

ANAHITA



BEAU CHAMP

The Mill Hub



Inspired by Nature. *Designed for Life.*

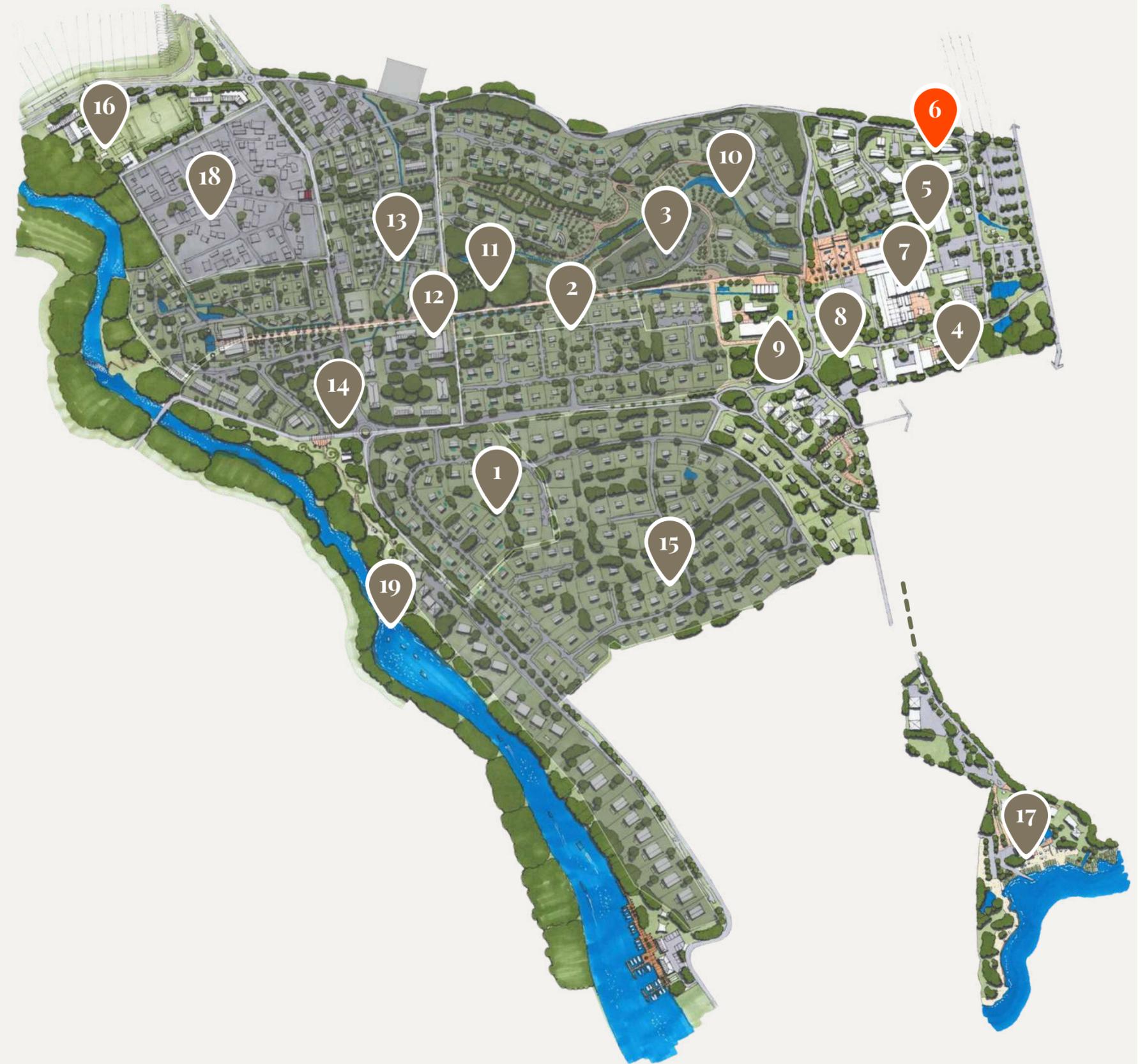
Anahita Beau Champ's 118-hectare development offers a strategic platform for new and existing businesses looking to establish or expand their operations in Mauritius.

Set within lush natural surroundings, the project combines a high-quality living and working environment with all the essential services and amenities needed to support businesses and their teams on a daily basis.

As part of a Smart City, Anahita Beau Champ is ideally positioned for companies wishing to benefit from the current Smart City Scheme incentives, while also leveraging the unique advantages of the Anahita Beau Champ ecosystem.

Masterplan

- 1 Les Terminalias - Serviced Land
- 2 L'Écho des Champs - Villas & Apartments
- 3 La Ravine - Villas, Apartments & Duplexes
- 4 Clavis Beau Champ (pre-primary and primary school)
- 5 Sports Centre
- 6 **The Mill Hub: Commercial land**
- 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: Orchards
- 11 Spring Park
- 12 Palm Alley: Pedestrian and cycling path
- 13 The Spring (Future residential phase)
- 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





The Mill Hub

Site Plan

Key Sectors

- | | | | |
|---|---|--|--|
| ■ Clavis Beau Champ | ■ Medical Hub | ■ L'Écho des Champs | ■ The Spring |
| ■ Mushroom Prod | ■ Fangourin | ■ Les Terminalias | ■ La Ravine |
| ■ Food & Beverage | ■ Alteo Office | ■ Silver Economy | ■ Les Jardins de Beau Champ |
| ■ Agrobiotech | ■ Sports Centre | ■ Zeste | ■ The Mill hub |

An array of business opportunities

Our Smart City brings together a range of dedicated environments suited to various business activities. Anahita Beau Champ offers spaces that encourage creativity, entrepreneurship and long-term business growth, while The Mill Hub is designed to support companies who wish to establish themselves in the East.

- Commercial
- Light production facilities
- Mixed-Use Developments
- Offices
- Renewable energy
- Retail
- Showrooms
- Small to Medium Enterprises
- Warehousing





The plot area, ranging from 1,682 to 6,440 m², is ideal for light industrial, warehousing, office, commercial, and service activities, supporting efficient operations and the development of key economic sectors.



Phase 1

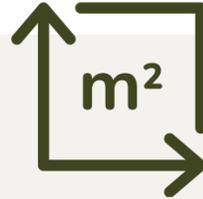


Phase 2



Guidelines

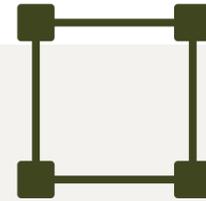
Site Coverage



A plot coverage of **40%** is allowed on all plots. For a basement or semi-basement, a coverage of **100%** within the building lines is permitted.

This ensures a balanced development footprint, allowing generous outdoor spaces while maintaining design flexibility for functional spaces below ground.

Plot Setbacks



Street setback: 7 m from the front plot boundary
Side & rear setbacks: 5 m on all sides within The Mill Hub

These setbacks create a cohesive streetscape, enhance privacy, and promote natural ventilation and daylight - contributing to a more comfortable, human-scaled environment.

Height Levels



Buildings within The Mill Hub may not exceed **G+2 (11 m for flat roofs / 12 m for pitched roofs)**, in line with the precinct plot sheets.

The height control preserves the character of The Mill Hub, ensuring harmonious architecture, uninterrupted views, and a consistent scale across the precinct.

Landscaping



A minimum of **15%** of each site must be landscaped, following the guidelines in the manual.

Landscaping enhances comfort, biodiversity, and visual quality - creating inviting green spaces that promote wellbeing and elevate the overall experience of the precinct.

Permeable Area



Each plot must maintain at least **30% permeable area** to reduce stormwater runoff.

This approach supports climate-resilient design by improving groundwater recharge, reducing flooding risk, and ensuring a more sustainable water cycle within the district.

Sustainability



The Mill Hub forms part of a **WELL Certified Community**, designed to enhance health and wellbeing for all users of Anahita Beau Champ. Individual buildings are strongly encouraged to pursue **WELL or other recognised green building certifications**.

This commitment guarantees healthier indoor environments, energy-efficient buildings, and a thriving community that prioritises sustainability and human wellbeing.

[Read More](#)

Mauritius at a glance

International Agreements and Distinctions

Double Taxation Agreements (DTA): Mauritius has signed 45 tax treaties with key jurisdictions in Africa, Europe, Asia and the Middle East, helping investors avoid double taxation on income and capital gains and facilitating profit repatriation.

Trade Agreements: Mauritius is a member of several trade blocs, including **COMESA**, **SADC** and the **African Continental Free Trade Area (AfCFTA)**, providing privileged access to a wide range of regional markets.



Per Capita Income:
± USD 12,500



GDP: ± USD 15.8 billion
(2025)



Exclusive Economic Zone:
2.3 million km²



Growth Rate: ± 3.1% in
2025



Bilingual Country: English &
French



Inflation: Around
± 3.6% in 2025



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 ?*

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

For more information

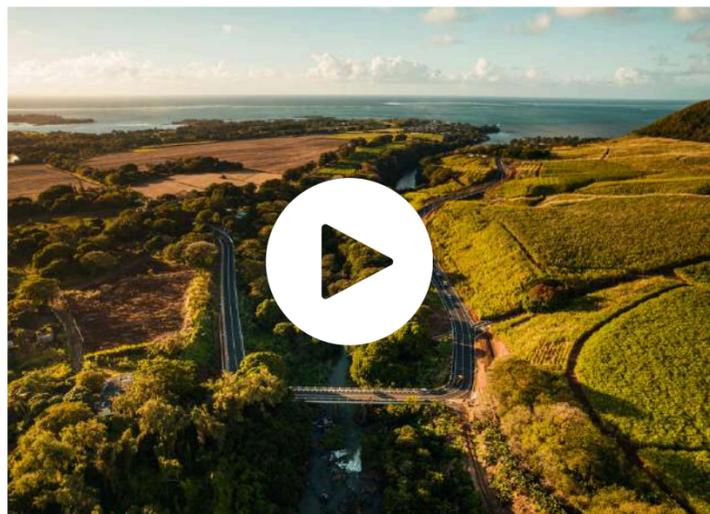
Useful links



[General Presentation](#)



[Residential Offer](#)



[Smart City Presentation](#)



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