



ILE MAURICE

RÉSIDENCE
PREMIUM



THE 1ST GREEN CERTIFIED RESIDENTIAL
PROJECT IN MAURITIUS

BY **2** futures



ILE MAURICE

RÉSIDENCE PREMIUM

We are delighted to introduce the 'résidence premium Pierre & Vacances Ile Maurice', an invitation to escape and experience well-being. With apartments ranging from studios to 3-bedroom units, this residence embodies tropical luxury.

However, what truly makes this address unique is the exceptional partnership between 2Futures, a prominent real estate developer in Mauritius, and Pierre et Vacances, a renowned name in the world of tourism and accommodation for decades. Pierre et Vacances stands for more than just a company; it represents a commitment to quality, comfort, and expertise. This collaboration brings together the excellence of two industry leaders, offering an extraordinary residential experience that seamlessly combines Mauritian elegance with international excellence.

Our residence aims to be a pioneer in ecological practices and to be the first residential complex to achieve the prestigious EDGE building certification. This certification reflects our dedication to environmental responsibility. Additionally, our operations will be conducted with the Green Key certification, emphasizing our commitment to environmentally responsible practices.



MAURITIUS

THE STAR OF THE INDIAN OCEAN

In the heart of the Indian Ocean, Mauritius reveals itself as a strategically positioned gem, nestled between Africa and Asia. This unique location has shaped its identity, blending African, Asian, and European influences harmoniously.

Since gaining independence, Mauritius has embodied political stability and is renowned for its serene way of life. With its sunny climate, pristine sandy beaches, and favourable tax incentives, the island attracts entrepreneurs and investors alike.

The 'résidence premium Pierre et Vacances Ile Maurice' enhances these advantages by offering the coveted Mauritian residency permit, a privilege within the framework of the Property Development Scheme (PDS).



Bain Boeuf
public beach
1 min



2Beach Club
5 min



Winners Supermarket
5 min



Grand Baie
7 min



C-Care Grand-Baie
10 min



Championship golf course
15 min



Ecole du Nord (Enseignement Français)
Northfields International School
International Preparatory School
15 min

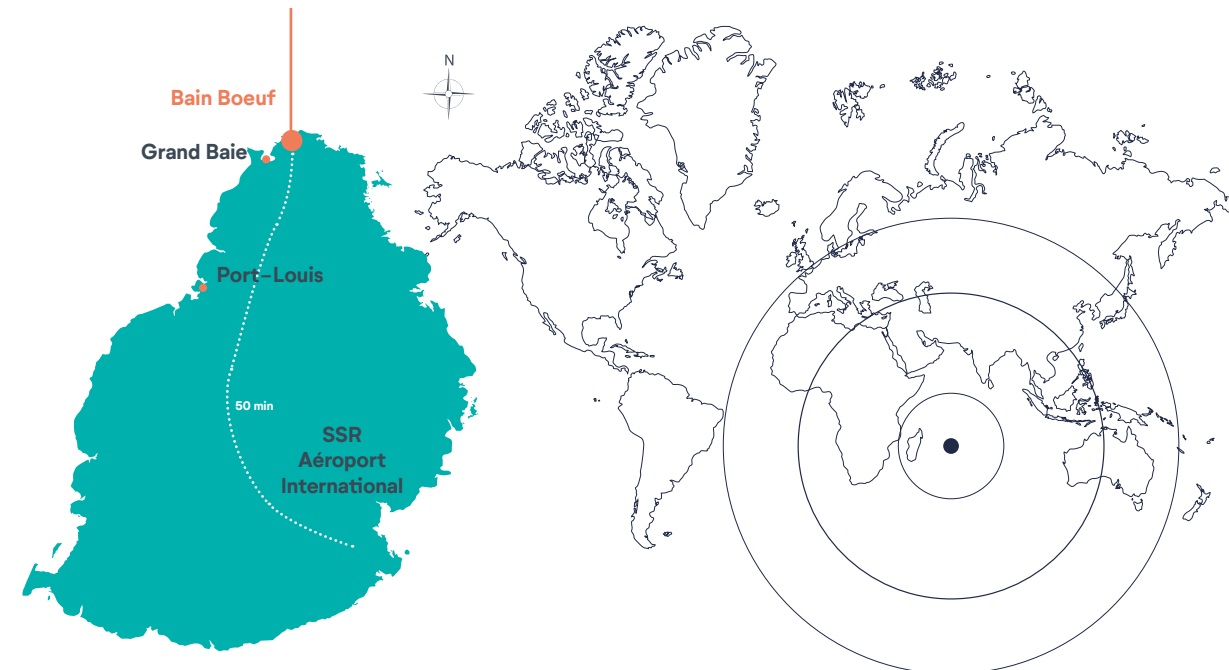


SSR International Airport
50 min

**MAURITIUS
THE FAVORITE
DESTINATION
OF THE FRENCH***



ILE MAURICE
RÉSIDENCE
PRÉMIUM



**A PEACEFUL HAVEN
STRATEGICALLY LOCATED
BETWEEN ASIA AND AFRICA**



SPOKEN LANGUAGES
English, French and Creole



REAL GDP GROWTH
3.2 %



TIME ZONE
GMT+4



CURRENCY
Mauritian Rupee



POPULATION
1,3 million



CLIMATE
Average in the north:
28° / 22°C

* Study carried out by the French state for the period from November 1, 2023 to April 30, 2024

Nestled in the captivating setting of Bain Boeuf, our project is situated just a few steps from the beach, in a strategically located area with easy access to the main thoroughfares, and the proximity to Grand Baie ensures quick access to city amenities.

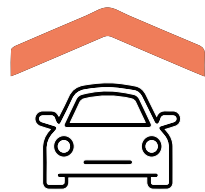
Discover this enclave featuring 82 units (convertible into 139 keys), including studios and spacious apartments, offering a variety of 1 to 3 bedrooms. Our project provides a diverse range of amenities, from a spa to a kids' club and organic gardens where both young and old can cultivate aromatic herbs. The entirely underground parking ensures a peaceful, car-free environment.

The large pool, surrounded by lush greenery, includes integrated lounges with a central fire area for barbecues and cooler evenings.

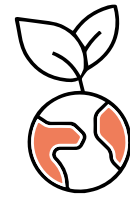
A communal area designed for dining and lounging, with private corners for moments of intimacy, offers an exceptional experience. Whether you are seeking a second home or an investment opportunity, the 'résidence premium Pierre & Vacances Ile Maurice' offers an idyllic setting and attractive returns. Don't miss this opportunity to live or invest in this exceptional residential project in Bain Boeuf.



40% OF THE AREA (6,500 M²) RESERVED FOR COMMON SPACES



UNDERGROUND PARKING FOR RESIDENT SAFETY



MAURITIUS' FIRST GREEN CERTIFIED RESIDENCE



STUDIOS AND APARTMENTS WITH 1 TO 3 BEDROOMS



ATTRACTIVE RETURNS FOR INVESTORS



OPTIMIZED YIELD WITH CONVERTIBLE APARTMENTS INTO 2 KEYS



ACCESS TO BAIN BOEUF BEACH



PRIVATE ACCESS TO 2BEACH CLUB AND THE BEACH

COMMON SPACES



KIDS' CLUB



LOUNGE



SPA



SWIMMING POOL



OUTDOOR FITNESS AREA



MEDITATION AREA



ORGANIC GARDEN

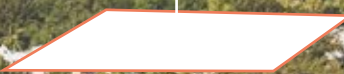


Enjoy access
to the beach



ILE MAURICE

RÉSIDENCE
PREMIUM



2BEACH
CLUB
BY 2futures

5 min

1 min

BAIN BOEUF BEACH



**1ST GREEN CERTIFIED
RESIDENTIAL PROJECT
IN MAURITIUS**



EDGE CERTIFICATION: A COMMITMENT TO SUSTAINABILITY, ENERGY EFFICIENCY, AND RESIDENT WELL-BEING

The 'résidence premium Pierre et Vacances Ile Maurice' has chosen to obtain EDGE certification, a first on the island. Our intention to achieve this certification represents recognition of our commitment to environmental sustainability. Concretely, this involves in-depth reflection on ecology and bioclimate, helping to reduce our environmental impact, while guaranteeing a high level of quality of life for our residents.

In our residence, strict principles of energy efficiency, responsible water use, and carbon emissions reduction are diligently followed. Our buildings integrate cutting-edge technologies to minimize their environmental impact, all while offering our residents a superior quality of life.

We deeply believe in preserving the beauty of our beloved Mauritius, and the EDGE certification marks a significant step in this direction. It showcases our commitment to a more sustainable future while upholding the highest standards of comfort and luxury for our residents.



**AN EXPERTISE
IN TOURIST
ACCOMMODATION**

THE PIERRE & VACANCES-CENTER PARCS GROUP IS THE EUROPEAN LEADER IN LOCAL TOURISM, RENOWNED FOR ITS EXTENSIVE RANGE OF HOLIDAY RESORTS AND APARTMENTS WORLDWIDE.

Established in 1967, the Pierre & Vacances-Center Parcs Group is the foremost European innovator in nearby tourism. Presently, with its four well-regarded and complementary tourism brands—Pierre & Vacances, Center Parcs, maeva, and Adagio—the group is showing strong growth for the 2022/2023 fiscal year (+12.8% compared to the previous year, +27.6% compared to 2019). This performance is in line with the current fiscal year’s financial projections (+8.2%).

DIVERSE ACCOMMODATIONS

The company offers a wide array of accommodations, including holiday residences, apartments, holiday villages, premium residences, and hotels, catering to various budgets and preferences.

PERSONALIZED CUSTOMER EXPERIENCE

Our commitment to a tailor-made customer experience is reflected in accommodations designed to meet the needs and preferences of our clients. Our residences provide high-level comfort and personalized services such as concierge services, among many others.

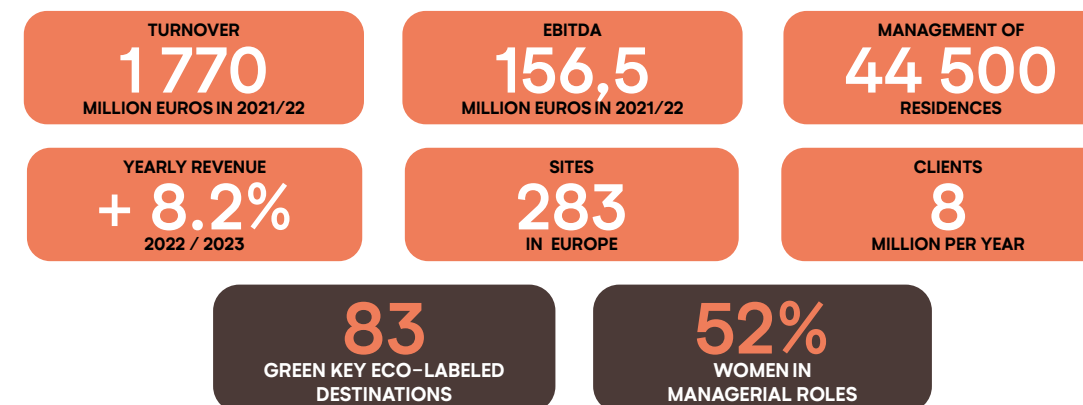
RESPONSIBILITY AND SUSTAINABILITY

We are dedicated to promoting environmental and social sustainability. We implement responsible practices such as water and energy management, waste reduction, making us eligible for environmental certifications.

RENTAL MANAGEMENT

In addition to managing our own properties, we offer rental management services for private property owners, ensuring professional maintenance and rental income for their properties.

KEY FIGURES ABOUT THE GROUP





THE GREEN KEY OF HOSPITALITY



1ST INTERNATIONAL LABEL FOR RESPONSIBLE TOURISM

This residence will be labelled Green Key, the 1st international label for responsible tourism. The Green Key label has been with us for more than 10 years and has 119 criteria certifying our commitment to limiting our impact on the environment and promoting the richness of destinations.

By choosing a Green Key labelled destination, you are choosing a residence committed to limiting the footprint on the environment of your accommodation and facilities and promoting Mauritius's wealth.

*Breathe in the fresh sea air,
embrace coastal living!*



THE MOVING BEAUTY OF

BAIN BOEUF



Bain Boeuf derives its name from the oxen that once roamed the pastures of the region, coming to refresh themselves in its calm and clear waters. Nearby, the famous Cap Malheureux Chapel offers a picturesque atmosphere where one can savor fresh fish under the shade of a century-old banyan tree, with their feet in the fine sand.

Cap Malheureux took the name in homage to the important battle that changed the course of history, establishing Mauritius under British domination. In 1810, a British fleet landed on its shores, marking the beginning of British influence under French control known as Île de France. The British victory led to its renaming as Mauritius in honor of Prince Maurice of Nassau. Although under British influence, Mauritius remains steeped in French culture, and with French as the second official language.

Experience the rhythm of an authentic fishing village, come and witness the graceful appearances of whales in the winter amidst the backdrop of the iconic Coin de Mire.




LET'S FIND TRUE

NORTH



UNVEIL THE SECRETS OF
THE UNDERSEA DEPTHS



In the North, a thriving region awaits, revealing new adventures, a tropical charm, and a unique quality of life each day.

With its expansive lagoon for exploration and golden beaches for relaxation, life in the North unfolds at the easy pace of the tides. Every sunset paints a fresh canvas in the sky.

But beyond its visual appeal, the North offers a laid-back lifestyle. It's a place to enjoy outdoor lunches and look forward to discovering something new with each sunset.



A VILLAGE
STEEPED IN AUTHENTICITY



ENJOY THE MOST BEAUTIFUL BEACHES



PRIVATE ACCESS TO 2 BEACH CLUB



SWING BY AN INTERNATIONAL CHAMPIONSHIP GOLF COURSE



AT LAST, SAVOUR THE DAILY SPECTACLE OF THE MOST STUNNING SUNSETS

THE NORTH

BEACHES AND SWIMMING

The North of the island is the perfect place to dive into local cuisine, whether it's at local restaurants or street food stalls, some within walking distance, others just a short drive away. It's also on the northern coast that you'll find the highest concentration of beaches on the island. Péreybère Beach and Mont Choisy Beach, located on the stunning stretch of pristine white sand, are the most renowned.

EDUCATION FACILITIES

Primary schools: Ecole du Nord, International Preparatory School (IPS), Greencoast International School, Secondary schools: Northfields International School

RESTAURANTS

There's a large choice locally, some within walking distance, others a few minutes' drive away.

SHOPPING

The north coast is full of small typical local shops and larger malls. Among the latter you will find Grand Baie La Croisette, Mont Choisy Mall, Sunset Boulevard and Le Quartier des Serres. You will also find many supermarkets such as Super U, Winners, Intermart, and London Way Supermarket.

BANK AND POST OFFICES

Branches of both Absa and MCB at La Croisette and post offices at Super U in Grand Baie.

GOLF

A unique 18-hole championship golf course.

SPORTING CENTRES

Multiple facilities are available at RM Club and Ennoia Sports & Fitness Club.

HEALTH FACILITIES

The C-Care Clinic in Mont Choisy is one of the largest private hospital groups in Mauritius. You can also find C+S Diagnostic Center, Dentcare, Clinique de Grand Baie and private medical practitioners.

OFFICES

MCBQiQ and GBBQ in Grand Baie Beau Plan Business Park

Where every day
is an adventure



Enjoy a premium membership at
2BEACH
CLUB
BY 2futures



The 2Beach Club is the ultimate destination for sun, sand, and luxury on the pristine shores of Pereybere. Nestled along the breathtaking coastline, this club offers an unparalleled experience that combines relaxation, entertainment, and natural beauty.

The 2Beach Club is more than just a destination; it's a lifestyle. With exceptional service, stunning surroundings, and a range of tailored activities, it's the perfect haven to escape the hustle and bustle of everyday life and immerse yourself in pure bliss.

At the 2Beach Club, members can savour exquisite dining, lounge by the pool with beach access, enjoy attentive concierge service, witness stunning sunsets from the rooftop, and dine barefoot in the sandy bar area.

MEMBERSHIP BENEFITS



2BEACH
CLUB
2futures



EXCLUSIVE MEMBERSHIP TO 2BEACH CLUB HAS THE ADDED BENEFIT OF SETTING YOUR PROPERTY APART

You can be sure of celebrating even more than life itself when you see the investment and rental yields 2Beach Club adds.

Enjoy the proximity to the stunning blue lagoon, coupled with typically warm, friendly service. It's all designed to encourage you to linger longer.



- RESTAURANT •
- ROOFTOP •
- SWIMMING POOL •
- PRIVATE ACCESS TO THE BEACH •
- SHUTTLE SERVICE •
- SPECIAL EVENTS •
- CONCIERGE SERVICE •
- TOWEL SERVICE •
- SHOWER ROOM •
- BOARDROOM •



PERMANENT RESIDENCY PERMIT

Experience the unique opportunity to secure permanent residency in Mauritius when you purchase a property starting at USD 375,000.

Key features of the Mauritian residency permit include:

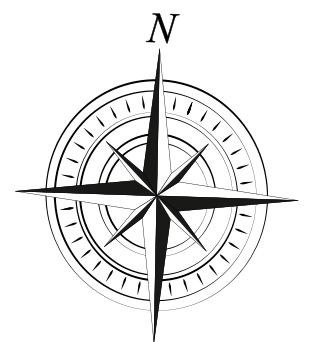
- Permanent residency, linked to property ownership.
- Eligibility for the spouse or common-law partner of the opposite sex.
- Eligibility for parents of the permit holder.
- Eligibility for unmarried, financially dependent children (including stepchildren or legally adopted children) not engaged in gainful employment.
- Year-round residence in Mauritius.
- No minimum stay requirements.
- No need for an occupational or work permit, granting freedom to invest and work in various sectors.
- The ability to purchase properties in Mauritius outside schemes reserved for non-citizens, subject to specific conditions.

Your pathway to permanent residency in Mauritius is straightforward and starts here.



MASTER PLAN

1. Entrance
2. Access to underground parking
3. Shared pool
4. Lounges with outdoor fireplace
5. Lounge
6. Kids' Club
7. Spa
8. Outdoor fitness area
9. Meditation space
10. Organic garden



IMMERSE YOURSELF IN AN AQUATIC SANCTUARY

Three poolside integrated lounges are thoughtfully arranged for your relaxation while basking in the refreshing water.

A central boma provides a comforting warmth during winter nights and offers you the opportunity to prepare grills for evenings with your neighbours or friends.



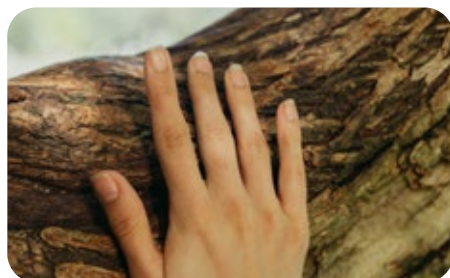
LUXURIOUS AMENITIES



A SECURE, CAR-FREE ENVIRONMENT



ELEGANTLY DESIGNED INTERIORS



ENVIRONMENTAL PRESERVATION





A SPACE FOR EVERY MOOD, A MOOD FOR EVERY SPACE

Thoughtfully chosen walls and wallpapers add an air of sophistication and refinement to create a calming and inspiring atmosphere. The graceful lines and fluid designs of the furniture contribute to a modern and chic vibe, encouraging you to linger and relish every moment.

The lounge offers private spots for today's contemporary nomads. Whether for focused work or impromptu meetings, these spaces strike a harmonious balance between comfort and functionality. The ambience fosters concentration and creativity, perfectly aligned with the rhythms of modern life.



THE LOUNGE





STEP INTO THE SPA, AN OASIS THAT BECKONS YOU TO RELAX, REFLECT, AND RECONNECT WITH YOURSELF

Located on the lower ground floor, our spa is a sanctuary carefully crafted to provide you with an exceptional wellness experience. Facing the cascading water feature from the main pool, it offers a soothing visual backdrop to your relaxation.

Natural materials such as stone, thatch, and wood have been thoughtfully chosen to create a tropical zen atmosphere, where every element resonates with nature's harmony. Soft colours dominate the space, with calming shades of beige, white, and brown, creating an inviting and tranquil ambiance.

The spa also features outdoor showers and a bathtub, allowing you to reconnect with the outdoors. Solid stone walls convey a sense of stability and connection to the earth, enhancing the overall calming atmosphere.

The outdoor fitness area is where nature's energy harmonizes with your well-being journey.

Under the open sky, enveloped in lush greenery and gently caressed by the breeze, you can work out and rejuvenate your mind.

Beneath the benevolent shade of a century-old tree, benches beckon you to sit and meditate. This serene space provides a sanctuary where you can discover inner peace.



OUTDOOR SHOWERS
AND BATHTUB



OUTDOOR
FITNESS AREA



MEDITATION
AREA



THE SPA





A KIDS' CLUB: A PLACE FOR DISCOVERY AND GROWTH



AN EXPLORATION PLAYGROUND



THE KIDS' CLUB

A HAVEN FOR RELAXATION AND ENTERTAINMENT



THE GARDEN OF CREATIVITY

THE KIDS' CLUB: AN ENCHANTED WORLD FOR CHILDREN

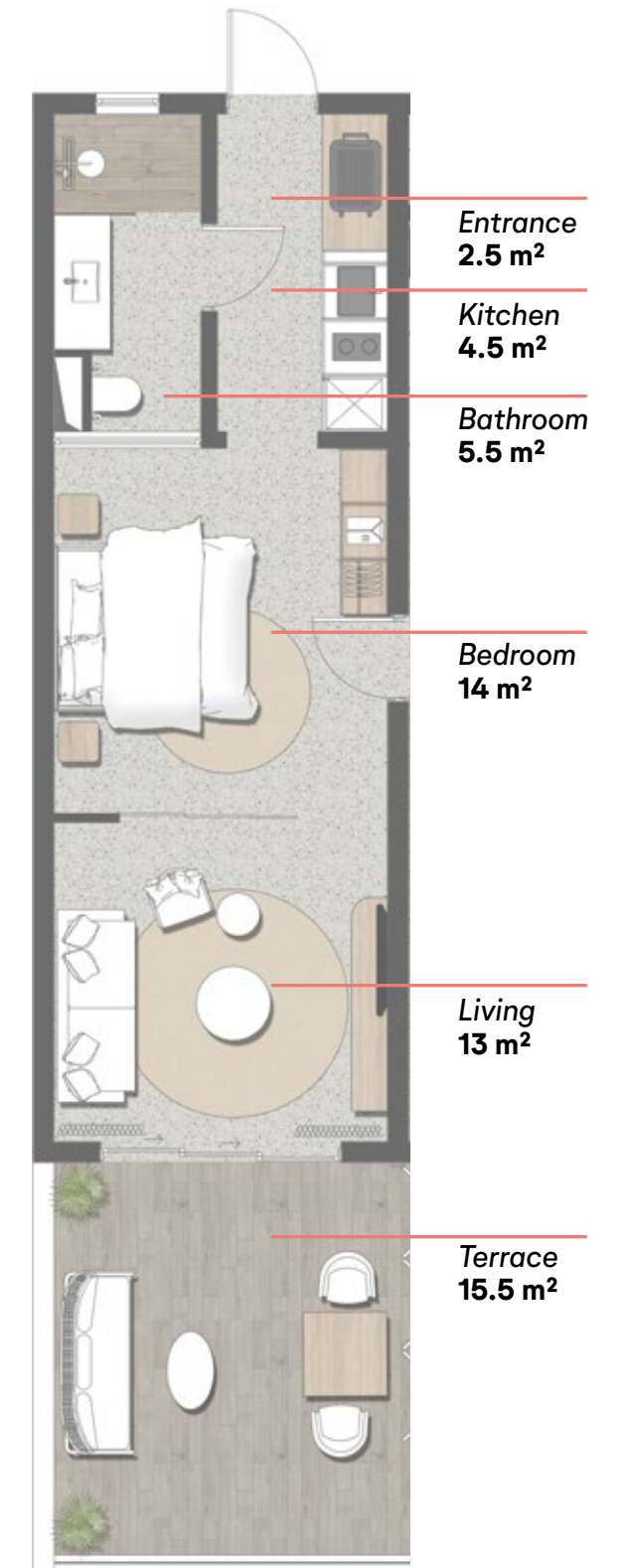
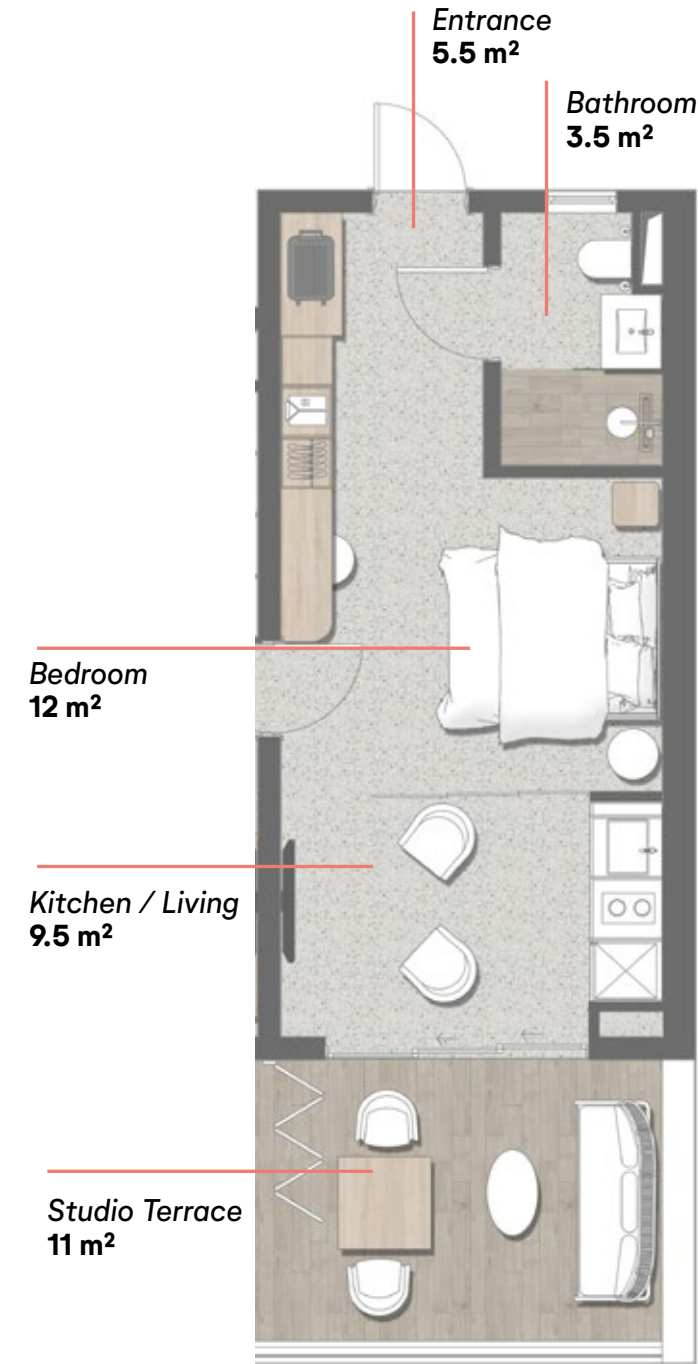
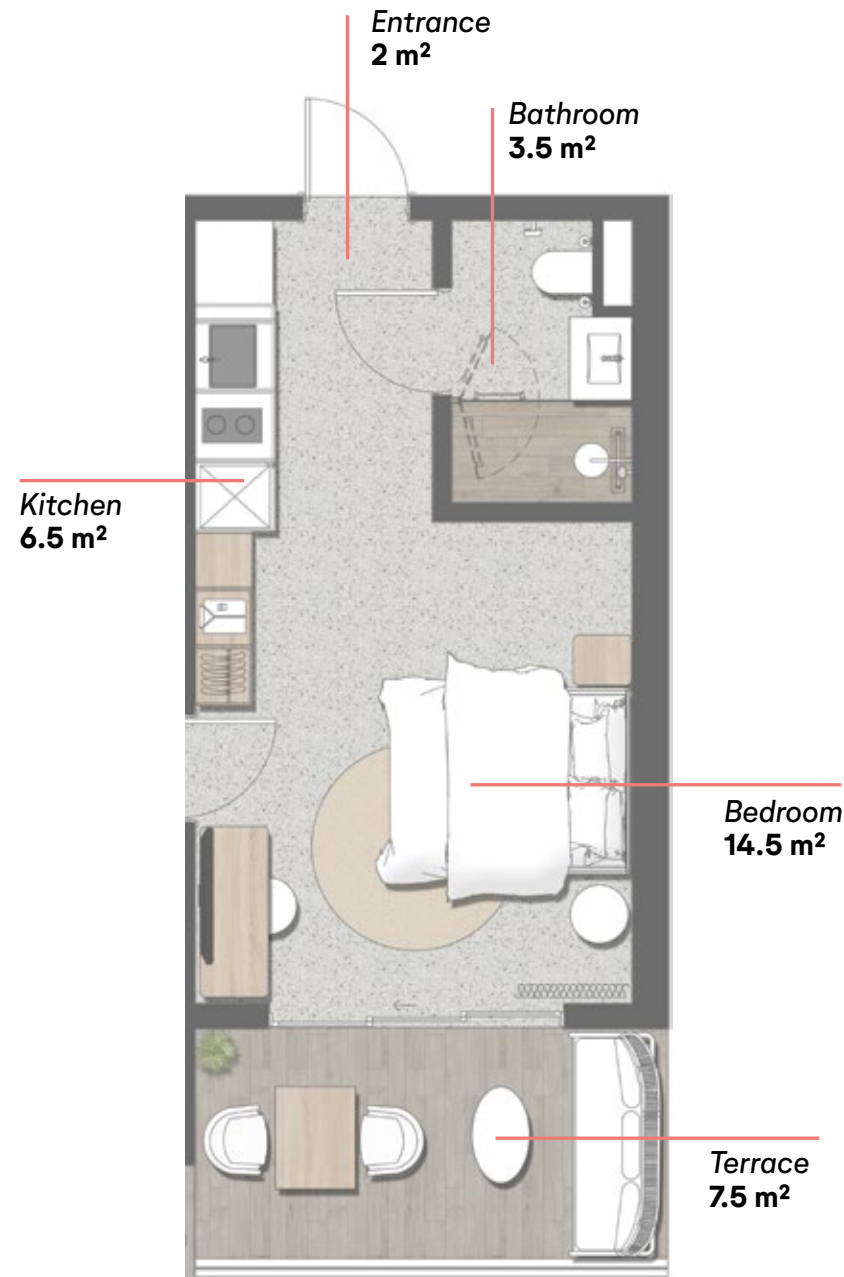
The Kids' Club is the place where parents can leave their children with peace of mind and fully enjoy their activities. Every detail has been carefully designed to stimulate the little ones' curiosity, fostering their cognitive and sensory development.

The smooth and playful terrazzo floor encourages exploration and creativity. It's a space where children play, create, and have fun together. Cozy corners invite rest between adventures, sometimes transforming into small cinema corners where the kids discover new worlds.

The Kids' Club also features its own organic vegetable garden, allowing children to discover plant growth and gain a better understanding of nature.



STUDIO FLOOR PLANS



STUDIO - TYPE A3

34 m²
NET SURFACE
(INCL. TERRACE)

41 m²
TOTAL SURFACE
(INCL. WALLS)



STUDIO - TYPE A2

41 m²
NET SURFACE
(INCL. TERRACE)

46 m²
TOTAL SURFACE
(INCL. WALLS)



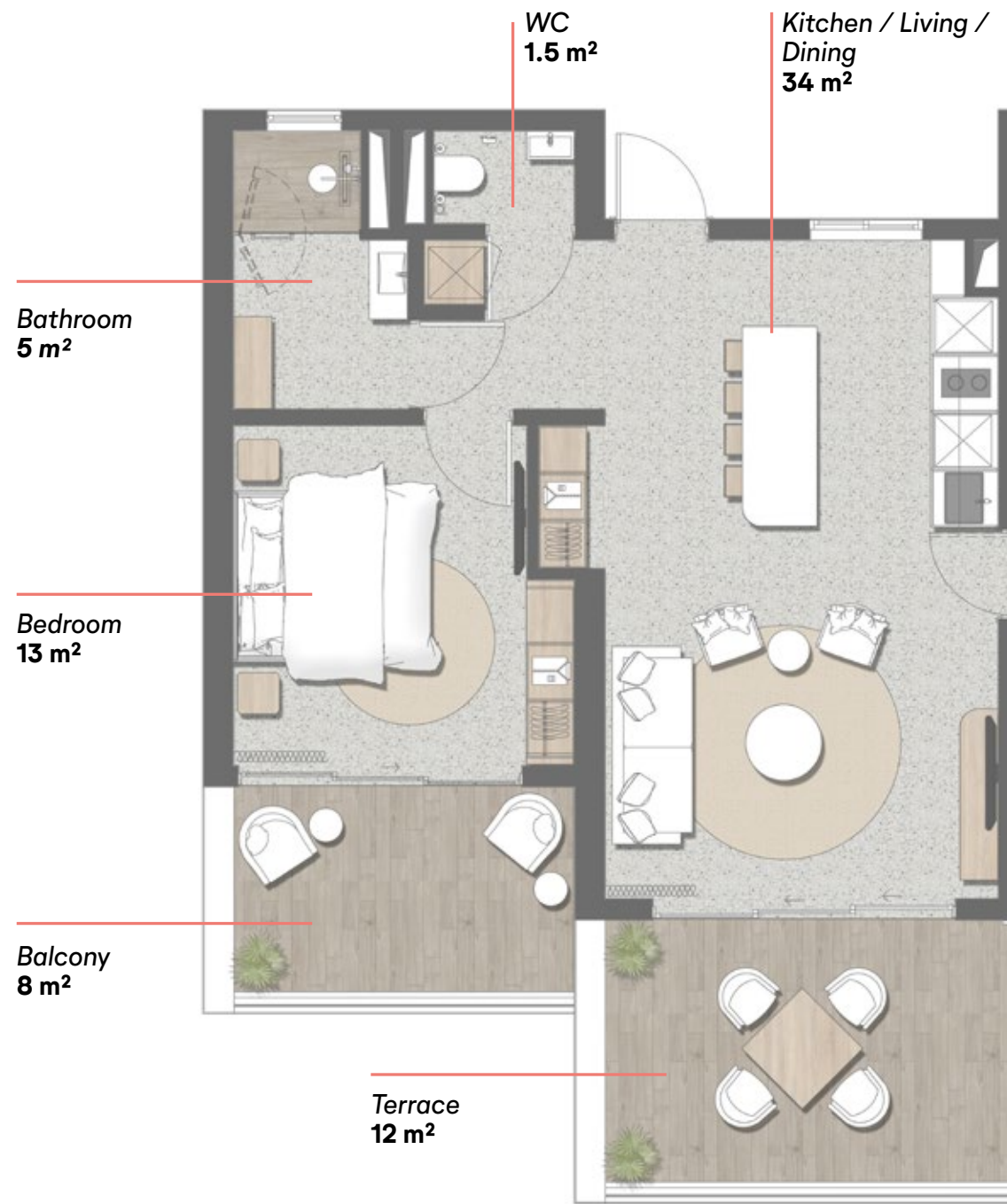
STUDIO - TYPE B3

55 m²
NET SURFACE
(INCL. TERRACE)

62 m²
TOTAL SURFACE
(INCL. WALLS)



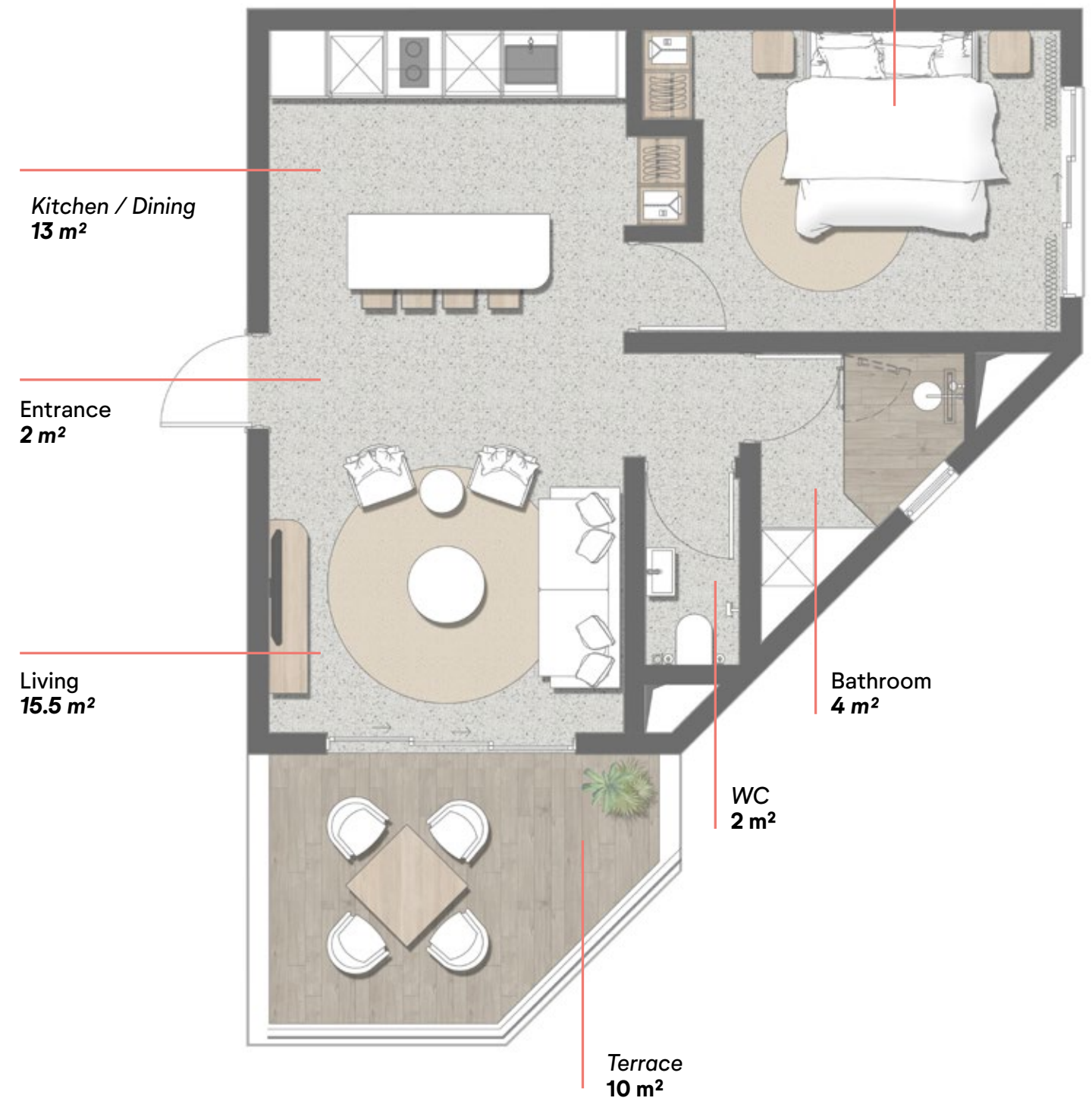
APARTMENT FLOOR PLANS



1 BEDROOM APARTMENT - TYPE A2

73 m²
NET SURFACE
(INCL. TERRACE)

83 m²
TOTAL SURFACE
(INCL. WALLS)



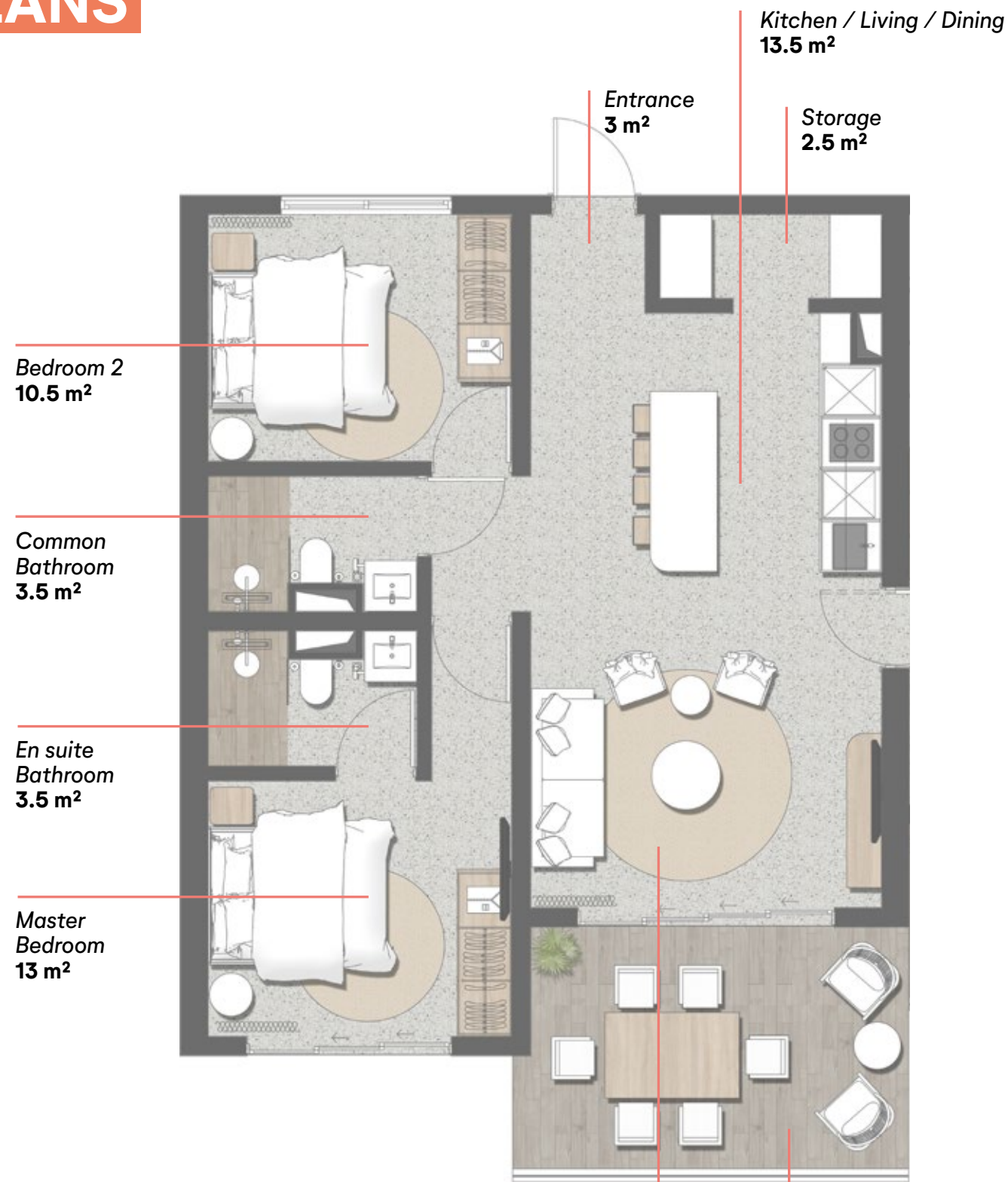
1 BEDROOM APARTMENT - TYPE B1

60 m²
NET SURFACE
(INCL. TERRACE)

70 m²
TOTAL SURFACE
(INCL. WALLS)



APARTMENT FLOOR PLANS



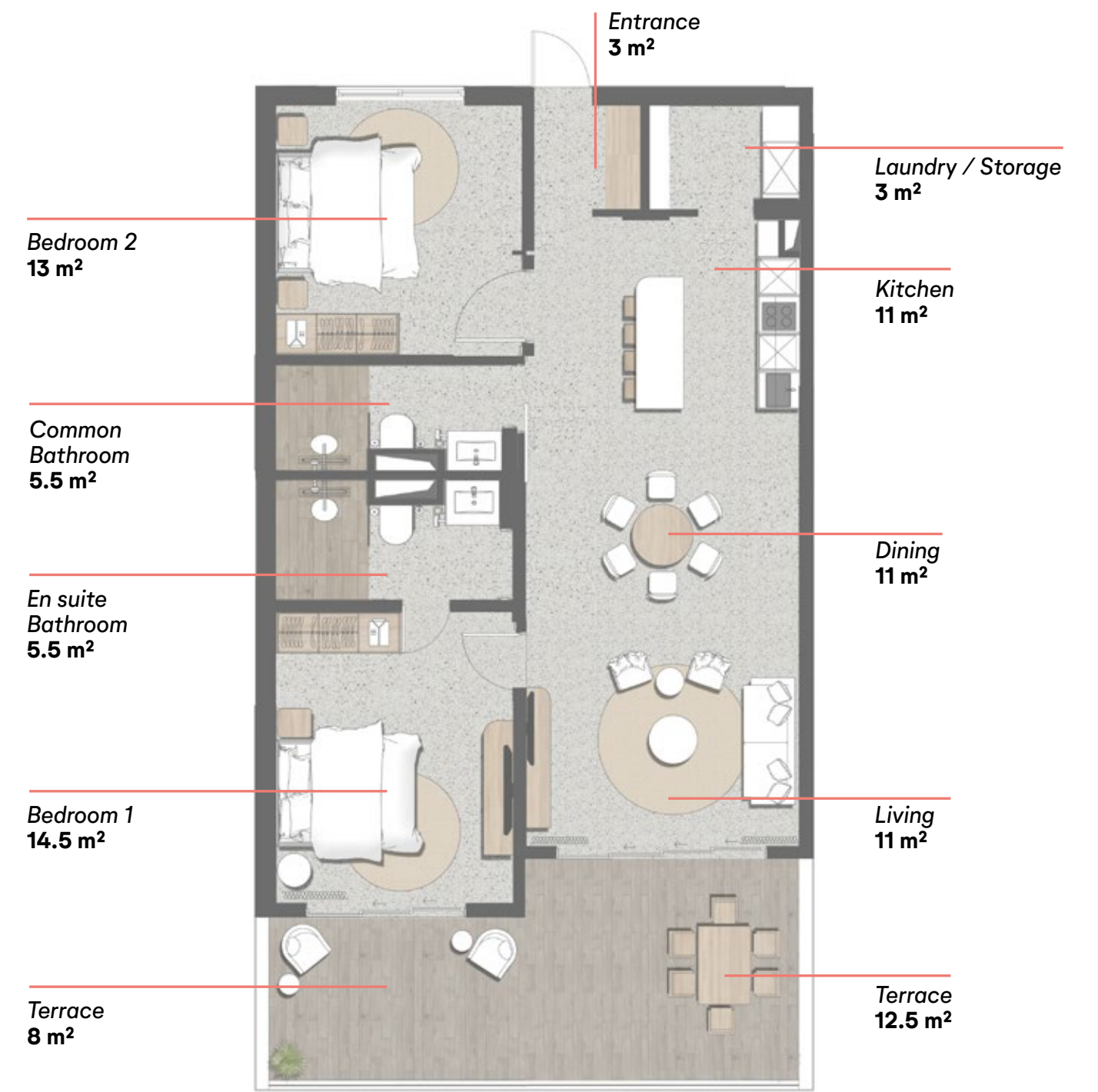
2 BEDROOM APARTMENT - TYPE A3

78 m²
NET SURFACE (INCL. TERRACE)

88 m²
TOTAL SURFACE (INCL. WALLS)



Living 16.5 m²



2 BEDROOM APARTMENT - TYPE C2

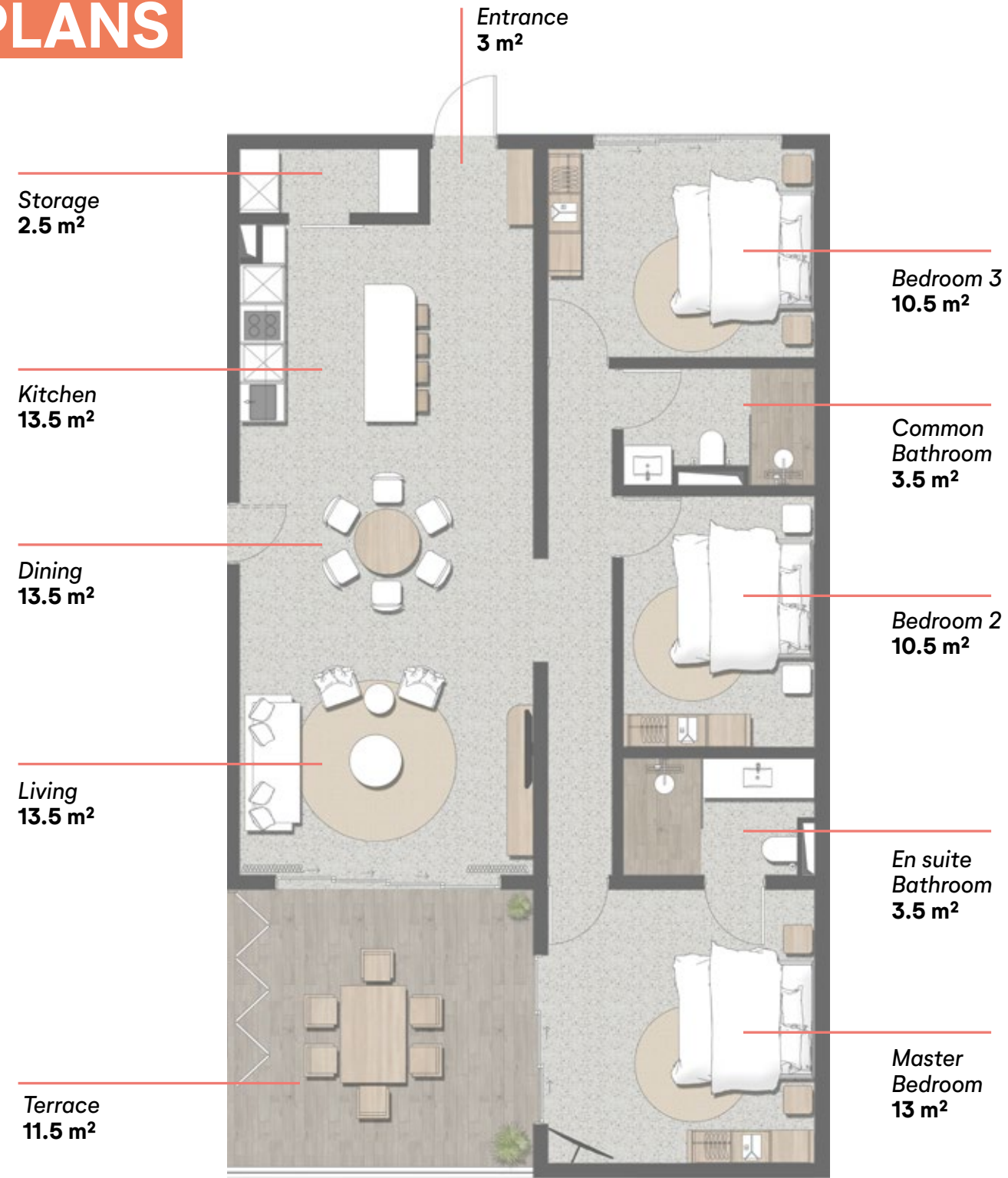
98 m²
NET SURFACE (INCL. TERRACE)

110 m²
TOTAL SURFACE (INCL. WALLS)



APARTMENT FLOOR

PLANS



3 BEDROOM APARTMENT - TYPE B3

131 m²
NET SURFACE
(INCL. TERRACE)

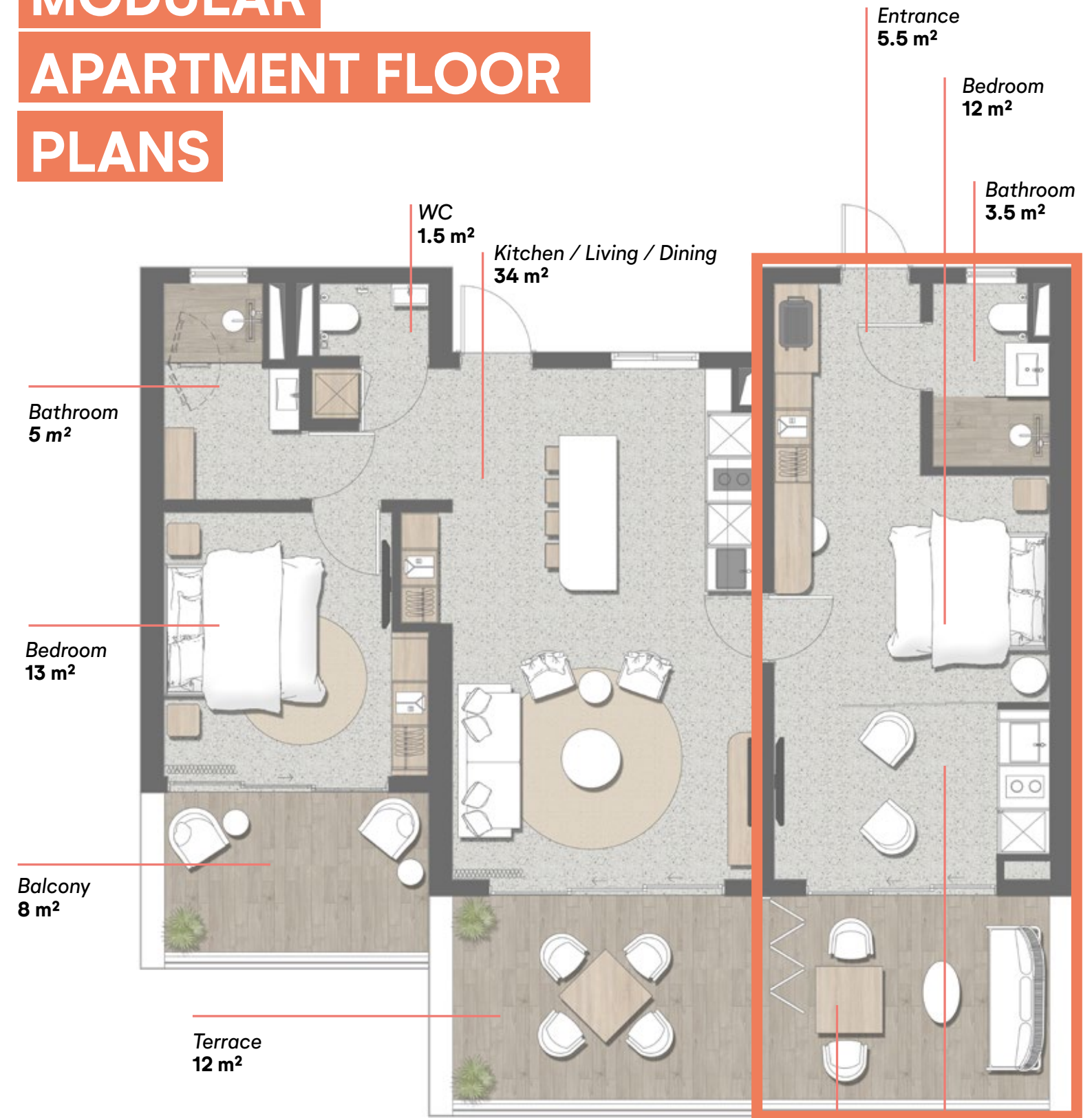
145 m²
TOTAL SURFACE
(INCL. WALLS)



MODULAR

APARTMENT FLOOR

PLANS



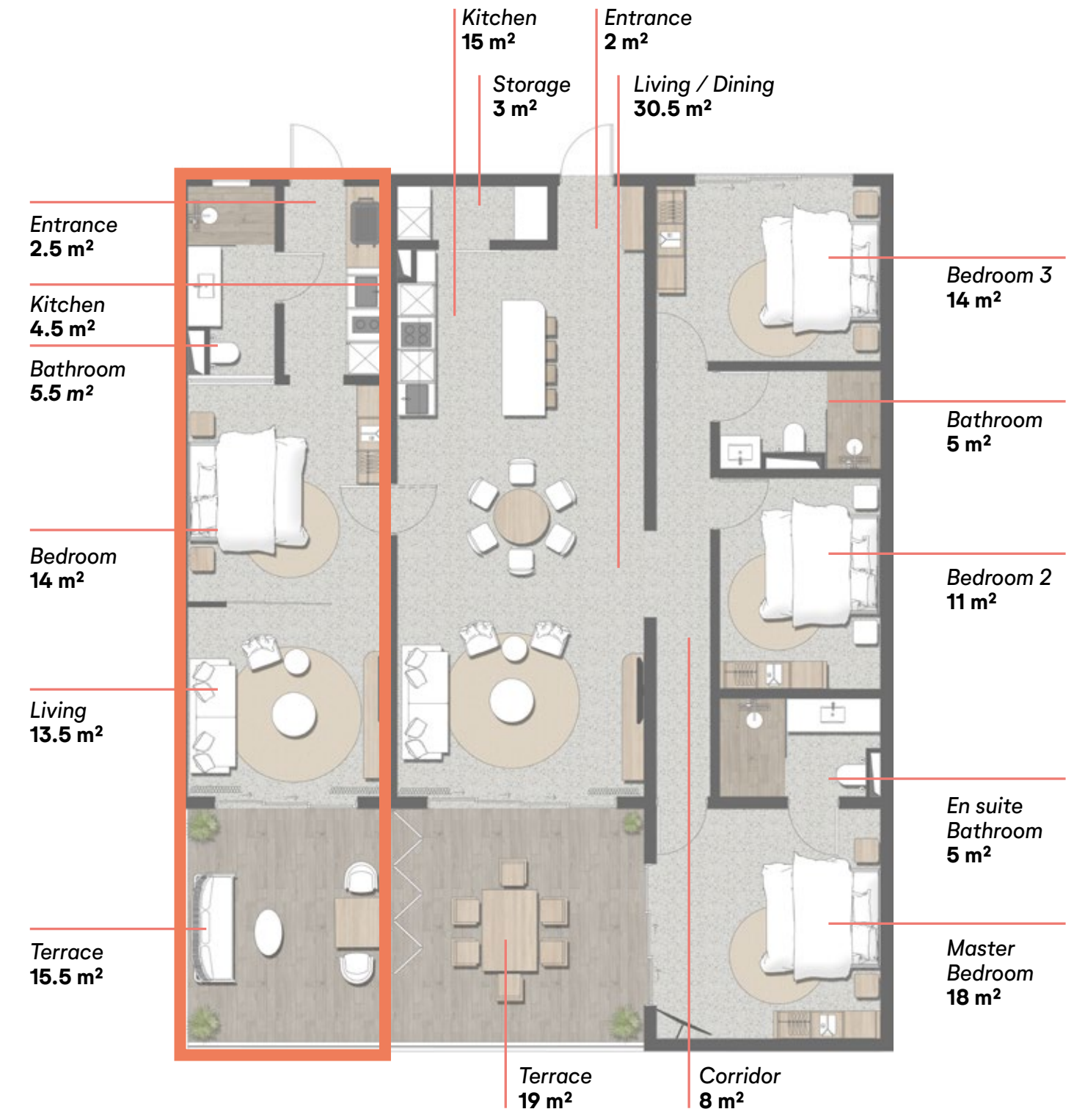
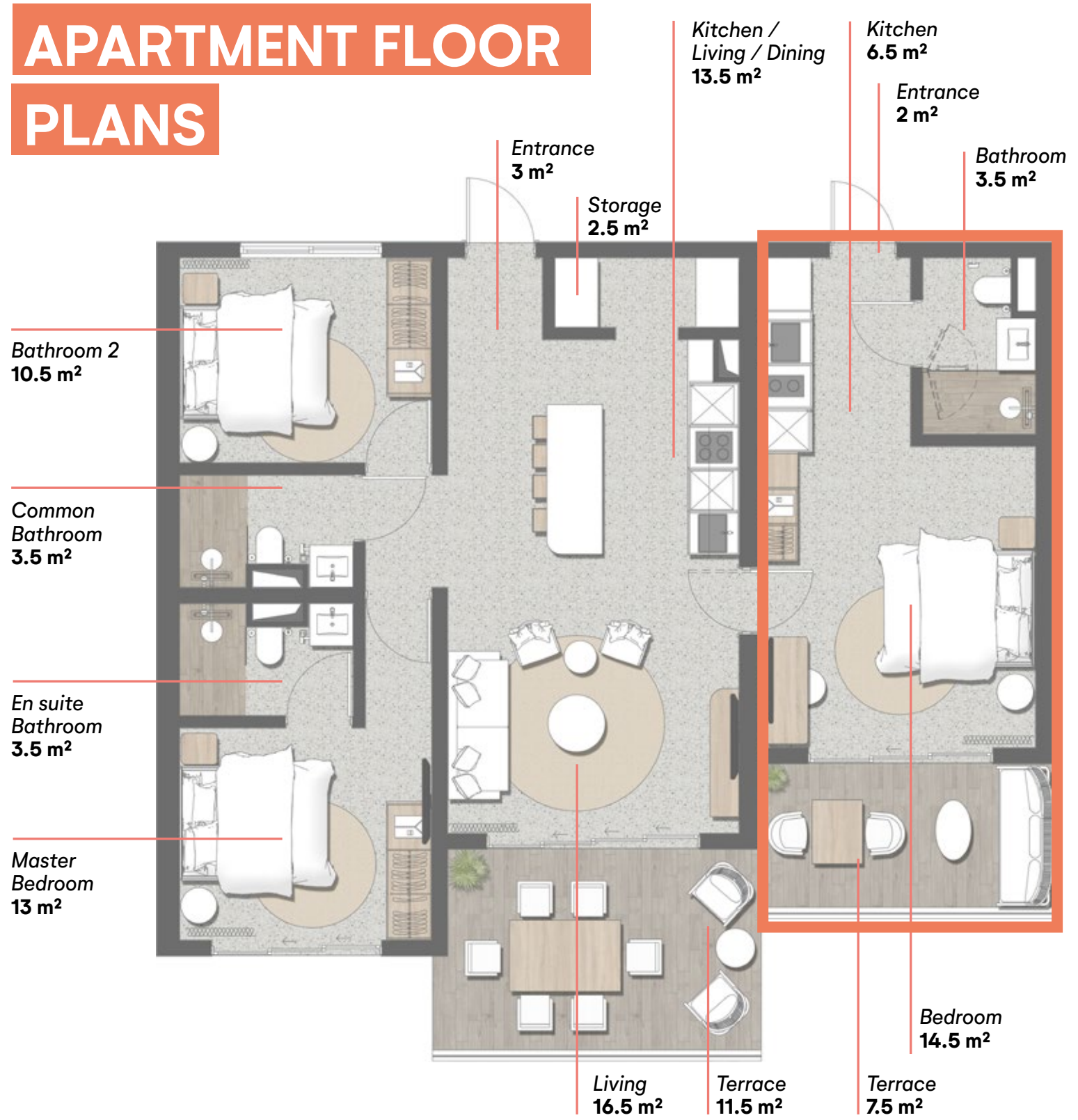
1 BEDROOM APARTMENT (TYPE A2) + STUDIO (TYPE A2)

115 m²
NET SURFACE
(INCL. TERRACE)

129 m²
TOTAL SURFACE
(INCL. WALLS)



MODULAR APARTMENT FLOOR PLANS



2 BEDROOM APARTMENT (TYPE A3) + STUDIO (TYPE A3)

112 m²
NET SURFACE
(INCL. TERRACE)

129 m²
TOTAL SURFACE
(INCL. WALLS)



STUDIO (TYPE B3) + 3 BEDROOM APARTMENT (TYPE B3)

186 m²
NET SURFACE
(INCL. TERRACE)

206 m²
TOTAL SURFACE
(INCL. WALLS)



RENTAL POOL

THE ILLUSTRATION TO THE RIGHT SUMMARIZES
THE FORECAST INCOME FOR OWNERS WHO
CHOOSE TO JOIN THE RENTAL POOL

RENTAL POOL ASSUMPTIONS

240 USD
Average daily rate (ADR)

75%
Occupancy rate

139
Maximum number of keys
in rental pool program

GROSS POOL REVENUE USD

9,132,300

1 369 845 USD
Value added tax - 15%

456 615 USD
FF&E reserve 5%

593 600 USD
Franchisor's fees 6,5%

1 141 538 USD
Tour operators' commissions (estimate: 12,5%)

273 969 USD
Credit card commissions (estimate: 3%)

69 500 USD
2Beach Club Annual Fees (estimate: 500)

18 070 USD
Insurances (estimate: 130)

USD
(3 923 136)

NET POOL REVENUE (USD)

USD
5 209 164

TOTAL PROJECTED KEY REVENUE SHARE FOR ALL OWNERS (USD)

50 %

USD
2,604,582

PROJECTED RETURN ON INVESTMENT

PER TYPICAL KEY CATEGORY

STUDIO (TYPE A3)

SELLING PRICE PER KEY
USD 180 000

GROSS FLOOR AREA
41 M²

KEY FACTOR (TOTAL OF 10,000)
45

COSTS

		USD
Transfer duties	5 %	9 000
Notary fee	1.15 %	2 070
Sales administration fee		1 200
Rental pool admission fee	1.73 %	3 105
Furniture pack (indicative price)		17 500
Total acquisition cost per key (USD)		212 875

REVENUE

		USD
Key Revenue Share		11 721
Less Syndic fees (estimate)		(738)
Key Revenue Share after syndic fees (USD)		10 983
PROJECTED RETURN ON INVESTMENT		5.2 %

STUDIO (TYPE A2)

SELLING PRICE PER KEY
USD 195 000

GROSS FLOOR AREA
46 M²

KEY FACTOR (TOTAL OF 10,000)
48

COSTS

		USD
Transfer duties	5 %	9 750
Notary fee	1.15 %	2 243
Sales administration fee		1 200
Rental pool admission fee	1.73 %	3 364
Furniture pack (indicative price)		17 500
Total acquisition cost per key (USD)		229 056

REVENUE

		USD
Key Revenue Share		12 502
Less Syndic fees (estimate)		(828)
Key Revenue Share after syndic fees (USD)		11 674
PROJECTED RETURN ON INVESTMENT		5.1 %

STUDIO (TYPE B3)

SELLING PRICE PER KEY
USD 210 000

GROSS FLOOR AREA
62 M²

KEY FACTOR (TOTAL OF 10,000)
52

COSTS

		USD
Transfer duties	5 %	10 500
Notary fee	1.15 %	2 415
Sales administration fee		1 200
Rental pool admission fee	1.73 %	3 623
Furniture pack (indicative price)		17 500
Total acquisition cost per key (USD)		245 238

REVENUE

		USD
Key Revenue Share		13 544
Less Syndic fees (estimate)		(1 116)
Key Revenue Share after syndic fees (USD)		12 428
PROJECTED RETURN ON INVESTMENT		5.1 %

PROJECTED RETURN ON INVESTMENT

PER TYPICAL KEY CATEGORY

1 BEDROOM APARTMENT (TYPE B1)

SELLING PRICE PER KEY
USD 285 000

GROSS FLOOR AREA
70 M²

KEY FACTOR (TOTAL OF 10,000)
71

COSTS

		USD
Transfer duties	5 %	14 250
Notary fee	1.15 %	3 278
Sales administration fee		1 200
Rental pool admission fee	1.73 %	4 916
Furniture pack (indicative price)		25 000
Total acquisition cost per key (USD)		333 644

REVENUE

	USD
Key Revenue Share	18 493
Less Syndic fees (estimate)	(1 260)
Key Revenue Share after syndic fees (USD)	17 233
PROJECTED RETURN ON INVESTMENT	5.2 %

1 BEDROOM APARTMENT (TYPE A2)

SELLING PRICE PER KEY
USD 295 000

GROSS FLOOR AREA
83 M²

KEY FACTOR (TOTAL OF 10,000)
73

COSTS

		USD
Transfer duties	5 %	14 750
Notary fee	1.15 %	3 393
Sales administration fee		1 200
Rental pool admission fee	1.73 %	5 089
Furniture pack (indicative price)		25 000
Total acquisition cost per key (USD)		344 431

REVENUE

	USD
Key Revenue Share	19 013
Less Syndic fees (estimate)	(1 494)
Key Revenue Share after syndic fees (USD)	17 519
PROJECTED RETURN ON INVESTMENT	5.1 %

2 BEDROOM APARTMENT (TYPE A3)

SELLING PRICE PER KEY
USD 385 000

GROSS FLOOR AREA
88 M²

KEY FACTOR (TOTAL OF 10,000)
96

COSTS

		USD
Transfer duties	5 %	19 250
Notary fee	1.15 %	4 428
Sales administration fee		1 200
Rental pool admission fee	1.73 %	6 641
Furniture pack (indicative price)		40 000
Total acquisition cost per key (USD)		456,519

REVENUE

	USD
Key Revenue Share	25 004
Less Syndic fees (estimate)	(1 584)
Key Revenue Share after syndic fees (USD)	23 420
PROJECTED RETURN ON INVESTMENT	5.1 %

2 BEDROOM APARTMENT (TYPE C2)

SELLING PRICE PER KEY
USD 400 000

GROSS FLOOR AREA
110 M²

KEY FACTOR (TOTAL OF 10,000)
99

COSTS

		USD
Transfer duties	5 %	20 000
Notary fee	1.15 %	4 600
Sales administration fee		1 200
Rental pool admission fee	1.73 %	6 900
Furniture pack (indicative price)		40 000
Total acquisition cost per key (USD)		472 700

REVENUE

	USD
Key Revenue Share	25 785
Less Syndic fees (estimate)	(1 980)
Key Revenue Share after syndic fees (USD)	23 805
PROJECTED RETURN ON INVESTMENT	5 %

PROJECTED RETURN ON INVESTMENT

PER TYPICAL KEY CATEGORY

3 BEDROOM APARTMENT (TYPE B3)

SELLING PRICE PER KEY
USD 500 000

GROSS FLOOR AREA
145 M²

KEY FACTOR (TOTAL OF 10,000)
124

COSTS

		USD
Transfer duties	5 %	25 000
Notary fee	1.15 %	5 750
Sales administration fee		1 200
Rental pool admission fee	1.73 %	8 625
Furniture pack (indicative price)		50 000
Total acquisition cost per key (USD)		590 575

REVENUE

	USD
Key Revenue Share	32 297
Less Syndic fees (estimate)	(2 610)
Key Revenue Share after syndic fees (USD)	29 687
PROJECTED RETURN ON INVESTMENT	5 %



THE INTERIORS



STEP INTO THE APARTMENTS, WHERE EVERY NUANCE CAPTURES THE WARM ESSENCE OF MAURITIUS

The interior design seamlessly weaves together the influences of Africa, India, China, and Europe. Sustainable materials like bamboo and rattan, coupled with vibrant colours and cultural accents, create a lively atmosphere that mirrors the island's rich diversity.

The balconies turn into lush green retreats equipped with planters for growing aromatic herbs, adding a touch of sophistication to your dining experience, and being a unique space where authenticity and comfort coexist.

Living spaces are thoughtfully crafted to blend with the natural surroundings. Ethnic patterns, tropical foliage, and handcrafted decor infuse an authenticity that immerses you in the laid-back island vibe.





ENJOY A REFINED SETTING AT ANY TIME OF THE DAY

The bedrooms capture the tranquil essence of the island, showcasing pastel colours reminiscent of the soothing tones of the ocean and sandy beaches, creating an ambiance conducive to relaxation.

In the bathrooms, a tropical style blends seamlessly with the invigorating atmosphere of the lush surroundings. Organic and earthy accents echo the vibrant nature outdoors, crafting a refreshing atmosphere.





ABOUT 2futures

LARGEST DEVELOPER OF LUXURY RESIDENTIAL PROPERTIES IN MAURITIUS

Since our establishment in 2007, we have delivered a wide range of premium commercial and residential developments across the island. The extensive experience of our dynamic and passionate team provides them with a genuine expertise in high-end real estate development and associated services management.

We are recognised for the quality of our projects, the attention we pay to details, and our adherence to delivery deadlines. Our projects showcase products crafted by the finest artisans in Mauritius. We collaborate with renowned partners (architects, builders, specialized lawyers, real estate agents, etc.) to offer exceptional service to our Mauritian and international clientele.



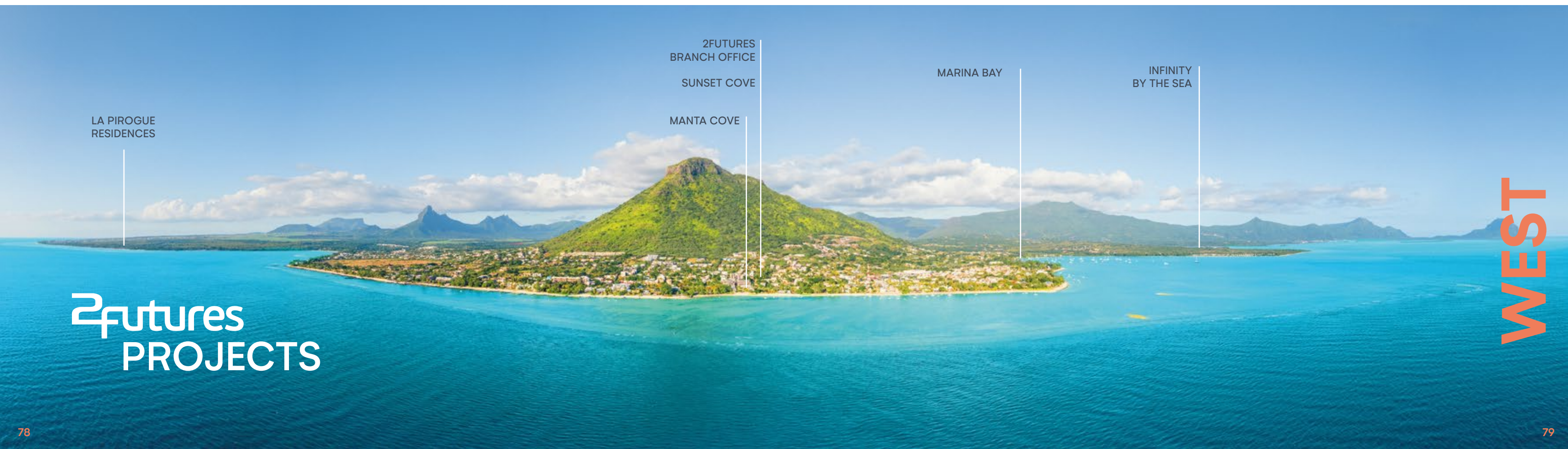
PÉREYBÈRE

Grand Baie

Pointe
aux Canoniers

NORTH

- CAPE BAY
- ELEMENT BAY II
- ELEMENT BAY BEACH
- SERENITY VILLAS
- 2BEACH RESIDENCES
- LA RESIDENCE
- 2BEACH CLUB
- CASA ALEGRIA
- KI RESIDENCES
- AO RESIDENCES
- KI RESORT
- LE BARACHOIS
- OCEAN GRAND GAUBE
- LES RÉSIDENCES DE MONT CHOISY
DOMAINE DE GRAND BAIE
- GRAND BAIE
BUSINESS
QUARTER
- MONT CHOISY
LE PARC
- THE ESSENCE
- OCEAN POINT
(POINTE AUX BICHES)
- MCBQ HQ
- MCBQ IQ
- Trou aux Biches
- Mont Choisy



2futures
PROJECTS

WEST

- LA PIROGUE
RESIDENCES
- 2FUTURES
BRANCH OFFICE
- SUNSET COVE
- MANTA COVE
- MARINA BAY
- INFINITY
BY THE SEA

LIST OF PROJECTS DEVELOPED AND MANAGED BY 2FUTURES

PROJECTS	SCHEME	TYPE	STATUS	GROSS BUILDING AREA (M ²)	TOTAL UNITS	DEVELOPMENT VALUE (USD/Million)
Cape Bay	RES	Residential	Delivered	8,200	49	20
Element Bay I	RES	Residential	Delivered	5,325	19	12
La Residence	RES	Residential	Delivered	6,410	26	13
AO Residences	RES	Residential	Delivered	10,105	29	29
Element Bay II	RES	Residential	Delivered	5,310	24	9
Mont Choisy Le Parc	IRS	Residential	Delivered	66,800	212	240
Manta Cove	RES	Residential	Delivered	5,450	14	20
Le Barachois Beachfront Residences	Local	Residential	Delivered	3,960	14	6
Domaine de Grand Baie (Senior Services Residences)	RES	Residential	Delivered	17,390	145	53
Les Résidences de Mont Choisy	RES	Residential	Delivered	4,160	20	14
Ki Residences	PDS	Residential	Delivered	10,945	56	30
Grand Baie Business Quarter		Commercial	Delivered	5,230		11
Mont Choisy Business Quarter		Commercial	Delivered	4,703		10
Ocean Point Beachfront Residences	Local	Residential	Delivered	2,202	15	9
Ocean Grand Gaube	G+2	Residential	Delivered	7,893	42	23
2Beach Club		Commercial	Delivered	500		3
TOTAL DELIVERED				166,681	670	513

Ki Resort	PDS	Residential	Under construction	22,427	120	49
Serenity Villas	PDS	Residential	Under construction	4,196	10	25
2Beach Residences	G+2	Residential	Under construction	3,775	24	8
Casa Alegria Beachfront Residences	G+2	Residential	Under construction	2,300	13	8
The Essence	PDS	Residential	Preconstruction	13,287	49	35
Infinity by the Sea	G+2	Residential	Preconstruction	12,287	49	36
La Pirogue Residences	PDS	Residential	Preconstruction	11,159	45	45
Marina Bay	G+2	Residential	Preconstruction	5,588	31	22
Sunset Cove	G+2	Commercial Residential	Preconstruction	6,409	33	15
The 'résidence premium Pierre et Vacances Ile Maurice'	PDS	Residential	Preconstruction	16,409	82	40
TOTAL UNDER CONSTRUCTION/ PRECONSTRUCTION				95,739	451	272

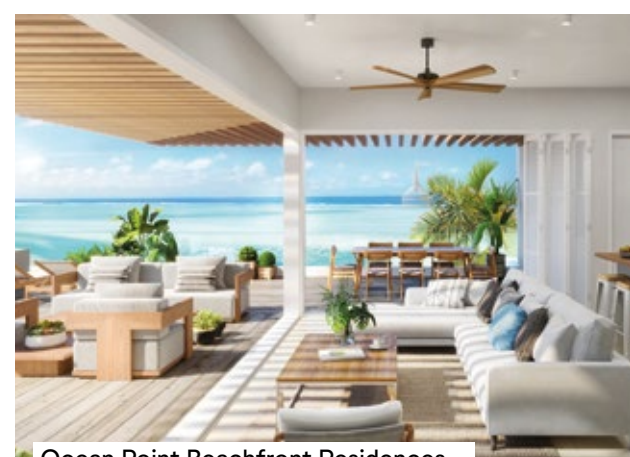
GRAND TOTAL				262,420	1121	785
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Infinity by the Sea – Seafront Residences



The Essence



Ocean Point Beachfront Residences



Serenity Villas



Ocean Grand Gaube Beachfront Residences



La Pirogue Residences

The 'résidence premium Pierre et Vacances Ile Maurice' is a project by

2futures

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