Where you belong
In the Hindu Mythology, Akasha named the original beauty of the world.

Here, she takes the form of a magical place, neighbor of Tamaria golf course, nestled in the last loop of the Rempart River. It is a unique dot on the outskirts of an earthly paradise, this lush natural raised plateau, 30 metres high, sloping down towards the sea that reinvents the light shining on Tamaria Bay.

Discover your own piece of paradise.
Mauritius island has long been renowned and sought-for as a privileged tourist destination, foremost for its moderate tropical climate and sunny skies; its bountiful landscapes, magnificent beaches and lagoons; its luxury hotels and championship golf courses; the large choice of land and sea sports and leisure activities it offers. Today, in addition, Mauritius positions itself as an acknowledged business and investment destination.

Located at half an hour flight to the North-East of the French Overseas Department of Réunion Island, Mauritius has but two to four hours’ time lag with Europe, Africa, Asia – all continents wherefrom the Mauritian population originally came.

First colonised by the Dutch, Mauritius thereafter became French in 1715; British from 1810 to its independence in 1968. Mauritians speak French, English and Creole in addition to Asian languages, for some. The country evokes universal admiration for the multiracial harmony and fascinating mix of cultures it exemplifies.
Tamarin, 
THE CONVIVIAL
A COASTAL VILLAGE

From a fisherman’s village that unrolled along a large savanna plain circling the foot of the landmark hill – La Tourelle, the coastal locality of Tamarin has evolved over time into an upmarket seaside resort and residential suburb. Today, Tamarin shows an array of modern homes that pay close attention to architectural aesthetics and yet still promote a lifestyle centered around seaside and outdoor living. Tamarin’s early inhabitants and its more recent population are welcoming – they value well-balanced days, authenticity and that genuine conviviality which is the distinctive characteristic of this part of the western coast. Tamarin is also famous for its traditional salt pans, the break wave of its bay and its silver sand beach – all-time favourites with surf aficionados. Indeed, Tamarin remains in its very soul an easy-to-live and easy-to-love village.

Sheltered from the wind, reveling in an unending summer and the most spectacular sunsets, the sun-drenched coast of Mauritius unfolds its many attractions between landscape and seascape. Here, one can access several walking or trekking paths at the heart of preserved nature; enjoy a leisurely day at a championship golf course or a splendid beach as much as partake in thrilling sea sports and leisure activities. When it comes to daily practicalities and social life, wellness and fitness, an array of facilities are available. In short, the whole of this region is dedicated to nurturing the joy of living that is quite the trademark of Mauritius.

The West is embracing quality urbanism

1. CAP TAMARIN (Delicatessen shop – Wine shop – Supermarket – Gourmet Restaurant – Cafe – Bar – Bakery)
2. RIVERLAND SPORTS CENTRE
3. ECOLE PAUL ET VIRGINIE (French School)
4. PLAGE DE TAMARIN
5. LA COSA NOSTRA (Wood-fired Pizza)
6. PALM SQUARE MALL (Grocery and Restaurant)
7. PLAGE DE LA PRENEUSE (5 Km)
8. CHEZ MOUSTACHE (Restaurant and wine shop)
9. THE BAY HOTEL
10. LONDON (Supermarket)
11. RUISSEAU CRÉOLE MALL (Delicatessen shops, luxury shops, restaurants and bank)
12. DEEP SEA FISHING
13. NAUTICAL CENTRE (Boat Yard - 6.5 Km)
14. BLACK RIVER GORGES (National Park - 8 Km)
15. TAMARINA GOLF & SPA - HOTEL & BEACH CLUB
16. TAMARINA GOLF
17. SOFITEL IMPERIAL RESORT
18. HILTON RESORT & SPA
19. FLIC EN FLAC BEACH (Beach & restaurants)
20. FLIC EN FLAC TOWN (Supermarket – Shops - Luxury shops - Restaurants – Bars)
21. SPARC (Premiere Sports Centre with Olympic-size heated Swimming Pool)
22. WEST COAST SCHOOL (International school)
23. CASCAVELLE SHOPPING MALL (Supermarket – Restaurants – Bars – Cafes – Shops – Luxury shops - 6.5 Km)
24. MEDINE BUSINESS PARK (Offices)
25. MIDDLESEX UNIVERSITY
26. CASELA NATURE PARK (Wildlife and leisure park – Restaurant – Quad biking – Zip line)

Tamarin Bay
Black River Bay
La Case aux Palmes
Heritage Centre
Tamarin
La Roche
Mauritius
Introducing AKASHA

Akasha’s topography offers a natural belvedere. Landwards it enjoys a chain of sculptural mountains for a backdrop; to its left a view of the golf course of Tamarina; seawards it overlooks the luxuriant haven of the property, the villas at the heart of the village and offers a wide-angled view fanning the estuary, the bay and the endless ocean. In the upper parts of the estate, the Villas Corniche, Villas Montagne and Villas Hameau enjoy a panoramic view.

The riverside villas nestle in settings of greenery gently sloping down and expanding towards the bank of the river that starts to widen out there. Upstream on the Villas Arena they are nestled away in the river’s most secret part of the property, sheltered at the heart of a sheer oasis composed of century-old mango trees. Here, one can only hear birds whistling and the relaxing sound of the river as it flows over the black basalt rocks that have been polished by ages of running water.

Following the course of the river downstream, come the Villas Barachois. These enjoy the luxury of spacious gardens that extend up to the water’s edge where the river slows down and starts to meander in between land flats.

Further downstream, where the river widens out to become an estuary, the Villas Mangrove face the wide expanse of roiling waters that go murmuring.
All for an authentic sense of belonging and true fulfilment

Akasha finds its name in the concept of perfect harmony between elements that is the basis of the world’s beauty. Akasha luxury residential estate effectively demonstrates this indispensable balance: the haven of peace it shelters amidst pristine nature, between land and sea, conjures up a wonderful feeling of being free of all cares, immersed in the sweetness and joy of living that the place instils.

Akasha lives up to its promise – “Where you belong...”

Holistic balance is at the core of everyday life here and everything Akasha offers enhances self-realisation across all aspects of life and go towards creating an authentic sense of belonging and accomplishment for its residents. Akasha allows each one, at every stage of life, the opportunity of sheer fulfilment through an authentic everyday experience of a quality lifestyle and real quality of life.

Set between blue and green, naturally connected to land and sea

Akasha is a private Eden set on the left bank Rempart River which also borders the golf course of Tamarin on its right side as it flows to the sea. Overlooking the nearby Tamarin coastline from some 30 metres above sea level, it is elevated generally. Akasha has been and remains an intimate residential estate smoothly dovetailed to the banks of the river. From Akasha, it meanders leisurely across an estuary to merge with the wide lagoon of Tamarin Bay.

The Masterplan

Akasha’s villas have been set out and designed following the natural slope of the site. They make the most of the view and its array of vivifying greens and blues that keep shifting in hues between the lush vegetation, the lively lagoon and endless ocean.
Further downstream, where the river widens out to become an estuary, the Villas Mangrove face the wide expanse of roiling waters that go murmuring in between the roots of the mangrove bushes.

### Areas

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Net internal area</td>
<td>496 m²</td>
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<tr>
<td>Total net internal area</td>
<td>127 m²</td>
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<tr>
<td>Total built area</td>
<td>681 m²</td>
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Following the course of the river downstream, come the Villas Barachois. These enjoy the beauty of spacious gardens that extend up to the water’s edge where the river slows down and winds to meander in between land flats.

Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Net internal area (Ground floor)</th>
<th>Net internal area (First floor)</th>
<th>Total net internal area</th>
<th>Total net external area</th>
<th>Total built area</th>
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<tbody>
<tr>
<td></td>
<td>410 m²</td>
<td>47 m²</td>
<td>467 m²</td>
<td>134 m²</td>
<td>697 m²</td>
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Barachois Villas

Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Net internal area (Ground floor)</th>
<th>Net internal area (First floor)</th>
<th>Total net internal area</th>
<th>Total net external area</th>
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Upstream are the Villas Arena; they are tucked away in the most secret part of the property, nestled at the heart of a sheer oasis composed of century-old mango trees. Here, one can only hear birds whistling and the relaxing sound of the river as it flows over the black basalt rocks that have been polished by ages of running water.
Away from their planted natural cocoon, these private edens offer spectacular views of the surrounding mountains. Designed on two levels with a majestic double volume, these sober and elegant villas blend naturally in their environment.

**Areas**

- Net internal area (Ground floor): 272 m²
- Net internal area (First floor): 61 m²
- Total net internal area: 333 m²
- Total net external area: 174 m²
- Total built area: 612 m²
The Hameau Villas are nestled in the upper parts of the estate, as a figurehead in the eco-responsible field, calm reigns in this haven of peace. Landwards, the Villas enjoy a chain of sculptural mountains for a backdrop; to its left a view of the golf course of Tamarina.  

**Hameau VILLAS**

Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Ground floor</th>
<th>First floor</th>
<th>Total net internal area</th>
<th>Total net external area</th>
<th>Total built area</th>
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<tbody>
<tr>
<td>Net internal area (Ground floor)</td>
<td>203 m²</td>
<td>92 m²</td>
<td>295 m²</td>
<td>92 m²</td>
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<td>Total net internal area</td>
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<td>Total net external area</td>
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<td>Total built area</td>
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The Clubhouse
THE HEART OF AKASHA’S COMMUNITY

Akasha’s Clubhouse is located at the entrance of the estate. In line with the inclusive spirit of the development, the purpose of this facility is to provide a dedicated space where residents can gather, meet and get to know one another in a non-friendly way. To this end, it includes a fitness centre, a restaurant and bar. In addition to fostering the integration of residents within Akasha’s community, the Clubhouse also offers the opportunity of worldwide interactions with inhabitants of neighbouring communities – a perfect way for Akasha’s residents of getting acquainted with Mauritian life.

An array of facilities and services for carefree days
Akasha provides an array of facilities and services which comprise the security and maintenance of the common spaces of the domain, the rental management of the private properties and their maintenance too. A ferry service will take residents from the estate to the beach, navigating the estuary. A concierge service, operating morning to evening, will take charge of residents’ shopping requirements, inclusive of home delivery; it also procures its required bookings for leisure activities, cultural events and miscellaneous entertainments. The Concierge has a well-packed address book for its partner shops and service providers, ensures Akasha’s residents the best quality products and services, interesting discounts and special offers.
Own your villa
and become a Mauritian resident

Enjoy the advantages of Mauritius’ beneficial fiscal regime

As from 183 days of presence on Mauritian territory – in one or several stays, an active or retired foreign citizen can request fiscal domiciliation in Mauritius and thus benefit from the attractive national fiscal regime and numerous tax incentives that are uniformly apply to both Mauritian and foreign citizens.

With regards to DTAs, it is to be noted that a real estate property acquired under Mauritian jurisdiction has no bearing on wealth tax or Impôt sur la Fortune (ISF) for the buyer. Moreover, rental and resale revenue derived from the property are solely taxable in Mauritius.

Other tax benefits

- 15% tax rate on both companies and individual income
- 0% tax on capital gain, interest and dividends
- Free repatriation of capital, benefits and dividends
- 0% custom duty on equipment
- 15% Value Added Tax (VAT)
- 2% Corporate Social Responsibility (CSR) tax on company benefits (SIR)
- 5% Land Transfer Tax
- Non-double taxation agreements (DTAs) with 37 countries

In Mauritius, the development of upmarket real estate properties that are available for international acquisition, is managed under specific and stringent legal frameworks. Akasha is a residential development of the Property Development Scheme (PDS) type. This means that it abides agreements to fully a private residence on Mauritian territory. A PDS includes collective facilities and services and applies an inclusive approach to facilitate the integration of new residents within their neighboring local communities.

Any foreign buyer investing more than 500,000 USD in a real estate property in Mauritius can fully own a private residence on Mauritian territory for known, life partner and his own children up to the age of 24. The Mauritian Residency Permit granted allows the外国 buyer to stay in Mauritius as long as the buyer remains the owner of the acquired property.

The star and key of the Indian Ocean

Foreign residents and visitors value the genuine sense of welcome they experience here and the fact that they can enjoy in Mauritius a lifestyle up to their usual habits and lifestyle – which explains that the island today counts a significant number of expatriates as a part of its population.

Thanks to SSR international airport, which operates round the clock and it acknowledged as the best airport of the Indian Ocean, the island is regularly served by some twenty airlines that connect it to around sixty major airports across Europe, Africa, Asia, Australia and the Middle East, some of which daily.

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