

BARNES
INTERNATIONAL REALTY

Mauritius





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MAURITIUS

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WELCOME TO

BARNES
INTERNATIONAL REALTY

Mauritius

BARNES INTERNATIONAL REALTY is a luxury brand that continually advises its clients on strategic real estate investment opportunities and offers expert portfolio management services.

From sales to long term rentals, exclusive properties and new property developments, BARNES Mauritius aims to deliver a multi-faceted and accessible service. Using the strength of its global presence, its local knowledge and expertise, BARNES Mauritius provides personalized support to each of its clients.

As well as being a luxury lifestyle symbol, Mauritius has a multitude of first-place ranks for its economic, political and social developments. To name a few, the Island is ranked to be the best country to do Business in Africa, the most competitive nation in Africa and most successful in good governance in Africa. It is also recognised to be part of the first six countries which are recommended to people wishing to relocate.

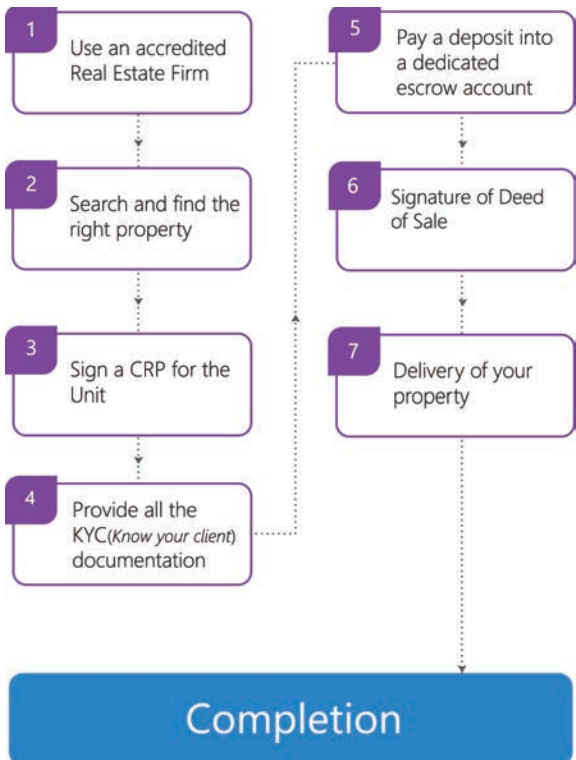
Whether you are looking to relocate, retire or simply invest in property in Mauritius, we are here to inform and guide you in your search for the perfect investment, according to your needs and wants. When searching for a property in Mauritius, it is important to understand the different products the Mauritian real-estate market has to offer and to whom these products are targeted towards.

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PLAN OF ACTION

Congratulations, you are about to embark on the exciting journey of finding your ideal home, whether it's your first home, your tenth home or an investment project, our dedicated team are here to make sure this is as fun and stress free as possible!



Above is a diagram of the home buying process. It is worth mentioning that in order for you to move into your new home, a lot of co-ordination and co-operation will need to happen between you, us your real estate agent and the seller.



Villas with direct sea access

The residential estate of One&Only Villas at Le Saint Geran is an exceptional pearl in Mauritius. Located on the edge of a sandy beach, with its 52 villas from 2 to 6 bedrooms proposed in full ownership. All benefit from the outstanding service offered by the One&Only Le Saint Geran Hotel, an unforgettable legend on the island.



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NORTH

Grand Baie

Considered one of the best places to live in Mauritius. The all happening touristy hub, with bustling night-life and amazing coastal beaches, you will soon understand why buyers gravitate towards Grand Baie. This is a truly desirable location with a population of around 11,900 and house prices averaging around Rs 15,000,000.

Grand Baie has great international schools, including the renowned Ecole du Nord and Northfields, as well as several primary schools such as Antoine de Saint Exupery International School

Mont Choisy

Set on a pristine sliver of sand, Mont Choisy is an upscale community just minutes from Grand Baie, cherished for its atmosphere of barefoot elegance and cosmopolitan serenity. Mont Choisy Beach, is among the most beautiful in Mauritius. Stretching almost 3 kilometres from Trou aux Biches to Pointe aux Canonnières, this is the island's longest beach: a gently curving strand of golden sand lined with a shady grove of Filao trees on one side and gentle, crystal-clear aquamarine water on the other. It's the perfect beach for long walks, frequent swims and romantic sunsets.

Set in an old sugar plantation, Mont Choisy La Réserve is located alongside Mont Choisy Beach and in the heart of Grand Baie, Mauritius - the island's lifestyle and tourism town. Designed by award winning architect Stefan Antoni and boasting an 18-hole championship golf course by Peter Matkovich, including excellent beach and country club facilities. Mont Choisy La Réserve offers a unique investment opportunity which will appeal to both local and international clients.



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NORTH

CENTRE



Floreal

Home to many embassies and diplomats, Floreal is one of the most affluent towns in Mauritius with affluent neighborhoods where apartments can be bought from Rs 6 million. With excellent schools this is also a fantastic place to relocate to with your family. With Curepipe on one side and Pheonix Jumbo on the other this is a great destination for many high-end malls and outlets, often referred to as a shoppers' paradise. Club Hippique De Maurice Equestrian Center is also close by which hosts a wide variety of activities for everyone.

Moka

Set right in the heart of the island with a population of around 83,251 people, you will find the village of Moka. One of the leading areas to consider if you're looking for the best of both worlds in terms of a well-functioning city with a great blend of old meets new, as well as the finest nature and natural beauty with an upbeat modern attraction. Vivea business Park is the biggest business hub in MOKA where many affluent companies are homed. Appealing to young professionals, the Moka district has many affluent neighbourhoods and new developments such as Les Promenades d' Helvetia. Le Bocage International School and other excellent schools in this area also make it a desirable location for families. With a heartbeat of its own Moka is an up and coming prime destination.

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SOUTH EAST

Blue Bay

In the south east of Mauritius, near to Mahebourg, Blue Bay is the perfect place for a getaway retreat. It is renowned for its incredibly serene ambiance, shimmering emerald waters and its well-preserved marine ecosystem. Just 15 minutes drive from the International Airport, this beautiful village offers a stunning view of Ile aux Deux Cocos. A must see is The Blue Bay Marine Park, a protected marine area, which offers a great spot for glass bottom boat tours, diving and snorkelling. Explore the rare beauty of the striking aquatic species as the bay is a shallow haven of coral and tropical coloured fish.

If you are looking for a lively beach scene, the Blue Bay Beach is the place to head, packed with people picnicking during weekends this provides a chance to mingle with the friendly locals. In addition, there are many nearby fantastic restaurants and tasty local food. If you want some alone and tranquil time, then visit the gorgeous Pointe d'Esny Beach, where you can kick back and relax.

POINTE D'ESNY Le Village

Located on the southeast coast of Mauritius, Pointe d'Esny Le Village has been designed around natural ponds, and has access to one of the most beautiful lagoons on the island.

Imagine living in a place where tropical gardens, pristine beaches and a turquoise lagoon are intertwined with everything you need to live a life of blissful serenity.

Pointe d'Esny Le Village stretches across 70 hectares and comprises a wide range of real estate options for both Mauritian and foreign buyers. From luxury villas to plots of land, modern apartments or duplexes, there is something for everyone in this new seaside village that is connected to its natural surroundings and to the region's historical and cultural heritage.

Well. Come

and discover our garden of senses,
where contemporary designs have
blossomed to take your home to
the next dimension.



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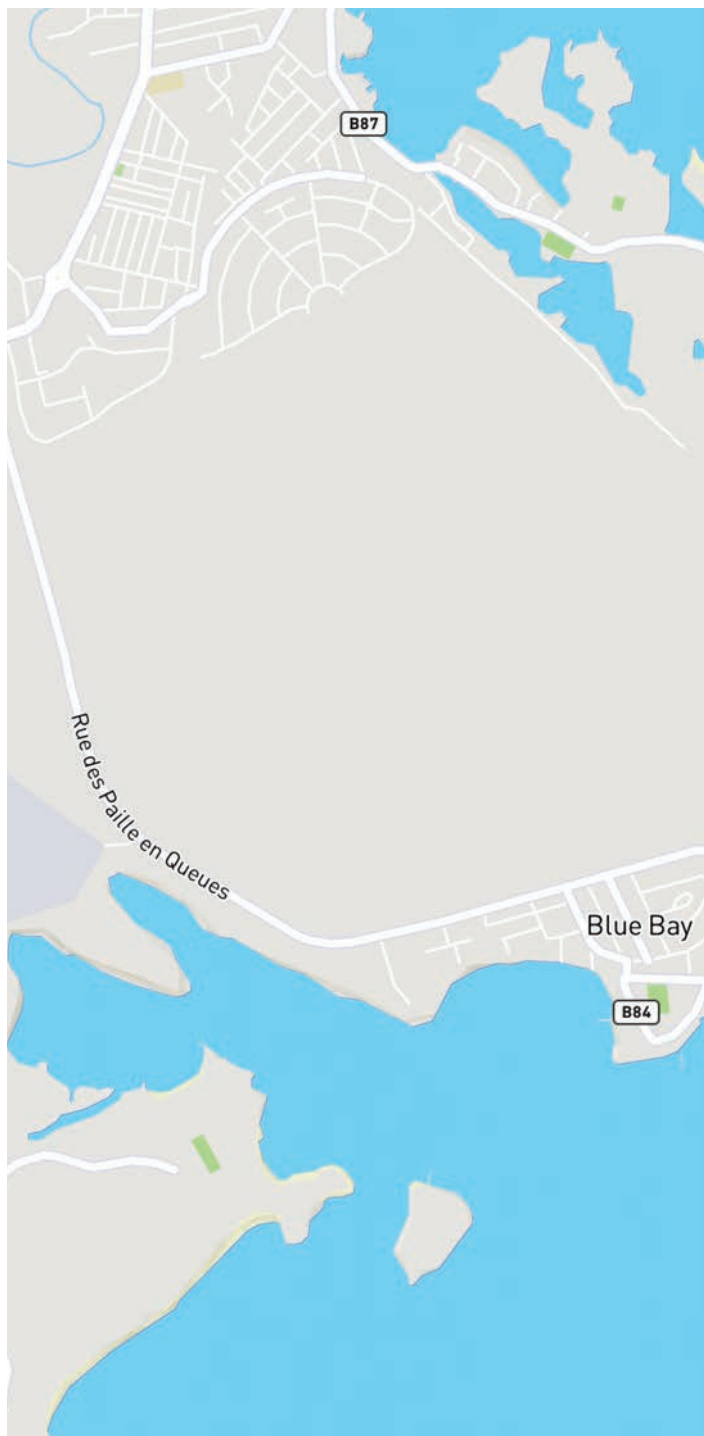


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EAST

The East of Mauritius is a unique private paradise offering many places to discover. The region offers various activities like mountain climbing, river crossing and walks in the nearby forest and in the typical villages. Ile aux Cerfs, a precious little jewel located five minutes from Le Touessrok hotel is a must-see. A lively boat-house, restaurants and long beaches will appeal to you. Golf fans will be delighted by a superb 18-hole course designed by the famous golf champion Bernhard Langer.

One&Only Le Saint Géran

Known as the 'Grande Dame' of Mauritius, One&Only Le Saint Géran has been setting new standards of luxury on the island. Transformed and relaunched in late 2017, her jaw-dropping design and new facilities have fortified her position as the Mauritian icon of today. And, now she introduces One&Only Private Homes, a limited collection of 52 unequalled private homes, the rarest of island jewels. Discover spectacular freehold beachfront property on the east coast of Mauritius, nowhere else to be matched.

Anahita

Nestled between lush mountains and an immaculate unspoiled eastern coastline, Anahita has the least population from the whole of the island and spreads out its outstanding natural landscape over a 213-hectare estate. Anahita is the most prestigious residential estate on the island and has been defining luxury living in its purest forms for over a decade. This estate known as Anahita Mauritius, offers a quintessential lifestyle. The properties portray elegance, sophistication and class with a touch of Mauritian authenticity.

Golf at Anahita is an exceptional experience. Bordering the lagoon, the two championship golf courses are set in paradisiac locations both with sea views and were designed by Ernie El. Facing the Ile aux Cerfs Golf Club designed by Bernhard Langer, this is one of the most beautiful golf courses in the world.



BAGNODESIGN

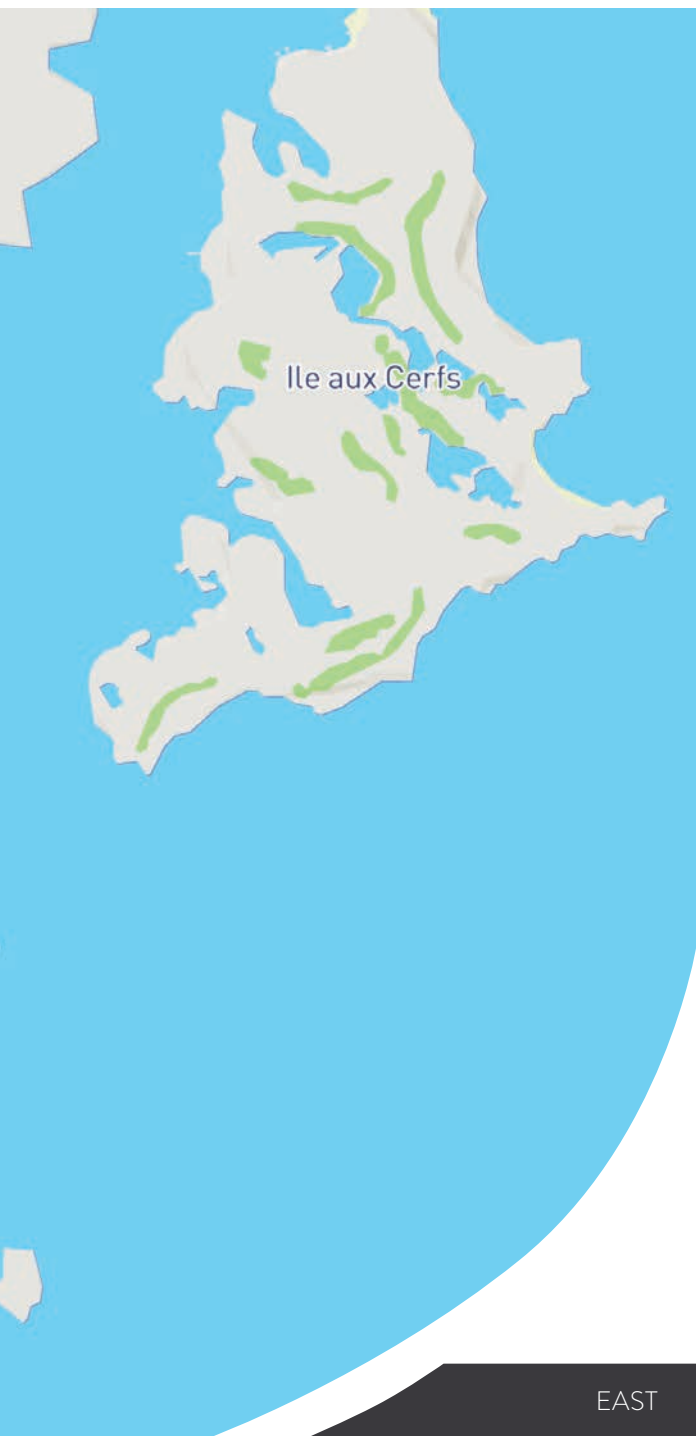
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EAST

WEST

Tamarin

On the West coast, nestled between La Preneuse and Flic en Flac lies Tamarin, with a population of 36,800. Tamarin has excellent international schools which makes this a very popular place for families. Over the years the old fisherman's village has developed itself, blending perfectly into the seaside. Tamarin has become the hype and bohemian destination of the isle, that celebrates the modern melting pot par excellence.

Among the many advantages of living in Tamarin, its large beach never disappoints. Home to the Seven Coloured Earth Geopark which is not to be missed and The "One Eye" at Le Morne, which is the ultimate surfing spot in all of Mauritius. Close to Riviere Noire (Black River), this region in Tamarin alongside the famous Gorges National Park boasts some superb lagoons where the water is calm enough for swimming and aquatic activities.

The West coast is a home to several real estate projects where everyone can find something based on their own wishes and needs.

At the entrance of Tamarin, you will find Akasha Villas. Nestled in a magical place next to the Tamarina golf, bordered by the Rempart River which gives access to the sea, the villas will be delivered end of 2019.

Right after this magnificent project, you will discover the smart and happy village of Cap Tamarin. Developed over an area of 44 hectares, Cap Tamarin is the smart village of tomorrow that offers a new lifestyle.

Further down, you will discover Legend Hill, and 52 full-service luxury properties nestled in an ideal setting on the slopes of the majestic La Tourelle Mountain. Stunning panoramic views invite you to contemplate the turquoise waters of the Indian Ocean.



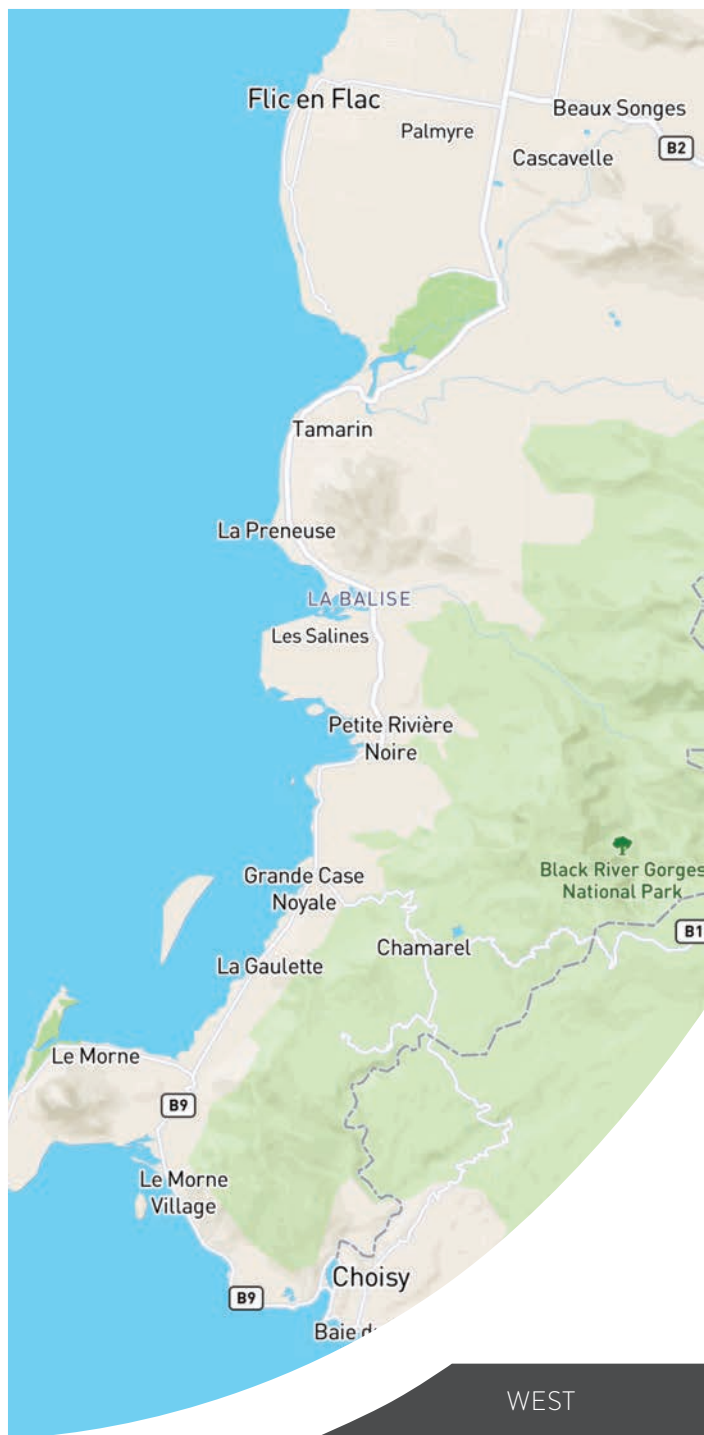
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NAVITAS



BEAU CHAMP - Prestigious IRS Villa with Private Pool

The villa is part of Anahita's residential estate. It includes a beautiful garden with a large private pool, a double garage, an open-plan kitchen and a secondary kitchen. The ground floor consists of 2 ensuite bedrooms, a lounge, and a dining room offering a panoramic view over the lush garden. The first floor



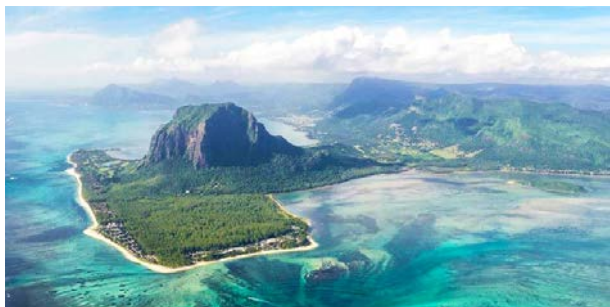
includes 2 other ensuite bedrooms, one with dressing room and the other with wardrobes, as well as a charming and intimate terrace. The large terrace and gazebo of the garden are ideal for spending time with family or friends. Mauritian residence permit upon acquisition.

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ESSENTIALS



Healthcare

There are five regional hospitals and two district hospitals in Mauritius offering first-class care and services from experienced health professionals. There are also many private clinics easily accessible throughout the island which offer a variety of standards and specialised medical procedures. Many hospitals and clinics are global leaders in delivering world class health solutions, empowering people to live healthier lives.

Education

Education in Mauritius is highly valued, and the state provides free education from primary school through to university for children who live in Mauritius. There is also a wide choice of international schools that are ideal for children moving from overseas to Mauritius. In addition to academic subjects, students have the opportunity to take many extra classes such as ballet, art, netball, tennis, touch rugby, and cricket. For secondary level students there is also a range of private schools to choose from, such as Le Bocage International School, Northfields High School or Le Lycée Labourdonnais, offering study for academic qualifications, for example, international GCSEs, A levels, and the International Baccalaureate Diploma. Fees are payable for all international schools. The high standard of education at the international schools also attracts Mauritian children to these establishments, offering expat pupils the opportunity to become more integrated in the local community.

AMENITIES

Attractions

Although Mauritius is famous for its beautiful sandy beaches and secluded coves, there is a lot more to experience off the beaten track. Mauritius is home to two natural history museums and the oldest theatre in the Indian Ocean, The Municipal Theatre built in 1822. The Eureka Plantation House is known as the masterpiece of Tropical Construction and check out the SSR Botanical Garden in Pamplémousses, one of the oldest Botanic Gardens of the southern hemisphere.

Parks

Mauritius is blessed with many lush parks and nature attractions. These include The Bras-d'Eau, Les 7 Cascades along the River Noire and The Black River Gorges, all of which are great for families, hiking and skilled mountain bikers. The Ebony Forest Reserve in Chamarel and the Seven Coloured Earth Geopark are a must-see on the island. Experience the breath-taking Tamarin Falls in Curepipe, one of the most beautiful sites in Mauritius.

Sports

Mauritius is a very popular golf destination and has been awarded recently the best golf destination. There are many international tournaments held on the island like the Mauritius Open played in Mauritius since 1994 and held at The Four Seasons Resort Mauritius at the Anahita Golf Course. With a championship Ernie Els designed golf course, the Mauritius Golf Masters tournament provides an ideal setting to enjoy a round of golf alongside the pros. Mauritius is also very popular for its unique kite surfing spots attracting pro kite surfers from around the world would to compete in events like the Hydrofoil Pro Tour, where some local champions also shine in this sport.

MY APPOINTMENTS

NOTES



“

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- *Antoine de Saint Exupéry*

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MEET THE TEAM



Outi De Falbaire



Alexandrine Faydherbe



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Sacha Bouic



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Angelique Tennant



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