



AVALON - MAURITIUS



Here and now... a taste of pleasure, relaxation and calm

Close your eyes and imagine the most perfect setting, complete with its very own golf course, clubhouse, lakes, paved pathways and lush vegetation, typical of the Mascarene Islands. This is the place where Avalon has chosen to create its sumptuous Golf Villas residential project. This outstanding setting is surrounded by sublime nature and offers the best golfing pleasures.



GOLF VILLAS

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The luxurious residences of the Golf Villas project include vast open spaces that optimise and blend in seamlessly with the natural surroundings.

Made using the finest material and different types of rare and exotic woods, the villas' architecture and facilities brings to mind the peaceful living of a bygone era and modern day comfort. The atmosphere is truly reminiscent of the enchanting Mascarene Islands.



Romantic and majestic

When the lights of the day retire and the mysterious and romantic night wraps the world in softness, the villa also takes on a new look. It stands majestically, its reflection glistening on the water like a jewel in the moonlight.



The site

Nestled in lush emerald green nature, 25 minutes from the airport and at the heart of the Bois Chéri tea plantations is where the Golf Villas provide a home. These exceptional villas are located in the prestigious Avalon Golf Estate, nominated for the “World’s Best New Golf Course 2016”.

The 77 villas are spread over two distinct islets of 9 and 9.5ha respectively, both bordered by a charming stream. The villas overlook the lush vegetation, the mountains and the vast Indian Ocean. A setting fit to inspire a poet, offering a calm getaway.



Key:

1	Entrance
2	Club house and playgrounds (Tennis, Basket ball and game of bowls)
H	Helipad
Plot Q (9h)	
Plot R (9ha5)	

Plot Q

Surface area: 9h

- 36 Villas
- 16 Villas A (with sea view)
- 20 Villas B
- 1 Villa C

Key:

1	Entrance
2	Golf



Plot R

Surface area: 9ha5

- 41 Villas
- 20 Villas A
- 21 Villas B

Key:

1	Entrance
2	Golf



Life in the open air

Settling into one of the Golf Villas, at the heart of a secure and safe development, is synonym of a serene getaway offering peace of mind in a busy, modern world. Nature and golf lovers in search of a peaceful, elegant lifestyle, close to nature will fall in love with the eco-friendly concept.

The villas are entirely built of natural materials that are energy and heat saving, promoting excellent sound and heat isolation.





*A noble architecture combines
tradition and modernity*

Inspired by the colonial era, the architecture features wooden structures that create an elegant and noble atmosphere for each of the residences.

Delicately set on a 2000m² plot of land, each villa is oriented so as to make the most of the natural sunlight and its advantages.





Your home is awaiting

Set at the heart of lush nature, 77 fully-furnished villas, with an area of more than 4000m², are available in two configurations (type A and B).

Each property has a superb pool, a manicured garden as well as a spacious garage complete with an electric golf cart. A fully-furnished and equipped secondary house, of 30m², is also available on site to preserve the privacy of your hosts.





Villa B

The B type villas, although slightly smaller, have an infinite view over the green. At the heart of a beautiful garden, owners will enjoy nature and outdoor life in a peaceful, private sanctuary.





The image shows a spacious, two-story living and dining area with a high, vaulted wooden ceiling. The space is divided into a living area on the left and a dining area on the right. The living area features a large, light-colored sectional sofa facing a large arched window that looks out onto a lake at night. The dining area has a long wooden table with a white runner and several chairs with cane backs. The walls are made of horizontal wooden planks, and the floor is a light-colored wood. The lighting is warm and ambient, with several pendant lights hanging from the ceiling. The overall style is rustic and elegant, with a focus on natural materials and a connection to the outdoors.

A balanced decor

Declined in subdued tones, with pure lines and soft curves, the living area promotes relaxation, serenity and conviviality. This beautiful space, where interior and exterior blend seamlessly, is fresh and bright. Elegant furnishings, inspired by a colonial style, create a simply superb decor.



Spacious and practical

The modern kitchen is fully equipped for absolute convenience. Its simple style is practical yet elegant. It favours space and has a convenient service area.



*Amazing scenery at
just a glance*

Spacious, with large openings bringing an exquisite lighting to the master bedroom, the atmosphere is warm and inviting and is completed by elegant furniture. You will never get enough of the panoramic view that can be admired by day and night.



Comfort and elegance

The bedroom is a soothing and warm shelter. Soft, pastel tones and natural ventilation and lighting transform this room in an oasis of tranquility.

The ensuite bathroom completes the luxurious comfort of this intimate room.



A haven of rest and relaxation

In the early nineteenth century, the bathroom was considered a place of relaxation and wellbeing. Here, the use of natural materials gives the bathroom an even greater dimension... offering a place where wellness is complemented by a pleasant lifestyle.





Calm and cheerful

A cosy and inviting atmosphere reigns in the living area. The layout and the stylish furniture inspire both intimacy and alone time as much as the want to share a good time with friends and family, with the golf green and pool a few steps away.



Villa A

36 Units
Average surface area of lots: 2,000 m²

Villa names:

1	Abeille
2	Adonis
3	Alouette
4	Argamasse
5	Aster
6	Aurore
7	Baie rose
8	Bec Rose
9	Bengali
10	Bernica
11	Bois chandelle
12	Bois chanteur
13	Bourbon pointu
14	Brise
15	Calumet
16	Cap d'Or
17	Choka
18	Cytise
19	Daphnis
20	Diane
21	Diaphane
22	Dryade
23	Eleusis
24	Eros
25	Erycine
26	Filaos
27	Flamboyant
28	Frégate
29	Futaie
30	Galatée
31	Géroflier
32	Glauce
33	Hardès
34	Hélène
35	Hélios
36	Horizon

1	Entrance hall	13.99 m²
2	Dining room	44.57 m²
3	Living room	53.88 m²
4	TV room	20.50 m²
5	Office	20.00 m²
6	Master bedroom	29.22 m²
7	Bathroom 1	23.50 m²
8	Bedroom 2	20.00 m²
9	Bathroom 2	5.99 m²
10	Bedroom 3	20.00 m²
11	Bathroom 3	5.99 m²
12	Guest room	17.85 m²
13	Bathroom 4	7.60 m²
14	Hall 2	9.44 m²
15	WC	3.57 m²
16	Kitchen	22.54 m²
17	Office	7,53 m²
18	Laundry	6.22 m²
19	Drying area	6.55 m²
20	Bins	4.32 m²
21	Storage	3.68 m²

Total net area 346.94 m²

22	Garage	36.00 m²
23	Glof cart garage	9.86 m²
24	Swimming pool	60.00 m²

Total gross area 452.80 m²



An aerial photograph of a golf course. A large, light-colored pond is in the upper left. A winding road with white borders runs through the center. The landscape is green with patches of trees and sand traps. The sky is blue with white clouds.

“Nature never contemplates its own greatness. It provides to all its sovereign forces and shares the peace and splendor.”

Inspired by the Poems of Leconte de Lisle. Ancient Poems (1852)

Specifications

1. Infrastructure :

- Les Fondations sont définies et dimensionnées selon l'étude du bureau d'étude.
- Une barrière imperméable est mise en place par arases et protections étanches des murs en soubassements.
- Une protection contre les termites.
- La dalle en béton est réalisée sur vide sanitaire.

2. Murs et Ossature :

- L'ensemble de l'ossature et de la charpente sont en bois massif dur (Bois dur d'une très d'une grande densité : appellation Bois de fer).

3. Toiture :

- La couverture est réalisée bac en aluminium, profilé trapézoïdale.
- Une isolation thermique sous la couverture est posée.

4. Murs :

- L'ossature de la façade est en bois massifs traité classe 4.
- Le bardage des façades extérieures est à lames horizontales en bois massif de type : Merbau ou équivalent.
- Un pare-vapeur et une isolation entre les parements extérieurs et intérieurs sont prévus.
- Ensemble de fixation est invisible (Architecture traditionnelle).

5. Ouvertures extérieures :

- La porte d'entrée en en bois massif (Portes pleines de menuiseries)
- Toutes les ouvertures extérieures sont en bois et vitrage.
- Elles sont prévues pour une résistance mécanique aux vents cycloniques.
- Toutes les portes intérieures sont en bois massif (Portes pleines de menuiseries):
 - » Porte ouvrant à la française
 - » Porte coulissantes.

6. Finition Extérieurs peinture :

- Peinture et lazure sur l'ensemble du bois (Produit Olympique incolore).

7. Finition Intérieurs peinture :

- Murs intérieurs
 - » Peinture et lazure (Produit Olympique incolore).

8. Planchers :

- Carrelage en grés cérames.
- Plancher en bois (Parquet traditionnel)
- Chape en béton ciré.

9. Plafonds :

- Sous face de la charpente en bois (Voligeage sous rampant).

10. Equipements Intérieurs :

- Electricité:
 - » Equipement conforme à la norme NF C 15-100
 - » Sonnerie de porte d'entrée
- Equipement de télécommunications.
 - » Radio et TV Prise TV- matériel homologué NF et CE.
 - » Emplacements conforme à la norme
 - » Téléphone : 3 Prises normalisées par maison dans des pièces séparées, dont une à proximité d'une prise TV et d'une prise de courant.
- Climatisation et ventilation
 - » Des attentes sont prévues pour recevoir des blocs climatisations.
- Sécurité incendie:
 - » Equipements des pièces en détecteurs de fumée.
 - » Deux extincteurs sont prévus par maison.
- Plomberie:
 - » Equipements ménager :
 - Une cuisine toute équipée en bois précieux avec ses appareils électroménagers.
 - Une buanderie avec également un lave-linge et sèche-linge.
 - » Distribution et production d'eau :
 - Alimentation depuis un compteur de tous les appareillages sanitaires, robinets de puisage, jardins et piscine.
 - » La production et distribution d'eau chaude sanitaire est assurée par un chauffe-eau solaire.
 - » Les salles de bains sont toutes équipées.
- Rangement:
 - » Des placards et rangements dans toutes les chambres.
 - » Un dressing dans la chambre principale.

11. Mobilier :

- Des mobiliers de qualités sont prévus et équipent la maison :
 - » Une table de 12 personnes pour la salle à manger.
 - » Un salon meublé fait partie de l'ensemble.
 - » La salle de télévision est aussi équipée....

12. Aménagement extérieurs :

- Garage
 - » Un garage ouvert couvert pour deux voitures.
 - » Un garage pour voiturette de golf.
 - » La voiturette de golf électrique est comprise.
- Jardin
 - » Haies et plantes grimpantes feront états de clôtures.
 - » Le jardin est déjà engazonné et planté suivant le règlement intérieur du golf.
 - » Arrosage : un robinet de puisage chaque façades de la maison.
- Piscine
 - » Une piscine.
 - » Ainsi que le kiosque Octogonale en bois.

13. Sécurité du site :

- La sécurité du site est assurée par le Golf AVALON.

Property Development Scheme (PDS)

What is it?

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, at least 25% of the properties are to be sold to Mauritian citizens and members of the Mauritian Diaspora.

Under the PDS programme 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 Almanach 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 programme. 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.

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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).

The illustrations, drawings and specifications contained in this document are only indicative.
The promoter reserves the right to make minor changes as he deems necessary.

Investing in Mauritius

Mauritius recently introduced the Property Development Scheme (PDS) of which St. Antoine Private Residence will be one of the first developments realised under the new scheme. The PDS ensures foreigners have the ability to acquire Mauritian residency through investing in the development, and presents an offshore property investment opportunity likely to benefit from sound growth in value. This is further complemented by Mauritius's favourable taxation benefits; the country's emergence as a global business hub and its appeal as one of the world's finest leisure destinations.

Overview of investment benefits:

- Mauritian residence permit
- 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

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