



Project Information

Key Facts About the Development

Where is Poste Lafayette located, and what makes it a desirable place to live or invest?

Poste Lafayette is located on the serene northeastern coast of Mauritius, renowned for its tranquil beaches, lush greenery, and exclusive residential developments. The area offers a peaceful lifestyle, ideal for permanent living, holiday retreats, or investment opportunities.

What are the features of this project?

This exclusive project features six luxury units:

- 1 seafront penthouse with a private terrace and plunge pool.
- 4 seafront apartments.
- 1 semi-detached villa with a private pool and garden.

What amenities are included in the project, and how close is it to essential services?

The project features a common sea-facing pool, a beachfront kiosk, landscaped gardens, and private pools for select units. It is conveniently located within a 15 to 30-minute drive of supermarkets, international schools, and healthcare facilities, providing residents with easy access to essential services.

Are the units sold fully furnished, or can they be customised?

The units are sold unfurnished, allowing buyers to personalise their interiors. Furnishing packages (Deco Pack) or customisation options may be available upon request.

The penthouse can be combined with the semi-detached villa.

General Information

Your Questions Answered: Buying or Investing in *Living by Sea* for Foreign and Local Buyers

What are the key benefits of owning property in Mauritius?

- Residence permit for the buyer and their family (spouse, dependent children, and parents).
- A safe and secure environment.
- Year-round tropical climate.
- Proximity to international schools and universities.
- A well-regulated international financial centre.

(Henley & Partners)

Can foreigners purchase property in Mauritius, and what are the conditions?

- Yes, foreigners can purchase property in Mauritius under the Ground+2 (G+2) Scheme. This scheme allows non-citizens to acquire apartments in buildings with at least two floors above ground, provided the purchase price is at least MUR 6 million (approximately USD 135,000).
- Purchasing a unit valued at USD 375,000 or more grants the

buyer and their dependents a residence permit, valid as long as they own the property.

(EDB Mauritius)

What family members can benefit from the residence permit?

- The residence permit extends to the buyer's spouse or common-law partner, parents, and dependent children who are unmarried and financially dependent.

(Henley & Partners)

Are there any restrictions for foreigners investing in this project?

Foreigners can invest in properties under the G+2 Scheme, provided the property meets the criteria:

- It must be in a development with at least two floors above ground.
- The purchase price must be at least MUR 6 million (USD 135,000).
- Prior approval is required from the Economic Development Board (EDB).

(EDB Mauritius)

Why is Mauritius an attractive place for families?

Mauritius offers a safe and secure environment, excellent international schools and universities, a multicultural society, and a high standard of living, making it ideal for families.

(Henley & Partners)

What is Mauritius' economic environment like, and why is it a favourable place for business?

Mauritius boasts a well-diversified and robust economy, supported by key sectors such as tourism, financial services, and real estate. Its flat corporate tax rate of 15%, lack of capital gains tax, and ease of doing business position it as an attractive destination for investors.

(Acclime)

Are there any tax advantages for investing in Mauritian property?

Yes, Mauritius offers several tax benefits, including:

- No capital gains tax.
- No inheritance tax.
- No withholding tax on dividends.
- A flat corporate tax rate of 15%.

This tax-efficient environment makes Mauritius highly attractive for investors.

(Acclime)

How does the tax system work for individuals and VAT?

Mauritius has a progressive income tax system for individuals, with rates ranging from 10% to 25%. The standard Value-Added Tax (VAT) rate is 15%, though certain sectors benefit from reduced rates or exemptions.

(Acclime)

What is the rental yield potential for this property?

Properties in premium locations like Poste Lafayette typically offer rental yields ranging from 5% to 8%, depending on the unit and rental demand.

(Pam Golding)

What documents are required to purchase a unit?

Required documents include:

- A valid passport.
- Proof of address.
- Proof of funds.
- A completed Know Your Customer (KYC) form.

(EDB Mauritius)

Who will assist me during the legal and administrative process?

A professional team, including a notary, estate agent, and legal advisers, will guide you through every step of the process.