

ANAHITA



BEAU CHAMP

Anahita Beau Champ

Sales Pitch

October 2025

Non-contractual

A N A H I T A



BEAU CHAMP

Developer: Alteo Property Limited

Development framework: Smart City Scheme

Total area: 118 hectares

Smart City Certificate date of issue by EDB: August 2024

Ongoing opportunities (see details below): residential offerings (for sale), commercial spaces (office rentals and serviced plots for sale), private school (Clavis Beau Champ – opened in January 2025 with pre-primary and primary classes), and access to leisure areas including Les Jardins de Beau Champ, Grand River South East and its waterfall, as well as facilities within the existing Anahita Golf Resort.

Our Tagline

Inspired by Nature.

Designed for Life.

Story Telling :

Anahita Beau Champ stands out for its ability to offer a complete way of life — a place to live, work and unwind while staying immersed in an authentic natural setting. The development integrates five hectares of productive landscapes (Les Jardins de Beau Champ), surrounded by architecture that preserves the site's heritage while enhancing its natural charm. For those who value a meaningful place to live – combining peace, character and modern convenience – Anahita Beau Champ represents a rare and lasting opportunity.

1 Vision & Project Identity

Smart City framework: Developed under the Mauritian government's Smart City Scheme, ensuring a structured regulatory environment, fiscal incentives, and high standards of planning.

Authentic rural spirit: The project celebrates the site's natural and historical heritage, from rehabilitated sugar estate buildings and molasses tanks to reimagined industrial structures, all harmonised with a contemporary design language.

Sustainability at the core: Inspired by the Sustainable Development Goals and guided by Alteo's own philosophy, the project is structured around three pillars: GreenEst, SmartEst and HealthiEst.

2 Location & Landscape Features

Situated on the east coast of Mauritius, close to Anahita Estate, between Grand River South East and the village of Beau Champ – a setting that combines natural beauty, tranquillity and convenient access to key infrastructure.

The landscape is lush and varied, with views over the lagoon and surrounding mountains, mature vegetation, rivers and an appealing topography that allows for walking paths, cycling trails and recreational areas.

3 Residential Offering & Property Types

Wide range of properties: serviced plots, villas, apartments, duplexes, and penthouses, all freehold.

Architectural style: natural materials such as wood, volcanic stone, shingles and thatch; a contemporary interpretation of Mauritian rural architecture with distinctive charm.

Currently available (Oct–Dec 2025):

- L'Echo des Champs villas (fully serviced neighbourhood)
- L'Echo des Champs apartments and penthouses (under construction, completion end 2026): 2 apartments and 1 penthouse
- La Ravine signature villas
- La Ravine apartments, duplexes and penthouses

Visit our website [**HERE**](#) for more details.

4 Services, Community Life & Amenities

Comprehensive infrastructure: International Primary School (Clavis International Primary School), offices, co-working areas, shops, restaurants, health centre and sports facilities.

Leisure & nature: Beach & Boat Club with transfers to Île aux Cerfs, lagoon access, walking paths, pedestrian path (Palm Alley), and agricultural zones with a nature trail and landscaped green spaces.



5 Quality of Life & Sustainability

Bioclimatic architecture: homes are designed to optimise natural ventilation, daylight, building orientation and the use of natural materials.

Respect for the environment: preservation of native flora, restoration of heritage buildings and carefully managed landscapes contribute to a naturally balanced setting, where agriculture and ecology coexist.

WELL Community Pre-certified (certification in progress): demonstrating a strong commitment to residents' well-being and environmental standards.

6 Investment Advantages

Positive market momentum: early phases have seen strong uptake, with progressive, smaller-scale launches allowing quick break-even points.

Structured project: backed by a reputable developer, supported by homeowner associations, and guided by architectural and landscaping guidelines.

Appreciation potential: the east coast remains a rare and attractive investment area, combining nature, infrastructure and long-term growth prospects for both local and international buyers.

Improved accessibility: the upcoming M4 motorway linking the north and east of the island is moving forward – awaiting start of works.



7 Cahier des Charges / Associations Foncières

The development is structured around two levels of associations: *Association Foncière Mère (AFM)* and *Associations Foncières Blocs (AFB)*, which may include condominium properties within their scope.

Already in place and formally documented within Anahita Beau Champ:

- *L'Association Foncière Mère (AFM)*
- *L'Association Foncière Bloc 3 (AFB 3)* - overseeing Parcels C, which are currently being serviced; the first notarial deeds for off-plan sales (VEFA) have already been signed
- Condominium Regulations for CP1: covering the three apartment blocks in the first phase within AFB 3, which are under construction, with the initial notarial deeds for off-plan sales (VEFA) already signed.

Current estimated service charges are as follows:

- Individual plot with villa – Rs 5,000–10,000/month
- Apartments – Rs 11,000–13,000/month
- Penthouses – Rs 21,000–23,000/month

Notes :

Final service charges are determined annually by co-owners at the general meeting.

For apartments and penthouses (condominiums), service charges include building insurance, wastewater treatment, exterior maintenance, landscaped areas and communal lighting, which are not included for individual lots.

8 Anahita Estate

Ideally located next to The Bay Club at Anahita and relevant benefits thanks to its golf club, restaurants, spa and other amenities.