



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.

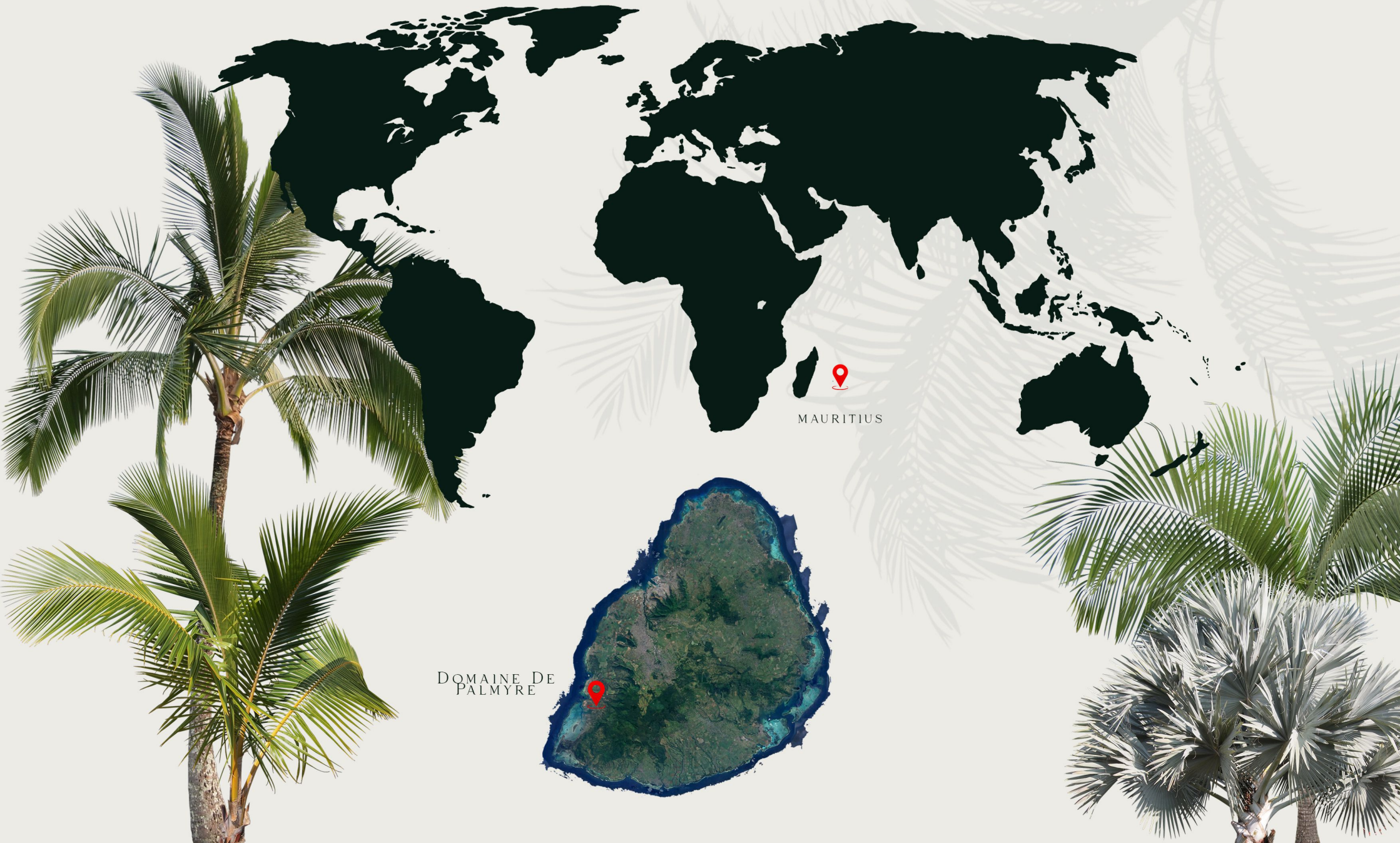
Investment Advantages

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



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 Filic 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

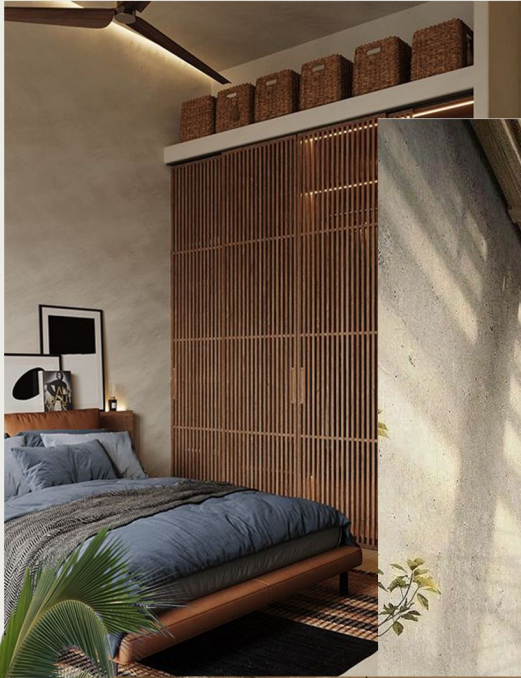


SITE



SITUATED IN DOMAINE DE PALMYRE

CONCEPT



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MASTERPLAN

LEGEND

- 01 & 31 VILLAS
- MAIN ENTRANCE
- RESTAURANT & POOL
- MEDICAL AREA
- MAIN STORE
- SPORT CENTRE



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MASTERPLAN CGI



MAIN ENTRANCE



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FRONT ELEVATION



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REAR ELEVATION



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FLOOR PLAN

FROM
€ 390 000

TOTAL LAND SIZE
VILLA LIVING SPACE

350M²
108M²

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



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COMMONA AREA RESTAURANT



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BAR AREA



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BAR AREA



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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

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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	20 %
SIGNATURE OF DEED	50%
COMPLETION OF WINDOW AND DOORS	15%
COMPLETION OF PAINT AND FINISHES	10%
KEY IN HAND	5%

THE TEAM

SUBURAA Y CRUSTNA
PROMOTOR

KRITISH TYELOO
PARTNER

STEPHEN VLOK
CHIEF RISK OFFICER

BERTRAND CERCY
PROJECT MANAGER

DHARAJ BEECHOO
CIVIL ENGINEER

BERNARD DE MARAIS
ARCHITECT

JAGADEESEN LUCHMANAN
MECHANICAL ELECTRICAL PLUMBING

AKHATAR DHONYE
QUANTITY SURVEYOR

PATRICE AVRILLION
CIVIL LAW NOTARY

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THE TEAM

Sales	Land Size	Living m2	Price EUR
V 01	475	101	420,000
V 02	406	101	390000
V 03	421	101	390000
V 04	425	101	390000
V 05	422	101	390000
V 06	410	101	390000
V 07	420	101	390000
V 08	468	101	415000
V 09/10	1152	202	830000
V 11	487	101	420000
V 12	430	101	390000
V 13	463	101	430000
V 14	457	101	430000
V 15	446	101	410000
V 16	435	101	400000
V 17	430	101	390000
V 18	420	101	390000
V 19	407	101	390000
V 20	484	101	425000
V 21	816	101	610000
V 22	496	101	430000
V 23	482	101	430000
V 24	488	101	430000
V 25	567	101	450000
V 26	640	101	470000
V 27	688	101	480000
V 28	787	101	550000
V 29	853	101	630000
V 30	926	101	650000
V 31	1491	101	690000

 RESERVED

OPTIONAL PACKAGE

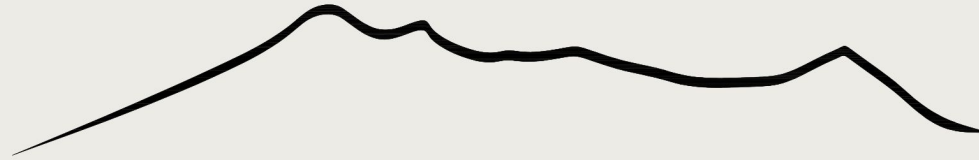
SWIMMING POOL

OUTDOOR LOUNGE

BBQ KIOSK

€ 50 000

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GAME RESORT RESIDENCE

Thank You

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