

ANAHITA



BEAU CHAMP

Residential Offer

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Inspired by Nature.

Designed for Life.

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 | Les Terminalias - Serviced Land |  |
| 2 | L'Écho des Champs - Villas & Apartments |  |
| 3 | La Ravine - Villas |  |
| 4 | Clavis Beau Champ (pre-primary and primary school) | |
| 5 | Sports Centre | |
| 6 | The Mill Hub: 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: 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 | |



First residential phase

7 Villas (Off-plan)

12 Apartments (Off-plan)

3 Penthouses (Off-plan)

59 Serviced Land





Apartments: from 174 to 191 m²



Penthouses: 299 m²



2 to 3 bedrooms



2 to 3 bathrooms

L'Écho des Champs

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 metallic features 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.

L'Écho des Champs - Apartments

View of the apartments and penthouses from Palm Alley



L'Écho des Champs - Apartments
Entrance facade



L'Écho des Champs - Apartments

Interior view of the ground floor



L'Écho des Champs - Penthouses

View of the living spaces



L'Écho des Champs - 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 - 3 bedrooms	
External Areas	Net External 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 External Area (m ²)
12. Entrance	3.6
13. Terrace 2	7.9
14. Master terrace	6.6

Gross external area
174 m²

L'Écho des Champs - 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 - 3 bedrooms	
External Areas	Net External 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 - 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	30.4
Total	131.7

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

Gross External Area

175 m²

L'Écho des Champs - 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 External 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



First villas delivered in 2026



Plots ranging from 1,161 to 1,183 m²



Villa gross external area: 329 m²



3 bedrooms



3 bathrooms

L'Écho des Champs

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.

L'Écho des Champs - Demera villa - Model 2

View of the entrance



L'Écho des Champs - Demera villa - Model 2

View of the terrace and living spaces



L'Écho des Champs - 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 External 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



L'Écho des Champs

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.



Plots ranging from 1,055 to 1,183 m²



Villa gross external area: 271 m²



3 bedrooms



3 bathrooms

L'Écho des Champs - Demera villa - Model 3
Facade view from the garden



L'Écho des Champs - 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



Plots ranging from 1,055 to 1,341 m²



Villa gross external area: 297 m²



3 bedrooms



3 bathrooms

L'Écho des Champs

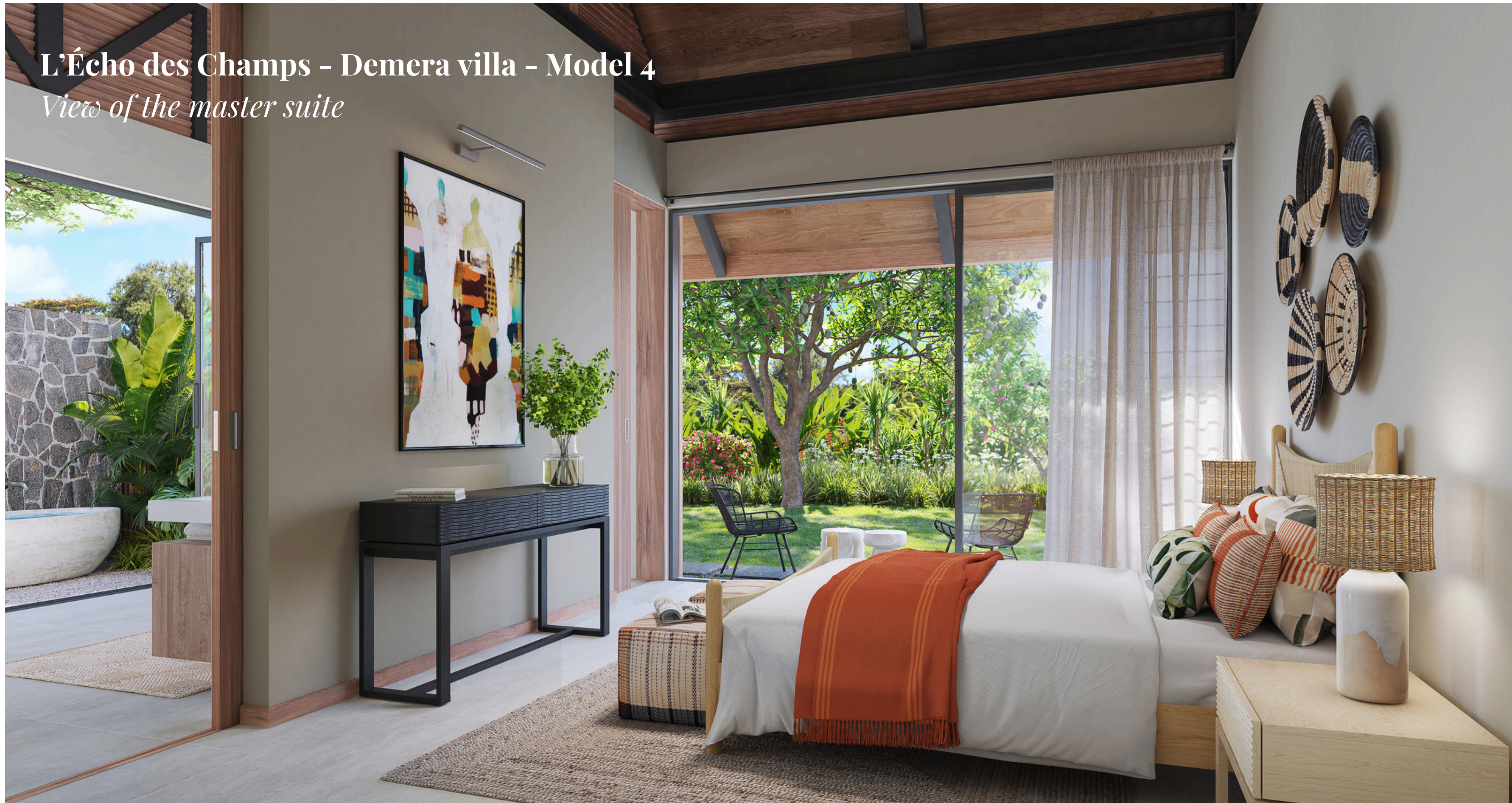
Demera Villa - Model 4

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.

L'Écho des Champs - Demera villa - Model 4

View of the master suite



L'Écho des Champs - Demera villa - Model 4

Front facade



L'Écho des Champs - 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 bedroom 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

Second residential phase
La Ravine (Off-plan)

La
Ravine



6 Villas





La Ravine

Villa Demera Signature

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.



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



3 bedrooms



Villa gross external
area: 356 m²



3 bathrooms

La Ravine - Demera Signature villa

Living areas



La Ravine - Villa Demera Signature
Kitchen



La Ravine - Demera Signature villa

Entrance view



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 bedroom 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



Floor Plan



Roof Plan

Gross External Area
356.46 m²



Rural 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](#)



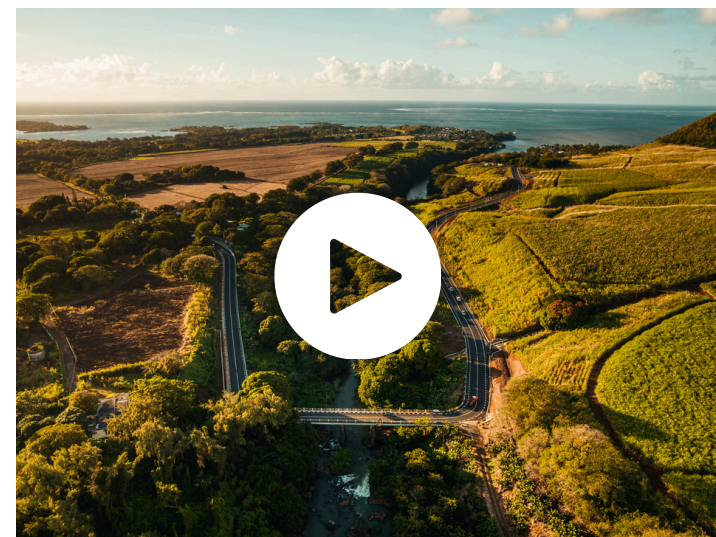
[Apartment Virtual Tour](#)



[Penthouse Virtual Tour](#)



[Commercial Offer](#)



[Signature video](#)



[Villa virtual tour](#)

Our *Partners*

- * Masterplan & development: Alteo Property
- * Architect: BC Architect
- * Landscape Architect: Mooneeram Landscape Architects
- * Sustainability Consultant: SALT Consultancy
- * Civil Engineer: Arup
- * MEP Engineer: DigiConsult
- * Structural Engineer : DWC SiVEST Consulting Engineers
- * Quantity Surveyor: V. D'Unienville & Associates
- * Building control: Socotec

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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.

