



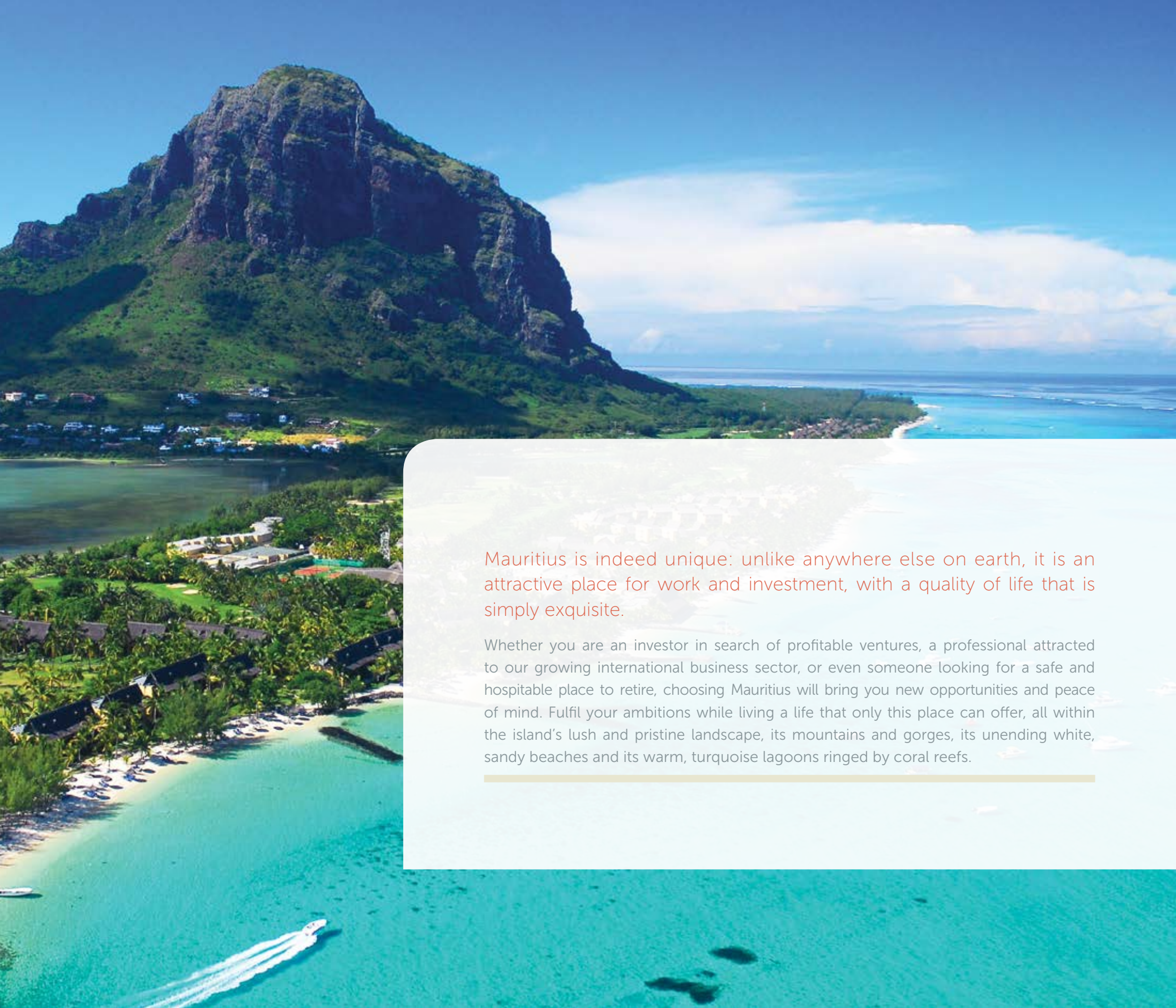
PROPERTY DEVELOPMENT SCHEME (PDS)  
*GRAND BAY, MAURITIUS*



The island  
of Mauritius







Mauritius is indeed unique: unlike anywhere else on earth, it is an attractive place for work and investment, with a quality of life that is simply exquisite.

Whether you are an investor in search of profitable ventures, a professional attracted to our growing international business sector, or even someone looking for a safe and hospitable place to retire, choosing Mauritius will bring you new opportunities and peace of mind. Fulfil your ambitions while living a life that only this place can offer, all within the island's lush and pristine landscape, its mountains and gorges, its unending white, sandy beaches and its warm, turquoise lagoons ringed by coral reefs.

---





Mauritius:  
see it otherwise

## Grand Bay: the place to be

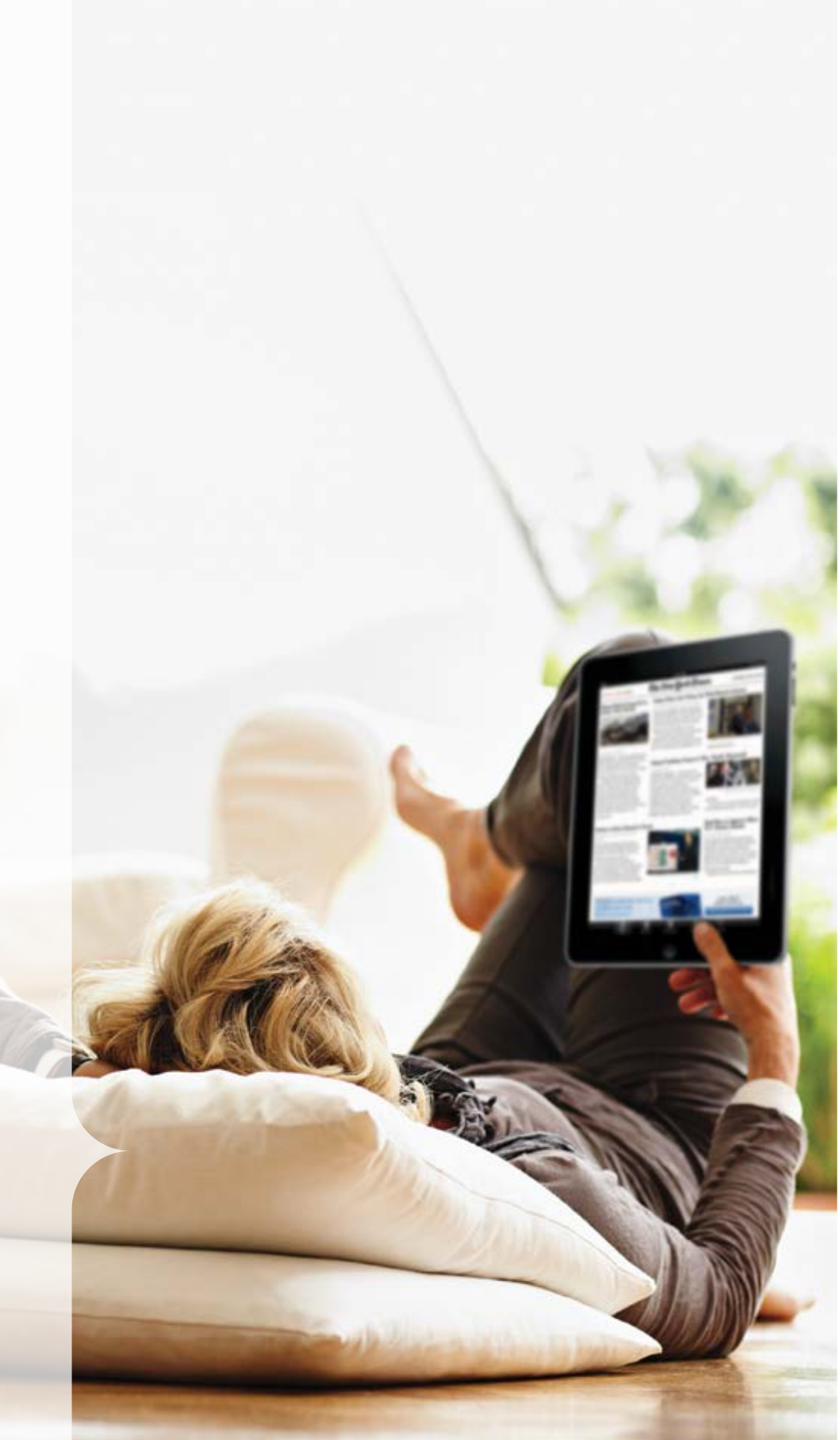
PALM GROVE II is located in Grand Bay, on the northern coast of Mauritius.

Grand Bay is among the most beautiful seaside resort villages on the island. Its year-round warm and sunny climate, together with its shopping malls, market, restaurants and of course, its exciting watersports facilities among others, makes it the place of residence par excellence for many Mauritians and expatriates.

From PALM GROVE II, it would only take a pleasurable 10-minute walk to get to all parts of this lively and colourful village; its proximity to one of the largest, most modern commercial centres in the region adds convenience to its residents' lifestyle.







# FACILITIES IN THE NORTH

## Education

The education sector boasts several public and private schools that meet international standards and offer Cambridge University "A" levels, the French Baccalaureate and the International Baccalaureate. Several tertiary institutions can also be found that offer a myriad of internationally-recognized degrees and post-graduate qualifications.

## Well-being

Several public and private hospitals, clinics and specialised health centres can be found locally, all of which offer world-class service. While health services are free of charge in government hospitals and dispensaries around the country, health insurance schemes are available from a number of local and international service providers to cover personal medical fees for private hospitals and clinics.





Super U

Palm Grove II



## The project

PALM GROVE II is a set of 12 high standing, private villas and 12 apartments in a completely secure environment that features green areas, swimming pools and private gardens.

- Eco-friendly design showcasing the latest advances in energy consumption technology
- A subtle combination of refined architecture with hallmarks of traditional Mauritian design, such as stone walls and wooden decorations
- The villas offer a level of comfort which pairs perfectly with the well-being of living in Mauritius. Residents also enjoy access to a common gym, a coffee shop, a barbecue area and a spa
- Prime location in Grand Bay - the island's most popular resort village - makes everything easily accessible with its closeness to the town centre and the seaside
- Mauritian and foreign buyers may acquire a villa at PALM GROVE II for use as residence or as an investment for rental income

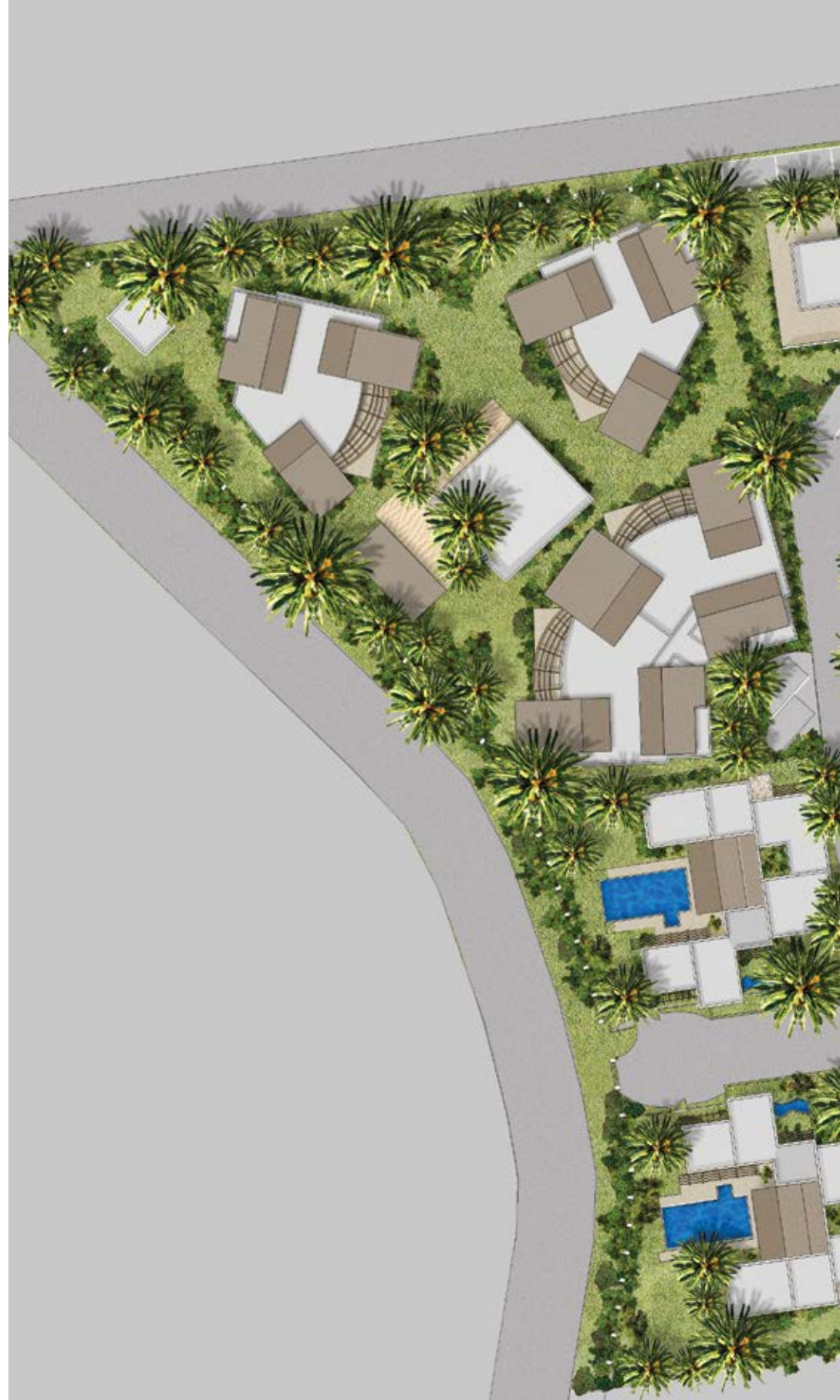




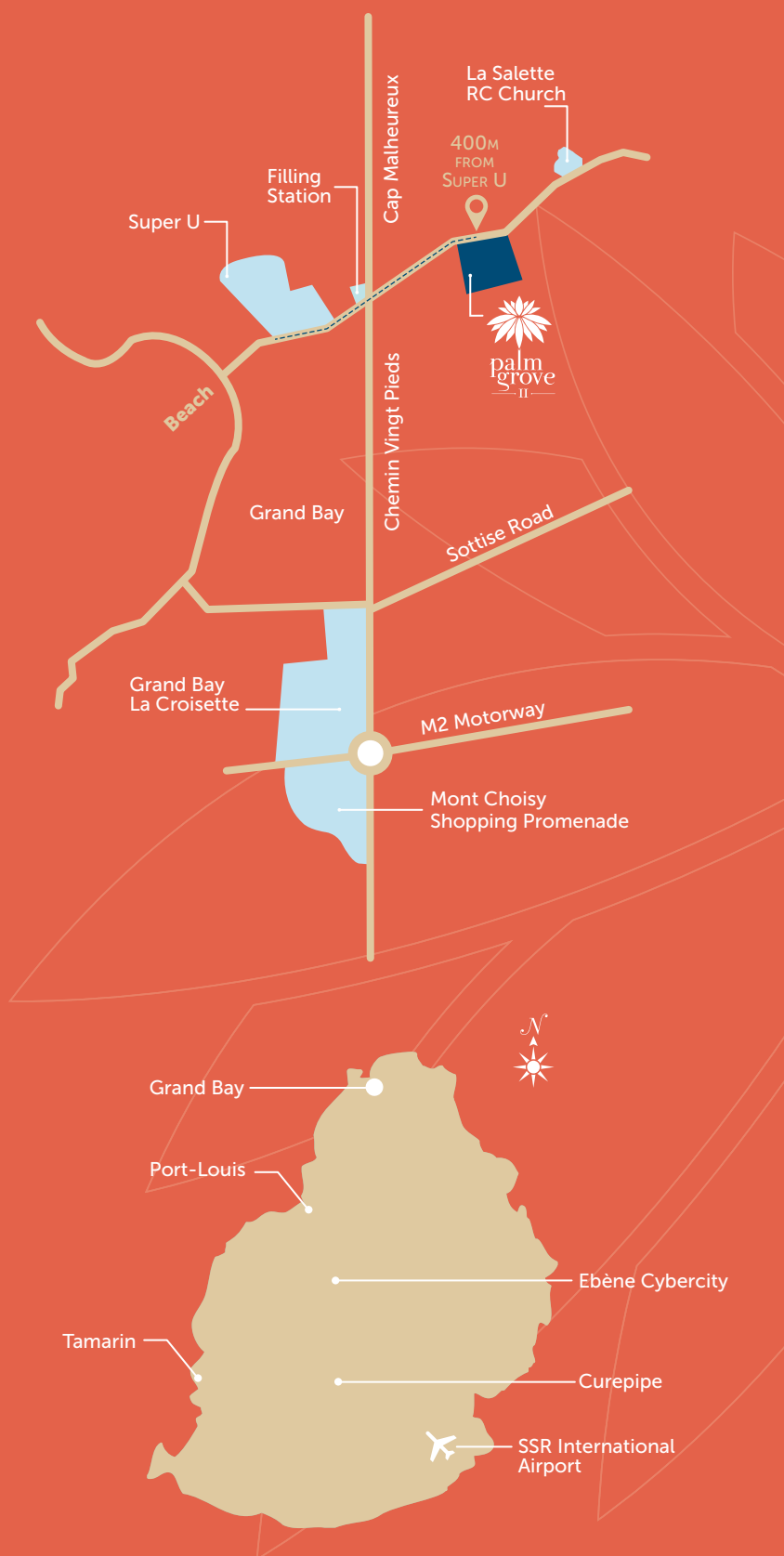




Master  
Plan









# The villas



## PALM GROVE II VILLA

	Surface area
1 Living	37.0 m <sup>2</sup>
2 Kitchen	14.8 m <sup>2</sup>
3 Dining	35.0 m <sup>2</sup>
4 Deck	48.6 m <sup>2</sup>
5 Swimming Pool	32.6 m <sup>2</sup>
6 Bedroom 4	15.2 m <sup>2</sup>
7 Ensuite 4	8.0 m <sup>2</sup>
8 Laundry	6.2 m <sup>2</sup>
9 WC 1	3.9 m <sup>2</sup>
10 Master Bedroom	18.6 m <sup>2</sup>
11 Master Dressing	7.5 m <sup>2</sup>
12 M. Ensuite	9.2 m <sup>2</sup>
13 Ext. Shower	4.6 m <sup>2</sup>
14 Bedroom 2	16.6 m <sup>2</sup>
15 Ensuite 2&3	8.0 m <sup>2</sup>
16 Bedroom 3	9.4 m <sup>2</sup>
17 Garage	30.0 m <sup>2</sup>







The  
entrance















Pure  
bliss



Open  
living















Local  
flavours





Absolute  
serenity















## A concept created with intelligence

PALM GROVE II villas feature prime living space, with large garden areas within the compound [not common in present developments].

Intelligent design optimising space, together with open living areas, creates an airy and spacious feel. Large windows at both ends of each villa let in sunlight and a gentle cross breeze, enhancing indoor comfort.



## The apartments

Apartments at Palm Grove II consist of three bedrooms.

Each apartment has two ensuite bathrooms and a guest bathroom.

The spacious living/dining area is fitted with an audio-visual system that includes DVD, satellite and cable TV, and freeview channels. The kitchen is outfitted with modern appliances, and the pantry holds a washing machine and dryer.







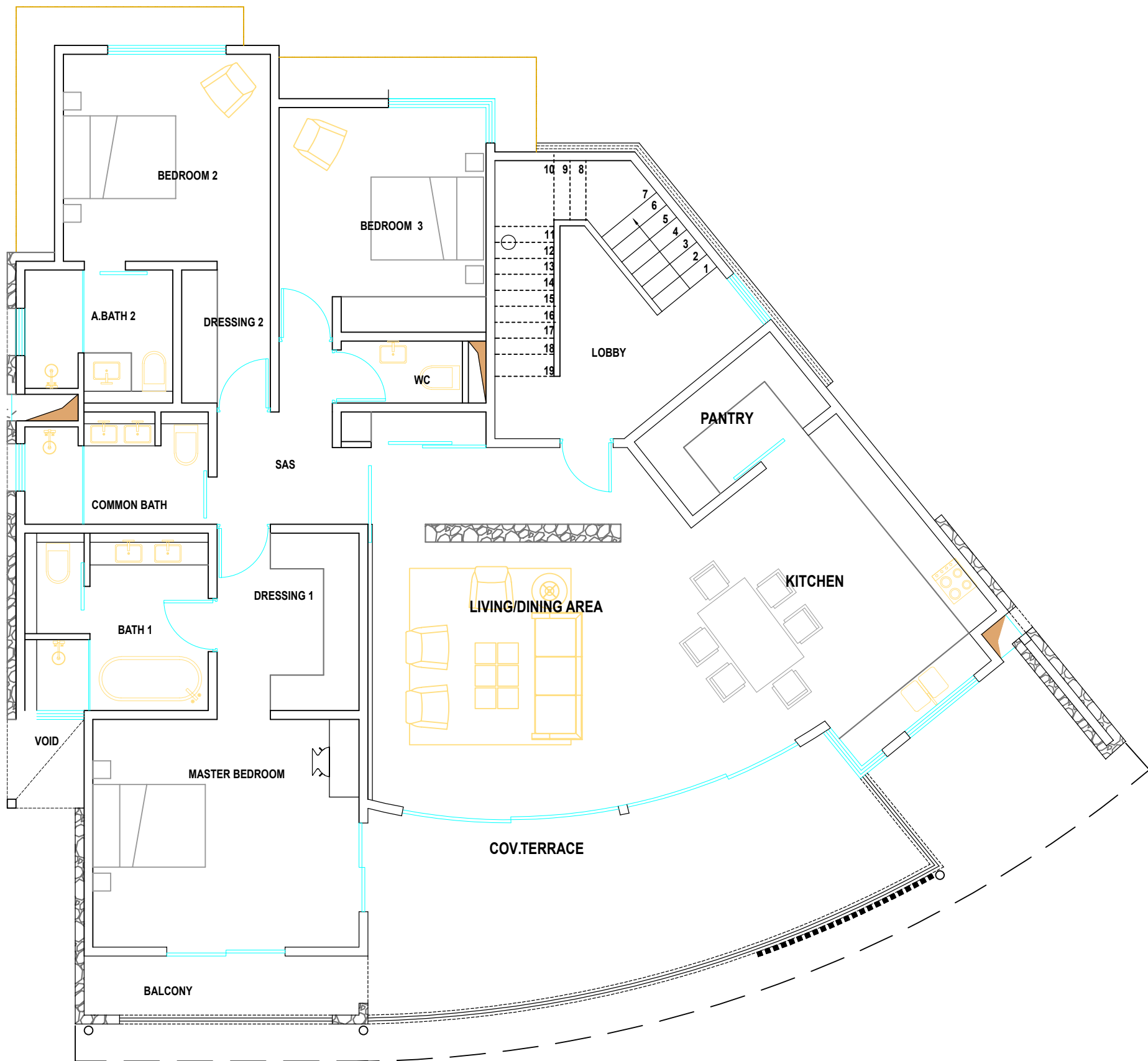


# APARTMENT LAYOUT

		Surface area
1	Living/dining	29.0 m <sup>2</sup>
2	Kitchen/Laundry	21 m <sup>2</sup>
3	Terrace	31 m <sup>2</sup>
4	Master Bedroom	18.4 m <sup>2</sup>
5	Master Ensuite	9.9 m <sup>2</sup>
6	Master dressing	8 m <sup>2</sup>
7	Bedroom 2	17 m <sup>2</sup>
8	Ensuite 2	6.4 m <sup>2</sup>
9	Ext. Shower	4.6 m <sup>2</sup>
10	Bedroom 3	14.5 m <sup>2</sup>
11	Common Bath	7.2 m <sup>2</sup>
12	Store	4.5 m <sup>2</sup>









Avant-goût









## Much more than an investment

There is more to PALM GROVE II villas than sheer luxury. As a premium property which can be acquired by Mauritian citizens, non-citizens, local or foreign companies, sociétés and trusts, this Property Development Scheme (PDS) development commands sure return on investment, while remaining more affordable than IRS options.

Beyond the financial aspect, non-citizens will also benefit from a permanent residence permit in Mauritius.









## Features & finishes

- Fitted kitchens and bathrooms
  - Aluminium windows for elegance and longevity
  - Property-wide Italian floor tiling
  - Centralised water heating
  - Visitor parking facilities
  - Intercom communication system connected with the security gate
  - Private garden; levelled and planted [topsoil finish]
  - Lighted garden
  - Edge pool and spa in slate
  - Decorative stone wall
  - Private garden for bathrooms
  - Common fitness centre, with state-of-the-art facilities
- ...and much more







## On-site services & facilities

A Syndic will be set up for the convenience and comfort of the residents; it will also be responsible for the management of the villas. Services will include:

- Professional management company
- 24-hour security through both physical presence of security officers and CCTV monitors
- Range of facilities including maid, gardening and butler services will also be made available



# Property Development Scheme (PDS)

The Property Development Scheme (PDS) allows the development of a mix of residences and the programme is designed to facilitate the acquisition of residential property by non-citizens in Mauritius. The PDS is basically an integrated project with social dimensions for the benefit of the neighbouring community and allows for the development and sale of high standing residential units, mainly to foreigners.

Its advantages are as follows:

- Freehold property
- Eligibility to obtain permanent residence in Mauritius
- The sale is governed by the VEFA contracts (Vente en État Future d'Achèvement) which assure a financial guarantee of completion
- VEFA acquisitions are strictly legislated. Applicable laws and regulations for property acquisitions in Mauritius are all derived from the French Legislative Code
- From the signing of the contract up until construction is completed, the buyer becomes the sole owner of the land and any property on it
- Mandatory follow-up by internationally-recognised technical control firms (Bureau Veritas, Apave) at all stages of construction
- Compulsory Decennial Insurance for all residential units from a recognised insurance company







## Tax System in Mauritius

Several tax benefits attract foreigners wishing to invest in properties in Mauritius. The country currently has double-taxation treaties in place with 33 countries around the world, including France and the UK. Foreigners are not subject to residential or property taxes and the income-tax rate does not exceed 15%.

Foreigners have the right to purchase property in Mauritius, only through the IRS "Integrated Resort Scheme" or PDS "Property Development Scheme".

The Mauritian Civil Code is based on the French Civil Law in respect of real estate. The VEFA (Vente en État Futur d'ACHèvement) is the contract format typically used for acquisitions under the Property Development Scheme.

A GFA (GARANTIE FINANCIÈRE D'ACHÈVEMENT) is also needed with this type of contract. Therefore, they include a bank guarantee that ensures the project's completion.



We only work  
with the best  
suppliers to offer  
you the best







## OUR PARTNERS

- 1 Apave (Technical and Quality Control assurance)
- 2 Batimex Ltd
- 3 Maubank Ltd (Garantie financière d'achèvement)
- 4 Villeroy & Boch
- 5 KOHLER
- 6 Siematic Kitchens Germany
- 7 GROHE
- 8 Marazzi
- 9 Entrepôt de la Pierre
- 10 Water Pleasures (Swimming pool expert)
- 11 Mauritian Eagle Co. Ltd (Decennial insurance provider)
- 12 Ong Seng Goburdhun (Quantity Surveyor)
- 13 Ocal Ltd (Independent Quantity Surveyor)
- 14 Advanced Mechanical And Electrical Services Co. Ltd
- 15 Green Wall Concept (Landscaping professional)
- 16 Legrand
- 17 Grewals
- 18 AEG
- 19 Samsung
- 20 JMD Aluminium O.P.P Contracting (Ouvertures portes et profilages)



