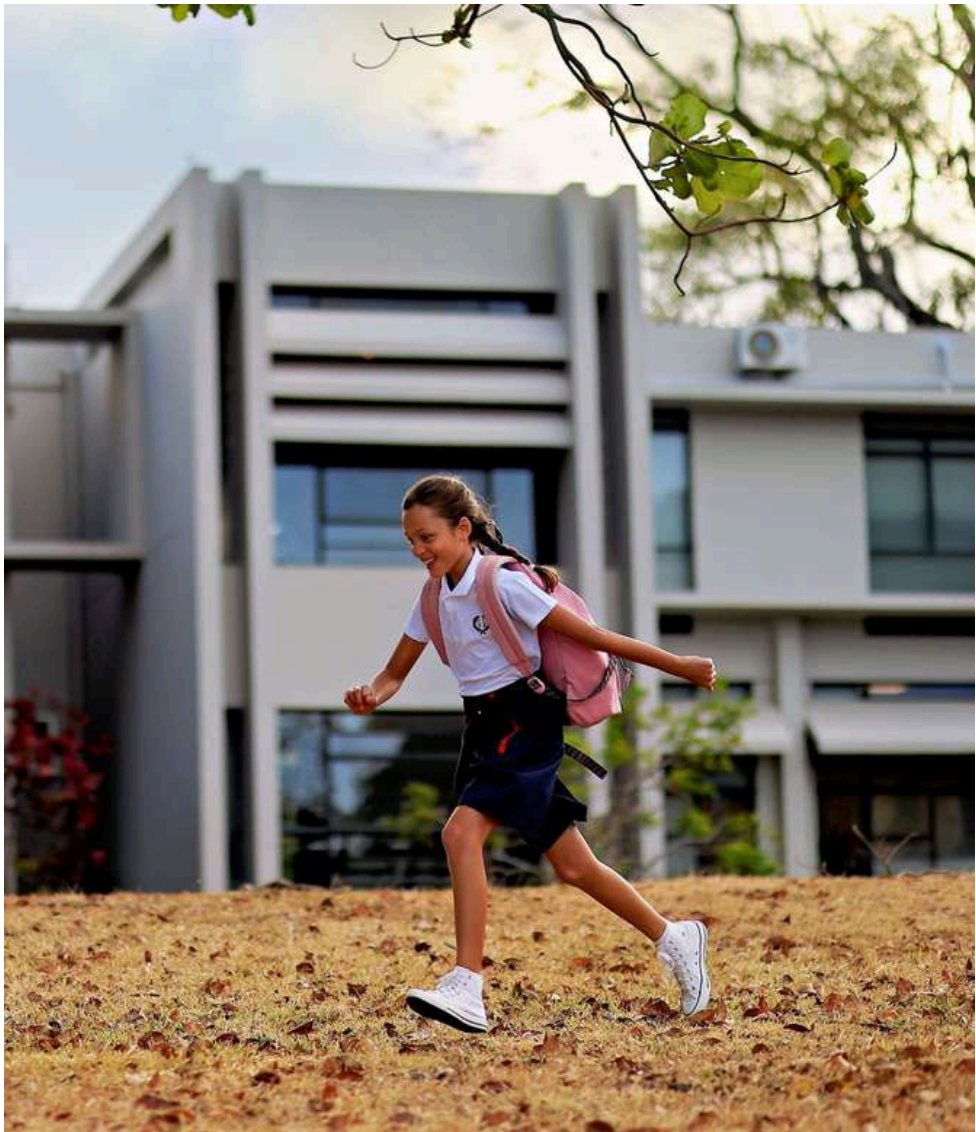
1,500+ new school places planned in the coming years



Growing demand for bilingual & specialised education

### Investment Opportunities

- ✓ Pre-Primary, Primary & Secondary Schools
- ✓ Specialised Training Institutions
- ✓ International School Partnerships







## Education

Ranging from 2,672 to 7,547m<sup>2</sup>, the available space is well-suited for a range of educational facilities, including pre-primary and primary schools, secondary schools, and specialised training centres. This area provides ample room for classrooms, recreational spaces, and resources to foster academic growth and development.

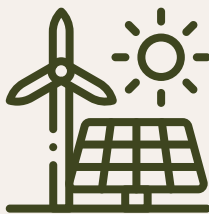




# Renewable Energy

A key pillar of the Smart City’s sustainability goals, with projects focused on solar energy, wind power, and innovative waste management solutions. Our group, Alteo, is already actively involved in renewable energy.

## Sector Focus & Key Figures



Advancing sustainable energy solutions in a Smart City environment



Reducing dependency on fossil fuels through green energy innovation

60%

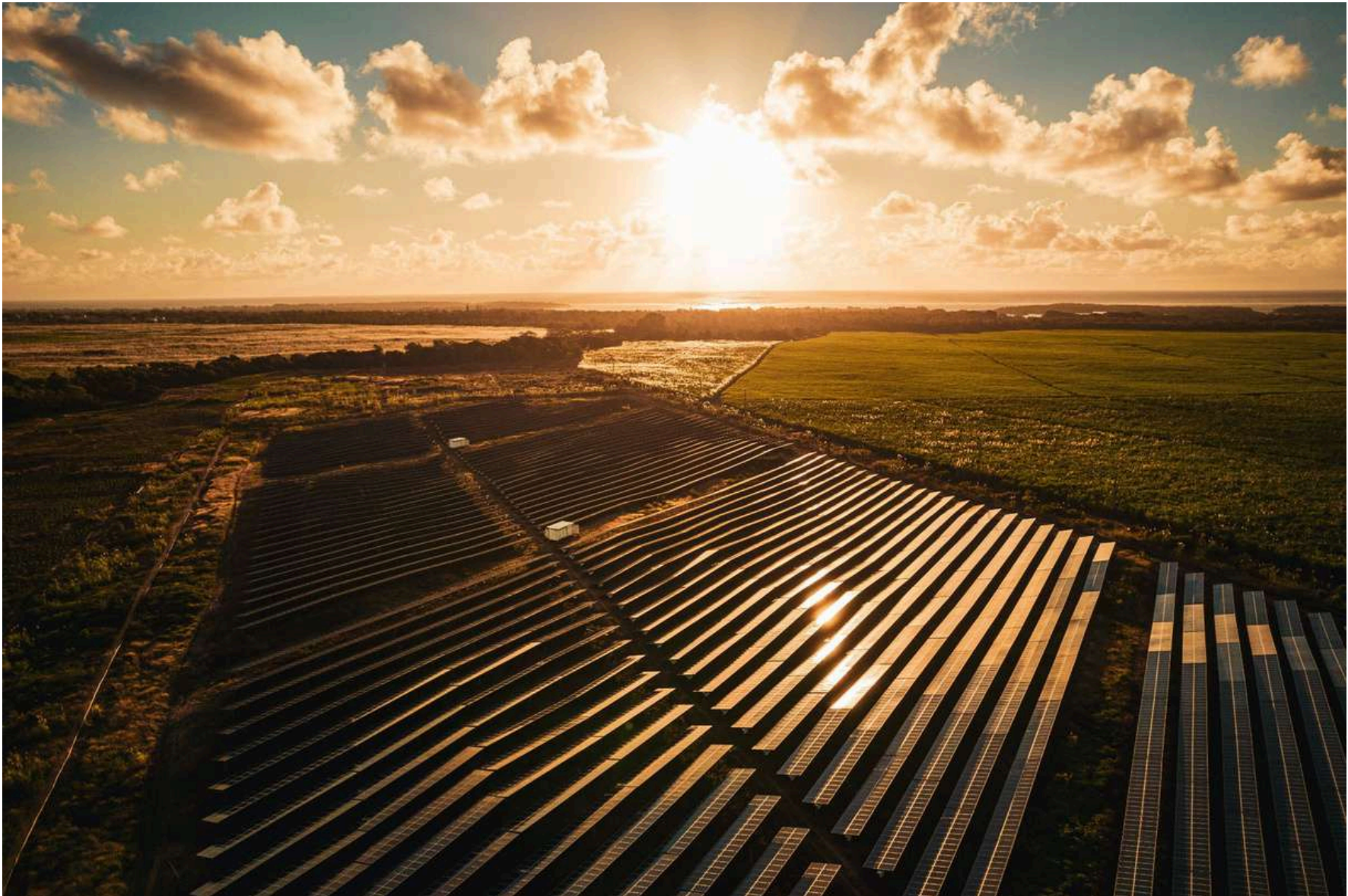
60% of Mauritius' energy demand to be met by renewables by 2030

15%

15% of Anahita Beau Champ’s energy to come from green sources

### Investment Opportunities

- ✓ Solar Power & Micro Wind Turbines
- ✓ Innovative Hydro Plants
- ✓ Energy-Efficient Infrastructure & Smart Grids







## Renewable Energy

Covering plot sizes ranging from 2,391 and 4,636m<sup>2</sup>, these spaces are well-suited for renewable energy projects, including solar power installations, innovative hydro plants, and micro wind turbines. They offer the capacity to support clean energy production and promote sustainable environmental solutions.





# Commercial

Anahita Beau Champ offers a dynamic commercial ecosystem within its Smart City framework, catering to local residents, expatriates, and tourists. With growing demand for retail, dining, and entertainment, this sector presents strong investment potential in a vibrant and well-connected environment.

## Sector Focus & Key Figures



Developing retail, dining & entertainment hubs



Creating modern shopping experiences in a Smart City

8%

8% annual growth in commercial space demand within Smart Cities



Over 20,000m<sup>2</sup> dedicated to commercial development at Anahita

### Investment Opportunities

- ✓ Convenience Stores & Supermarkets
- ✓ Restaurants, Cafés & Entertainment Hubs
- ✓ Shopping Centers & Mixed-Use Developments

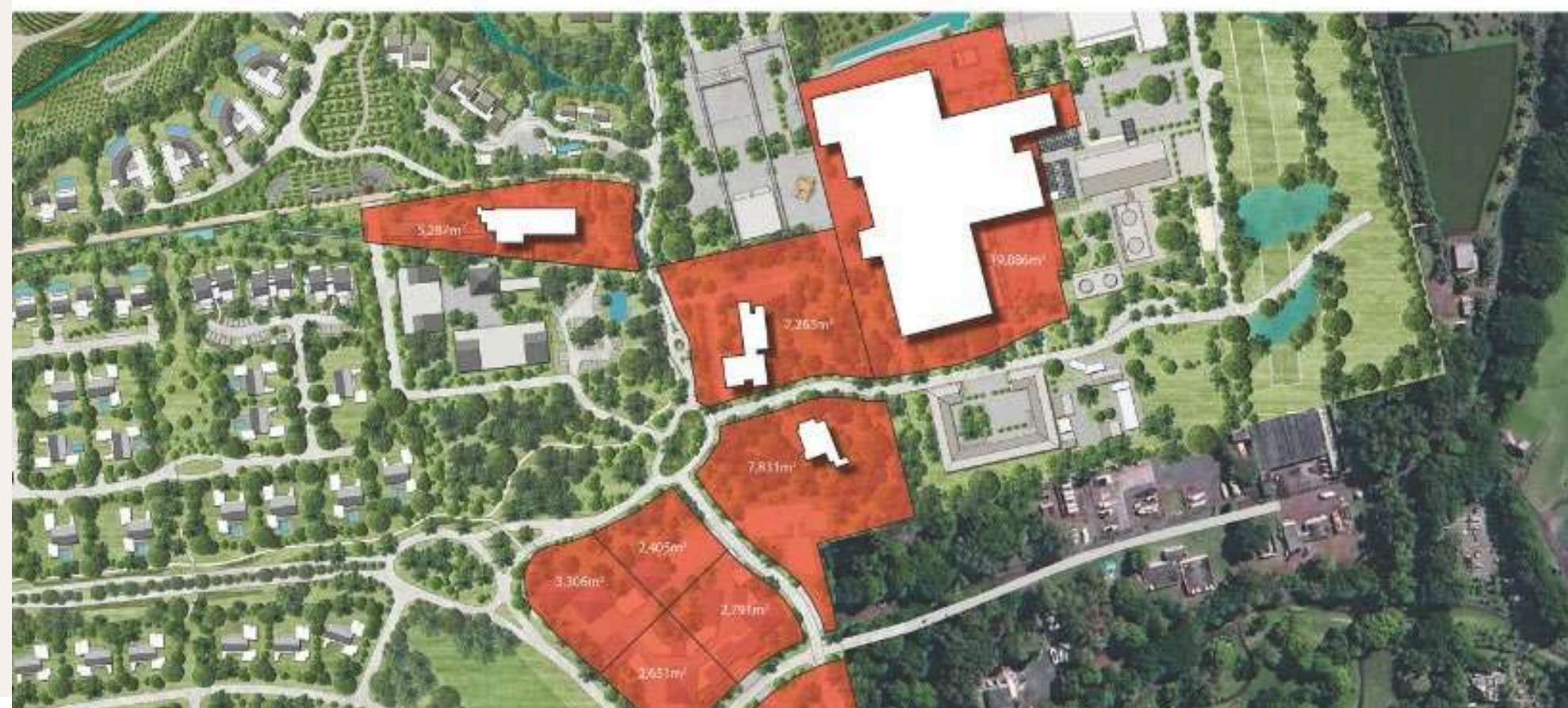






## Commercial

With sizes ranging from 481 m<sup>2</sup> to 19,886m<sup>2</sup>, these spaces are perfect for commercial ventures such as convenience stores, restaurants, cafés, bars, and retail outlets. The varied sizes offer flexibility to accommodate different business models, from small-scale enterprises to larger retail and dining establishments.





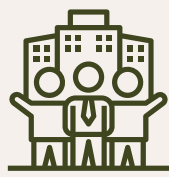
# Hospitality

Mauritius is a world-class tourism destination, attracting luxury travelers, business visitors, and eco-tourists. With 1.6 million tourist arrivals expected by 2025, Anahita Beau Champ offers an unparalleled opportunity for hospitality investments, from boutique resorts to business-oriented accommodations.

## Sector Focus & Key Figures



Luxury & eco-friendly tourism accommodations



Business tourism & corporate event hosting

1.6M

1.6M tourist arrivals expected by 2025

24%

Tourism contributes 24% to Mauritius' GDP

### Investment Opportunities

- ✓ Boutique Hotels & Resorts
- ✓ MICE (Meetings, Incentives, Conferences, Exhibitions) Facilities
- ✓ Apart-Hotels & Serviced Accommodations







## Hospitality

The plots, measuring 7,678 m<sup>2</sup> and 12,904m<sup>2</sup>, offer excellent potential for hospitality developments such as boutique hotels, MICE facilities, and apart-hotels. These versatile spaces can accommodate diverse services, ensuring a tailored experience for both leisure and business travelers.





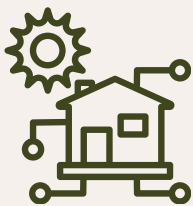
# Real Estate

Anahita Beau Champ presents a premium real estate investment opportunity within a Smart City environment, offering a blend of luxury, sustainability, and modern living. With increasing demand for residential properties in well-planned communities, this sector provides high growth potential for investors.

## Sector Focus & Key Figures



High-end residential developments with world-class amenities



Smart City living combining convenience, luxury, and sustainability



Strategic location with a blend of nature & modern infrastructure with access to top-tier amenities



Strong returns on investment in Mauritius' growing real estate market

Investment Opportunities

- ✓ Serviced Land for Residential Projects
- ✓ Luxury Villas, Apartments & Penthouses
- ✓ Integrated Community Living Spaces





For more information

*Useful links*



General Presentation



Smart City Presentation



Residential Offer



Latest Project Updates





# ANAHITA



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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.

