



St. Antoine
PRIVATE RESIDENCE | MAURITIUS

MY MAURITIUS

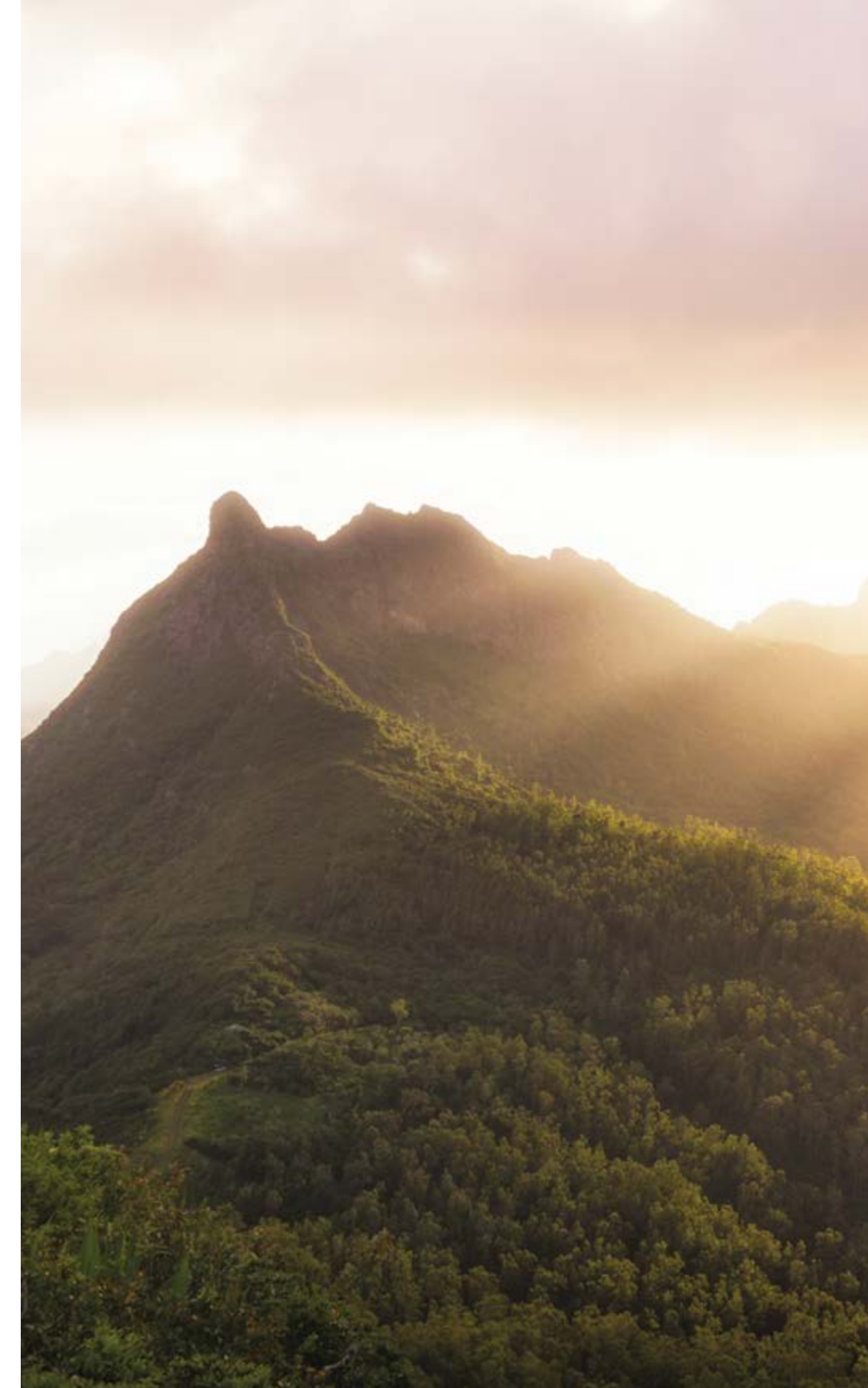

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Mauritius

Situated in the Southwest of the Indian Ocean, at about 1000 kilometres away from the eastern coast of Madagascar off the eastern coast of southern Africa, and no more than a five-hour flight away from Cape-Town, Mauritius is one of the Mascarene Islands, alongside Reunion and Rodrigues. The land that was once called Isle de France is especially known for its picturesque beauty and postcard landscapes: its lagoons with swirling kaleidoscopes of vibrant blues, its pristine white sand beaches, its tropical, lush, luxuriant, colourful and flamboyant nature...

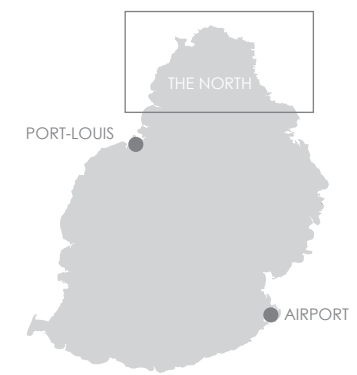


Composed of Rodrigues, Agalega, the Saint Brandon archipelago and Mauritius itself, this young republic also stands out for its rainbow nation and cultural diversity where Europe, China, India and Africa meet and live together in harmony. Considered as one of the most popular touristic destinations in the World, Mauritius can be proud of having one of the best performing economies in Africa as well. Thanks to the strength of its attributes, this little island that has now been independent since 1968 is no longer just a holiday destination, but is also, and most particularly, attractive to those who dream of faraway places and easy living in the sun all year long...





The North is undeniably one of the liveliest and dynamic regions of the island. With its beaches and exceptional sceneries, it became a well-known landing place for international travellers, enabling this part of the island to develop rapidly. Nowadays, far away from the hustle and bustle of the capital city and other big Mauritian towns, the area possesses many advantages, and seems to have found the perfect balance between its authentic little villages that are scattered along its coastline, and all the attributes that modern living wishes for.



Welcome to the North



ILE AUX BERNACHES

St Antoine

If it is common and natural to think of Mauritius as a paradise island, one thing is for sure: St Antoine is, without the shadow of a doubt, an exceptional spot on this idyllic little piece of tropical land! Situated in the Northeast of the island, St Antoine is one of the typical little villages of that region. Charmingly rural and imprinted with authenticity, the rich and tropical plant life that surrounds it is characteristic of the area. It is here, nestled between land and sea, facing a lagoon of an exceptional beauty which harbours two precious and heavenly islets, that St Antoine – Private Residence desires to be the most beautiful expression of the Mauritian tropical way of life: the quintessence of life by the sea!

If authenticity and easy living are amongst the key words that describe St Antoine – Private Residence, living there does not necessarily imply being cut off from the rest of the world. St Antoine – Private Residence is a couple of minutes away from the village of Goodlands and only ten minutes away from the North and Grand-Baie, the well-known seaside resort village and its modern and exciting life. As a result, all essential and basic services and amenities, modern facilities, a multitude of recreational activities as well as numerous business opportunities are within reach.



Ile aux Bernaches

Seemingly floating above the lagoon, Ile aux Bernaches is a small islet where one can walk from one end to the other in ten minutes. Only a couple of minutes away by boat from St Antoine - Private Residence, this small and picturesque island possesses the qualities and convenience of a private beach, where one can admire the exceptional grace of its Casuarina trees and its beautiful white sand beach. Resting not far from the coral reef, Bernaches Island is a renowned fishing spot and offers superb underwater landscapes to scuba diving enthusiasts.

Welcome to nature and sea lovers' paradise!

Ile d'Ambre

A mere few hundred metres separate Ile d'Ambre Island from St Antoine - Private Residence. This little islet, a conservation area that is accessible to the residents of St Antoine - Private Residence, stands out of a turquoise and emerald lagoon, with its white sand collar and lush vegetation.



Experience seaside living at its best



Direct sea access



Ocean view



Resort services



Residence permit



St. Antoine
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One hundred luxury apartments and penthouses and thirty plots of land span on over 17 acres. The two to four-bedroom apartments have been designed to optimise comfort in a stylish venue. They boast fine contemporary lines and a remarkable architecture in an exclusive location.

- 1 - 30 Villas

- 31 - 130 Apartments & Penthouses

- Reception and Spa

- 1 - 2 Clubhouses

- Boat Yard

- Marina

- Jetty





THE RECEPTION



Safety and serenity

St Antoine - Private Residence is a secluded residence lying in a discreet area surrounded by landscaped grounds with amazing sea views. It is accessed by a gated driveway meandering through the estate.

The mild climate all year round allows for outdoor living and grand entertaining where families can enjoy the amazing island, asking to be explored.

Embrace the lifestyle

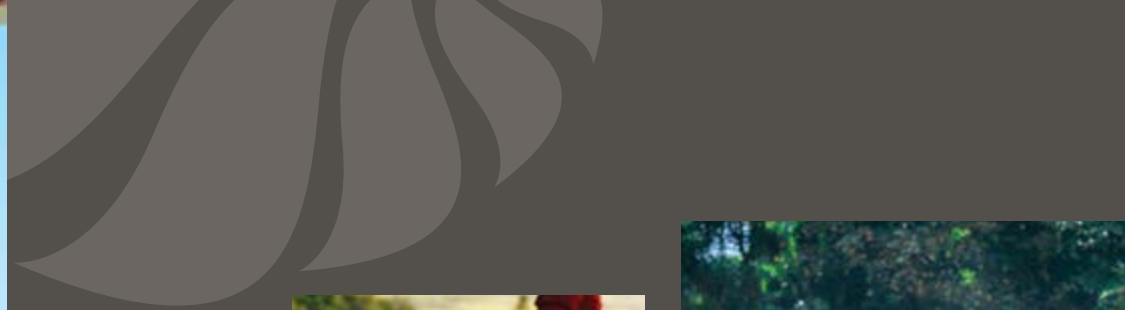
The modern architecture and sleek design seek to optimise the sense of indulgence. The residence features an exquisite clubhouse, a resort-style swimming pool, a deli and a spa with magnificent proportions, all set in an awe-inspiring environment.



THE MAIN POOL & COMMON SPACES



IN THE CLUBHOUSE



Modern architecture

The soft colours and the careful design complement the surrounding vistas. The contemporary and clean aesthetic lines blend harmoniously with natural elements such as timber and stones. Exquisitely crafted, the residence boasts fine finishing touches. The elegance and warmth of this property echo the splendour of the surrounding nature.

Open to the blue

Looking to the horizon, where the azure skyline meets the ocean, this is your perfect playground.

The waters of St. Antoine provide the ideal setting for water skiing, stand-up paddle boarding, canoeing, kayaking through the mangroves, or diving and fishing. This is your paradise!

The residence features a marina with a jetty comprising of a boat yard with management services.





My playground

A modern retreat

St Antoine - Private Residence offers ultimate privacy in an enviable location enveloped by luxuriant nature, offering an incomparable lifestyle. It is a modern retreat providing a wealth of recreational activities.





THE APARTMENT TERRACE



A sense of great freedom

The open-plan interior of the apartments flows seamlessly through the large glazed openings to the balconies offering stunning ocean views.

Modern living

The opulent homes boast a fully-fitted kitchen with modern conveniences. The open concept design leads to a spacious living area framing enchanting panorama and flooded with natural light. The upscale décor and luxurious features fill the warm interior.



Comfort and intimacy

The sumptuous bedrooms are masterfully designed to create a sophisticated atmosphere and to maximise intimacy. These bright and airy spaces are inviting and uplift the mind with the soothing ocean sounds in the background.





THE APARTMENT BATHROOM



Fresh and elegant

The generously- proportioned bathroom is appointed with elegant and natural elements. The perfect place to unwind!



My peace of mind

Refinement and elegance

Walk into ultimate elegance while enjoying the space and comfort of a master bedroom at its finest.

Featuring soft colours, chic designs and using only elegant textures and modern finishes, the room is filled with an abundance of natural light throughout and is a quiet oasis.



THE PENTHOUSE BEDROOM



Indoor & outdoor living

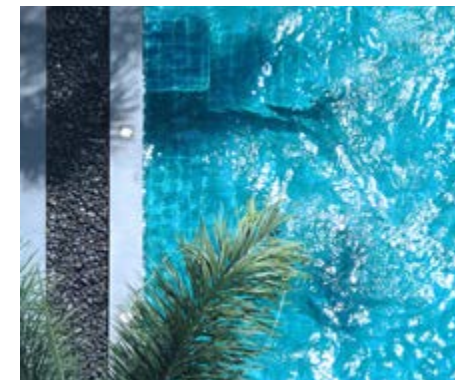
The penthouses are designed to the highest standards, boasting generous volumes in a tranquil and unspoiled environment. They are exclusively configured to enhance both indoor and outdoor living.

My view





THE VILLA



Exclusive homes

Featuring a swimming pool and adjoining gazebo, the villa's private gardens provide the perfect setting to enjoy the best of island life in complete privacy. Enjoy cocktails while the sunsets and have barbecues in the garden, with family or friends. You'll experience an incredible sense of serenity!

Authentic design

These villas resonate with refined luxury, tropical chic, modern architecture and contemporary interior design. They have been designed to optimize comfort and elegance. The interior layout guarantees a perfect light distribution. The interior and exterior spaces form a cohesive unit enhanced by natural materials, such as wood and stone, incorporated to the design of the villa, and brought together with endemic plants in the garden. This fluidity between interior and exterior adds to the atmosphere of total bliss...





My memories

Investing in Mauritius

Outline of the Property Development Scheme

The Property Development Scheme (PDS) allows for the development of a mix of residences and is designed to facilitate the acquisition of residential property by non-citizens in Mauritius. Although the sale of residential units is made principally to foreigners, Mauritians also like to invest in quality project such as St Antoine - Private Residence (30% of Phase 1 was sold to Mauritian buyers).

Under the PDS program, a non-Mauritian citizen is eligible for a residence permit when s/he has invested more than US \$500,000, or its equivalent in any freely convertible foreign currency. Where a residential property is acquired by a non-citizen, the investment in the acquisition of that residential property must be financed by the purchaser from funds outside Mauritius and transferred to Mauritius through any reputable bank listed in the Banking Almanac recognized by the Bank of Mauritius. Non-citizens of Mauritius as well as their dependents (spouse or common law partner as well as children, stepchildren, lawfully adopted children under the age of 24 years, or above the age of 24 years who are pursuing full-time education) can apply for a residence permit through the PDS program. The residence permit granted to the non-citizen shall remain in force for as long as the residential property under the scheme is held in the name of the non-citizen.

Who can acquire a property within a PDS development?

- ✔ a natural person;
- ✔ a company incorporated or registered under the Companies Act;
- ✔ a société where its deed of formation is deposited with the Registrar of Companies;
- ✔ a limited partnership under the Limited Partnerships Act;
- ✔ a trust, where the trusteeship services are provided by a qualified trustee;
- ✔ a foundation under the Foundations Act.
- ✔ a qualified global business as defined under the Financial Services Act 2007 holding a Global Business Licence (GBL).

A favourable tax system

The new Property Development Scheme (PDS) together with the previous RES and IRS schemes have boosted Mauritius as an attractive destination for foreigners seeking to live in a country that promises profitable investment and a high standard of living.

St Antoine - Private Residence fits the bill by allowing owners to benefit from an advantageous taxation environment, an access to residence permit and freehold status as well as numerous lifestyle benefits.

The residence permit entitles the property owner to be tax domiciled in Mauritius, provided that the duration of stay on the Mauritian territory exceeds 183 days per year.

As the country has signed a Non-Double Taxation Treaty with 43 countries, the Mauritian tax resident status delivers several valuable benefits such as:

- No inheritance and capital gains taxes.
- Dividends and other income derived from capital gains are exempt of taxes.
- Highly attractive tax regime (15% for personal and business tax)
- Economically thriving business hub
- USD based capital appreciation and rental income
- International schooling and tertiary institutions
- Safe and secure lifestyle

Duties and Taxes applicable to PDS acquisitions

Duty / Tax	Rates
Land Transfer tax (payable by the PDS Company at the time of registration)	5% of the value of the property
Registration duty (payable by the purchaser at the time of registration)	5% of the value of the property
No duties and taxes shall be payable on a deed witnessing the transfer of residential property to a person holder of a registration certificate under the Mauritian Diaspora Scheme.	

Duties and taxes on resale of residential property

Duty / Tax	Rates
Land Transfer tax (payable by the seller of residential property)	5% of the value of the property
Registration duty (payable by the purchaser)	5% of the value of the property

Other costs to be incurred during the acquisition process:

- Notary fees;
- Administrative costs (for the preparation of the Deed of Sale and registration and transcription of the latter);
- Fees charges by the client's bank if any (to be borne directly by the client).
- Rental of residential property by a purchaser

The owner of a residential property may rent his/her property through the PDS Company holding the PDS Certificate or a service provider appointed by the PDS Company to provide property management services.

Residential property sales

Residential properties under the PDS can be sold off-plan, during construction and after completion. Transfer is achieved by acknowledging completion of the building through an authentic instrument and is retroactively effective on the day of the sale. A sale in a future state of completion is the contract by which a seller immediately transfers to the buyer his/her rights in the ground as well as ownership of the existing structures. The works become the buyer's property as they proceed with the buyer bound to pay for them as work continues.

Design Consultants & Professional Team

Developed by:



and



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