

An aerial photograph of a tropical coastline. On the left, a large, dark, rocky mountain rises from the land. The coastline is lush with green vegetation and a sandy beach. The water is a vibrant turquoise color, showing a shallow reef flat with various coral formations. A small boat is visible in the lower right, leaving a white wake. The sky is blue with some light clouds.

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Mauritius Property Buyers Guide
and Residency-by-Investment

Island of Mauritius



Mauritius Property Buyers Guide and Residency-by-Investment

Top 8 benefits of investing in Mauritius:

1. Mauritian permanent residency with property purchases of USD 375,000 or more
2. Property value forecast to grow by 40% over the next decade
3. The real estate market operates in hard currency USD and EUR
4. Low tax jurisdiction, including low personal and corporate tax rates and no Capital Gains Tax
5. Ranked as the easiest place to do business in Africa by the World Bank
6. Strong democracy and stable political environment
7. Strong banking sector with a wide range of financial services
8. Well-educated workforce, low unemployment and moderate inflation rate

Top 8 reasons to consider living in Mauritius:

1. Large expat community, making it easier for newcomers to settle in
2. A warm, tropical climate year-round, with beautiful sandy beaches and clear water
3. High standard of living with excellent healthcare facilities
4. Safe living environment with a low crime rate
5. Good education system with international schools and internationally recognised tertiary institutions
6. World-class golf courses, hiking and water sports
7. Lower cost of living compared to many European countries
8. Strategically located in the Indian Ocean, enabling easy access to Africa, Middle East, Asia and Europe





General information

About

Mauritius is an island country in the Indian Ocean, about 2,400km off the southeastern coast of East Africa, east of Madagascar. The volcanic island, renowned for its lagoons, beaches and coral reefs, is part of the Mascarene Islands, along with Reunion and Rodrigues. The capital city is Port Louis, which is the economic hub and known for its historical architecture, excellent restaurants and picturesque Waterfront area.

Culture and language

Mauritius has a rich culture reflecting the island's diverse history. The official language is English, but French and Mauritian Creole are also spoken. More than half its population are Hindu, one-fifth Muslim and the remaining comprising Creoles and Franco-Mauritians. Mauritian cuisine is a fusion of Indian, Chinese, African and French culinary traditions with common dishes including spicy biryanis, fried noodles and street foods like dhol puri and boulettes. The distinctive beat of Creole sega music and dance is one of the highlights of life on the island.

Weather

Mauritius enjoys a mild tropical maritime climate, and it is warm and humid all year round. Summer, from November to April, sees temperatures range between 25°C and 33°C. January to March are wetter months when sub-tropical storms or cyclones can occasionally occur. During the Mauritian winter, between May and October, temperatures are a little cooler, but still with plenty of sunshine.

Economy and currency

Mauritius has a robust economy, which benefits from political stability and a favourable business environment. The currency is the Mauritian Rupee. Real estate opportunities, which operate in USD or EUR, are highly sought after by investors due to historically safe capital return on investments and strong rental yields.

North Coast

Embrace the Grand Baie lifestyle

The north of Mauritius is known for its vibrant atmosphere, pristine beaches, turquoise water and lively nightlife. Global travellers are captivated by the picturesque mix of coastal and inland villages and sheltered sandy coves.

The popular resort town of Grand Baie is the heart of the north offering a blend of luxury resorts, water sports, shopping and a wide choice of cafes and restaurants.

The laid-back lifestyle is appealing and, if you are looking for a more relaxed way of living, you may be tempted to make the north your new home.

Here's what you can expect:

- Beautiful beaches with clear blue water
- Sailing, swimming, snorkelling and other water sports
- A vibrant nightlife, restaurants and clubs offering Creole and international cuisine
- Excellent golf courses including the 18-hole championship golf course at Mont Choisy Le Golf
- International schools, good healthcare and world-class banking
- Mauritian permanent residency if you invest USD 375,000 or more in designated developments



West Coast

Exploring the natural life in Tamarin

The west of Mauritius offers a blend of natural beauty and cultural charm. Beautiful beaches like Flic-en-Flac provide excellent opportunities for snorkelling and diving around vibrant coral reefs.

The Black River Gorges National Park is home to forests, rare bird species and scenic hiking trails. Upmarket beachfront properties, the scenic views and a tranquil lifestyle mean the West Coast is highly sought after by those looking at buying real estate.

Black River and Tamarin are particularly popular and known for their upmarket residential estates, golf courses and marinas.

Here's what you can expect:

- Beautiful beaches with pristine white sand and turquoise water
- Mountain biking and hiking trails
- Water sports, kayaking and yachting
- A variety of shopping options ranging from luxury boutiques to unique local shops
- Excellent medical facilities and international schools



Buying property in Mauritius: *a foreigner's guide*

Foreigners can only buy property within designated developments which include:

- An Integrated Resort Scheme (IRS)
- Real Estate Scheme (RES)
- Property Development Scheme (PDS)
- Smart City Scheme (SCS)
- Ground plus 2 (G+2) developments

Investors who spend more than USD 375,000 in a designated real estate development can get permanent residency status through Mauritius' residency-by-investment programme.

How the buying process works in Mauritius

You can buy residential property under an IRS, RES, PDS, Ground plus 2 or Smart City off-plan, during the construction phase, or once the construction is complete.

To complete an off-plan purchase, you will need to:

- Sign a reservation agreement, known as the Contrat de Réservation Préliminaire (CRP) which includes a site plan of the development, unit plan, finishing schedule and furniture schedule, if applicable
- Provide a certified passport, utility bill and a Know Your Client (KYC) letter from your bank
- Pay a deposit of 10% to the appointed notary's bank account
- Sign bank escrow agreements
- Apply for approval to purchase as a foreigner from the Economic Development Board (EDB)
- Pay a further 15% or 20% when construction starts and sign the title deed
- Apply for permanent residency
- Pay the balance of sales price over the construction period, as per the drawdown schedule
- Take hand-over of the property from the developer once construction is completed

Should you be purchasing a completed resale property, you will need to:

- Sign a letter of intent to purchase the property
- Pay a 10% deposit into the appointed notary's trust account
- Apply to the EDB for approval to purchase as a foreigner
- Secure a mortgage from a Mauritius bank, if applicable
- Sign the title deed to take ownership of the property
- Apply for permanent residency

Investor protection for off-plan property purchases:

Buyers will receive notification of a completion guarantee issued to the developer, prior to signature of the title deeds. Deposits for the purchase are kept in the notary's escrow account until the developer has all their guarantees in place. The escrow account is non-interest bearing. Only once there is sign-off from the quantity surveyor, the financing bank and the developer will these funds be called upon.

Indicative payment schedule for foreigners buying off-plan property in Mauritius:

Stages	Payment schedule	%	Total %
1	Initial deposit	10	10
2	Deed of sale / start construction	20	30
3	Completion of foundations	5	35
4	Start of masonry work	17	52
5	Completion of roof	18	70
6	Fitting and decoration (furniture)	25	95
7	Key handover	5	100

When purchasing a property off plan, the payment schedule is typically as above. However, it may differ slightly in certain instances:

Additional fees incurred when purchasing a resale property

- Transfer tax: 5% of purchase price
- Notary fee: +-1% + VAT of purchase price
- Agency fee: 2.75% + VAT (No commission is paid on off-plan purchases)
- EDB processing fee: MUR 40,000
- Residency application administration: USD 2,000



Understanding the Integrated Resort Scheme (IRS)

The IRS was the first zoned real estate development designed to attract foreign investors by allowing non-citizens to buy luxury residential properties, apartments and penthouses. These can be sold to foreigners at a minimum price of USD 375,000, which entitles the purchaser to a residency permit. The IRS focused on high-end, resort-type properties with a range of amenities and facilities such as golf courses, marinas and wellness centres.

Understanding the Real Estate Scheme (RES)

The RES was introduced to promote smaller-scale real estate developments where units are sold to non-citizens at no minimum price. Properties under the RES are sold on a freehold basis, giving buyers complete ownership rights. Foreigners can purchase at any price and those who invest at least USD 375,000 are eligible for a residency permit. The RES appeals to those who want to invest, work and live in Mauritius, as well as those wanting to own a holiday home there.

Understanding the Property Development Scheme (PDS)

The Property Development Scheme, introduced to replace the IRS and RES, allows both Mauritian citizens and non-citizens to acquire residential properties in designated developments. A non-citizen can buy residential properties under the PDS and if the property is valued at USD 375,000 or more, they qualify for a residency permit.

Understanding a Smart City Scheme (SCS)

The Smart City concept combines modern technology, sustainability and economic growth and revolves around the “work, live and play concept”. Residents enjoy better quality of life through smart infrastructure, efficient public services and innovative energy solutions that reduce the environmental impact. Foreign buyers who invest a minimum of USD 375,000 in residential property within a Smart City are eligible for a residence permit which covers the buyer, their spouse and dependents. This has become the predominant option for property purchase in Mauritius.

Understanding a Ground plus 2 (G+2) development

Foreign nationals are permitted to buy an apartment in a building which has ground plus two floors which falls under the Ground+2 Scheme (G+2). The purchase price of the apartment should not be less than MUR 6 million (or its equivalent in any other hard convertible foreign currency). Buyers should be aware that G+2 developments don't have the same bank guarantee processes as the IRS, RES, PDS and Smart City options. This means it's a good idea to make sure you buy through a reputable property developer or real estate consultant. Investors who buy property worth at least USD 375,000 will qualify for a permanent residency permit.



Who can purchase property in Mauritius and structures to use

- An individual non-citizen of Mauritius
- A citizen of Mauritius
- A Mauritian company incorporated under the Companies Act 2001
- A society, set up as a civil partnership
- A trust where the trusteeship services are provided by a qualified trustee
- A foreign company registered under the Companies Act 2001 – registered in Mauritius as a branch

Note: Global businesses, as defined by the Financial Services Act 2007, may not acquire property under the IRS or RES scheme.

What are the tax implications of buying property in Mauritius?

Tax benefits should you live in Mauritius or have the appropriate holding structure, include:

- No Capital Gains Tax on the sale of property
- No inheritance tax on properties purchased
- Corporate and individual income tax rate is low at 15%

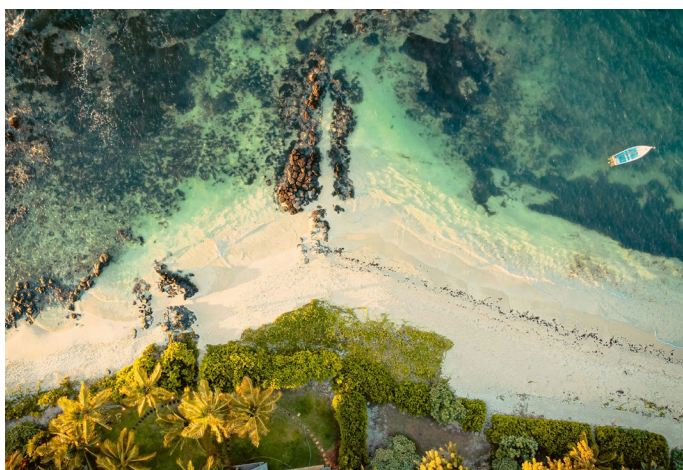
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How is Mauritian Residency-by-Investment acquired?

Foreigners can obtain permanent residency by buying property with a minimum investment value of USD 375,000 in the appropriate scheme for foreigners.

The programme benefits include:

- Permanent residency for the buyer, their spouse, children under the age of 24 as well as parents and/or parents-in-law.
- Permanent residency status allows the main applicant to seek employment without the need for a separate work permit application.
- Permanent residency includes long-term stay rights for 20 years renewable.
- There is no annual minimum stay requirement to maintain residency status.
- With the latest changes to the foreign buyers' legislation, there is a residency permit for each USD 375,000 of property purchased. For example, should a property be purchased for USD 750,000 there are two residency permits available. This is useful should friends or family want to purchase jointly.



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