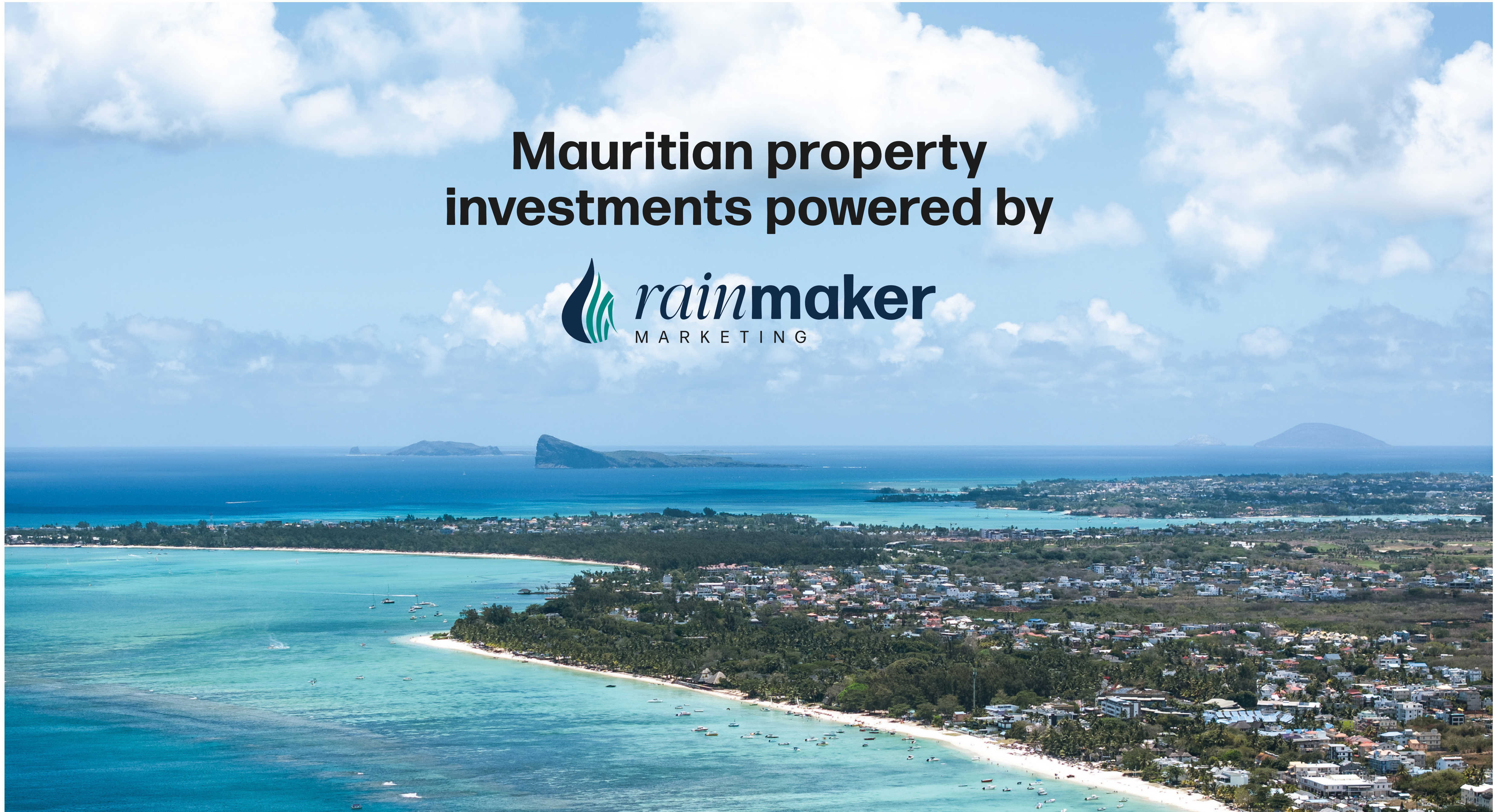


Mauritian property investments powered by



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Rainmaker Marketing Brings You Mauritius *Investment Opportunities* ●

We've previously brought you opportunities to invest in Mauritius, and the response has been strong. Building on that, we've gone further, conducting more in-depth research, refining our criteria, and applying ongoing due diligence to every step.

We are focusing on hand-picking only the very best opportunities available today. Every development we bring you is carefully assessed for location, design quality, return potential, and developer credibility, so you can be confident you're accessing investments that deliver hard-currency assets, attractive rental income, strong yield potential, and long-term capital preservation.

When we share a Mauritius opportunity with you, it's because we believe it meets the needs of the South African market and offers genuine value in a market where demand continues to grow.



Mauritius property: *the market we operate in*

We work in a deep, active market where South Africans are already major participants.

In 2023, EDB-approved residential sales reached **\$523m (€471m / R9.57bn)** across 646 units, up from **\$308m (€277m / R5.64bn)** in 2022 and **\$224m (€202m / R4.10bn)** in 2021—showing clear momentum.

Since 2005, 5,396 units have been sold to international buyers for a cumulative **\$3.44bn (€3.10bn / R62.98bn)**.

You're in good company:

South Africans are the **second-largest foreign buyer group (22%)**, after the French.

What this means for us (and for you)

We benchmark every opportunity we bring against these anchors so you can see value at a glance. Given the regional averages, and the fact that most transactions clear below the **\$659k (€593k / R12.07m)** level - what we curate typically prices below ultra-prime levels while concentrating on the most liquid zones (North/West). Villas and apartments make up **80% of sales**, supporting rental demand and exit liquidity.

How the market prices

- **Average first-sale price (2005–2023):**
\$615k (€554k / R11.26m); 70% of all units sold under **\$659k (€593k / R12.07m)**.
- **By region (first-sale averages):**
North: \$484k (€436k / R8.86m)
West: \$747k (€672k / R13.67m)
East: \$1.14m (€1.03m / R20.91m, ultra-prime)
- **Where most deals happen:**
North ~51% of sales; West ~26–27% - the island's most active corridors for foreign buyers.

Short-Term Rental

Island snapshot

Mauritius has a year-round short-stay market concentrated in the North and West, where most foreign-buyer developments sit and where villas and apartments make up 80% of transactions, exactly the product type visitors book most.

Island wide, recent operator guidance indicates average short-term occupancy around 70%, with peak-season performance higher in key tourism nodes such as Trou Aux Biches, Grand Baie and Flic-en-Flac (driven by consistent leisure demand and repeat travel patterns).

For context on where demand concentrates geographically: the North accounts for 51% of all sales to non-citizens, and the West 26-27%, signalling the most liquid, visitor-led corridors for short-lets.



Mauritius is ranked 1st

in Sub-Saharan Africa and 15th globally on the 2025 Heritage Index of Economic Freedom. It remains Africa's most peaceful country for the 18th consecutive year.

MAURITIUS ACHIEVED:

An annual GDP growth rate of 4.7% in 2024, reflecting a 113% increase in GDP per capita since 2004, a testament to sustained long-term economic progress.



2024-2025 index rankings *for Mauritius*

ENVIRONMENTAL PERFORMANCE INDEX 2024

77th globally
(Score 47.3)
Environmental
Performance Index

DEMOCRACY INDEX 2024

20th globally;

1st in Africa

("Full Democracy")
Le Mauriciensunibel.com

EASE OF DOING BUSINESS 2020

13th globally - World Bank

**9th in
Africa**

57th out of 180 globally

WORLD PRESS FREEDOM INDEX 2024

CHANDLER GOOD GOVERNMENT INDEX 2025

51st globally;
1st in Africa - CGGI

GLOBAL PEACE INDEX 2025

Most peaceful country
in **Africa**; 26th globally
(GPI 1.577) - Intelpoint

GLOBAL INNOVATION INDEX 2023

55th globally; **1st in Sub-Saharan Africa**
indicators.govmu.org

INDEX OF ECONOMIC FREEDOM 2024

Score 75.0
15th freest globally;

**1st in
Sub-Saharan
Africa**

static.heritage.org



Why Invest in Property

in Mauritius

Mauritius offers a stable, business-friendly jurisdiction with a simple and highly attractive tax framework, clear residency pathways, and hard-currency investment utility, making it a strategic offshore diversification destination for South African investors.

KEY ADVANTAGES AT A GLANCE:

Tax efficiency:

Mauritius currently levies no capital gains tax, no inheritance tax, and no wealth tax. The system is straightforward, with a standard corporate income tax rate of 15% (exporting companies can benefit from reduced effective rates) and a capped personal income tax structure that tops out at 15%.

While these advantages apply under the present framework, investors should note that taxation policies are periodically reviewed, and new measures (such as potential capital gains tax) could be introduced in future budget cycles.

Retirement residency:

Individuals aged 50+ can obtain a renewable 10-year residence permit by transferring USD 2,000/month (\approx €1,800) or USD 24,000/year (\approx €21,600) into a local Mauritian bank account. With pathways to extended term permits thereafter, enabling long-term presence without full citizenship.

Hard-currency & dual return:

Property and rental income are USD/Euro-linked, providing a natural hedge against rand depreciation while generating income, creating a “double yield” from hard-currency cash flow plus local currency appreciation.

Safe, stable environment:

Political and economic stability, with governance and ease-of-doing-business structures that support foreign investment and wealth preservation. Consistently rated the most peaceful country in Africa, with low crime rates and social cohesion underpinning a secure environment for residents and investors.

Lifestyle & infrastructure:

Year-round tropical climate, world-class beaches, access to international schools and tertiary education, and a secure living environment attractive to owners, renters and relocating families.

Economic freedom:

Mauritius is ranked 1st in Sub-Saharan Africa and 15th globally in the 2025 Index of Economic Freedom, classified as “mostly free” with ongoing structural reforms that support open markets and investor rights.

Fast business setup:

Company incorporation and business registration is rapid (typically within days), supported by a transparent, investor-friendly regulatory framework and positioned as a regional business hub.

Earn in International currency, *Hedge in Rand* ♦

Investing in Euro-priced real estate in Mauritius gives you as a buyer two independent return streams: hard-currency rental income and local currency appreciation from rand depreciation. This creates a “double yield” where the cash flow you’ve earned is in a stable foreign currency while the underlying rand value of your asset (and income) increases over time if the rand weakens.

HOW IT WORKS:

Rental income in USD/Euro:

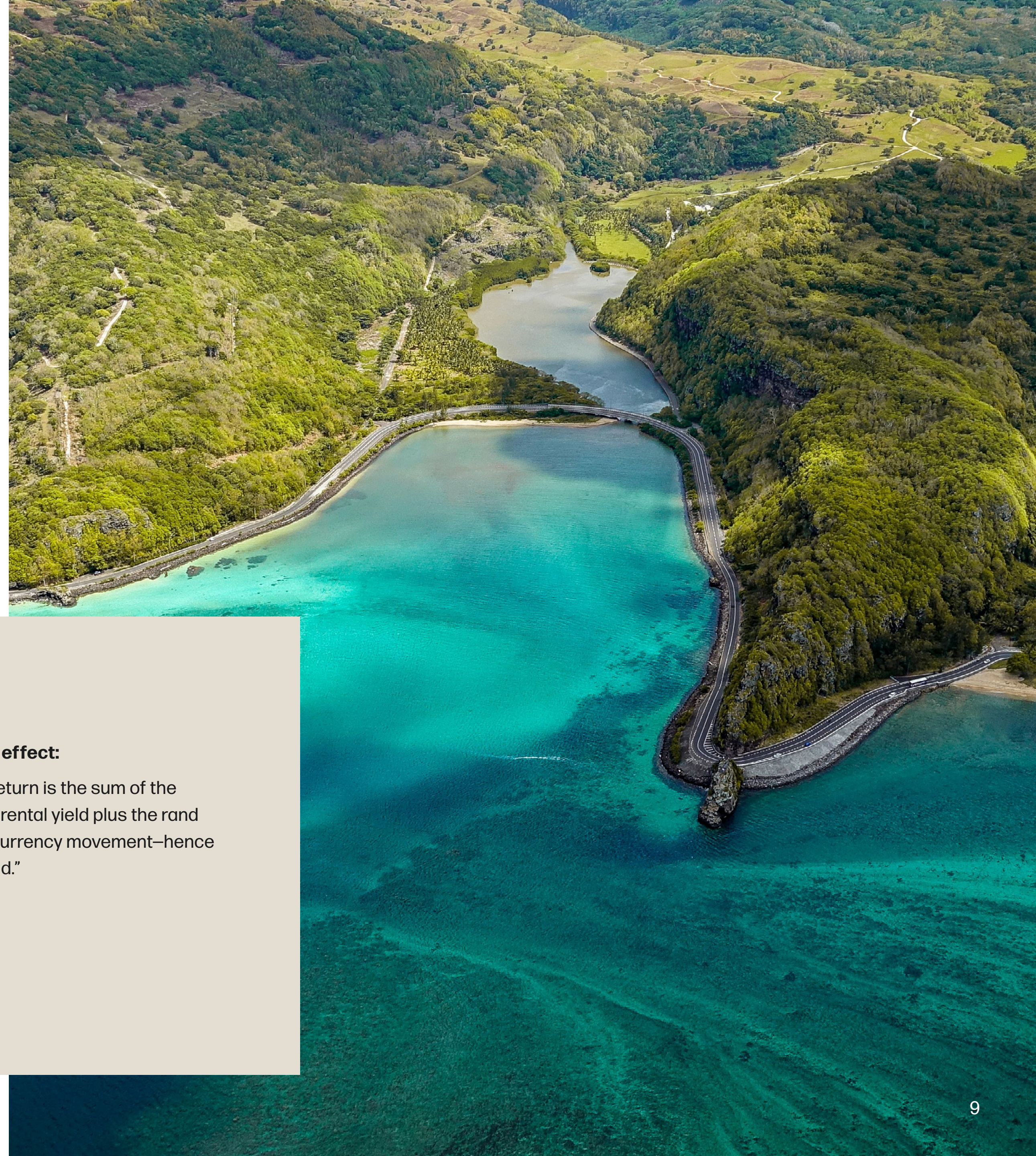
You receive short-term letting income denominated in US dollars/Euro, providing predictable hard-currency cash flow that is not exposed to domestic rand volatility.

Currency hedge:

The property’s price and income being USD/Euro-linked means that, even if the dollar/Euro price remains static, the rand equivalent grows when the rand depreciates. That appreciation is an effective capital gain in local terms without any change to the USD/Euro value.

Combined effect:

Your total return is the sum of the dollar/Euro rental yield plus the rand gain from currency movement—hence “double yield.”



Tax *Efficiency*

NO CAPITAL GAINS, INHERITANCE OR WEALTH TAX. (currently in place)

Appreciation in asset value is not subject to capital gains tax, and estates are not diminished by inheritance or wealth levies, simplifying long-term value retention and succession planning.

Investors should be mindful that future budgetary reforms could adjust the tax environment at a later stage.

DIVIDEND AND CROSS-BORDER INCOME TREATMENT.

Dividend income received from resident companies is exempt, and foreign-sourced income can be structured with reliefs (either the partial exemption or foreign tax credit mechanisms) to avoid double taxation. Mauritius maintains an extensive network of double taxation agreements to further optimise cross-border returns.

CORPORATE TAX STRUCTURE WITH BUILT-IN RELIEFS.

The standard corporate income tax rate is 15%, but qualifying income streams can benefit from significant reductions. Through the partial exemption regime, 80% of specified foreign income (including foreign dividends, interest and certain royalties) is exempt, effectively bringing the tax rate on that income down to 3% when the conditions are met. Exporting companies also benefit from a preferential 3% rate on export income under current rules.

PERSONAL INCOME TAX (RESIDENTS AND NON-RESIDENTS).

Since July 2023, Mauritius has operated a progressive personal income tax system (rates up to 20%), but foreign income is taxed only to the extent it is remitted into Mauritius; non-residents are taxed solely on Mauritius-sourced income. This creates flexibility for international investors and individuals maintaining offshore domicile structures.



Retiree Permit/Visa

+50 Years ♦

Retiring in Mauritius may be your best choice if you are aged 50 or above.

With just **USD 2,000/month (≈ €1,800)**, you can benefit from a 10-year Residence Permit and live in a peaceful environment. The Residence Permit further offers you the possibility to apply for a 20-year Permanent Residence Permit after 3 consecutive years.

KEY REQUIREMENTS AND BENEFITS:

- ◆ **Age:** Applicant must be 50 years of age or older.
- ◆ **Financial:** Transfer a minimum of **USD 2,000/month (≈ €1,800) or USD 24,000/year (≈ €21,600)** into a local Mauritian bank account.
- ◆ **Permit Duration:** The initial permit is valid for 10 years and is renewable.
- ◆ **Permanent Residency:** After three consecutive years of residency, you may be eligible for a 20-year Permanent Residence Permit.
- ◆ **Spouse and Dependent Children:** Spouse and dependent children (under 24 years old) can be included in the permit.
- ◆ **Investments:** Retirees can invest in businesses in Mauritius, but not engage in day-to-day management or receive a salary.
- ◆ **No Employment:** The permit is for retirement purposes, so holders cannot work or operate a business in Mauritius.



Where to Invest *in Mauritius* 🌴

Investor activity is concentrated on the **North and West** coasts, which together account for the majority of residential-scheme sales and developments. Villas and apartments dominate transactions, while Smart Cities add serviced plots and apartment supply. The **East** commands the highest prices with limited ultra-prime stock; the centre skews to apartments and Smart City living; the south offers nature-led appeal with select projects.

For balanced liquidity and rental potential, prioritise the **North and West**; for ultra-prime price points, consider the **East**; for apartment-led urban living, look to Smart Cities; and for nature-centric value plays, explore the **South/Centre** nodes.

- North (Grand Baie, Trou aux Biches, Pereybere)
- South (Grand Port, Savanne)
- East (Flacq & surrounds)
- West (Black River, Tamarin, Flic-en-Flac)
- Centre (Moka / Plaines Wilhems, Smart Cities)



North of *Mauritius*

A popular tourist destination, the North of Mauritius has become an attractive location for property investment.

Trou aux Biches: Favourited for snorkelling and diving; strong property-investment interest.

Grand Baie: Lively coastal hub with beaches, shopping, restaurants and nightlife; consistently sought-after for property investment.

Pereybere: Picturesque village near Grand Baie, known for crystal-clear waters and water-sports appeal.

Cap Malheureux: Northern most tip; beaches, ocean views and the iconic red-roofed church.

Pointe aux Canonniers: Close to Grand Baie; calm waters and wide ocean vistas.

South of *Mauritius*

Rugged coastline, dramatic cliffs and some of the island's most breathtaking natural landscapes; an emerging investment market.

Bel Ombre: Beaches, nature reserves and golf; suited to a luxury lifestyle.

Rivière des Galets: Rugged shorelines; quieter living with hiking and fishing nearby.

Blue Bay: Coral reefs and a marine park; strong snorkelling, diving and boating.

Le Morne: Stunning beaches and UNESCO World Heritage setting; kitesurfing and windsurfing hotspot.

Souillac: Rugged terrain and big-nature appeal for outdoor enthusiasts.

East Coast

White-sand beaches, turquoise lagoons and lush vegetation make the East Coast a perennial favourite.

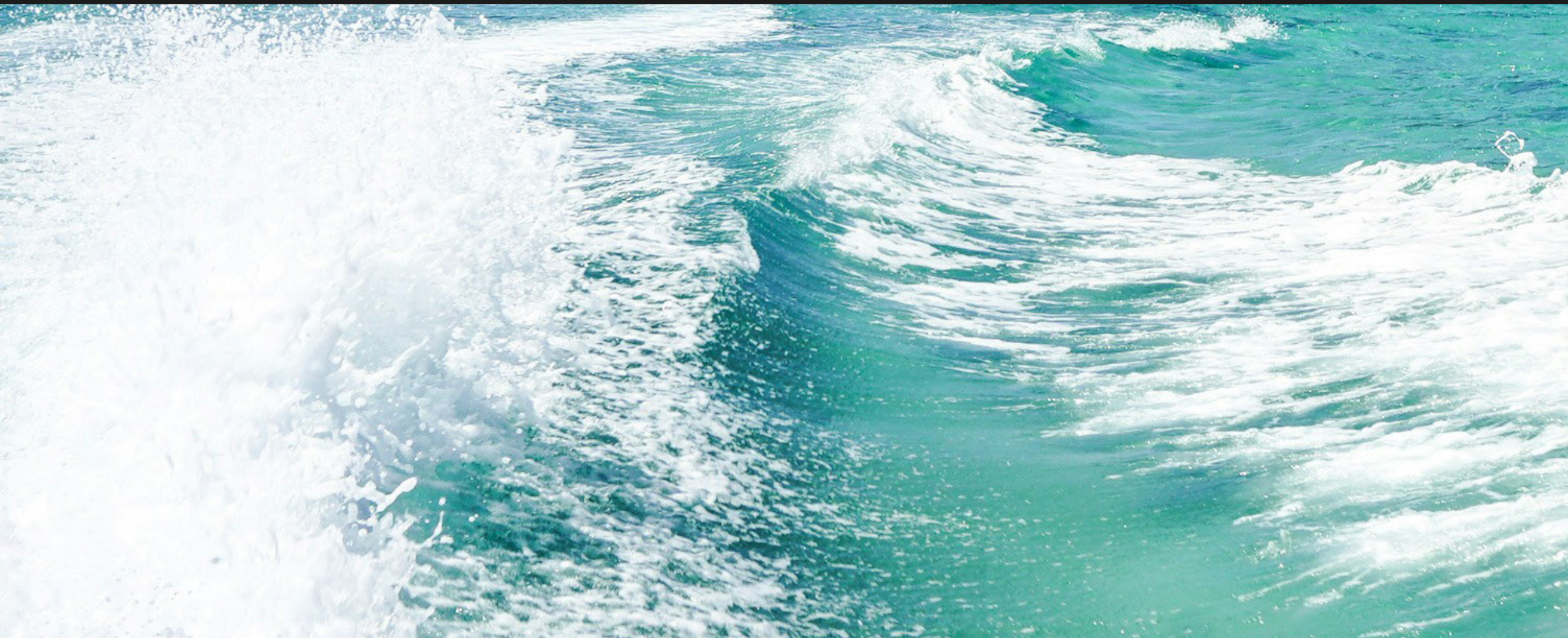
Belle Mare: Beaches, clear waters and luxury hotels; strong kitesurfing and snorkelling appeal.

Poste Lafayette: Rugged coastline and secluded beaches for laid-back living.

Trou d'Eau Douce: Lagoon setting and fishing-village charm; popular for sailing, fishing and diving.

Roches Noires: Secluded beaches and natural beauty for a serene lifestyle.

Palmar: Lush, tranquil coastal village.



West Coast

Home to some of the island's most luxurious resorts and residential developments, with access to Black River Gorges National Park and marine wildlife experiences.

Tamarin: Beaches and scenic landscapes; laid-back lifestyle with options from apartments to luxury villas.

Flic-en-Flac: One of Mauritius' most popular beach destinations.

Black River: Natural beauty and proximity to major attractions; popular for luxurious beachfront properties and exclusive gated communities.

Albion: Quiet coastal village suited to a more secluded, peaceful lifestyle.

The West (Medine) Smart City: Mixed-use node with residential, retail, healthcare and education in one precinct.

Central / Smart-City Corridor

Urban conveniences and apartment-led living with growing Smart City supply.

Key nodes include:

- Moka City
- Mon Trésor Smart City (near the airport)
- Cap Tamarin Smart City,
- The West (Medine) Smart City

What is a Smart City in Mauritius?

The Mauritian Smart City Scheme is a government-backed initiative to create integrated, modern urban hubs where people can live, work, and play. Each Smart City blends residential, commercial, educational, and leisure spaces, supported by sustainable infrastructure and top-quality services. For investors, this means properties are anchored in long-term development frameworks, driving both lifestyle demand and rental stability.





BUYER PERSONA

The Opportunist.

Looking to diversify your portfolio and tap into hard-currency rental returns? Mauritius is just four hours from South Africa and offers one of the most active short-term rental markets in the region. With consistently high demand through platforms like Lov and Airbnb, you can earn in US Dollars/Euros while holding a long-term growth asset.

Key points:

Rental demand strong across the island; premium yields in Grand Baie & Flic-en-Flac

Low taxes: 15% flat Income Tax, 5% Property Transfer Tax, no wealth or inheritance tax

Easy to rent and manage through trusted short-term operators



BUYER PERSONA

The Homemaker

If you're considering a safe, family-friendly move, Mauritius offers international schools, modern healthcare, and a welcoming multicultural society. The island prioritises safety, stability, and access to all daily amenities, making relocation seamless.

Key points:

Purchase property through government-approved frameworks such as the Property Development Scheme (PDS) or the Smart City Scheme.

Access to international schools, hospitals, shopping centres, and family activities

Residency permits available with qualifying property purchases



BUYER PERSONA

The Active Retiree.

Enjoy your golden years in year-round sunshine with access to excellent healthcare and a vibrant, active lifestyle. Mauritius consistently ranks among the world's best destinations for retirement.

Key points:

Retired Residence Permit: From USD 1,500 per month (\approx ZAR 28,500) in local income

Investment option: Purchase property through government-approved frameworks such as the Property Development Scheme (PDS) or the Smart City Scheme.

No taxes on wealth, inheritance, dividends, or capital gains

Lifestyle: golf, hiking, water sports, cultural events, and coastal retirement villages



BUYER PERSONA

The Jetsetter.

Searching for a second home or holiday base? Mauritius is a leading global destination for leisure and digital nomads. Own a lock-up-and-go villa or apartment, earn Dollar-based income when you're away, and enjoy full ownership security.

Key points:

Entry point: Purchase property through government-approved frameworks such as the Property Development Scheme (PDS) or the Smart City Scheme.

Dual value: lifestyle holiday base + rental income opportunity

Recognised as one of the top 5 safest destinations globally for digital nomads

High liquidity: villas and apartments make up ~80% of the resale market

The Purchasing Process - Buying Off-Plan *in Mauritius* 🇲🇹

1

Preliminary Reservation (CRP)

Sign the Contrat de Réservation Préliminaire and pay a deposit (25% of purchase price) into a notary-escrow account.

Deposit held in your name, non-transferable and refundable if work has not started within one year.

2

Mortgage Pre-Approval (if financing)

If you intend to finance your purchase, this is the stage to secure prequalification with a Mauritian bank. Pre-approval ensures that your facility is ready before signing the Deed of Sale. Non-residents may typically access up to 70% loan-to-value financing, subject to eligibility.

3

Deed of Sale

Once the developer secures all permits and the Garantie Financière d'Achèvement (GFA), you sign the notarial Deed of Sale. A 5 % payment is due on signing.

4

Progress Payments

Payments align with construction milestones:

- Foundations: **5 %**
- First-floor slab: **10 %**
- Second-floor slab: **15 %**
- Watertightness: **10 %**
- Airtightness: **15 %**
- Final completion: **10 %**
- Handover delivery: **5 %**

5

Guarantees & Warranties

GFA (Financial Completion Guarantee): Ensures project completion if the developer defaults.

2-Year Warranty: Covers repair or replacement of removable components (e.g., fixtures).

10-Year Structural Warranty: Covers major structural defects, backed by insurance for builder default.

6

Ownership & Handover

Title transfers progressively as each stage is paid.

Final title and keys are delivered once the last payment and warranties are in place.

7

Key Advantages

Staged Payments: Match cash outflows to construction progress.

Security: Deposit and completion guarantee protect your investment.

Legal Clarity: Governed by French Civil Code principles under Mauritian law.

Investors should consult their legal and tax advisers to confirm individual structuring and compliance requirements.



Register for more information

rainmakermarketing.co.za/mauritius-opportunities