

ANAHITA



BEAU CHAMP

*Office space for rent*

**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 a rural wellness 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.

**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.

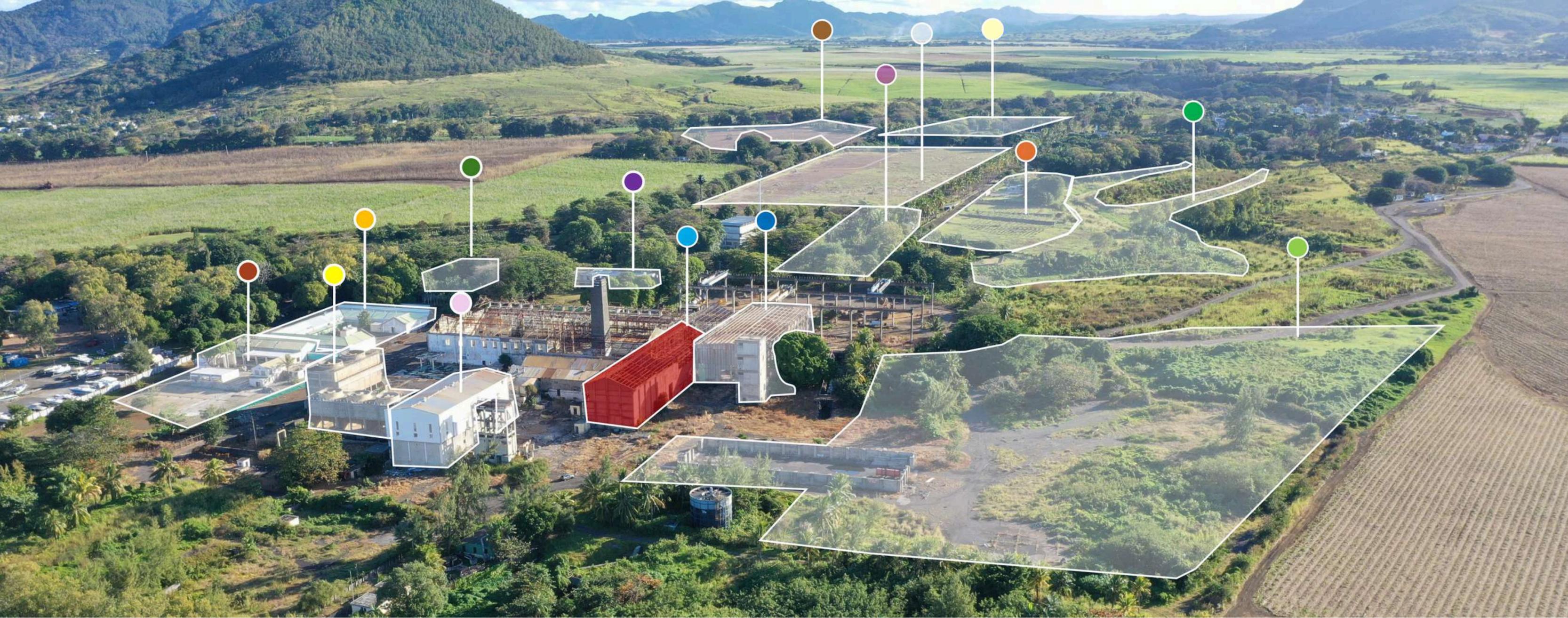
# Masterplan

- 1 Les Terminalias - Serviced Land
- 2 L'Écho des Champs - Villas & Apartments
- 3 La Ravine - Villas, Apartments & Duplexes
- 4 Clavis International Primary School
- 5 **Muscovado: Office Spaces**
- 6 The Mill Hub: Commercial lands
- 7 The Factory: Rehabilitation of the sugar mill
- 8 Fangourin
- 9 Zeste: Café, grocery shop, pool
- 10 Les Jardins de Beau Champ: Orchards
- 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



**Choose Anahita Beau Champ**  
*for your Offices*





# Site Plan

*Office spaces for rent*

Muscovado

- |  |  |  |  |
|--|--|--|--|
| <span style="color: brown;">■</span> Clavis Beau Champ | <span style="color: green;">■</span> Medical Hub       | <span style="color: lightblue;">■</span> L'Écho des Champs | <span style="color: teal;">■</span> The Spring                 |
| <span style="color: yellow;">■</span> Mushroom Prod    | <span style="color: purple;">■</span> Fangourin        | <span style="color: brown;">■</span> Les Terminalias       | <span style="color: orange;">■</span> La Ravine                |
| <span style="color: gold;">■</span> Food & Beverage    | <span style="color: blue;">■</span> Sports Centre      | <span style="color: yellow;">■</span> Silver Economy       | <span style="color: green;">■</span> Les Jardins de Beau Champ |
| <span style="color: pink;">■</span> Agrobiotech        | <span style="color: lightgreen;">■</span> The Mill hub | <span style="color: purple;">■</span> Zeste                |  |

# Offices

Discover premium office spaces for rent in Anahita Beau Champ, offering a strategic location on the east coast of Mauritius. Benefit from modern infrastructure, a dynamic business environment, and a thriving community, all within a smart city designed for growth. Elevate your workplace in this exceptional setting!

## Key Features



Bioclimatic architecture to reduce energy consumption year-round



Conveniently located near services and amenities



High-speed internet



On-site parking spaces with electric vehicle charging stations

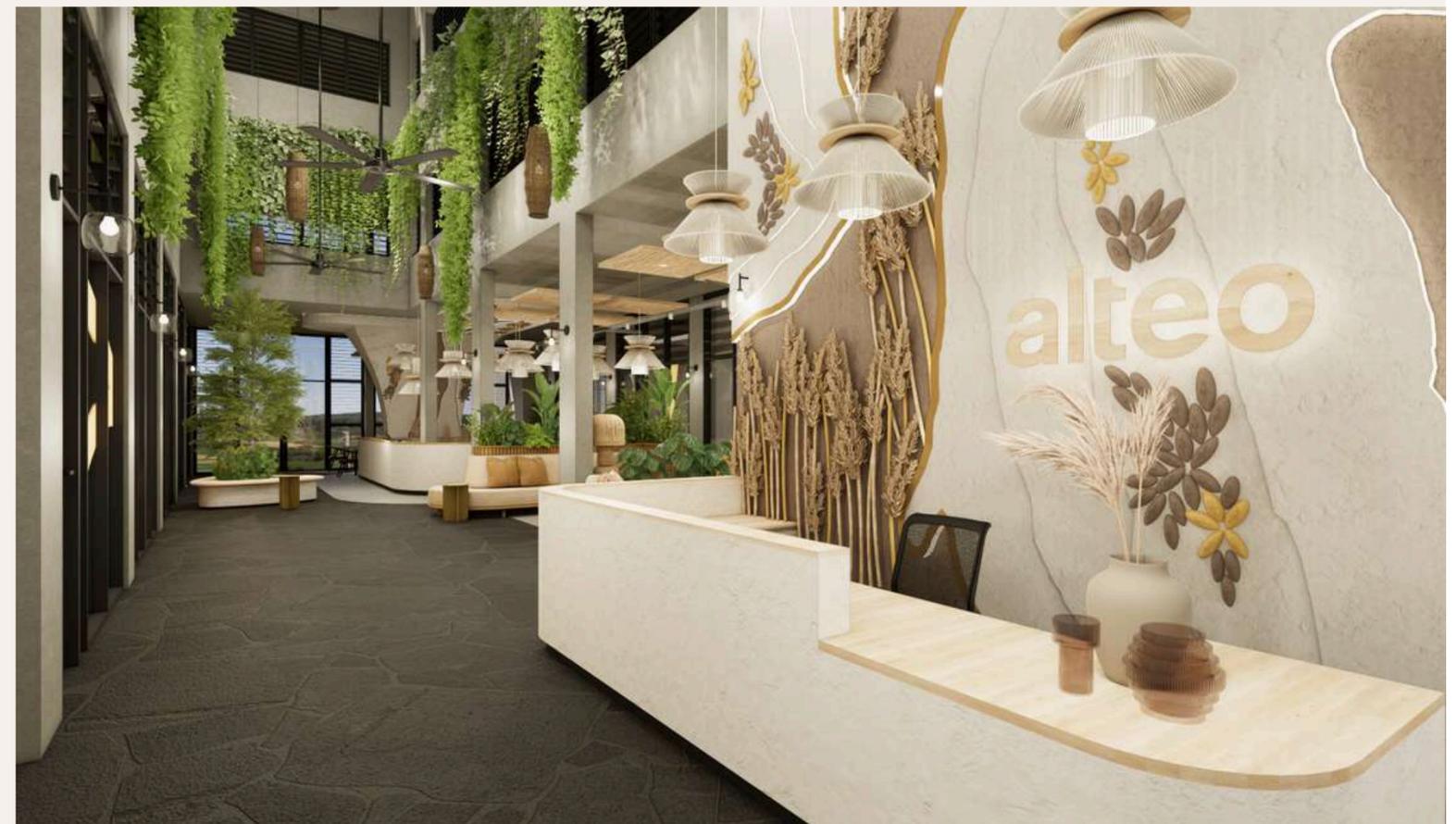


Shared meeting and communal spaces



Backup generator for uninterrupted power supply

Construction has already started, with completion planned for Q4 2026.



# Muscovado

With sizes ranging from 16 m<sup>2</sup> to 400 m<sup>2</sup>, these office spaces cater for businesses of all scales, from startups to established firms. The flexible layouts provide an ideal environment for professional services, corporate headquarters, and coworking spaces, ensuring a dynamic and productive workplace in a thriving smart city.

Located within an industrial heritage setting, the new office building redefines the modern workplace with wellness at the heart of its design philosophy. Designed to achieve WELL and EDGE certifications, the building supports both people and performance.

WELL focuses on human health and wellbeing, addressing factors such as air quality, light, thermal comfort and movement. EDGE promotes resource efficiency through reduced energy consumption, water use and embodied energy in materials.

Together, these standards create workspaces that enhance everyday experience while supporting long-term value. The second and third floors will house Alteo's offices, anchoring their presence within Anahita Beau Champ and affirming their commitment to shaping its future.





GROUND FLOOR



Office	Size (m <sup>2</sup> )	Monthly Rental Price (Rs) *
01	17	10,200
02	17	10,200
03	16	9,600
04	25	15,000
05	25	15,000

## Ground Floor

*Available Q4 2026*

\*excluding vat and service fees



**06 – Whole floor**

## First Floor

*Available Q4 2026*

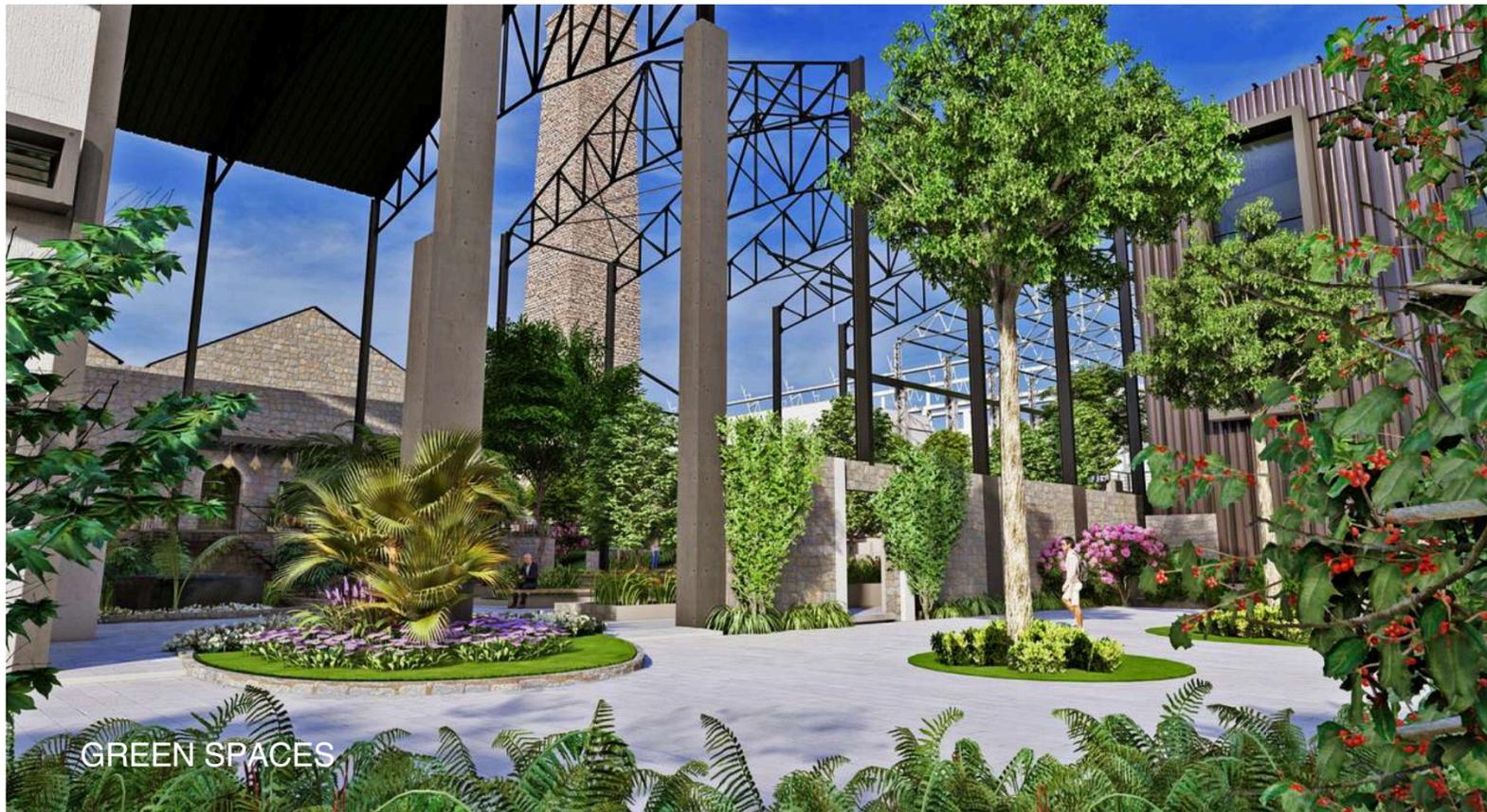


	Size (m <sup>2</sup> )	Monthly Rental Price (Rs) *
06	400	180,000
06a	118	56,000
06b	265	125,000

\*excluding vat and service fees



WELLNESS ZONE



GREEN SPACES



MEETING ROOM



GREEN SPACES

## For more information

*Useful links*



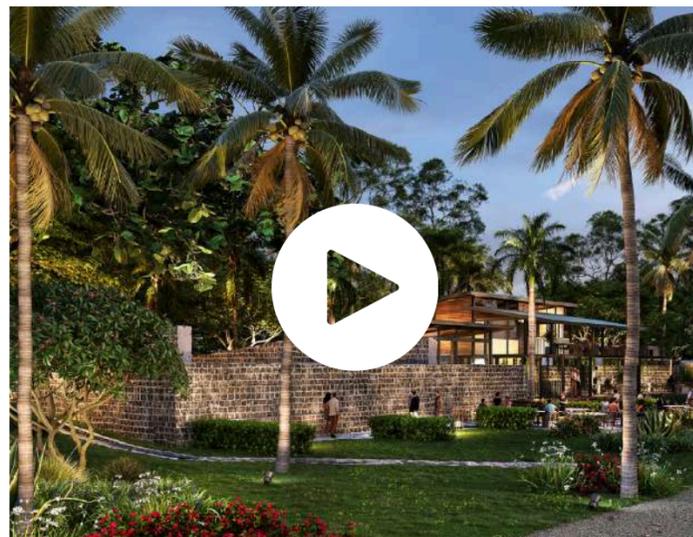
**General Presentation**



**Residential Offer**



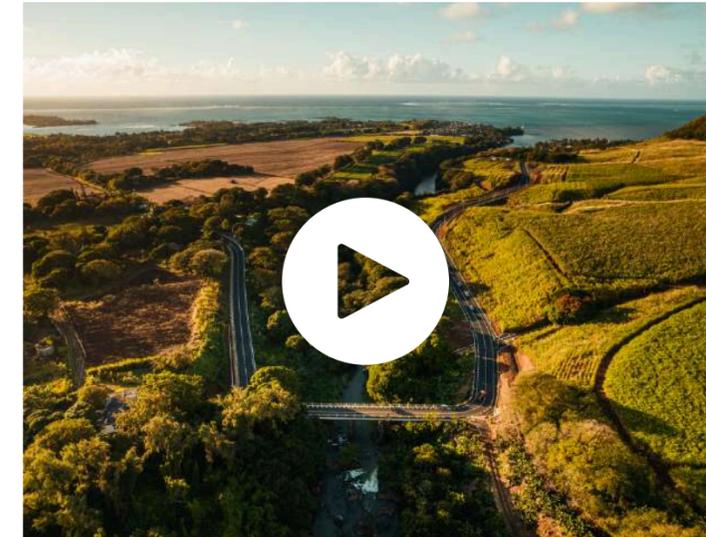
**Commercial Offer**



**Smart City Presentation**



**Latest Project Updates**



**Signature video**

# ANAHITA



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