

LLOW

residences





A Prestigious and Profitable Investment Opportunity

Discover a real gem in the heart of an enchanting setting! This unique development offers 36 two-bedroom apartments and 8 three-bedroom penthouses, spread over four levels, in a building with a modern, elegant design. Enjoy spa-like outdoor spaces, with a swimming pool, relaxation areas and kiosks, perfect for your moments of escape. Offer your customers luxury and well-being on a daily basis with an exceptional address combining elegance, comfort and serenity.

APARTMENTS AS FROM € 258,200 | YIELDS AS FROM 6% PER ANNUM | PRIME LOCATION IN GRAND BAIE



Mauritius: A Haven Of Opportunities

Mauritius is not just a paradise destination. It is a financial hub that attracts investors from all over the world. And why is that?



Attractive taxation

No tax on dividends, capital gains or inheritance



Legal stability

A hybrid legal framework based on British Common Law and the French Civil Code



Strong financial sector

International banks, insurance companies and solid institutions



Strategic access

An ideal gateway between Africa and Europe



Political and economic stability

A secure and predictable investment environment



Unparalleled quality of life

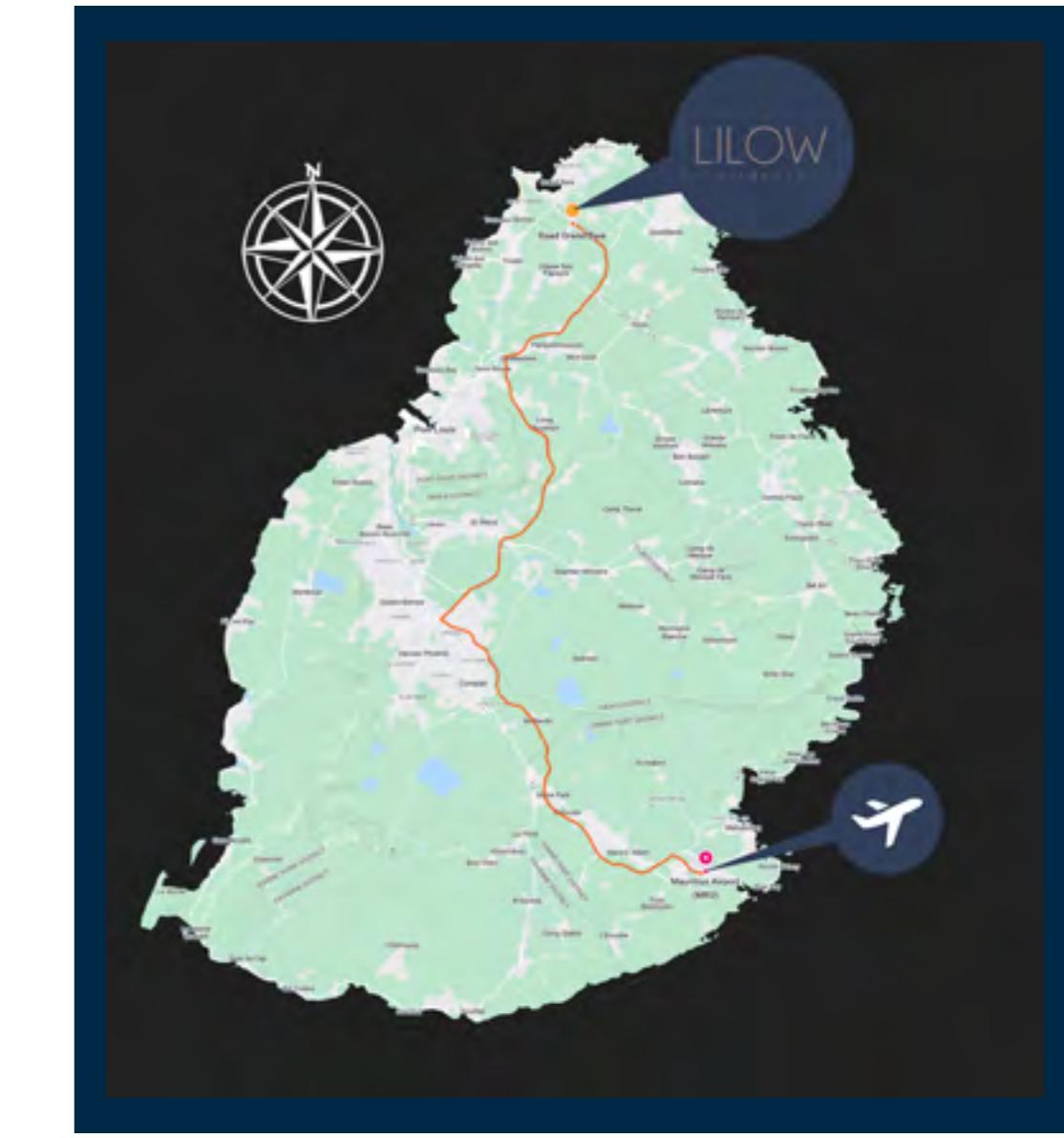
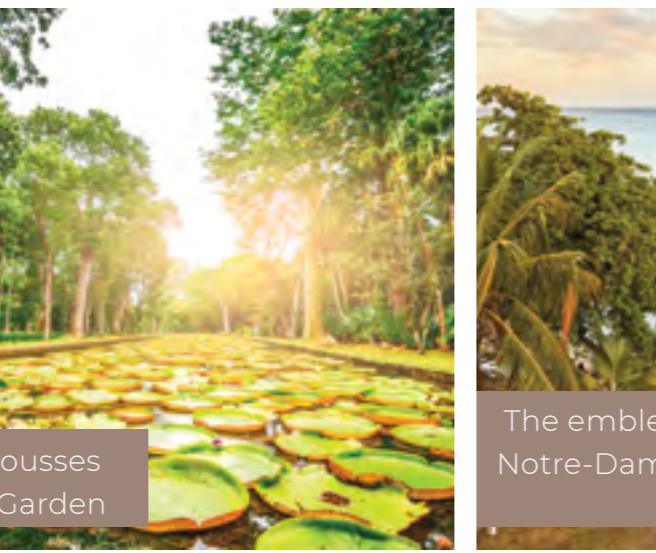
Luxury, safety, education and health at the highest level



Ideal location for Residence or Rental Investment

Lilow Residences is located in one of the most sought-after areas in the north of Mauritius.

The residence benefits from an ideal location, served by an excellent motorway network and situated close to the town centre of Grand-Baie, where you will find all the amenities: shops, supermarkets, restaurants, bars, golf courses, schools, medical centres and the beaches of Grand-Baie, Pereybère, Pointe aux Canonniers and Mont-Choisy, which all feature in the list of the most beautiful beaches on the island!





MASTERPLAN

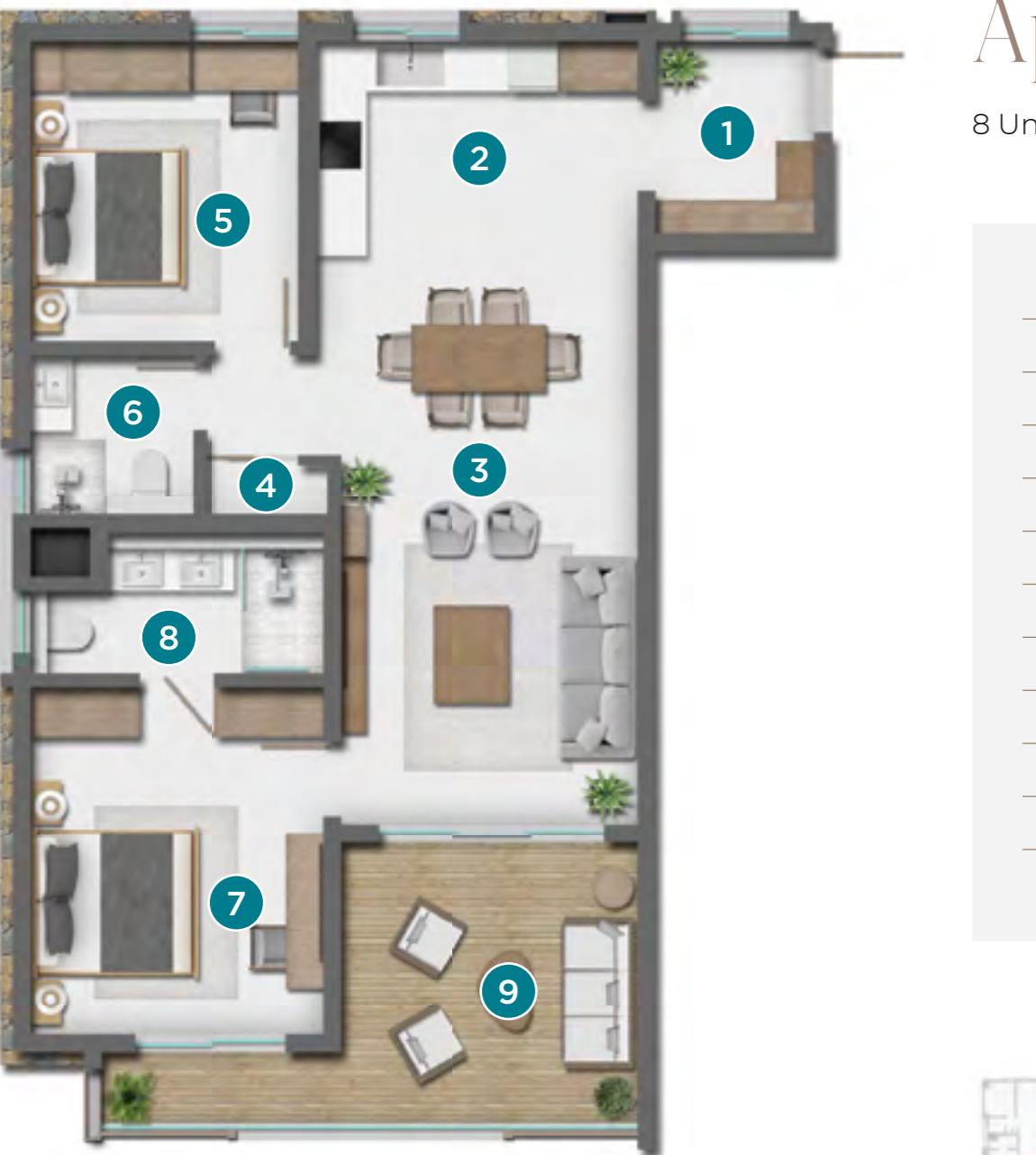


Refined comfort within easy reach

Apartment





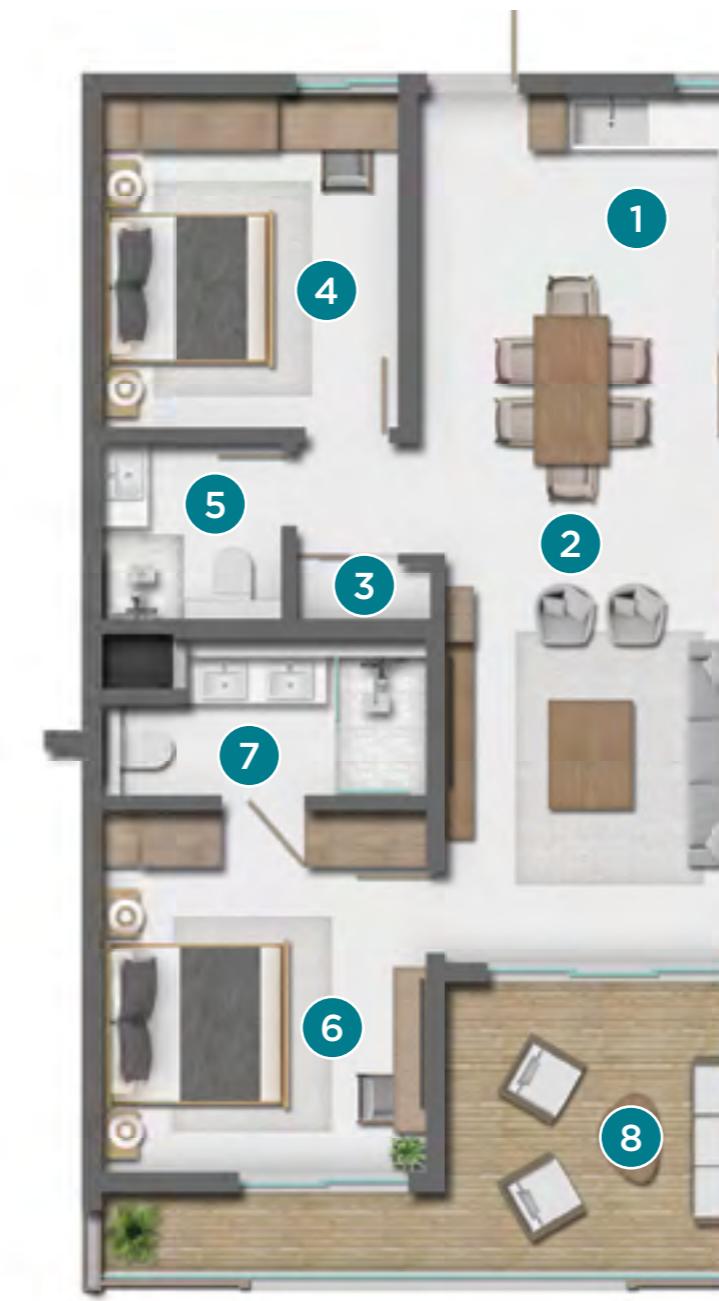


Apartment Type 1

8 Units

1	Lobby	4.57 m ²
2	Kitchen	10.21 m ²
3	Living & Dining	25.42 m ²
4	Laundry	2.41 m ²
5	Bedroom 1	11.61 m ²
6	Common Washroom	3.78 m ²
7	Master Bedroom	15.07 m ²
8	Ensuite & Washroom	5.78 m ²
9	Terrace	15.60 m ²
Blockwork Walls		10.55 m ²
Gross Area		105.00 m²
		94.45 m²

Ground to Second Floor
G1, G7, G6, G12, F6, F7, S6, S7



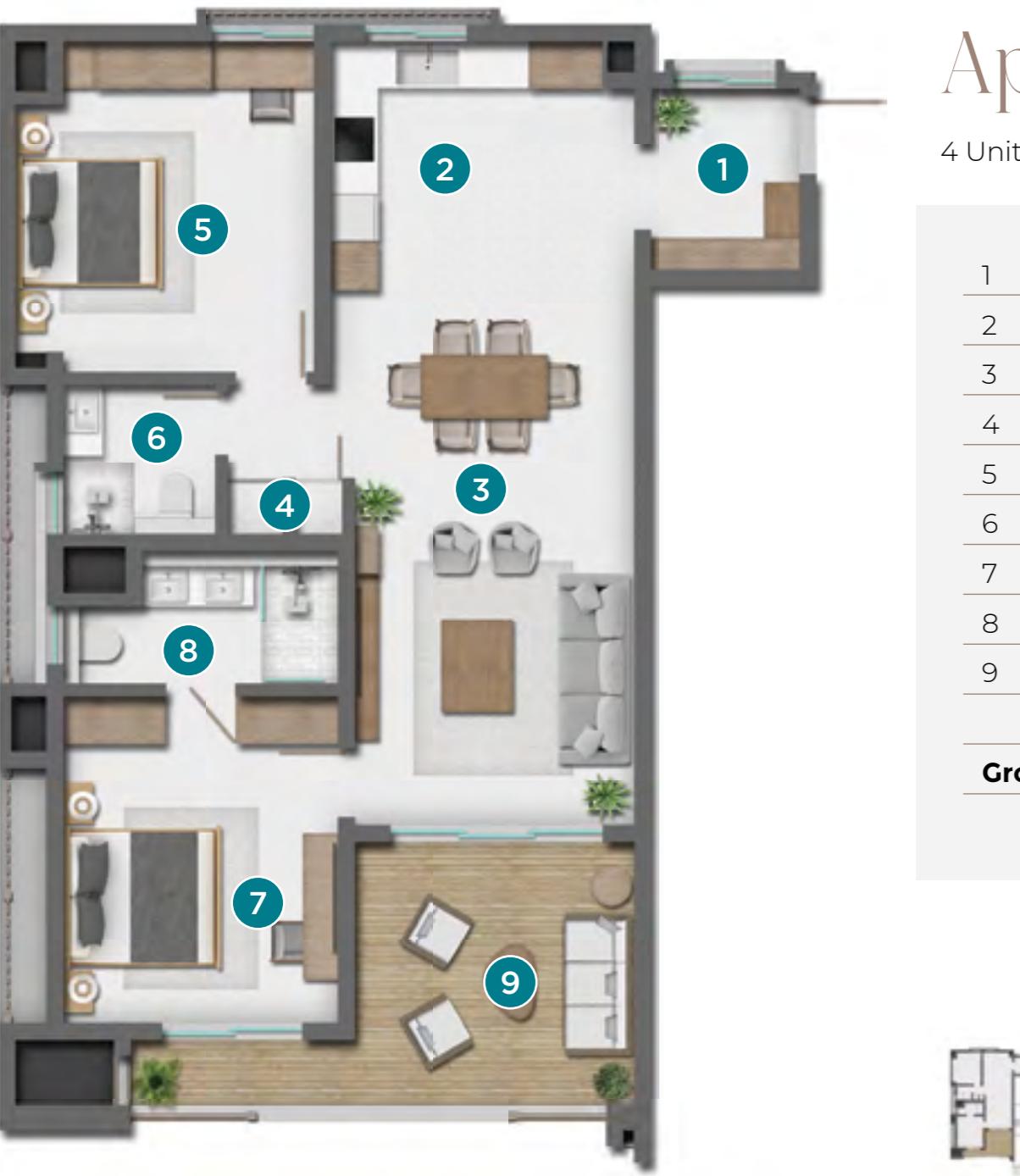
Apartment Type 2

24 Units

1	Kitchen	10.11 m ²
2	Living & Dining	25.48 m ²
3	Laundry	2.41 m ²
4	Bedroom 1	11.61 m ²
5	Common Washroom	3.78 m ²
6	Master Bedroom	14.12 m ²
7	Ensuite & Washroom	5.62 m ²
8	Terrace	15.48 m ²
Blockwork Walls		8.59 m ²
Gross Area		97.20 m²
		8.61 m²

Ground to Second Floor
G2, G3, G4, G5, G8, G9, G10, G11
F2, F3, F4, F5, F8, F9, F10, F11
S2, S3, S4, S5, S8, S9, S10, S11





Apartment Type 3

4 Units

1	Lobby	4.57 m ²
2	Kitchen	12.52 m ²
3	Living & Dining	25.42 m ²
4	Laundry	2.41 m ²
5	Bedroom 1	15.30 m ²
6	Common Washroom	3.78 m ²
7	Master Bedroom	15.07 m ²
8	Ensuite & Washroom	5.78 m ²
9	Terrace	16.79 m ²
Blockwork Walls		13.36 m ²
Gross Area		115.00 m²
		101.64 m²

First to Second Floor

F1, F12, S1, S12



Penthouse

Elegance at its best



Penthouse Type 1

2 Units



1	Lobby	5.02 m ²
2	Kitchen	12.53 m ²
3	Living & Dining	35.78 m ²
4	Corridor	2.95 m ²
5	Bedroom 1	18.31 m ²
6	Ensuite & Washroom 1	3.83 m ²
7	Bedroom 2	13.53 m ²
8	Common Washroom	5.30 m ²
9	Laundry	2.61 m ²
10	Master Bedroom	16.52 m ²
11	Ensuite & Washroom	5.74 m ²
12	Terrace	38.41 m ²
Blockwork Walls		16.18 m ²
Gross Area		176.71 m²
		160.53 m²

THIRD FLOOR

P1, P8



Rooftop Type 1

2 Units



13

Jacuzzi

40.00 m²

Private terrace

16.75 m²

13

Jacuzzi

40.00 m²

Private terrace

16.75 m²

FOURTH FLOOR

P1, P8



Penthouse Type 2

4 Units



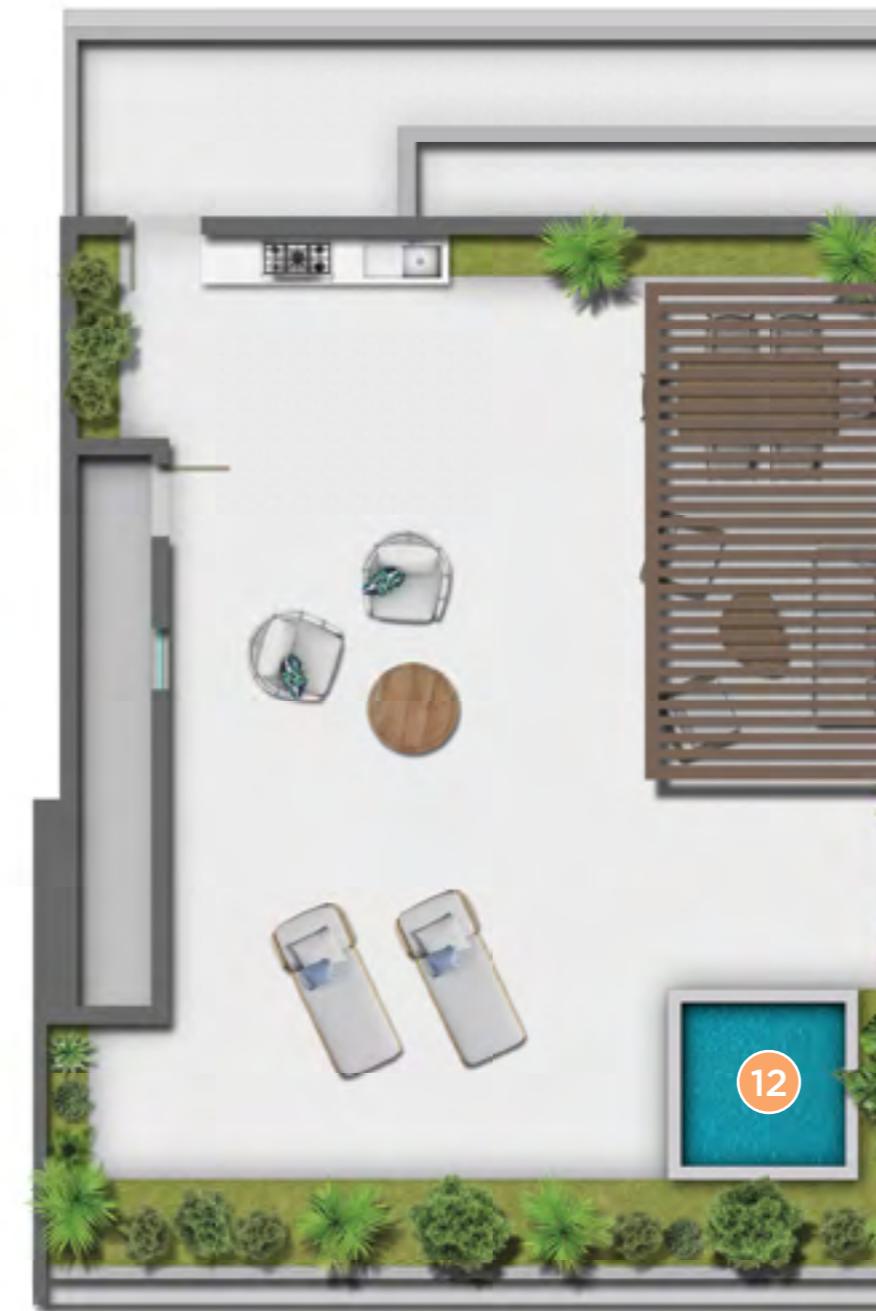
1	Kitchen	10.73 m ²
2	Living & Dining	32.32 m ²
3	Corridor	2.95 m ²
4	Bedroom 1	11.55 m ²
5	Common Washroom	5.34 m ²
6	Bedroom 2	13.83 m ²
7	Ensuite & Washroom 1	3.83 m ²
8	Laundry	2.61 m ²
9	Master Bedroom	15.65 m ²
10	Ensuite & Washroom	5.71 m ²
11	Terrace	29.11 m ²
Blockwork Walls		10.83 m ²
Gross Area		144.46 m²
133.63 m²		

THIRD FLOOR
P2, P3, P6, P7



Rooftop Type 2

4 Units



12	Jacuzzi	40.00 m ²
Private terrace		145.09 m²

FOURTH FLOOR
P2, P3, P6, P7



Penthouse Type 3

2 Units



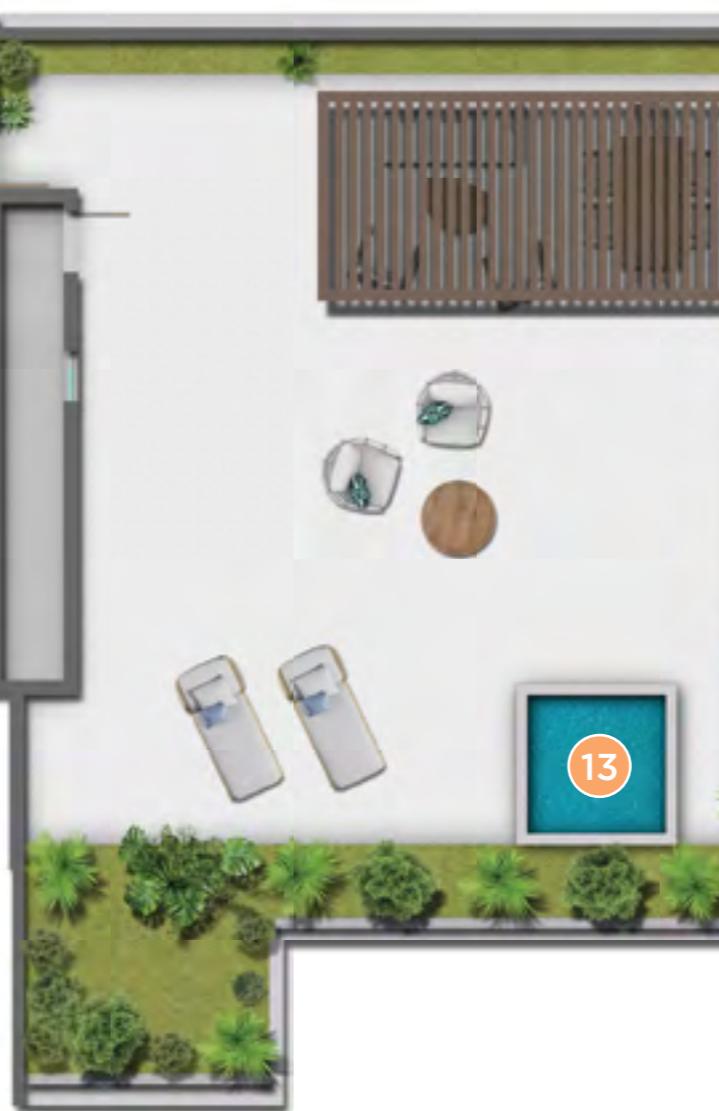
1	Lobby	5.65 m ²
2	Kitchen	13.22 m ²
3	Living & Dining	35.89 m ²
4	Corridor	2.95 m ²
5	Bedroom 1	13.83 m ²
6	Ensuite & Washroom 1	3.83 m ²
7	Bedroom 2	11.55 m ²
8	Common Washroom	5.34 m ²
9	Laundry	2.61 m ²
10	Master Bedroom	16.52 m ²
11	Ensuite & Washroom	5.68 m ²
12	Terrace	37.14 m ²
Blockwork Walls		14.75 m ²
Gross Area		168.96 m²
		154.21 m²

THIRD FLOOR
P4, P5



Rooftop Type 3

2 Units



13	Jacuzzi	4.00 m ²
Private terrace		16.01 m²

FOURTH FLOOR
P4, P5





A pool ideal for
relaxing in a peaceful
setting.



WEALTH | PROPERTIES | HOSPITALITY

Colbert Holdings - Wealth and Real Estate Excellence

For over 13 years, **Colbert Holdings** has been shaping the future of investment and real estate in Mauritius through three strategic pillars: **Wealth Management**, **Properties and Hospitality**.

13+ years
of experience

USD +100M

of investments made by our customers

100%

success rate for residence permit applications

5

projects sold in just 2 years

Our mission? To offer innovative and tailor-made solutions to create value and ensure sustainable growth. Thanks to our expertise in legal structuring and wealth management, as well as the know-how of our sister company **Omnia Wealth**, we help our clients to make strategic and secure investments.



OMNIA WEALTH
MANAGING AND ENHANCING YOUR WEALTH

Based in Mauritius, **Omnia Wealth** is a **Multi-Family Office** dedicated to **wealth and tax management**. We offer tailor-made solutions to wealthy families and investors to ensure **growth and asset protection**.

Our expertise and international network simplify the management of your wealth, allowing you to focus on the essentials.

COLBERT PROPERTIES
DEVELOPER AND PROMOTER OF EXCELLENCE

At **Colbert Properties**, we create properties that offer **innovative design** in **strategic locations**. From **prestigious residences** and **land for development** to bespoke commercial spaces, each project is designed to meet the expectations of both local and international markets. We are committed in offering the **best investment opportunities** by providing **comprehensive support**, from design to sales and rental management.

COLBERT HOSPITALITY
THE ART OF LIVING, REDEFINED

Colbert Hospitality combines **luxury, innovation and property management** to add value to our exceptional properties. We maximise their profitability while delivering a **premium guest experience**.

With an **exclusive lifestyle service**, including private trips and tailor-made events, as well as **24/7 assistance**, we ensure smooth, stress-free management for investors.

SALE UNDER THE VEFA SCHEME

VEFA (vente en l'état futur d'achèvement) is a contract for the sale of off-plan property that offers the buyer a high degree of security under the **French Civil Code (Code Napoléon)**. This system allows the property to be paid for in several instalments, depending on the progress of the work, which reduces the financial risks. It also provides clear protection for the purchaser, as VEFA requires the builder to take out a **Financial Completion Guarantee (GFA)**. This guarantee and protection enhance the buyer's security while minimising his or her risks. Purchasers do not have to pay the full amount before work starts; they only have to pay in instalments, in line with the logical progression of construction.

The developer must take out a **Financial Completion Guarantee (GFA)**, which ensures that the project is completed. In Mauritius, the **EDB (Economic Development Board)** oversees VEFA projects and **guarantees** compliance with **construction standards and environmental requirements**. The procedure begins with a **reservation contract**, followed by a **final contract** specifying the features of the property. Once the work has been completed, a **certificate of conformity** is issued before delivery and transfer of ownership.

VEFA is particularly popular with **foreign investors**, as it offers **maximum protection and security** for the purchaser.



6 ADVANTAGES OF THE VEFA

01

Buyer protection: VEFA protects the buyer through the Financial Completion Guarantee (GFA), a bank guarantee ensuring that the work will be fully financed and completed.

02

Payment in instalments and secure management of funds: The property is paid for in instalments as work progresses, reducing the financial risk for the buyer. What's more, the funds are held in an account managed by the notary, guaranteeing that they are secure and well managed for the completion of the property project.

03

Compliance with standards: VEFA projects in Mauritius are supervised by the EDB, which guarantees compliance with construction standards and environmental requirements, thereby ensuring the quality of the property.

04

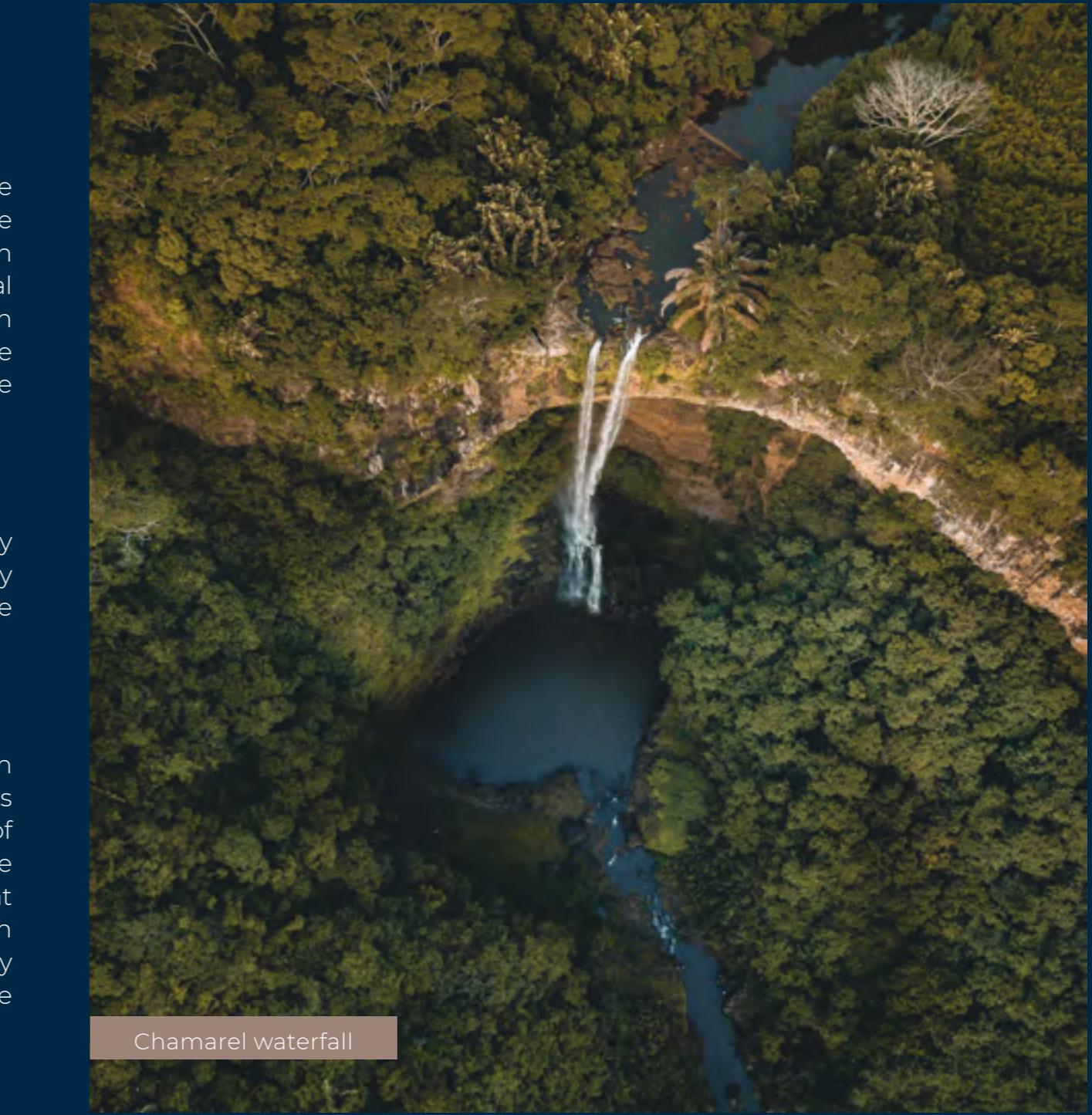
Construction quality guarantee: The developer is required to guarantee the quality of the work and its compliance with current standards. The 'Certificate of Practical Completion' issued by the EDB on completion of the work attests to this, authorising the transfer of ownership and the handover of the keys.

05

Respect for completion dates: The property must be delivered within the contractually agreed deadlines, in accordance with Article 1601-42 of the Mauritius Civil Code.

06

After-sale warranties: A Completion Guarantee covers the repair of defects reported for one year after acceptance of the work. The Biennial Warranty covers the maintenance and repair of equipment that can be dissociated from the construction for two years, while the Decennial Warranty covers damage affecting the solidity of the structure for 10 years.



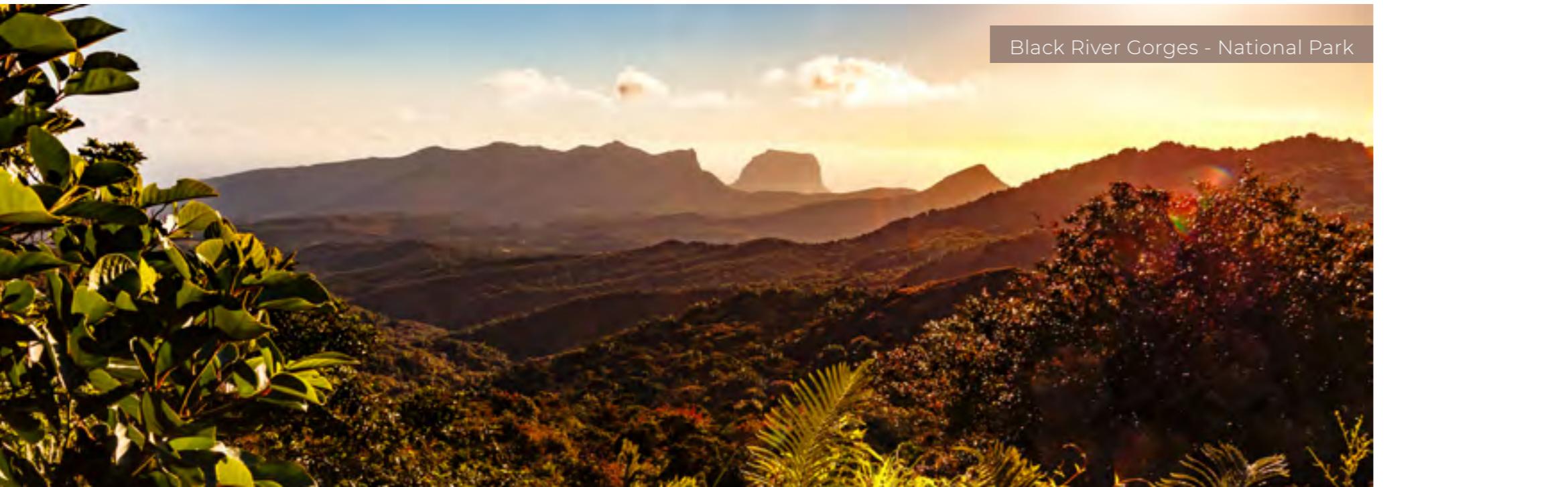
Great Tax Benefits

Mauritius has signed several bilateral tax treaties aimed at eliminating double taxation on income and wealth with various European and other countries around the world.

You can deduct all expenses from your rental income, and the net result will be subject to the progressive tax scale, with a maximum marginal bracket of 20%.

1. No tax on dividends.
2. No tax on capital gains.
3. No tax on capital gains on real estate.
4. No wealth tax.
5. No council tax or property tax.
6. No social security contributions.
7. No control over the flow of capital, profits or dividends.





Our teams will manage your project and be with you every step of the way, giving you personalised support and a result that lives up to your expectations.

You won't waste any more time managing your files, filling out endless applications or juggling different administrative departments, each working at their own pace and without coordination. Even your geographical distance will no longer be an obstacle.

Colbert Holdings has proven its expertise by demonstrating, through 13 years of experience, its ability to handle all permit applications, property purchases, investment applications, as well as the incorporation and creation of companies.

Our portfolio of over 800 clients is our best guarantee of the quality and satisfaction of our services.



MAKING LIFE EASIER



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The illustrations, drawings and specifications contained herein are purely indicative and non-contractual.