

EKÔ SAVANNAH
— RESORT, CLUB & CONCIERGE —
TAMARIN, MAURITIUS



- INTERACTIVE BROCHURE -

LUXURY WITHIN THE WILD

On the west coast of Mauritius, beneath the mountain of La Tourelle, a magical place nestled on the Yemen plain, **facing an exceptional panorama on western Mauritian mountains range** : Ekô Savannah resort. **46 villas with its own swimming pool and a large garden**, imagined as an abundant oasis. Ekô Savannah fully succeeds in the **marriage between luxury and eco-responsibility**. Firmly committed to respecting the integrity of the surrounding nature, the project emphasizes energy optimization, waste control and social involvement.

The domain is **located at the gates of Tamarin**, its effervescence, its surf spots, its golf course and its colorful shops. **Ekô Savannah opens the doors to an exceptional universe** : clubhouse, concierge desk with full hotel facilities, kids' corner, restaurant, lounge bar, 120 m² swimming pool and fitness club. A business centre, fully equipped and connected, welcomes business travellers and e- nomads

Enjoy the brilliant sunset over the Lagoon, get back in touch with nature to feel good, spend some time with your family, interact with others and (re)discover the world's treasures every day. **Ekô Savannah is an opportunity, a privilege, a timeless place where 1001 lives await you...**

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A DREAM OF ISLAND LIFESTYLE



A modern country

Since its independence in 1968, Mauritius has developed a **sustainable economic development strategy** based on good national governance with people and quality of life at the heart of the national policy. English is the official language, but French and Creole are widely spoken. **The airport has over 30 weekly direct international flights.**

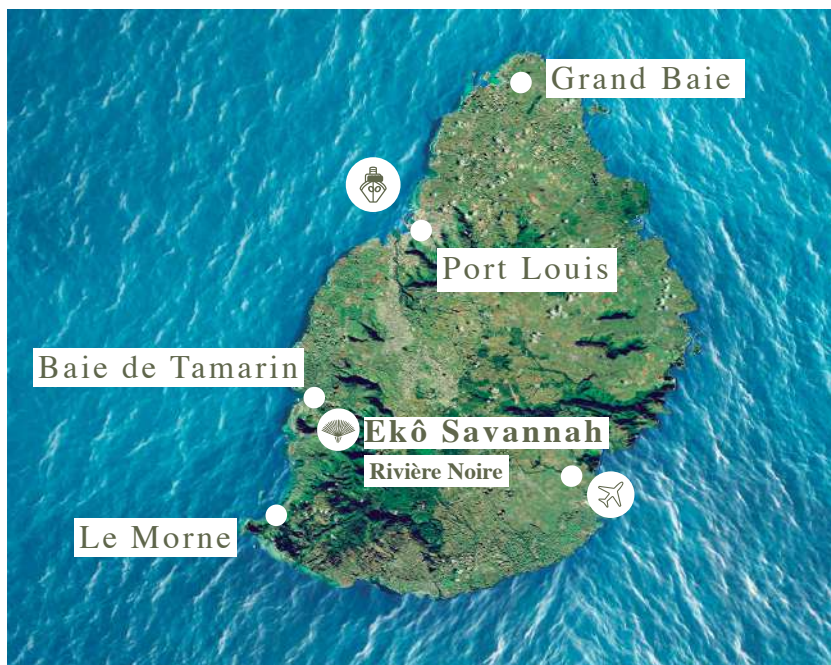


A multi-cultural and multi-ethnic land

With both land and sea as its main focus, Mauritius is resolutely **cosmopolitan**. Its people are referred to as a rainbow : **all kinds of communities cohabit in a mutual respect of traditions and religions**. Shades of blue and green, bright reds and shimmering yellows adorn the shores and forests, punctuate the exotic gardens and market stalls.

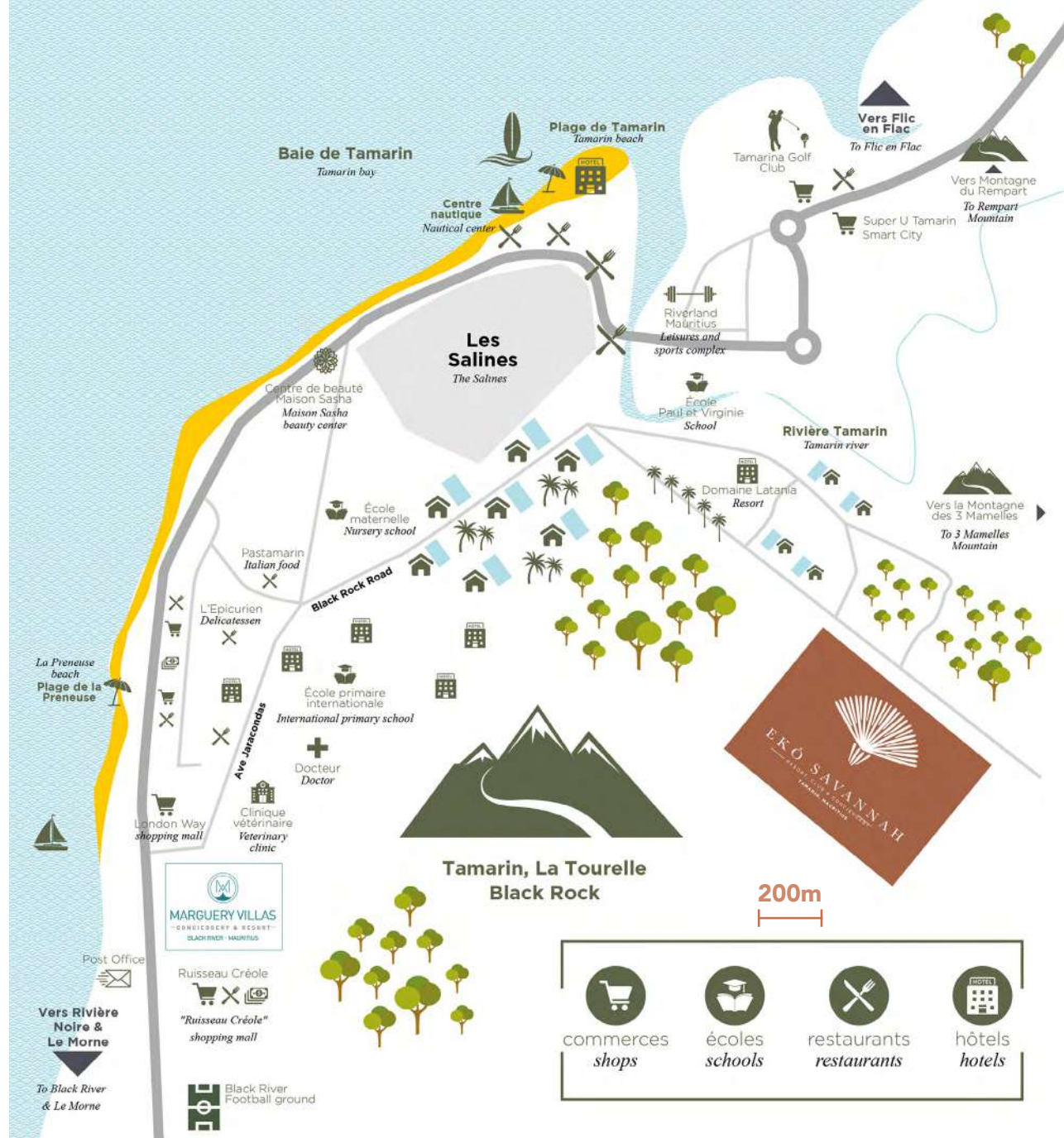


THE PRESERVED COAST

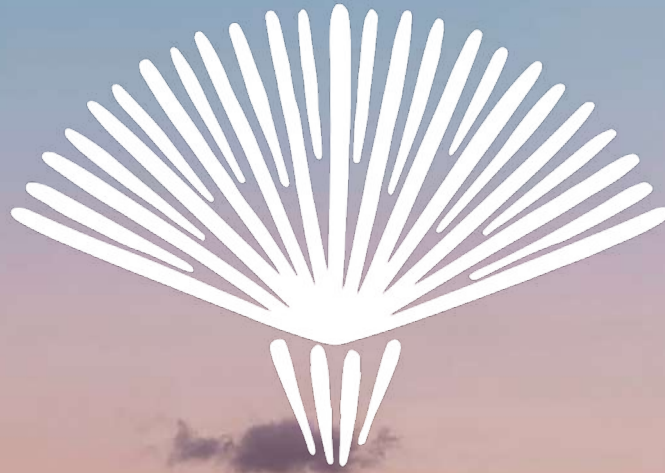


Naturally privileged, sheltered from the wind and with little rain, the west coast of Mauritius has some of the **most beautiful beaches** on the island. The Tamarin district, located in the south-west of the island, features a **green hinterland thanks to its preserved natural park**.

There are numerous leisure activities to satisfy those who love lazing around, practising water sports and enjoying nature : **windsurfing, diving, hiking in the forest, golf**, as well as restaurants and clubs to experience Mauritian lifestyle all day and night long.



EKÔ SAVANNAH, LUXURY WITHIN THE WILD



EKÔ SAVANNAH

— RESORT, CLUB & CONCIERGE —

TAMARIN, MAURITIUS

Panoramic view on Rempart and 3 Mamelles mountain, from the site.

THE CONCEPT

A **unique resort of 46 prestigious** villas with private pool, landscaped gardens and **exceptional resort facilities**: clubhouse, concierge service with all the advantages of a hotel, kids' corner, restaurant, lounge bar, superb 25m swimming pool and fitness club. A fully connected and equipped business centre dedicated to business travellers and e- nomads is also available in the heart of the clubhouse. An exclusive and professional setting for all your business meetings.

THE DNA

The Ekô Savannah resort **combines both luxury and sustainability**. Environmental awareness, energy optimisation, waste control and social commitment are at this project's core. The 4 Ekô-friendly commitments of the project :



ÉCO-DESIGN

To ensure that **energy consumption is kept to a minimum**. Optimized dimensions and living areas. Waste water recycling for watering the gardens, solar water heater, optimisation of air and light openings to provide natural ventilation.



SORTING

To **reduce air and water pollution** (due to landfills) and greenhouse effect. By setting up sorting bins in the villas but also within the estate, we work towards an **appropriate recycling** strategy to preserve natural resources and avoid waste.



ECO-RESPONSIBLE GARDEN

A vegetable **garden for the consumption of short-circuit products**, fresh raw ingredients and GMO-free. A thoughtful approach to the green area for a natural and adapted ecosystem within the property's immediate environment.



ETHICAL CONCIERGE SERVICE *Traveller's Charter*

Once the resort is open and in operation, we will initiate signing the Travellers' Charter (as for all our other resorts on the island). **13 key ethical commitments** that bind us to nature and our direct environment.

Between sea and mountain

A PRIVILEGED LOCATION

Ekô Savannah benefits from an **exceptional location**, at the gates of the **effervescence of Tamarin**, a former fishing village that has become one of the most popular seaside resorts on the island. At the foot of the Tourelle mountain, residents will be able to enjoy the advantages of the “Smart and Happy Village”, its **surf spots and its internationally popular golf course (the Tamarina Golf Club)** as well as its many shops. Nestled in a quiet and popular residential area for its proximity to Tamarin Bay and to the **most beautiful spots on the west coast, Ekô Savannah offers strategic immediate accessibility.**



AN EXCEPTIONAL UNIVERSE OF SERVICES



SAVORY

FINEST FOOD & QUALITY WINES

Finest produce carefully selected to suit seasonal availability in short channels, **large outdoor brasero and world wine cellar will make Savory restaurant as the place to be** for authentic food lovers on the west coast of Mauritius. Events and live concerts will punctuate the life of the restaurant.



Club House et piscine de nage Ekô Savannah

POOL CLUB WITH DECKCHAIRS

120m² pool with children paddling



EKÔ SAVANNAH FITNESS CLUB

The Ekô Savannah fitness club **offers a complete sports complex** with fitness, wellness, cardio and bodybuilding:

*Discover the Ekô Savannah
Services brochure*



MAIDAAN

BAR, VIEW & COCKTAILS

Pool bar & event lounge

On the menu : Tapas, ceviches, salads and bowls from the resort's own vegetable garden and classic or detox cocktails by the pool. Musical event chic and lounge program designed all year round by the Maidaan teams.



W . I . M

WORK IN MAURITIUS
BUSINESS CENTER

FULLY EQUIPED BUSINESS CENTER

Individuals offices, meeting room, visio,
audio and video material

CONCIERGE DESK 7/7

Ekô Savannah is synonymous with recreation. **Customised services** guarantee the very best quality of life and unforgettable moments.



SECURED SITE 24/7



HOUSE KEEPING



SERVICE LINGERIE



POOL & GARDEN MAINTENANCE



RENTAL PROGRAMME

Sales, marketing and management of properties within the rental programme

Discover top of range services and a constant search for excellence in order to make your life extraordinary. The dynamic team coordinate activities, excursions and events. Comfort and service are a must and ensure an idyllic stay.



AIRPORT TRANSFER



IN-HOUSE CHEF



TAXI BOOKING



EXCURSIONS BOOKING



IN-HOUSE MASSAGE



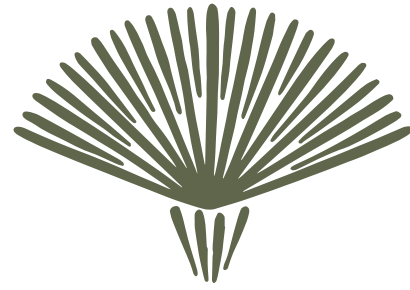
BOOKING CONCERT TICKETS



RESTAURANT BOOKING



GROCERY SHOPPING DELIVERY



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— RESORT, CLUB & CONCIERGEY —
TAMARIN, MAURITIUS

46 luxury villas, a five-stars resort, an exceptional environment...



8 HECTARES RESORT

Fluid and airy circulation within the resort is ensured in particular by a wide enough main road and by the intergration of shaded pedestrian paths.



*Contemporary
architecture*



Villa Vacoa



Restaurant The Savory & Club house

*Exceptional scenery
and view*

PHASE 1 (33 VILLAS)

MASTERPLAN



Vue sur la Tourelle de Tamarin -
View of la Tourelle de Tamarin



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TAMARIN, MAURITIUS



Vue sur la chaîne de montagnes -
View of the mountain range

Plage à 2km -
Beach at 2 km

Golf de Tamarin à 3 km -
Tamarina Golf Estate at 3 km

▶ Entrée - Entrance

● Villa Hibiscus

● Villa Clusia

● Villa Vacoa

● Villa Allamanda/
Villa Latanier

● Villa Acacia

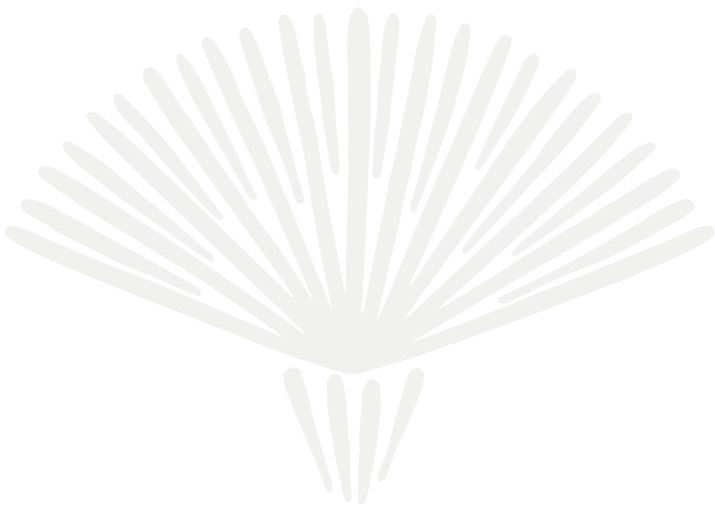
● Clubhouse

Prestigious villas

VILLAS HIBISCUS



- Surface area 269-271sqm
- Land 849sqm and more
- 3 bedrooms
- 35sqm to 43sqm swimming pool

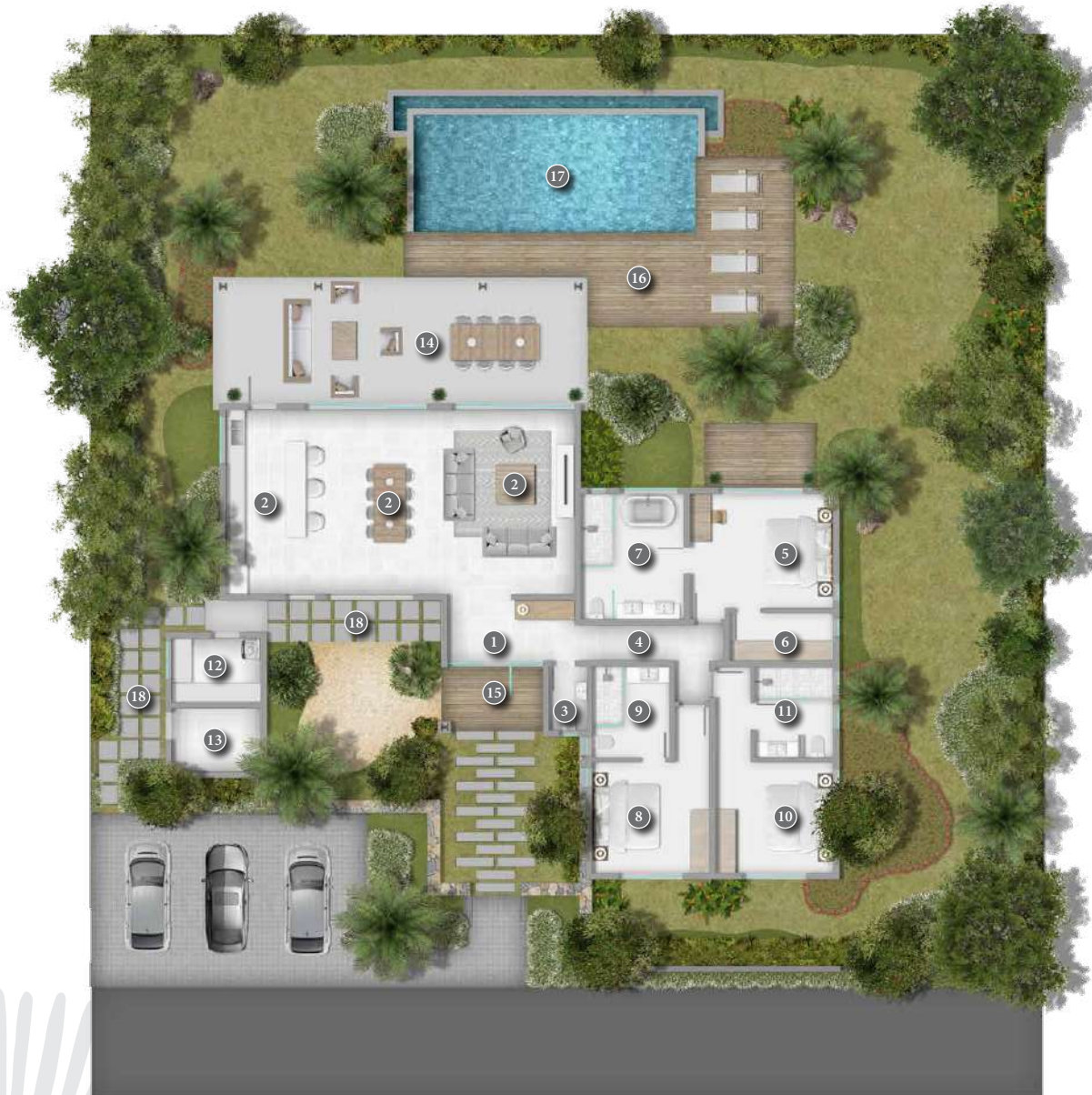


Villa Hibiscus

3 BEDROOMS



EKO SAVANNAH
RESORT, CLUB & CONCIERGEY
TAMARIN, MAURITIUS



TOTAL SURFACE DE VIE
TOTAL LIVING AREA 271.19 m²

TOTAL SURFACE DE VIE INTÉRIEURE
TOTAL INSIDE LIVING AREA 173.36 m²

1	Hall d'entrée - Lobby	8.16 m ²
2	Séjour/Salle à manger/Cuisine - Living/Dining/Kitchen	64.16 m ²
3	Toilettes invités - Guests Toilet	2.40 m ²
4	Circulation - Passage	7.10 m ²
5	Chambre principale - Master bedroom	16.90 m ²
6	Dressing principal - Master dressing	4.88 m ²
7	Salle de bains principale - Master bathroom	12.84 m ²
8	Chambre 1 - Bedroom 1	15.01 m ²
9	Salle de bains 1 - Bathroom 1	6.98 m ²
10	Chambre 2 - Bedroom 2	16.39 m ²
11	Salle de bains 2 - Bathroom 2	6.98 m ²
12	Buanderie - Laundry	5.78 m ²
13	Store	5.78 m ²

TOTAL SURFACE DE VIE EXTÉRIEURE
TOTAL OUTSIDE LIVING AREA 97.83 m²

14	Terrasses couvertes et circulation - Covered terraces and passage	49.23 m ²
15	Porche d'entrée - Entrance Porch	6.47 m ²
16	Terrasse en bois ouverte - Open timber deck	42.13 m ²

TOTAL SURFACE DE CONSTRUITE
TOTAL CONSTRUCTION AREA 362.21 m²

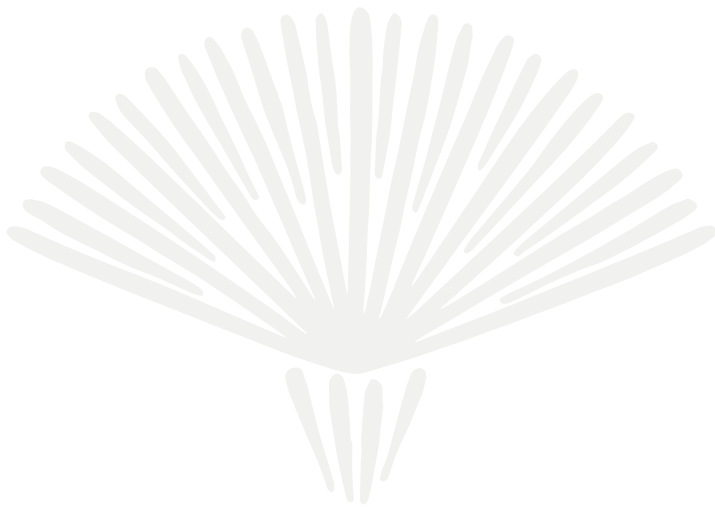
Total surface construite (Intérieure + Extérieure + Murs) - Total construction area (Interior + Exterior + Walls)		296.06 m ²
17	Piscine - Swimming pool	43.38 m ²
18	Dalle de pavage - Pavings slab	22.77 m ²

Prestigious villas

VILLAS CLUSIA 1 & 2



- Surface area 301-374sqm
- Land of 900sqm and more
- 4 bedrooms
- 39sqm to 47sqm swimming pool



Villa Clusia 1

4 BEDROOMS



E K Ô SAVANNAH
DESIGN, PLAN & CONSTRUCTION
TAHARIN, HAÏTIE



TOTAL SURFACE DE VIE
TOTAL LIVING AREA 301.57 m²

TOTAL SURFACE DE VIE INTÉRIEURE
TOTAL INSIDE LIVING AREA 203.89 m²

1	Hall d'entrée - Lobby	13.85 m ²
2	Séjour/Salle à manger/Cuisine - Living/Dining/Kitchen	66.36 m ²
3	Toilettes invités - Guests Toilet	2.40 m ²
4	Circulation - Passage	7.37 m ²
5	Chambre principale - Master bedroom	17.83 m ²
6	Dressing principal - Master dressing	9.39 m ²
7	Salle de bains principale - Master bathroom	11.83 m ²
8	Chambre 1 - Bedroom 1	14.66 m ²
9	Salle de bains 1 - Bathroom 1	6.70 m ²
10	Chambre 2 - Bedroom 2	14.31 m ²
11	Salle de bains 2 - Bathroom 2	4.75 m ²
12	Chambre 3 - Bedroom 3	16.04 m ²
13	Salle de bains 3 - Bathroom 3	6.70 m ²
14	Buanderie - Laundry	5.92 m ²
15	Store	5.78 m ²

TOTAL SURFACE DE VIE EXTÉRIEURE
TOTAL OUTSIDE LIVING AREA 97.68 m²

16	Terrasses couvertes et circulation - Covered terraces and passage	57.45 m ²
17	Terrasse en bois ouverte - Open timber deck	40.23 m ²

TOTAL SURFACE DE CONSTRUITE
TOTAL CONSTRUCTION AREA 403.77 m²

Total surface construite (Intérieure + Extérieure + Murs) - Total construction area (Interior + Exterior + Walls)		328.51 m ²
18	Piscine - Swimming pool	38.31 m ²
19	Dalle de pavage - Pavings slab	36.92 m ²

Villa Clusia 2

4 BEDROOMS



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RESORT, CLUB & CONDOMINIUM
TANARIVE, MAURITIUS



TOTAL SURFACE DE VIE
TOTAL LIVING AREA 307.88 m²

TOTAL SURFACE DE VIE INTÉRIEURE
TOTAL INSIDE LIVING AREA 206.26 m²

1	Hall d'entrée - Lobby	12.16 m ²
2	Séjour/Salle à manger/Cuisine - Living/Dining/Kitchen	66.36 m ²
3	Toilettes invités - Guests Toilet	2.40 m ²
4	Circulation - Passage	11.44 m ²
5	Chambre principale - Master bedroom	17.96 m ²
6	Dressing principal - Master dressing	9.25 m ²
7	Salle de bains principale - Master bathroom	11.83 m ²
8	Chambre 1 - Bedroom 1	14.66 m ²
9	Salle de bains 1 - Bathroom 1	6.70 m ²
10	Chambre 2 - Bedroom 2	14.31 m ²
11	Salle de bains 2 - Bathroom 2	4.75 m ²
12	Chambre 3 - Bedroom 3	16.04 m ²
13	Salle de bains 3 - Bathroom 3	6.70 m ²
14	Buanderie - Laundry	5.92 m ²
15	Store	5.78 m ²

TOTAL SURFACE DE VIE EXTÉRIEURE
TOTAL OUTSIDE LIVING AREA 101.62 m²

16	Terrasses couvertes et circulation - Covered terraces and passage	57.49 m ²
17	Porche d'entrée - Entrance Porch	6.42 m ²
18	Terrasse en bois ouverte - Open timber deck	37.71 m ²

TOTAL SURFACE DE CONSTRUITE
TOTAL CONSTRUCTION AREA 409.96 m²

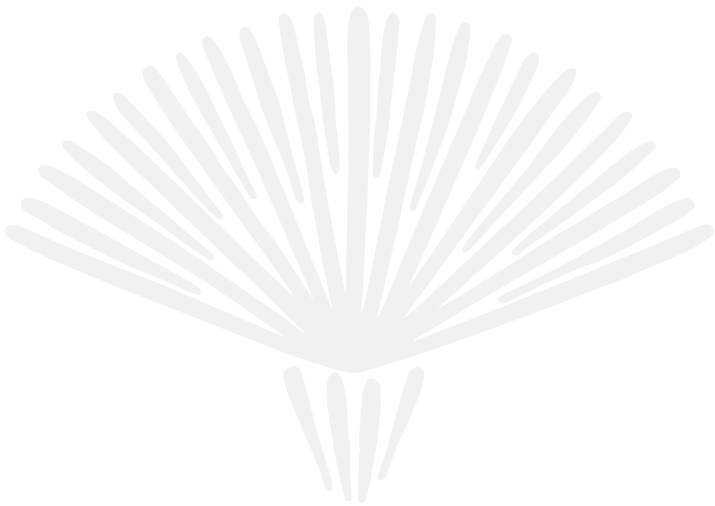
Total surface construite (Intérieure + Extérieure + Murs) - Total construction area (Interior + Exterior + Walls)		338.40 m ²
19	Piscine - Swimming pool	47.88 m ²
20	Dalle de pavage - Pavings slab	23.68 m ²

Prestigious villas

VILLAS VACOA



- Surface area 356sqm
- Land of 1228sqm or more
- 4 bedrooms
- 50sqm swimming pool



Villa Vacoa

4 BEDROOMS



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RESORT, CLUB & CONCIERGE
FANABIN, MAURITIUS



TOTAL SURFACE DE VIE
TOTAL LIVING AREA 356.70 m²

TOTAL SURFACE DE VIE INTÉRIEURE
TOTAL INSIDE LIVING AREA 220.40 m²

1	Hall d'entrée - Lobby	7.32 m ²
2	Séjour/Salle à manger/Cuisine - Living/Dining/Kitchen	78.24 m ²
3	Toilettes invités - Guests Toilet	2.64 m ²
4	Circulation - Passage	13.72 m ²
5	Chambre principale - Master bedroom	27.22 m ²
6	Dressing principal - Master dressing	8.57 m ²
7	Salle de bains principale - Master bathroom	10.60 m ²
8	Chambre 1 - Bedroom 1	14.60 m ²
9	Salle de bains 1 - Bathroom 1	6.17 m ²
10	Chambre 2 - Bedroom 2	14.80 m ²
11	Salle de bains 2 - Bathroom 2	6.10 m ²
12	Chambre 3 - Bedroom 3	13.10 m ²
13	Salle de bains 3 - Bathroom 3	5.76 m ²
14	Buanderie/Garde manger - Laundry/Pantry	5.78 m ²
15	Store	5.78 m ²

TOTAL SURFACE DE VIE EXTÉRIEURE
TOTAL OUTSIDE LIVING AREA 136.30 m²

16	Terrasses couvertes et circulation - Covered terraces and passage	83.03 m ²
17	Porche d'entrée - Entrance Porch	5.12 m ²
18	Terrasse en bois ouverte - Open timber deck	48.15 m ²

TOTAL SURFACE DE CONSTRUITE
TOTAL CONSTRUCTION AREA 458.89 m²

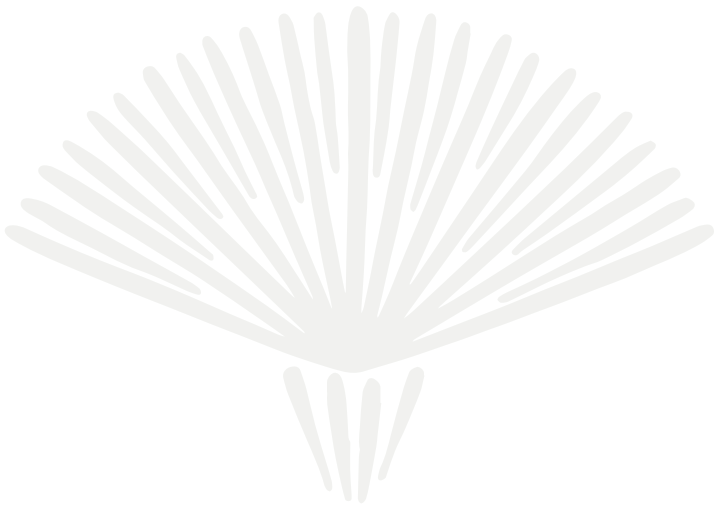
Total surface construite (Intérieure + Extérieure + Murs) - Total construction area (Interior + Exterior + Walls)		386.98 m ²
19	Piscine - Swimming pool	43.29 m ²
20	Dalle de pavage - Pavings slab	28.62 m ²

Prestigious villas

VILLAS ALLAMANDA



- Surface area 490sqm
- Land of 1604sqm
- 5 bedrooms
- 57sqm swimming pool



Villa Allamanda

5 BEDROOMS



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RESORT, CLUB & BOUTIQUE
FANAKIN, MADAGASCAR



TOTAL SURFACE DE VIE	490.31 m ²
TOTAL LIVING AREA	
TOTAL SURFACE DE VIE INTÉRIEURE	329.44 m ²
TOTAL INSIDE LIVING AREA	
1 Hall d'entrée - Lobby	14.52 m ²
2 Séjour/Salle à manger - Living/Dining	73.50 m ²
3 Cuisine - Kitchen	16.44 m ²
4 Garde-manger - Pantry	5.27 m ²
5 Arrière cuisine - Back kitchen	13.52 m ²
6 Toilettes invités - Guests Toilet	2.70 m ²
7 Circulation - Passage	17.40 m ²
8 Chambre principale - Master bedroom	17.60 m ²
9 Circulation - Passage	4.40 m ²
10 Dressing principal - Master dressing	6.95 m ²
11 Salle de bains principale - Master bathroom	13.65 m ²
12 Chambre 1 - Bedroom 1	17.60 m ²
13 Dressing 1 - Dressing 1	6.77 m ²
14 Salle de bains 1 - Bathroom 1	9.03 m ²
15 Chambre 2 - Bedroom 2	18.03 m ²
16 Salle de bains 2 - Bathroom 2	7.29 m ²
17 Chambre 3 - Bedroom 3	14.57 m ²
18 Salle de bains 3 - Bathroom 3	5.78 m ²
19 Chambre 4 - Bedroom 4	12.77 m ²
20 Salle de bains 4 - Bathroom 4	5.60 m ²
21 Circulation vers la Buanderie - Passage to Laundry	2.70 m ²
22 Buanderie - Laundry	7.35 m ²
23 Garage	36.00 m ²
TOTAL SURFACE DE VIE EXTÉRIEURE	160.87 m ²
TOTAL OUTSIDE LIVING AREA	
24 Terrasses couvertes - Covered terraces	86.59 m ²
25 Porche d'entrée - Entrance Porch	5.24 m ²
26 Terrasse en bois ouverte et circulation - Open timber deck et passage	69.04 m ²
TOTAL SURFACE DE CONSTRUITE	618.09 m ²
TOTAL CONSTRUCTION AREA	
Total surface construite (Intérieure + Extérieure + Murs) - Total construction area (Interior + Exterior + Walls)	531.72 m ²
27 Piscine - Swimming pool	57.17 m ²
28 Salle de bains - Master bedroom external bath	5.78 m ²
29 Cour de cuisine - Kitchen yard	11.34 m ²
30 Dalle de pavage - Pavings slab	10.32 m ²
Douche extérieure - External shower	1.46 m ²

Prestigious villas

VILLAS LATANIER



- Surface area 506sqm
- Land of 1604sqm
- 5 bedrooms
- 76sqm swimming pool



Villa Latanier

5 BEDROOMS



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RESORT, CLUB & CONCIERGE
TANARIN, MAURITIUS



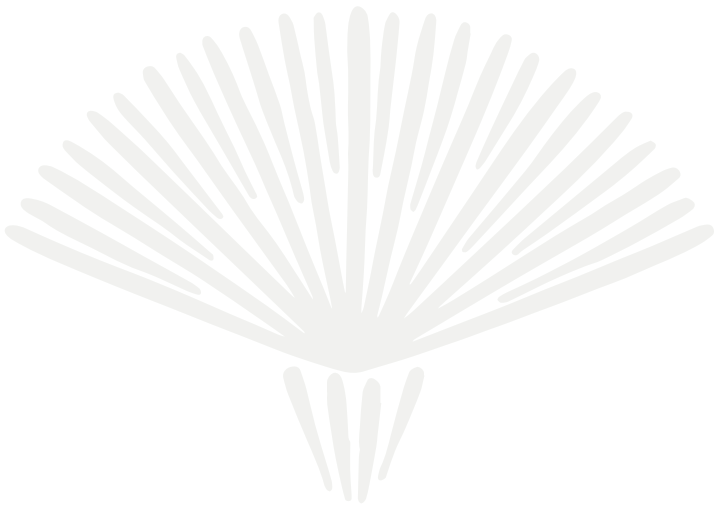
TOTAL SURFACE DE VIE	506.36 m²
TOTAL LIVING AREA	
TOTAL SURFACE DE VIE INTÉRIEURE	334.77 m²
TOTAL INSIDE LIVING AREA	
1 Hall d'entrée - Lobby	7.40 m ²
2 Séjour/Salle à manger - Living/Dining	59.57 m ²
3 Cuisine - Kitchen	19.15 m ²
4 Arrière cuisine - Back kitchen	9.18 m ²
5 Toilettes invités - Guests Toilet	2.88 m ²
6 Circulation - Passage	20.41 m ²
7 Chambre principale - Master bedroom	22.95 m ²
8 Circulation - Passage	4.67 m ²
9 Dressing principal - Master dressing	10.17 m ²
10 Salle de bains principale - Master bathroom	14.41 m ²
11 Chambre 1 - Bedroom 1	25.20 m ²
12 Salle de bains 1 - Bathroom 1	6.66 m ²
13 Chambre 2 - Bedroom 2	21.03 m ²
14 Salle de bains 2 - Bathroom 2	7.98 m ²
15 Chambre 3 - Bedroom 3	15.29 m ²
16 Salle de bains 3 - Bathroom 3	5.68 m ²
17 Chambre 4 - Bedroom 4	16.36 m ²
18 Salle de bains 4 - Bathroom 4	6.08 m ²
19 Circulation vers la Buanderie - Passage to Laundry	9.62 m ²
20 Buanderie - Laundry	6.60 m ²
21 Store	6.18 m ²
22 Garage	37.30 m ²
TOTAL SURFACE DE VIE EXTÉRIEURE	171.59 m²
TOTAL OUTSIDE LIVING AREA	
23 Terrasses couvertes - Covered terraces	71.47 m ²
24 Porche d'entrée - Entrance Porch	5.01 m ²
25 Terrasse en bois ouverte et circulation - Open timber deck et passage	70.35 m ²
26 Kiosque - Kiosk	24.76 m ²
TOTAL SURFACE DE CONSTRUITE	647.62 m²
TOTAL CONSTRUCTION AREA	
Total surface construite (Intérieure + Extérieure + Murs) - Total construction area (Interior + Exterior + Walls)	558.47 m ²
27 Piscine - Swimming pool	76.24 m ²
28 Dalle de pavage - Pavings slab	12.91 m ²

Prestigious villas

VILLAS ACACIA



- Surface area 566 sqm
- Land of 1874sqm
- 5 bedrooms + office
- 73sqm swimming pool

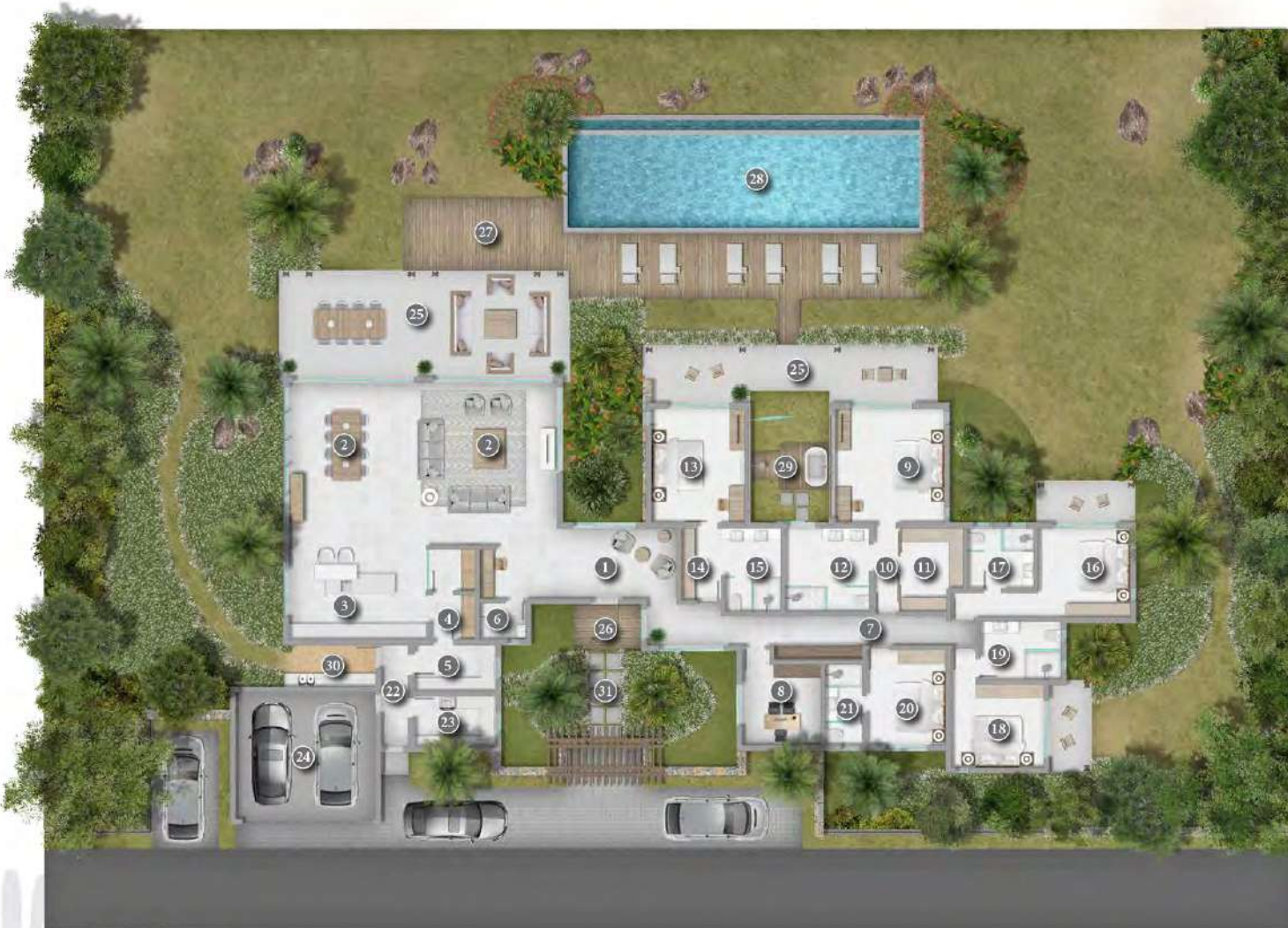


Villa Acacia

5 BEDROOMS



EKO SAVANNAH
— RESORT CLUB & HOMESCHOOLY —
TANARIN, MAURITIUS



TOTAL SURFACE DE VIE	566.99 m ²
TOTAL LIVING AREA	
TOTAL SURFACE DE VIE INTÉRIEURE	385.56 m ²
TOTAL INSIDE LIVING AREA	
1 Hall d'entrée - Lobby	23.44 m ²
2 Séjour/Salle à manger - Living/Dining	79.34 m ²
3 Cuisine - Kitchen	26.69 m ²
4 Garde-manger - Pantry	4.22 m ²
5 Arrière cuisine - Back kitchen	7.18 m ²
6 Toilettes invités - Guests Toilet	3.20 m ²
7 Circulation - Passage	22.93 m ²
8 Bureau - Office	12.62 m ²
9 Chambre principale - Master bedroom	23.02 m ²
10 Circulation - Passage	4.29 m ²
11 Dressing principal - Master dressing	8.96 m ²
12 Salle de bains principale - Master bathroom	13.29 m ²
13 Chambre 1 - Bedroom 1	19.60 m ²
14 Dressing 1 - Dressing 1	5.61 m ²
15 Salle de bains 1 - Bathroom 1	8.79 m ²
16 Chambre 2 - Bedroom 2	19.59 m ²
17 Salle de bains 2 - Bathroom 2	7.41 m ²
18 Chambre 3 - Bedroom 3	16.12 m ²
19 Salle de bains 3 - Bathroom 3	8.75 m ²
20 Chambre 4 - Bedroom 4	14.06 m ²
21 Salle de bains 4 - Bathroom 4	5.60 m ²
22 Circulation vers la Buanderie - Passage to Laundry	5.94 m ²
23 Buanderie - Laundry	7.70 m ²
24 Garage	36.78 m ²
TOTAL SURFACE DE VIE EXTÉRIEURE	180.83 m ²
TOTAL OUTSIDE LIVING AREA	
25 Terrasses couvertes et circulation - Covered terraces and passage	101.25 m ²
26 Porche d'entrée - Entrance Porch	5.79 m ²
27 Terrasse en bois ouverte - Open timber deck	73.78 m ²
TOTAL SURFACE DE CONSTRUITE	753.69 m ²
TOTAL CONSTRUCTION AREA	
Total surface construite (Intérieure + Extérieure + Murs) - Total construction area (Interior + Exterior + Walls)	623.99 m ²
28 Piscine - Swimming pool	72.84 m ²
29 Douche extérieure principale - Master bedroom external bath	5.83 m ²
30 Cour de cuisine - Kitchen yard	10.13 m ²
31 Dalle de pavage - Pavings slab	40.65 m ²

WILD & CHILL ATMOSPHERE



Amidst a luxuriant natural environment, **the interior decor blends in with the exterior landscapes.** Space, height, wood, rough concrete, bay windows, large deck terraces, swimming pool: luxury at its wildest. **Ekô Savannah is open to nature** and seems like it has always been there.



INTERIOR FEATURES AND FITTINGS

Click and discover the Projects Book
MJ Développement in Mauritius

The walls, frameworks and roofs meet international anti-cyclone standards validated by the independent technical control office.



EXTERIOR FITTINGS

- Terrace floors in non-slip tiles and/or exotic wood
- Swimming pool with salt filtration
- Outdoor shower
- Recycled water for the watering of the garden areas
- Fenced grounds
- Paved access from the entrance to the car park
- Exotic garden created by a landscape architect



INTERIOR FITTINGS

- Air conditioning in each bedroom
- Ceiling fan in the living rooms
- Bathrooms including WC, double washbasin (for the main bathrooms)
- Mixer taps branded Hansgrohe® or Grohe®.
- Fitted dressing room (for the main bedrooms)
- Fitted wardrobes in the other bedrooms
- Recessed electrical sockets and switches (Legrand® or equivalent)
- Satellite TV and Internet in the living room and all bedrooms
- Kitchen with quartz, marble or Corian® worktops
- Kitchen equipped with Samsung®, LG®, Siemens®, Bosch® or equivalent appliances (stainless steel double sink, taps, oven, induction hob, hood, microwave)
- Fitted wine cellar
- Solid wood entrance door
- Interior doors in wood and stainless steel

FINISHES



- Wooden cladding on the façade
- Walls and ceilings: smooth paint
- Interior floors in large format porcelain stoneware tiles
- Parquet floors (for the main rooms)
- Interior staircase in concrete and glass balustrade

Non-contractual services subject to change.

MJ DÉVELOPPEMENT THE DEVELOPER

Founded in 2007 in the Basque Country by two real estate enthusiasts, Michaël Ruel and Jean Etchepareborde, the group carries out high-quality real estate operations in France and abroad (**more than 1800 properties built and sold**). **The Group's commitment and expertise** have contributed to its many years of successful activity. With no less than **6 major property product ranges** : City Centre, Serviced Residences, Prestige, Tertiary, International and Luxury Property, MJ Développement is a leading company in its sector.



Visit website developer :
mj-developpement.com



KEY FIGURES



2 managers:
Michaël Ruel and
Jean Etchepareborde



More than 65 employees
in France, Portugal and Mauritius



Annual turnover:
over €50 million



More than 1800 lots
delivered since 2007



Strong relationships with local
authorities



Renowned banking partners

THE ARCHITECT

JEAN MARC EYNAUD ARCHITECT

A family-owned Mauritian company of human scale, Jean Marc Eynaud Architects has been actively involved for 30 years in the design of «tropical buildings», mainly in Mauritius and the Seychelles. Specialising in hotel and leisure architecture, its approach to tropical design is to integrate buildings into their environment with high quality natural materials. The company strongly believes that its buildings need to convey a **strong community spirit**, guided by an awareness of the culture and climate of the land.



“

The well-preserved site is bordered by wild and natural vegetation evocative of the ‘African savannah’. The architecture is both humble and pure, mixing sloping roofs with sheet metal and flat slabs. They provide beautiful volumes, keeping the houses cooler by high openings ensuring good natural ventilation. The living space is open to the garden at the front and at the back, but also to the side in some of the larger villas, creating a good connection with nature. This fitting contributes greatly to the ventilation of the building and its surroundings. The creation of «inner courtyards» reinforces the concept of bringing the outside in.

”

THE DECORATORS

SOPHIE & JEAN-MICHEL REMAZEILLES

Sophie and Jean-Michel Remazeilles create atmospheres that combine beautiful interiors, clarity, the spirit of a voyage and cosy furnishings that are an invitation to relaxation and serenity.

[See the déco moodboard on line](#) 

“ *The buildings blend in with the landscape and are hardly noticeable... Ekô Savannah opens up to nature and seems to have always been there... Like balconies over the savanna. You get the feeling of always being on holiday here. A house so beautiful, so spacious, so comfortable to live in that you would never wish to leave...* ”

THE LANDSCAPE ARCHITECT DANIEL MAESTRACCI

“ *The Ekô Savannah project is located on a vast, gently sloping site. It offers very close views of Tamarin Mountain and slightly more distant views of the neighbouring peaks, such as the Rempart and the Trois Mamelles, with their sharp shapes, characteristic of an ancient volcanic island. Being downwind, this part of the island enjoys a very sunny climate and the natural flora is rather arid. This overall African atmosphere and colours, reminiscent of the savannah, inspired the theme of the gardens and the project's planting in general. However, the variety and density of the plants used will make the place look like an oasis, compared to the surrounding countryside which is definitely drier and wilder.* ”



LandConcept, a landscape architecture company, provides exclusive services in Mauritius in terms of design, study, development and, in general, the transformation and enhancement of landscapes.

LIVING OR INVESTING IN MAURITIUS

Mauritius is a unique **combination of idyllic landscapes and a pleasant year-round climate**. In addition to its geographical and environmental assets, it is a modern country. Mauritians are welcoming and friendly, **speak both French and English** and will gladly share their island's wonders with you. A sincere and respectful harmony unites cultures and religions. Many people have chosen to invest in Mauritius over the past few years. The **advantageous conditions for real estate investment** and a very attractive tax system have won them over.

THE ADVANTAGES OF THE MAURITIAN TAX SYSTEM

- A single tax band of 15% on income, including rental income
- A non-double tax treaty between France and Mauritius signed in 1980: income from a Mauritian source cannot be taxed in France
- A property in Mauritius is not included in the asset calculation of a French tax resident and does not have to be declared for French IFI
- No capital gains on profits if the property is resold
- No tax on these capital gains in France, no CSG or CRDS if repatriated into France or reinvested locally No tax on dividends
- No inheritance duties. In the event of an inheritance, the property will form part of the estate assets in France

For more information, please refer to our guide «Living or Investing in Mauritius»



Local financing solutions with first-rate banks available :
15-year mortgage with 30% down payment

MJ HOLIDAYS LTD

MJ Développement assists you from the purchase of your property (in the Mauritius range), to its management, maintenance and resale if you so wish. With 20 years of experience in the field of tourist real estate management and a perfect knowledge of Mauritius, we assure our buyers **serenity, time saving and attractive yields up to 5%***. MJ Development Group, through its subsidiary dedicated to the hotel business, MJ Holidays, ensures the performance and sustainability of your rental investments in Mauritius. **The key to our success** : a well accomplished hotel concept coupled with professional rental management. (*see full conditions in sales office).



mjholidays.com



OUR KEY FIGURES

1
single contact for
all our clients

20
years of experience
and know-how

+50
properties under
management in
Mauritius

64%
average property
occupancy rate

OUR STRATEGIC ASSETS



An international distribution network for an effective occupancy rate



A yield management adapted to an attractive pricing



Year-round multi-channel marketing for optimum visibility of your property



Controlled on-site service for an unforgettable holiday experience

Our resorts and club in Mauritius

MARGUERY VILLAS

IN OPERATION



Completed, delivered and in operation, our first Marguery Villas project is located **800 m from the lagoon**, at the foot of La Tourelle mountain. Within a 250-hectare private residential estate, La Plantation Marguery, Marguery Villas Resort benefits from an outstanding setting : **40 villas from 1 to 4 bedrooms**, with private pool and tropical garden. Clubhouse, concierge service, fitness room, kids' corner..

marguery-villas-resort.com



MYTHIC SUITES & VILLAS

IN OPERATION

With **one of the most beautiful views of the island facing the northern islets**, our second project, Mythic Suites & Villas, is a haven of peace halfway between Grand Bay, a tourist hub combining urbanism, luxury and modernity and the unspoiled coasts of the east. Mythic Suites & Villas offers **14 villas with 1 to 4 bedrooms, private pool and tropical garden, 12 flats with shared pool, 3 penthouses**. Clubhouse, concierge service, restaurant (L'Atelier), fitness room, kids' corner.

mythic-resort.com





LEGEND HILL

DELIVERY 2024

On the slopes of the majestic La Tourelle mountain, **52 exceptional properties are overlooking the ocean with 23 villas, 25 flats and 4 penthouses**. Within a secure 5* resort with clubhouse, two restaurants, one gastronomic (Le 1812) by Glenn Viel, the youngest French chef with three Michelin stars, the other bistronomic (The Bay-View), chic and relaxed by the pool. Also enjoy a cocktail bar (le Santosha), a spa by «Salin de Biosel», a concierge service and many customised services. A sumptuous setting for the 23 villas, 25 flats and 4 penthouses which make part of the resort



[legendhill-resort.com](https://www.legendhill-resort.com)

LEGEND BEACH CLUB

DELIVERY END 2023

A **unique beach club concept on the west coast**. Beach club with bistronomic restaurant (100 seats), 2 giant outdoor barbecues, wood-burning oven, cocktail bar, **infinity pool**, 80 deckchairs and beach lounges, massage rooms, privatized space (business, event, wedding, ...), **boat pontoon**, **concierge service** for tailor-made **nautical excursions** (boat rental, ballads and nautical activities).



Our commitments

The MJ Développement group aims at providing you with **all the necessary guarantees and assistance to secure your purchase** :

A clear legal structure: you purchase full ownership and the sale is concluded in the presence of a notary with the same guarantees as in France.

In Mauritius, the process of buying a new property is similar to buying a VEFA (Sales before delivery) property in France. Payments are made as the work progresses and the bank will issue you with a GFA (Financial guarantee of completion).

Your property is covered by warranties that protect you in the event of construction defects or default by the builder.

MJ Développement remains attentive to its clients and manages this project from France, **relying on its subsidiary and its Mauritian teams based in Black River.**



DÉVELOPPEMENT
PROMOTEUR CONSTRUCTEUR

Our support

Investing in real estate abroad is not something to be undertaken without thought and requires a lot of time. MJ Développement has selected partners of choice who can personally assist you with your investment project and your tax profile :

- Commercial advisors at your disposal in France and in Mauritius
- Banking partners for the financing of your project
- Specialised advisors for your administrative, legal and fiscal procedures
- The notary of the operation
- Contact with the EDB (Economic Development Board Mauritius)

We will take care of all the formalities related to your registration with the EDB.

OUR SALES OFFICES

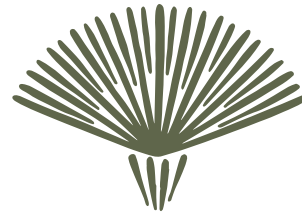
FRANCE (headquarter)

52 avenue du 8 mai 1945 - Immeuble ON SPOT - CS 60102
64101 BAYONNE CEDEX
(+33) 05 59 03 13 00

MAURITIUS (Sales Office)

Balck River
Centre Commercial Nautica, Coastal Road 90622 Rivière Noire

(+230) 484 1814



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