

M A U R I T I U S

REAL ESTATE
& TOURISM

Invest.Work.Live.Play



Mauritius, the place to **Invest, Work, Live & Play**



An aerial photograph of a tropical coastline. In the foreground, the turquoise water of a bay or lagoon is visible, with several small boats anchored. A sandy beach curves along the right side of the water. Behind the beach, there is a residential area with modern buildings and lush greenery. In the background, a large body of water (likely a lake or reservoir) is visible, surrounded by dense vegetation and distant mountains under a clear blue sky.

Invest in Mauritius

Mauritius has demonstrated economic resilience, adaptability and record of steady growth, and provides a safe, easy, low-risk environment in which to invest and do business. Mauritius offers a good quality of life, excellent schools, hospitals, retail, leisure and cultural facilities.

Mauritius has a number of economic factors that makes it a stand out destination for property investors. High capital growth and demand for residential and commercial real estate, to accomodate a growing expatriate community, make investment in property development a healthy growth area for investors.



Population

Approx. 1.3 million people

Official language

English

Widely spoken languages

French, Creole and other Asian languages

Real GDP Growth rate

3.6% (2016)

Mobile phone penetration

121.7% (2014)

Inflation rate

0.9% (2016)

Adult literacy rate

89.8% (2014)

GDP contribution by the Real Estate & Construction sector

10.1% (2016)

Land mass

2040km²

Exclusive Economic zone

2.3 million kilometres

GDP per capita

USD 9,600 (2016)

Infrastructure and Connectivity

- A reliable and expanding logistics platform with modern infrastructure
- A well-maintained road network
- An efficient port with deep-water quays
- An international airport with a modern terminal, and an airport city catering for high-value cargo
- Connectivity: Mauritius is connected with the global business by submarine fibre optic cables: SAFE and LION.

Fiscal Incentives

- Income tax, corporate tax and VAT at a harmonized rate of 15%
- Tax-free dividends
- No capital gains tax
- No inheritance tax
- Foreign tax credit of 80%
- No land conversion tax payable for non- residential components under the SMART CITY SCHEME
- A 5- year tax holiday for a company offering Global Treasury Activities
- A 5- year tax holiday for Overseas Family Office
- A 5- year tax holiday for Investment Bank
- A 5- year tax holiday for International Law Firms offering Global Legal Advisory Services
- A 5- year tax holiday for a company offering asset and fund management services and managing a minimum asset base of USD 100 million
- A 8- year tax holiday for Regional Headquarters
- A 8- year tax holiday under the SMART CITY SCHEME
- A 10- year exemption from income tax on all income, inclusive of income from external sources, under the Mauritian Diaspora Scheme
- Exemption from payment of income tax on income derived by a non-citizen, investing not less than USD 25 million



An aerial night photograph of a city, likely Mauritius, featuring a harbor with boats, illuminated buildings, and long-exposure light trails from traffic on roads and bridges. The scene is vibrant with various colors of city lights and the dark tones of the night sky and water.

Doing Business in Mauritius

Business Environment

Mauritius' political stability, transparent regulatory system and sound governance frameworks underpin its economic resilience. Ranked 15th on the Index of Economic Freedom, the country has compelling attributes for companies to expand in Mauritius and the region.

Mauritius offers:

- Seamless and transparent process for the issuance of permits and authorisations
- No minimum capital requirement for the incorporation of a company
- Incorporation of a company within 1 working day
- Protection of buyers and security of assets
- Rule of law and political stability
- Relaxed visa requirement
- 100% foreign ownership



A man and a woman are walking on a modern building's exterior walkway. The woman is on the left, wearing a white long-sleeved shirt, a black leather skirt, and large sunglasses. The man is on the right, wearing a dark blue suit jacket over a patterned shirt, dark trousers, and sunglasses. They are both smiling and looking towards the right. In the background, there are several tall, modern buildings with balconies, suggesting a city skyline.

Other Advantages

- Any non-citizen acquiring a residential unit above USD 500,000 under the approved schemes is eligible to a residence permit
- A non-citizen having held a residence permit for a minimum period of 2 years and having made an investment over USD 5 million may apply for Mauritian citizenship
- Possibility for a retired person to acquire life rights under the Smart City Scheme
- Recognised as the most peaceful country in the sub-Saharan Africa
- Multilingual pool of qualified professionals in all fields of business
- Time zone allowing round-the-clock global transactions
- Renowned primary, secondary and tertiary institutions
- No restriction on rental or resale of residential units
- Well-regulated and transparent jurisdiction
- Trusted International Financial Centre



Smart City and Real Estate Sector

A sector with immense potential



With the overarching idea to ignite growth across all economic sectors, the country has opened up acquisition of freehold property to foreigners.

The zeal for innovation and foresight has urged Mauritius to take an integrated approach to urban planning, while developing the island into a thriving business center.

The real estate sector is particularly attractive due to the absence of any capital gains tax, estate or inheritance tax. With a surprising combination of fiscal and non-fiscal incentives, a hybrid legal machine with sound political stability, state-of-the-art infrastructure and a giant multilingual pool of professionals, Mauritius has enticed people from different corners of the world.



Smart City

An emerging hub
for Innovative and
start-up companies

The Government of Mauritius, through the Smart City Scheme, is offering a plethora of opportunities to global investors to share in the vision of Mauritius in creating intelligent, innovative and sustainable cities of tomorrow.

The Smart Cities, revolving around the work, life and play concept, incorporate mixed use developments in cosmopolitan conurbations with smart technology and pioneering innovation at their core. The focus is to deliver a happier lifestyle through the development of self-sufficient cities offering integrated sustainable solutions and ensuring minimum wastage and maximum comfort for the long-term benefit of all citizens.





Dedicated to bringing these ambitious goals to life, the Government of Mauritius has set up the 'Smart City Scheme', providing a clearly defined enabling framework and an attractive package of fiscal and non-fiscal incentives to investors. This paves the way for tremendous investment opportunities in a wide array of components in the pioneering urban development.

Enterprising visionaries have already presented compelling smart city development projects that complement the scenic spots of the island. Global players are invited to endorse the vision and invest in these projects.

Residential Properties

Pure bliss at your doorstep



Blessed with sunshine all year round, as well as a coastline that is bathed by the warm waters of the Indian Ocean, Mauritius is 'the place to be'. Ever since the promulgation of a more liberal property market, Mauritius has gained rising popularity with the internationally mobile community comprising HNWLs and influential business personalities. As such, non-citizens and expats are allowed to acquire residential property in Mauritius under schemes approved and managed by the Board of Investment.



Property Development Scheme



The Property Development Scheme (PDS) including the integrated resort scheme and the real estate scheme has been designed to facilitate the development and purchase of luxurious properties by non-citizens in Mauritius.

Under the PDS, property developers can engage in comprehensive development of luxury villas and outstanding residential properties to the highest international standards together with high-quality open spaces, high-class leisure and recreational facilities as well as day-to-day management services.

The non-citizen and dependents are eligible for a residence permit by virtue of the acquisition under the IRS, RES and PDS schemes when he has invested a minimum amount of USD 500,000. The owners may rent the property, become tax resident in Mauritius and face no restriction on the repatriation of funds or revenue raised from the sale or renting of the property.

Local Apartments

Any non-citizen, with or without an occupation permit, residence permit, permanent residence permit, may acquire apartments in condominium developments of at least two levels above ground at a price exceeding MUR 6 000 000.



Business and Industrial Parks



The strategic location, stable government, competitive workforce, pro-business environment and world class infrastructure make Mauritius an ideal platform for large multi-national companies in the African region. As part of an outlook that aims to create synergies between the academic and economic world, Mauritius offers tremendous opportunities in the development of business, industrial, logistics and science parks with high-tech facilities offices and retail spaces.





A large, gnarled tree with thick branches and clusters of bright red flowers dominates the left side of the frame. Its shadow is cast onto the ground below. The ground is covered in a dense layer of fallen red petals or leaves. In the background, a well-maintained green golf course stretches out, featuring a sand trap and a line of palm trees under a clear blue sky with a few wispy clouds.

Hospitality
Yours to Discover

Hotel Development



The crystal clear blue waters, the glorious stretch of white coast, natural attractions, tropical climate and friendly multi-cultural population make Mauritius the ideal destination for a relaxing and rejuvenating holiday destination.

Tourism in Mauritius is one of the fastest growing sectors with an average growth rate of more than 8% over the past years. Sites are available for the development of luxurious hotels to accomodate the growing arrivals of tourists from new and emerging markets.



Invest Hotel Scheme

The Invest Hotel Scheme has been set up as an alternative financing mechanism where new hotel developers and existing hotel companies are allowed to sell hotel rooms to finance the construction of new hotels or the refurbishment, reconstruction, alteration or upgrading of existing hotels.

This scheme allows investors and individual guests to partake in the success of Mauritius' thriving strategic hospitality sector by becoming an owner of exclusive hotel units. It offers individual buyers all the facilities of exquisitely furnished luxury resort hotel with amenities like F&B, fully serviced spas and fitness centres, resort-style pools with a promise of an income.

The unit owner or any person on his behalf may use that unit for a total of 45 days in any period of 12 months.

High-Class Business Hotels

The Air Corridor connecting Africa and Asia and a dominant investment in advanced technology has further cemented the country's status as an empowered regional business and financial hub and a prime destination for MICE activities. This has propelled the existing business hotels to new heights and has opened significant scope for the growth of business tourism.

Undeniably, the development of high-class business hotels is a highly lucrative area with untapped potentials.



Marina

Mauritius' stunning natural marine assets are drawcards to attract marine tourists and to further diversify the tourism offering. The development of luxurious residential units has witnessed a large number of HNWI's acquiring yachts and super yachts for their leisure activities. Mauritius has thus tremendous potential to become a heaven for marine leisure activities.



Great Outdoors
at your doorstep





Eco Tourism

Eco tourism and eco-friendly destinations have become catch phrases in the tourism industry. With the ambition of government to smooth out tourism seasonality, new avenues in the eco-tourism sector are being explored. Mauritius is endowed with multifaceted attractions such as mountains, parks, valleys, rivers, sandy beaches, glorious traditions, flora and fauna. The country thus offers fantastic opportunities for eco-tourism development in terms of chalet residences, hiking, trekking, quad biking, mountaineering, bird and dolphin watching.



Medical Tourism

Thanks to the quality and diversity of treatments available as well as the natural attractiveness of the island, Mauritius has flourished as a perfect alternative to combine leisure and healthcare. Patients benefit from varied medical specialties with cutting-edge medical technology similar to those of developed countries.

Competitive medical prices, a safe judiciary framework as well as support from highly skilled multilingual professionals in specialised areas and the growing demand for medical services have created opportunities for global investors to invest in this business segment. The island also offers opportunities for investors to set up facilities for recovering patients.

A wide-angle photograph of a tropical beach. In the foreground, a wide expanse of white sand stretches from the bottom left towards the right. To the left, a row of blue lounge chairs is set up under the shade of several palm trees. In the background, a large, dark, conical mountain rises prominently against a bright blue sky filled with scattered white clouds. The ocean is visible on the right side of the frame, with a few small boats and people in the water. The overall scene is bright and sunny, suggesting a warm, relaxing environment.

A place where you can
Relax and Enjoy Life



Gaming Resorts





Hospitality and gaming consortia suitable for both business and leisure travellers comprising state-of-the-art convention and exhibition facilities, casinos, themed attractions, entertainment & performance venues and recreational facilities. Hotels and retail have the potential to create an industry for the domestic demand and a growing number of tourists.

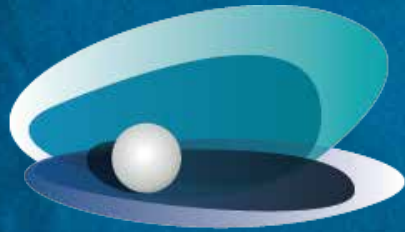


Amusement parks

Amusement parks are some of the most popular tourist attractions throughout the world. In Mauritius, there is an identified niche waiting to be filled for such attractions. With the increasing number of tourist arrivals, innovation is necessary for a constant rejuvenation of the existing tourist attractions.

New tourist attractions such as amusement parks, reptile parks, zoos, safari, adventure parks, 3D and interactive animation parks, film attraction parks, aquarium and marine parks can be developed on the island.





Board of Investment Mauritius

Interested in Investing in Mauritius

The one-stop shop of Board of Investment is here to help you.

The Board of Investment, the national investment promotion agency of the Government of Mauritius, provides one-stop-shop services to investors with a view to assisting them along each step of the way until the completion of their project.

The services are free of charge and they include :

- A centralised system to monitor the prompt processing of applications
- A smooth interaction between investors and governmental agencies and departments
- A streamlined application process
- Information about "Work & Live" in Mauritius

For any additional information about the various investment opportunities, please visit our website www.investmauritius.com

A dedicated helpdesk will address your queries on hpd@investmauritius.com

We're here to help make
your next move
A Simple One



Work and Live in Mauritius

To be eligible to live and work in Mauritius, non-citizens should apply for an Occupation Permit (OP). The OP is a combined work and residence permit that allows non-nationals to work and reside in Mauritius. Non-citizens, above the age of 50, may also choose to retire in Mauritius under a Residence Permit (RP).





Applications for an Occupation Permit or a Residence Permit may be submitted under any of the following categories:

Investor

The business activity should generate a turnover of at least MUR 2 million for the first year and cumulative turnover of at least MUR 10 million for the subsequent two years with an initial investment of USD 100,000.

Professional

The basic salary should exceed MUR 60,000 monthly. However, the basic salary for professionals in the ICT sector should exceed MUR 30,000 monthly.

Self-Employed

The income from the business activity should exceed MUR 600,000 annually for the first two years and MUR 1,2 million for the third year with an initial investment of USD 35,000.

Retiree

The non-citizen must undertake to transfer to his/her local bank account in Mauritius at least USD 40,000 annually.

- The Occupation Permit or Residence Permit is granted for a maximum period of three years, renewable thereafter subject to established criteria.
- Dependents of Occupation/Residence Permit holders, namely the spouse, children up to the age of 24 and common-law partners, are eligible to apply for a residence permit in Mauritius.

Mauritius

Realm of wonders







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