



*Heavenly Dew*

Game Reserve Residence  
2024



*Île Maurice*

## *Historique Du Projet*

The concept of the Heavenly Dew property project emerged in response to the growing demand for exclusive and tranquil retreats that seamlessly blend luxury living with breathtaking natural surroundings. The developers, renowned for their expertise in creating exceptional residential spaces, embarked on this endeavor to create an oasis of serenity and opulence.

The Heavenly Dew project is nestled on a 4,230 square meter plot of land, strategically positioned between a sprawling game reserve and the majestic ocean. This prime location offers residents the rare opportunity to witness the wonders of wildlife in their natural habitat while enjoying the soothing sounds of crashing waves.

The development of Heavenly Dew commenced with meticulous planning and design. Architects, landscape artists, and interior designers collaborated to create a harmonious integration of the villas with the surrounding environment. The focus was on preserving the natural beauty of the land while providing residents with unparalleled comfort and luxury.

The centerpiece of the Heavenly Dew project is the construction of six exquisitely designed luxury villas. Each villa is carefully positioned to maximize privacy and offer panoramic views of the game reserve and ocean. These architectural marvels boast spacious interiors, state-of-the-art amenities, and high-end finishes, ensuring a lavish and indulgent living experience.

Heavenly Dew stands as a testament to the seamless blending of luxury, nature, and serenity. The property project's unique location, breathtaking views, luxurious villas, and thoughtfully curated amenities make it an unparalleled retreat for those seeking an exclusive and rejuvenating living experience. With its commitment to environmental sustainability, Heavenly Dew sets a new standard for luxury living in harmony with nature.

## *Why invest in Mauritius*

There are several reasons why European investors may consider investing in properties in Mauritius:

1. Strategic location: Mauritius is strategically located in the Indian Ocean and has strong trade links with Europe, Africa and Asia. Its location makes it an ideal hub for investment and business opportunities in the region.
2. Stable political and economic environment: Mauritius has a stable political environment, which makes it an attractive destination for foreign investment. The country also has a diverse and growing economy with a favorable business climate.
3. Favorable tax system: Mauritius has a favorable tax system, with no inheritance tax, no capital gains tax and a flat tax rate of 15% for individuals and companies.
4. High return on investment: The Mauritian real estate market has grown steadily over the years, with a high return on investment. The country has an increasing demand for real estate due to its growing population and growing tourism industry.
5. High standard of living: Mauritius has a high standard of living, with excellent healthcare, education and infrastructure. The country is also known for its beautiful beaches, stunning natural scenery and friendly locals, making it an attractive place to live and invest.
6. Any real estate investment of EUR 375,000 automatically qualifies you and your family as permanent residents of the Republic of Mauritius. Overall, investing in property in Mauritius offers European investors an opportunity to diversify their investment portfolio, access a growing market with high returns and enjoy a high standard of living in a destination. stable and attractive.



## *Locality*

Tamarin is a coastal village located on the west coast of Mauritius, in the district of Rivière Noire. It is known for its beautiful beaches, gorgeous sunsets, and laid-back atmosphere.

Tamarin is a popular destination for tourists and locals alike, offering a range of activities including surfing, kitesurfing and dolphin watching. Tamarin Bay is also a popular spot for fishing and boating.

The village has a variety of amenities such as supermarkets, restaurants and bars making it a convenient and comfortable place to live. Tamarin is also home to several luxury residential developments, offering modern and stylish apartments and villas with sea views.

In addition to its natural beauty, Tamarin is conveniently located near other popular destinations on the island, such as Flic en Flac, Le Morne and the Black River Gorges National Park. All in all, Tamarin is a charming and picturesque village that has a lot to offer those looking for a relaxed and tropical lifestyle.



## Masterplan

Welcome to Heavenly Dew,

where luxury meets natural beauty. The property project boasts six exquisite villas, each a haven of opulence and tranquility. Step inside and immerse yourself in the grandeur of the three-bedroom, three-bathroom villas, meticulously designed to provide the utmost comfort and style.

The spacious common area beckons with its elegant furnishings, creating a seamless flow between the living, dining, and kitchen spaces. Outside, the private swimming pool entices you to take a refreshing dip, while the lush garden and expertly crafted landscaping create a picturesque backdrop. Indulge in the art of grilling at the BBQ kiosk, perfect for entertaining family and friends. Additionally, a dedicated office space caters to those who desire a serene workspace within the confines of their luxurious abode.

Experience the epitome of refined living at Heavenly Dew, where every detail has been carefully curated to ensure a truly exceptional lifestyle.



IMAGE NON CONTRACTUELLE



## *Main Entrance*

Welcome to the prestigious main entrance of this exclusive luxury villa complex, where sophistication meets functionality. As you approach the entrance, you are greeted by elegant landscaping and a sense of tranquility that sets the tone for the refined living experience within.

At the forefront of the main entrance lies a state-of-the-art co-working office, designed to cater to the needs of residents who value privacy and productivity. The office space exudes an atmosphere of professionalism and discretion, providing a secluded haven where residents can work, innovate, and collaborate in a serene environment.

Upon entering the co-working office, you are welcomed by a sleek and stylish reception area. Attentive staff members ensure a seamless experience, offering assistance and maintaining the utmost confidentiality. The office is equipped with cutting-edge technology, high-speed internet connectivity, and modern workstations, empowering residents to pursue their professional endeavors in a private and secure setting.

Privacy and security are paramount within this luxury villa complex. The main entrance is safeguarded by a robust access control system, allowing only authorized individuals to enter. Trained security personnel are present to ensure the safety and well-being of residents and their guests. Surveillance cameras and advanced security measures work discreetly in the background, providing peace of mind and fostering a sense of tranquility throughout the complex.

The main entrance of this luxury villa complex serves as a gateway to a world of refined living. It combines a commitment to privacy, a focus on productivity, and the assurance of top-tier security. Here, residents can engage in professional pursuits with peace and tranquility, confident in the knowledge that their privacy is respected and their safety is prioritized.



# HEAVENLY DEW

## GAME RESERVE RESIDENCE

V2

### *Typical Villa*

Step into this stunning 130-square-meter villa and experience a blend of modern elegance and natural beauty. The villa's design showcases a harmonious integration of indoor and outdoor living spaces. The inviting swimming pool beckons you to take a dip, surrounded by a meticulously maintained garden adorned with vibrant flowers and lush greenery. As you step inside, the large pitched roof with skylights floods the living room and kitchen with an abundance of natural light, creating a warm and inviting atmosphere.

The open-plan layout seamlessly connects the living area and the well-appointed kitchen, perfect for entertaining guests or enjoying quality time with family. From the pitched roof, you can gaze up at the stars during serene evenings. Embrace the tranquility of this villa, where the interplay of light, nature, and thoughtful design creates a truly enchanting living experience.



# HEAVENLY DEW

GAME RESERVE RESIDENCE

V2

## *Typical Villa Garden View*

Indulge in the epitome of luxury living at this exquisite villa, where a sprawling outdoor garden, glistening swimming pool, charming BBQ kiosk, well-appointed bar, and meticulously crafted airy landscaping combine to create an enchanting oasis, offering breathtaking views of the majestic mountains.







# HEAVENLY DEW

## GAME RESERVE RESIDENCE

### *Kitchen + Living area*

Step into the spacious living and kitchen area of this luxurious residence and be captivated by its stunning design. The double-height pitched roof creates an impressive sense of openness and grandeur, allowing natural light to pour in through the skylights overhead. As you look up, your gaze is drawn to the breathtaking view of the sky above.

The living area is thoughtfully arranged with comfortable seating, inviting you to unwind and relax in style. The open concept seamlessly connects it to the elegant kitchen, making it a perfect space for entertaining guests or spending quality time with family.

With the skylights illuminating the room, the living and kitchen area becomes a bright and airy sanctuary. The natural light dances across the carefully selected furnishings, highlighting the attention to detail and creating a warm and inviting ambiance.

As you move closer to the terrace, your eyes are immediately drawn to the captivating pool garden. The floor-to-ceiling windows provide a seamless connection between the interior and exterior, allowing for stunning views of the lush greenery and sparkling waters. It's an idyllic setting that invites you to step outside and bask in the beauty of nature.



## *Master Suite*

Welcome to the ultimate retreat within the luxurious master suite of this remarkable residence. Step into a sanctuary of serenity and indulgence, where every detail has been carefully crafted to provide an unparalleled experience.

The master suite boasts a unique feature—an exquisite outdoor shower. Imagine the sensation of warm water cascading over your skin as you embrace the natural surroundings. The seamless integration of indoor and outdoor elements creates a blissful connection to nature, allowing you to unwind and rejuvenate in complete privacy.

Adjacent to the skylight, a freestanding bath stands as a centerpiece, beckoning you to soak away the cares of the day. Immerse yourself in luxury as you indulge in a leisurely soak, enveloped in the comfort and elegance of the master suite.

Directly from the master suite, seamless access is provided to a captivating pool garden. Step through the sliding glass doors and find yourself in an oasis of lush greenery and the soothing sound of water. Take a refreshing dip in the pool or lounge on comfortable furniture, immersing yourself in the beauty of the meticulously landscaped surroundings.

The master suite with its outdoor shower, skylight, freestanding bath, and direct access to the pool garden offers a haven of relaxation and sophistication. It's a sanctuary where you can escape the pressures of daily life and immerse yourself in a world of luxury, comfort, and natural beauty.



## *Typical Villa Floor plan*

### LÉGENDE

- 1 PORCH AREA
- 2 LIVING ROOM
- 3 KITCHEN
- 4 PANTRY
- 5 GUEST BEDROOM
- 6 BEDROOM 2
- 7 MASTER BEDROOM
- 8 TERRACE
- 9 BBQ AREA & KIOSK
- 10 GARDEN LOUNGE AREA





CAPITAL  
PORT - LOUIS

POPULATION  
~1,300 000

CURRENCY  
RS / MAURITIAN RUPEE (MUR)

LANGUAGE  
ENGLISH / FRENCH / CREOLE

TEMPERATURE  
20° - 24° CELSIUS

CLIMATE  
SUBTROPICAL, WITH FAIRLY UNIFORM  
TEMPERATURE THROUGHOUT THE YEAR

TIMEZONE  
GMT +4

VISA

*Heavenly Dew*  
Game Reserve Residence

MAURITIUS IS A BREATHTAKINGLY BEAUTIFUL TROPICAL PARADISE LOCATED IN THE INDIAN OCEAN. WITH CRYSTAL CLEAR WATERS, PRISTINE BEACHES AND LUSH VEGETATION, IT'S NO WONDER MAURITIUS HAS BECOME A POPULAR DESTINATION FOR TRAVELERS FROM AROUND THE WORLD. BEYOND ITS NATURAL BEAUTY, THE ISLAND IS RICH IN CULTURE AND HISTORY, WITH INFLUENCES FROM AFRICAN, ASIAN AND EUROPEAN TRADITIONS.

VISITORS CAN EXPLORE THE BUSTLING CAPITAL OF PORT LOUIS, SAMPLE THE ISLAND'S DELICIOUS CUISINE, OR SIMPLY RELAX AND TAKE IN THE BEAUTIFUL SCENERY. WITH ITS WARM CLIMATE, FRIENDLY PEOPLE AND UNIQUE BLEND OF NATURAL AND CULTURAL ATTRactions, MAURITIUS TRULY OFFERS SOMETHING FOR EVERYONE.





*Ile Maurice*

*Rivière Noire*



*Légende*

- 1 Albion Public Beach
- 2 Parc Loisir Gros Cailloux
- 3 Domaine Anna
- 4S PARCFitnessCenter
- 5 Unicity Office Park
- 6 Cascavelle Shopping Mall
- 7 Casela Nature Park
- 8 Cascade Kaya
- 9 Vatel Hotel & Business School
- 10 Flic en Flac Public Beach
- 11 Tamarina Golf Estate
- 12 Tamarina Golf & Spa Boutique
- 13 Tamarin Public Beach
- 14 Supermarket
- 15 Tamarin Salt Fields
- 16 Réserve du Mondrain
- 17 Tamarin Falls Waterfall
- 18 La Preneuse Public Beach
- 19 Black River Gorges National Park
- 20 Macchabée Viewpoint
- 21 Gorges Viewpoint
- 22 Chamarel Waterfall
- 23 Chamarel Seven Colored Earth Geopark
- 24 Paradis Beachcomber Golf Resort & Spa
- 25 Le Morne Public Beach
- 26 Underwater Waterfall
- 27 Le Morne Kite School
- 28 Le Morne Trail
- 29 Lagoon Flight

*Deco pack 1*



*Heavenly Dew*  
Game Reserve Residence



*Deco pack 2*



*Heavenly Dew*  
Game Reserve Residence

## *General Details*

### **General villas details**

Floor and wall tiles  
Bathroom sanitary ware  
Fully equipped bathroom furniture  
Bedroom Wardrobe and Closet  
Bedroom door  
Fully dry ceiling  
Fully equipped lights  
Aluminum window and file door

### **Kitchen**

Microwave  
Oven  
Pan  
Double door refrigerator  
Washing Machining  
Dishwasher



# Heavenly Dew

Game Reserve Residence

## Price List

VILLA	V1	3 BEDROOM	200M <sup>2</sup>	540M <sup>2</sup>	MOUNTAIN VIEW	700,000
VILLA	V2	3 BEDROOM	200M <sup>2</sup>	553M <sup>2</sup>	MOUNTAIN VIEW	710,000
VILLA	V3	3 BEDROOM	200M <sup>2</sup>	690M <sup>2</sup>	MOUNTAIN VIEW	775,000
VILLA	V4	3 BEDROOM	200M <sup>2</sup>	593M <sup>2</sup>	MOUNTAIN VIEW	740,000
VILLA	V5	3 BEDROOM	200M <sup>2</sup>	586M <sup>2</sup>	MOUNTAIN VIEW	735,000
VILLA	V6	3 BEDROOM	200M <sup>2</sup>	647M <sup>2</sup>	MOUNTAIN VIEW	765,000
OFFICE	O1	CO-WORKING	100M <sup>2</sup>	240M <sup>2</sup>	MOUNTAIN VIEW	000,000

### ACCESS TO FOREIGN INVESTOR PRICE IN EUROS

● RESERVED

### TERM OF PAYMENT

● AVAILABLE

SIGNATURE OF CRP	25 %
SIGNATURE OF DEED	35%
COMPLETION OF WINDOW AND DOORS	25%
COMPLETION OF PAINT AND FINISHES	15%
KEY IN HAND	5%

### PROFESSIONAL TEAM

PROMOTOR. HEAVENLY DEW LTD  
 NOTARY. ME PATRICE AVRILLON  
 QS. MLC  
 ARCHITECTURE. TYE STUDIO  
 GRAPHICS AND MARKETING. KREATIVE STUDIO  
 ENGINEER. AROUNLEN KISTNASAMY  
 CONTRACTOR. ONE LIFE CONSTRUCTION





*Heavenly Dew*

Game Reserve Residence

*Thank You*

+230 5816 3353 SUBURAA  
suburaay@leoprestige.com