

ANAHITA



BEAU CHAMP

The Spring



Inspired by Nature. *Designed for Life.*

Living in the heart of lush greenery while having everyday services and shops within easy reach — this is what Anahita Beau Champ offers across its 118 hectares.

A high-quality lifestyle synonymous with well-being, within an innovative productive landscape, in a residential estate inspired by Mauritian architecture, giving it a distinctive character.

Anahita Mauritius

- 1 Anahita Estate
- 2 Anahita Beau Champ
- 3 Île aux Cerfs
- 4 Beach & Boat Club
- 5 Grand River South East Waterfall



Anahita Beau Champ

Masterplan

1. L'Écho des Champs - Villas, Apartments & Serviced land
2. Les Terminalias – Serviced land
3. La Ravine – Villas
4. **The Spring – Villas, Apartments & Townhouses**
5. Sports Centre
6. The Mill Hub – Commercial plots
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 & cycling path
13. Mixed-use development
14. Clavis Beau Champ - Pre-primary & primary school
15. Future developments
16. Sports & leisure facilities
17. Amarela Beach & Boat Club
18. Grand River South East Waterfall



A project promoting well-being

WELL Community Pre-certified



Services & leisure

Anahita Beau Champ

Muscovado

An office building that includes Alteo's offices (the developer of the project)

Clavis Beau Champ

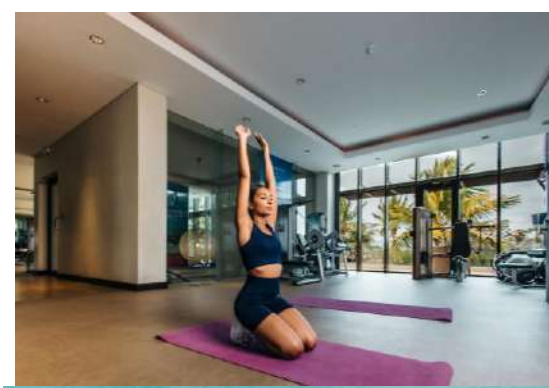
A private English-medium school offering an international curriculum

OCS Santé

Daytime medical services provided by healthcare professionals

Les Jardins de Beau Champ

An agroecological farm with 5 hectares of productive gardens (fruits, vegetables, and aromatic herbs)



The Factory

A rehabilitated former sugar factory featuring shops, essential services and a business centre

Sports Centre

Fitness and wellness facilities

Zeste

Café, grocery shop and pool

Amarela

Beach & Boat Club with private mooring and shuttle service to île aux Cerfs

The Spring



SPRING PARK

PUBLIC ROAD B28

PALM ALLEY

Masterplan

Apartments **72**

Townhouses **14**

Villas **12**

	Number of Parking
1 & 2 bedrooms Apartment	1 per unit
3 bedrooms Apartment	2 per unit
Townhouses & Villas	2 per unit





Apartments



Apartments

Living area



Apartments

Garden view



Apartments

Master bedroom



Apartments

Contemporary lines, optimised layouts and a seamless connection to the outdoors define these apartments. They offer a bright, functional and fluid everyday living experience, in line with Anahita's spirit. Carefully selected materials, thermal comfort, natural ventilation and refined quality finishes create a true sense of calm.

Surface	Rooms	Bathrooms
55 m ²	1	1
82 m ²	2	1
95 m ²	2	2
108 m ²	3	2



Estimated Rental Yields

Long-term: 6.6 – 6.8 %

Short-term: 9.1 – 9.7 %





Townhouses



Townhouses

Living area



Townhouses

Master bedroom





Townhouses

Exterior view

Townhouses

Set over two levels, these homes offer three bedrooms, including a master suite on the ground floor, for enhanced day-to-day comfort. Their signature feature: a curved staircase that introduces a soft, sculptural architectural element, enhanced by natural light from a dedicated window. On the ground floor, the living area extends onto a terrace, perfect for relaxing in complete serenity.



AREA: 176 M²



3 BEDROOMS



2 BATHROOMS



Estimated Rental Yields

Long-term: 6.7%

Short-term: 8.2%





Villas



Villas
Living area



Villas
Master bedroom



Villas
Exterior view

Villas

Designed for peaceful living, these villas offer a true sense of independence within a quiet residential environment. Living spaces are organised around bright interiors that naturally open onto the garden and terraces. Refined finishes, comfort and thoughtful design define these homes, offering a fluid and relaxed lifestyle within a lush, well-managed setting.



VILLA: 173 M²

PLOT: 570 – 720 M²



3 BEDROOMS



2 BATHROOMS



Estimated Rental Yields

Long-term: 6.6%

Short-term: 8.2%



Payment milestones

Deposit upon signature of the Preliminary Reservation Agreement (CRP)	10%
Deposit upon notification of the signature of the Deed of Sale (DOS)	15%
Payment at the signature of the Deed of Sale (DOS)	5%

Apartments

CALLS FOR FUNDS AFTER DEED OF SALE SIGNATURE	Percentage
Start of construction	
Call no. 1 - Completion of foundations	5%
Call no. 2 - Completion of first floor base	10%
Call no. 3 - Completion of second floor base	10%
Call no. 4 - Roof completion/Mise hors d'eau	15%
Call no. 5 - Completion of glazing works/mise hors d'air	10%
Call no. 6 - Practical completion	15%
Call no. 7 - Handing Over/Delivery	5%

Townhouses

CALLS FOR FUNDS AFTER DEED OF SALE SIGNATURE	Percentage
Start of construction	
Call no. 1 - Completion of foundations	5%
Call no. 2 - Completion of first floor slab	20%
Call no. 3 - Roof completion/Mise hors d'eau	15%
Call no. 4 - Practical completion	25%
Call no. 5 - Handing Over	5%

Villas

CALLS FOR FUNDS AFTER DEED OF SALE SIGNATURE	Percentage
Start of construction	
Call no. 1 - Completion of foundations	5%
Call no. 2 - Roof completion/Mise hors d'eau	35%
Call no. 3 - Practical completion	25%
Call no. 4 - Handing Over	5%

Why live and invest in *Anahita Beau Champ?*

Live



in a well-managed and healthy environment



close to two exceptional golf courses



just steps away from the island's largest lagoon



near two 5-star resorts

Enjoy



offices and co-working spaces



a sports centre



a beach & boat club



restaurants



a private school

Benefit



from a residence permit (for non-citizens)*



from resale opportunities on the international market



from on-site healthcare services

*For a minimum investment of USD 375,000



The Developer – Alteo

A sugar group deeply rooted in the East of Mauritius, Alteo leverages significant land assets and drives a structured vision for development, with sustainable projects that shape the region over the long term.

880+ UNITS Residential units delivered

15,000 HA

Land owned by Alteo

MUR 4.5 BN

Revenue in 2024

Making the **East** an everlasting place to grow.

STRONG LOCAL ANCHORING

Extensive experience in managing and enhancing one of Mauritius' most strategic land portfolios.

PROVEN DEVELOPMENT EXPERTISE

Expertise across the full development cycle, from master planning to infrastructure and residential and hospitality projects.



INTEGRATED ECOSYSTEM

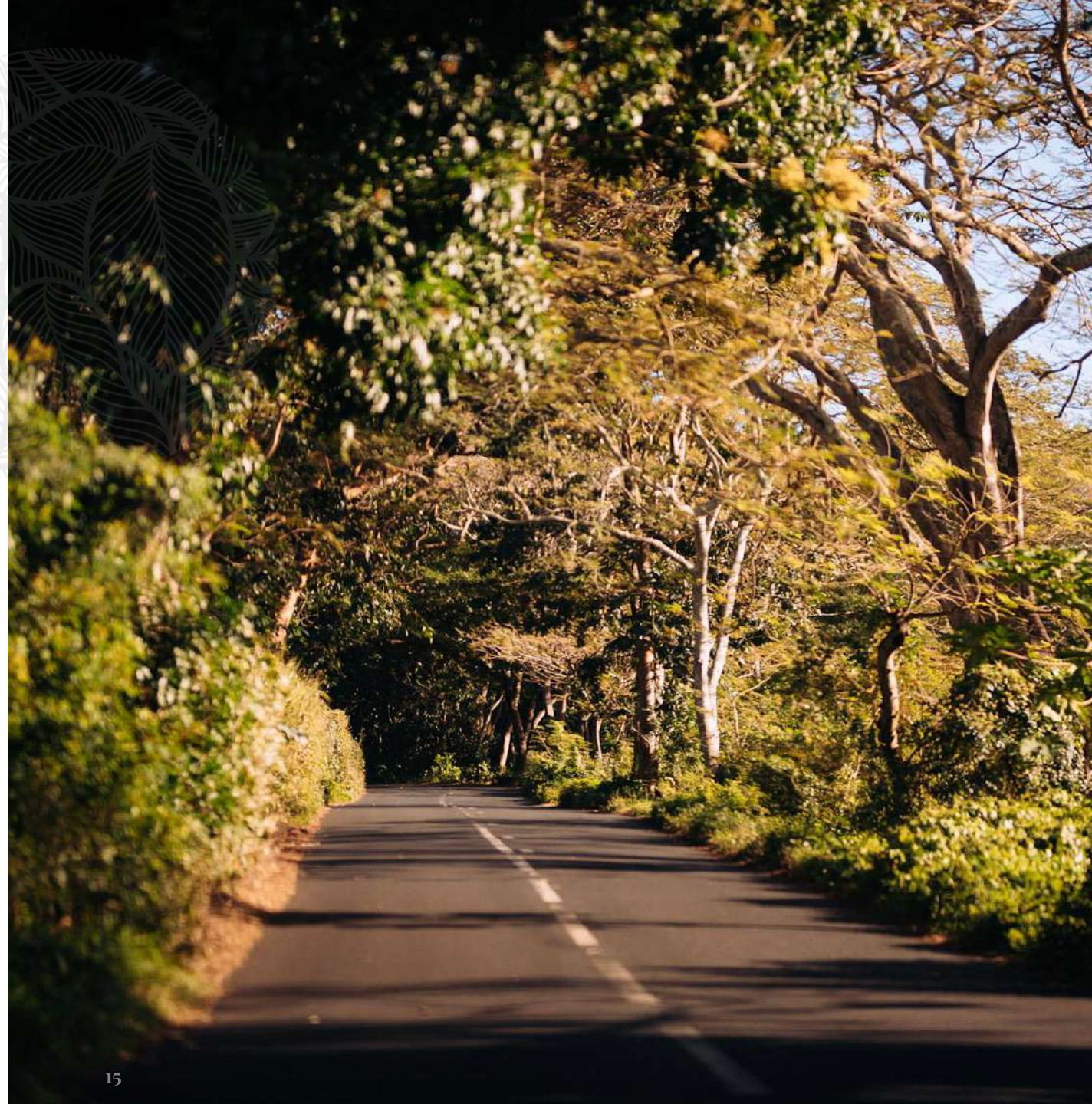
Residential developments, agricultural activities and community investments aligned with a long-term vision for the East.

COMMITMENT TO SUSTAINABLE DEVELOPMENT

Responsible land management, sustainable value creation and environmental respect.

Our *Partners*

- **Master planning & development:** Alteo Property Limited
- **Contractor:** Laxmanbhai & Co (Mauritius) Ltd
- **Architect:** ZAC Associates
- **Landscape architect:** Mooneeram Landscape Architects
- **Civil engineer:** Arup (Mauritius) Ltd
- **MEP engineer:** Pro-Five Ltd
- **Structural engineer:** Servansingh Jadav & Partners Consulting Engineers Ltd
- **Quantity surveyor:** Etwaro & Associates Ltd



ANAHITA



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DISCLAIMER | JUNE 2026

1. Non-contractual document.
2. Artist's impressions. All visuals represent the intentions of the seller/developer. However, plans and infrastructure may be subject to change.
3. Estimated rental yields are indicative and based on projected average performance over a ten (10) year period. They are provided as guidance only and are not guaranteed returns.

