



MOUNT GRACE
GAME RESERVE RESIDENCE

RETIRED AND LIVE IN MAURITIUS
2024

THE PROJECT

Mount Grace Residence By Luxe Living

Mount Grace Residence: An Exceptional Haven for Investors and Retirement Living

Overview

Discover an unparalleled real estate opportunity at Mount Grace Residence, a distinctive project tailored for investors and those seeking a premium retirement scheme. Nestled in the prestigious Domain De Palmyre, Mauritius' most luxurious gated community, this unique development is set at the foothills of the highest mountain, offering an exquisite blend of opulence and natural splendor.

Key Features

1. Prime Location

Located in the heart of Domain De Palmyre, Mount Grace Residence enjoys an exclusive setting within Mauritius' most luxurious gated community. It rests at the base of the highest mountain, providing a picturesque and serene environment.

2. Luxurious Living

This premier residence comprises 31 meticulously designed villas, complemented by a commercial area featuring a restaurant, sports facilities, and medical amenities. Each villa is crafted to the highest standards of luxury living.

3. Tailored Amenities

Residents can indulge in the luxury of personalization with options for a private swimming pool, BBQ area, and sunken lounge. Additionally, the project offers the flexibility to construct an additional chalet, enhancing the overall living experience.

4. Retirement Resort Concept

Mount Grace Residence embodies the concept of a luxury retirement resort. Investors have the unique opportunity to either reside in these carefully designed villas or opt for rental with hotel management, complete with a guaranteed yearly income.

5. Managed Community

The project operates as a gated community, managed by a syndic. From cleaning services to security and beyond, residents can enjoy a hassle-free lifestyle with a range of meticulously managed facilities.

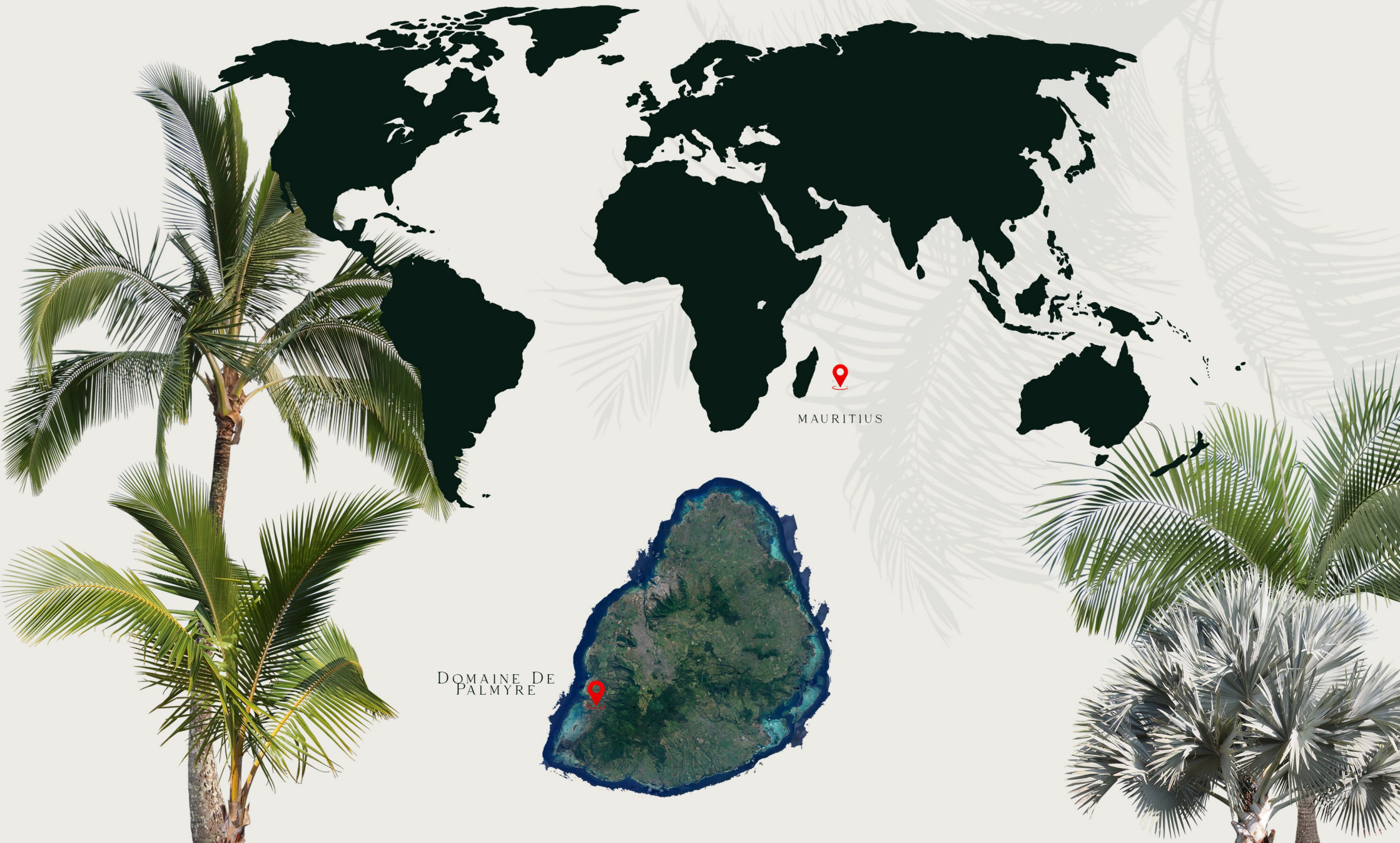
Investment Advantages

Government Approval

Mount Grace Residence holds the official endorsement of the Mauritian authorities. Investors purchasing a villa qualify for permanent residence status in Mauritius, issued by the Prime Minister's office.

Seize the opportunity to invest in Mount Grace Residence, where sophistication meets tranquility, and every detail is crafted to elevate your living experience.

LOCATION



MAURITIUS

DOMAINE DE
PALMYRE

LOCATION

Domain De Palmyre

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 Tamarind Falls Waterfall
- 18 La Preneuse Public Beach
- 19 Black River Gorges Natural 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



DOMAINE DE PALMYRE

SITE



SITUATED IN DOMAINE DE PALMYRE

CONCEPT



BACK TO AFRICA

MASTERPLAN

LEGEND

- 01 & 31 VILLAS
- MAIN ENTRANCE
- RESTAURANT & POOL
- SPA
- SHOPS
- KIDS AREA



BACK TO AFRICA

MASTERPLAN CGI



MAIN ENTRANCE



MOUNT GRACE
GAME RESERVE RESIDENCE

BACK TO AFRICA

FRONT ELEVATION



BACK TO AFRICA

REAR ELEVATION



BACK TO AFRICA

FLOOR PLAN

FROM
€ 390 000

TOTAL LAND SIZE 350M²
VILLA LIVING SPACE 108M²

- 2 BEDROOM
- 2 BATHROOM
- LIVING SPACE
- KITCHEN
- LAUNDRY
- STORAGE
- 2 PARKINGS



BACK TO AFRICA

COMMONA AREA RESTAURANT



BACK TO AFRICA

BAR AREA



BACK TO AFRICA

BAR AREA



BACK TO AFRICA

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 Furniture

Excluding :

Microwave
Oven
Pan
Double door refrigerator

Washing Machining
Dishwasher



FOREIGN INVESTOR BENEFIT

Tax advantages

- A single rate of 15% is set on income,
- payroll tax or VAT. (Value Added Tax).
- Unlike other countries, Mauritius does not tax capital gains for the resale of a property.
- In addition, there is no inheritance tax, property tax, housing tax or social security contributions.

ACCESS TO FOREIGN INVESTOR PRICE IN EUROS

TERM OF PAYMENT

SIGNATURE OF CRP	05 %
BREAKING GROUND	25 %
ROOF LEVEL	25%
COMPLETION OF WINDOW AND DOORS	25%
COMPLETION OF PAINT AND FINISHES	15%
KEY IN HAND	5%

PDS FOR SENIOR LIVING

DEVELOPMENT OF SENIOR LIVING RESIDENCES

The demand for senior living residences and senior care services is expected to grow rapidly in the coming decades as the proportion of seniors in the world is increasing.

Property developers have real opportunity to explore this opportunity. Mauritius has all the attributes to attract foreign retirees to come and live in purpose-built luxury retirement-based communities. Retirement home operators and care providers, and specialized real estate companies can benefit from this predictable and strong demand growth.

INCENTIVES TO A PERSON ACQUIRING A RESIDENTIAL UNIT

a) A retired non-citizen who has acquired a residential unit from a PDS Company relating to senior living is eligible to apply for a residence permit in respect of himself and his spouse or common law partner. The residence permit remains valid for so long as the retired person will occupy the residential unit.

b) Any income derived from outside Mauritius during the five (5) succeeding income years by a retired person or his spouse or common law partner, who has acquired the status of resident in Mauritius, is exempt from income tax.

The income year starts as from the income year in which the retired person or his spouse or common law partner comes to Mauritius.

PDS FOR SENIOR LIVING

INCENTIVES TO A PERSON ENTERING A LIFE RIGHT

a) A retired non-citizen who has acquired a right to live in a residential unit from a PDS Company relating to senior living is eligible to apply for a residence permit in respect of himself and his spouse or common law partner. The residence permit remains valid for so long as the retired person will occupy the residential unit.

b) Any income derived from outside Mauritius during the five (5) succeeding income years by a retired person or his spouse or common law partner, who has acquired the status of resident in Mauritius, is exempt from income tax.

The income year starts as from the income year in which the retired person or his spouse or common law partner comes to Mauritius.

INCENTIVES TO A PERSON RENTING A RESIDENTIAL UNIT

a) A retired non-citizen who rented a residential unit from a PDS Company relating to senior living is eligible to apply for a residence permit in respect of himself and his spouse or common law partner.

The residence permit remains valid for so long as the retired person will occupy the residential unit.

b) Any income derived from outside Mauritius during the five (5) succeeding income years by a retired person or his spouse or common law partner, who has acquired the status of resident in Mauritius, is exempt from income tax.

The income year starts as from the income year in which the retired person or his spouse or common law partner comes to Mauritius.

PRICE LIST

SCHEDULE OF AREAS		
VILLAS	LOTS EXTENT	
Plot 1	384.9m ²	€ 400 000
Plot 2	277.8m ²	€ 380 000
Plot 3	286.0m ²	€ 380 000
Plot 4	286.9m ²	€ 380 000
Plot 5	282.8m ²	€ 380 000
Plot 6	282.8m ²	€ 380 000
Plot 7	279.0m ²	€ 380 000
Plot 8	278.9m ²	€ 380 000
Plot 9	287.6m ²	€ 380 000
Plot 10	301.1m ²	€ 390 000
Plot 11	326.6m ²	€ 395 000
Plot 12	341.6m ²	€ 400 000
Plot 13	345.6m ²	€ 395 000
Plot 14	338.6m ²	€ 390 000
Plot 15	288.5m ²	€ 380 000
Plot 16	274.1m ²	€ 380 000
Plot 17	555.6m ²	€ 450 000
Plot 18	379.5m ²	€ 410 000
Plot 19	331.3m ²	€ 390 000
Plot 20	315.8m ²	€ 400 000
Plot 21	314.4m ²	€ 400 000
Plot 22	315.6m ²	€ 400 000
Plot 23	308.4m ²	€ 390 000
Plot 24	290.2m ²	€ 380 000
Plot 25	307.5m ²	€ 400 000
Plot 26	306.0m ²	€ 400 000
Plot 27	305.1m ²	€ 400 000
Plot 28	409.2m ²	€ 410 000
Plot 29	340.7m ²	€ 390 000
Plot 30	411.8m ²	€ 410 000
Plot 31	339.8m ²	€ 390 000
Plot 32	297.6m ²	€ 380 000
Plot 33	1084.2m ²	€ 600 000

RESERVED

OPTIONAL PACKAGE
 SWIMMING POOL
 OUTDOOR LOUNGE
 BBQ KIOSK

€ 50 000

ADDITIONAL CHALET BEDROOM
 30M2
 SPECIAL PLOT
 PLOT

01
 17
 27
 28
 29
 30
 31
 32
 33

€ 60 000