



# Harmonie

Golf & Beach Estate

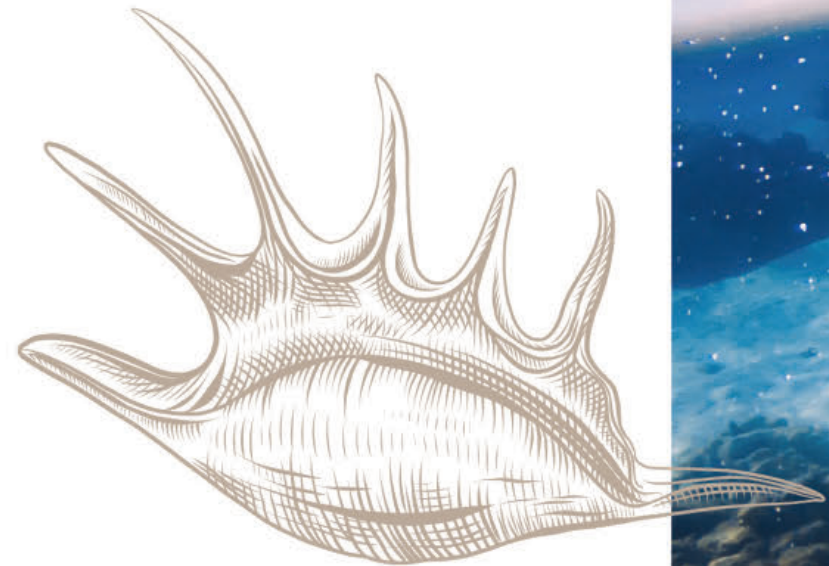


Enjoy life  
in perfect **Harmonie!**



# Mauritius

Mauritius is the perfect home away from home for those families who are in search of a sophisticated seaside lifestyle experience. It is a preferred investment destination with property schemes designed for foreign buyers and a highly favourable tax regime that provides them with a great place to enjoy the benefits of tax residency and grow their wealth.



# Black River, a vibrant region **imbued** **with** **authenticity**

Located on the West coast of Mauritius, Black River basks in a special atmosphere that inspires you to live an authentic, vibrant lifestyle. You will discover a region that adds a touch of flavour to life!



# A life steeped in **pervasive** **nature...**

The scenic beauty of the landscapes perfectly matches the charming lagoon of Black River. The region is flanked on one side by a mountain range and on the other by the crystal clear waters of the Indian Ocean. It is a truly remarkable place with a distinctive climate.

Black River is graced with a wealth of natural spaces that provide the perfect playground for sports activities including nature trails and forest hikes (the Black River Gorges National Park is part of the Macchabée-Bel Ombre Biosphere Reserve designated by UNESCO in 1977); rounds of golf on one of the region's four 18-hole courses; motorboat or catamaran trips, surfing, paddleboarding, water-skiing, kitesurfing and scuba diving. There is plenty of choice to suit all tastes in all seasons!



# ... to make every day an **enjoyable experience!**

There is a unique quality of life in Black River, which is very popular with families from around the world. This coastal area has some excellent international schools (approved by the English and French education systems) and services ranging from a private clinic to supermarkets as well as a variety of shops and everything from childcare to work-related facilities, making it an obvious choice for those who want to combine the delights of island living with the needs and demands of everyday life!

Weekends in Black River are always fun. In addition to enjoying the seaside, it has a pulsating urban life with shops, restaurants, cafés, bookstores, markets, concerts, and events. The hardest thing will be to decide how to spend your day! No matter what you choose, whether it be enjoying a barbecue with friends or a sunset picnic on Tamarin beach, it will leave you fulfilled and add to your lifelong memories.

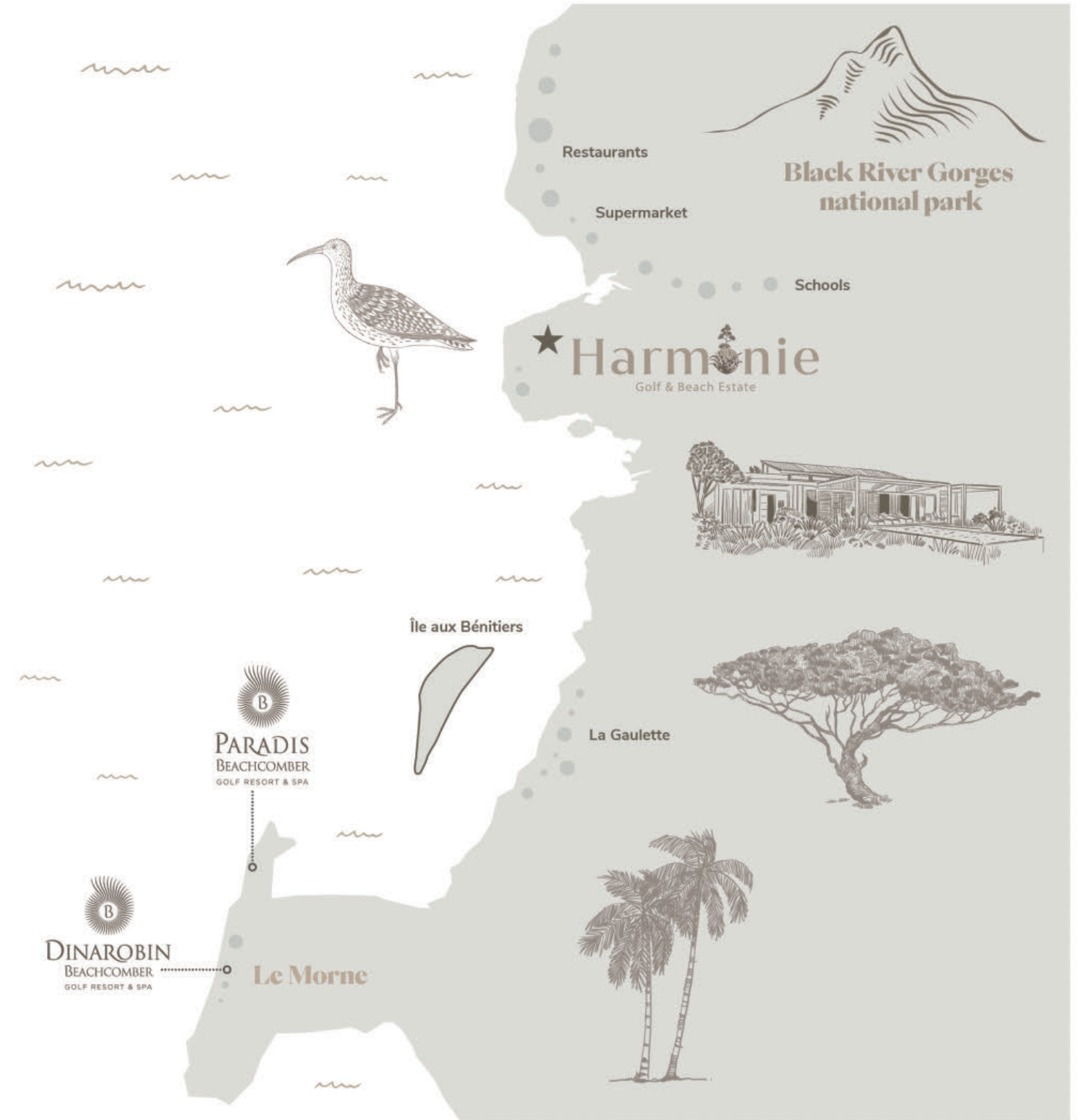




# Curate **your own lifestyle** in Black River

Multicultural, diverse, serene and exciting are among the many and varied terms employed in describing the signature lifestyle of this utterly charming region.

Harmonie Beach & Golf Estate invites you to take in the everyday vibe and uncompromising beauty of a coastal area that perfectly embodies the genuine Mauritian dolce vita atmosphere in the heart of the historic Black River salt pans, fringed by one of the island's largest lagoons.





# Welcome to Harmonie Golf & Beach Estate

Harmonie Golf & Beach Estate is a Property Development Scheme (PDS) approved by the Economic Development Board. It consists of 220 luxury villas that will be built on 73 hectares of land edging an 18-hole golf course. Presale of Phase 1 was launched in early 2022 with the signing of presale agreements (Contrats de Réservation Préliminaire – CRP). The goal is to sign the minimum number of presale agreements required to start construction within one year. In this phase, construction is planned to start in early 2023 with completion within three years.

There will be two types of offers at Harmonie Golf & Beach Estate: ready-built villas available off-plan to Mauritian and foreign buyers under a VEFA contract (in a future state of completion); and serviced plots available exclusively to Mauritian buyers, with strict architectural guidelines for villa construction.

## Phase 1 is underway!

Phase 1 of Harmonie Golf & Beach Estate consists of 81 villas and residential plots in the heart of the estate. A clubhouse and the first 9 holes of the golf course will also be built.

The ensuing Phases 2 and 3 will include 78 and 61 units respectively. The construction of the second 9 holes of the golf course will take place in Phase 2. Each Phase is expected to be completed three years after going to market.



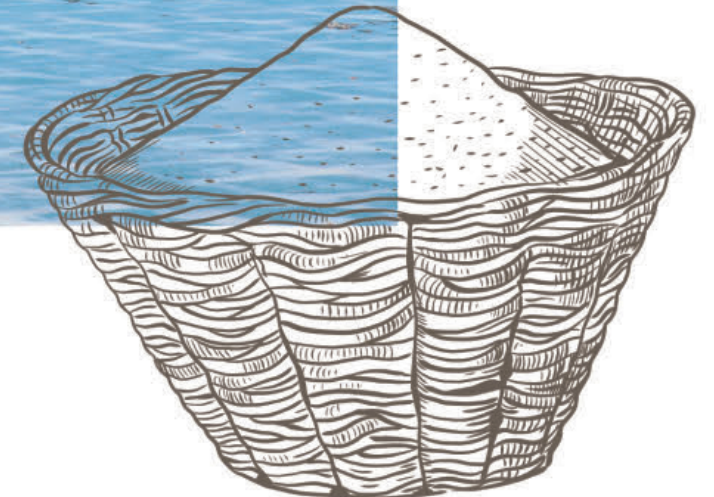
# Sustainability

## Les Salines, bearing witness to a unique tradition

Salt has been made in the purest artisanal tradition in Mauritius for over two centuries. François Fortier started the first salt production in the country around 1808 at Les Salines in Black River. This ancient practice is now proudly part of the Mauritian cultural heritage despite a decline across the island.

The unique climate and environmental conditions present at Les Salines make it an ideal place for this activity.

Semaris and Beachcomber are committed to preserving this valuable element of the island's heritage and are planning to restore the salt pans to working condition during the first phase of construction of Harmonie Golf & Beach Estate. The aim is to continue the cultural heritage of Mauritius while providing employment for the region and promoting the savoir-faire of its communities to the widest possible audience.





## Emphasis on bioclimatic architecture

In keeping with the approach and requirements of the Beachcomber and Semaris Groups, the goal of Harmonie Golf & Beach Estate is to have the least possible environmental footprint. Its three villa types will use a set of sustainable and innovative architectural concepts to make full use of the landscape of each plot as well as natural ventilation and lighting through a well-thought-out orientation and perfect integration into the environment.

The concepts recommended by JFA Architects include a landscaped patio to serve as a green lung for each villa, a smart layout of rooms and openings to promote natural air circulation and a well-considered choice of materials to minimise the carbon footprint during construction and reduce the use of mechanical equipment. The villas may also be equipped with photovoltaic solar panels to give future owners the option of having a 100% off-grid villa.



## A wild garden full of natural beauty

Enjoy nature's undisturbed beauty on this charming estate. Plants with exotic names like bois noir (*Albizia lebbek*), tamarind trees, Creole agaves, endemic latan palms (*Latania loddigesii*), bois d'oiseaux (*Litsea glutinosa*) and tecoma (*Tabebuia pallida*) are endemic to the Indian Ocean region and are already growing on the site. They decorate the gardens and roadways of Harmonie Golf & Beach Estate, like an ode to the original beauty of the island.

## A wetland of significant importance at the centre of the project

Wetlands play a vital role in the fight against global warming and natural disasters by regulating the functioning of coastal ecosystems. They are among our planet's most productive ecosystems. Hence the importance of managing them well.

A 6-hectare wetland has been identified on the Harmonie Golf & Beach Estate site. Its biodiversity is currently undergoing restoration by the Beachcomber and Semaris Groups, supported by environmental experts under the supervision of the International Ramsar Committee. A comprehensive inventory has been conducted to analyse the conditions of this ecosystem. It has led to the recommendation to relocate the wetland to enable it to thrive by restoring its biodiversity to its original state.

## Supporting local communities

Beachcomber and Semaris are committed corporate citizens aiming to support economic and social development in the region through this project.

- **Empowering communities**

A social impact assessment was conducted to identify the needs and support the empowerment of the local community. Six priority areas of focus were identified: youth education, adult learning, culture, leisure and sports, entrepreneurship and improvement of living conditions. They provide the basis for a social programme to take concrete actions.

- **Supporting local crafts**

The region has an abundance of talented craftspeople and Beachcomber has decided to set up a craft village with products from a wide range of crafts including embroidery, woodwork, textiles, pottery and ceramics in the heart of Harmonie Beachcomber Golf Resort. The sector will enjoy increased visibility with an international clientele looking for unique products and rewarding encounters.





## Wetlands

Fifteen native plant species and at least 17 native wildlife species (insects, reptiles and birds) are present in and around the 6-hectare area, which is quite substantial for a coastal wetland in Mauritius.

The new wetland will be restored to provide a proper habitat for waders, shorebirds and flora, but also to provide an oasis of tranquility in the heart of nature. This wetland

will significantly improve the existing biodiversity and ecological functions of the area through planned restoration work.

The surrounding areas will be restored and replanted with native species to recreate native coastal bushland and forests, providing a new prime habitat for wildlife and increasing the environmental and visual value of the site.



## The landscaping approach

The site has a unique savannah vibe with a very dry climate and a landscape combining the tall grass of Black River, endemic trees, bois noir and tamarind trees as well as Creole agaves and volcanic rocks.





# EarthCheck Certification

EarthCheck was founded in Australia in 1987 and is an environmental certification programme for the travel and tourism industry. It aims at supporting communities,

businesses, governments and other stakeholders to implement a healthy and sustainable tourism in order to promote responsible practices.

## Beachcomber, committed to creating **a more sustainable future**

For years, Beachcomber has been embracing its responsibility to reduce the environmental footprint of its hotels. Since 2015, each of the Group's 8 hotels and its head office, Beachcomber House, have been audited and achieved EarthCheck Silver certification - which is renewed every year through a new audit involving hundreds of Beachcomber employees.

This is the result of the Group's long-standing efforts and firm commitment to sustainability. It also encourages the adoption of best practices in environmental and social sustainability. Beachcomber's efforts are monitored annually by EarthCheck and are aimed at reaching Gold level in the near future.

## Harmonie Golf Villas, a project undergoing certification

Semaris has incorporated the fundamental principles of passive design into the architecture of its villas to minimise their environmental impact.

The results of this sustainable design approach will be reflected in the villas' energy and water efficiency as well as in their carbon emissions, in line with EarthCheck's best practice methods.

# Sustainable architecture concepts

The design of this project has enabled the performance and implementation of various analyses to push the concept of sustainable architecture further.



Site analysis

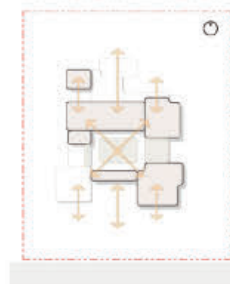
## Orientation

The project has been thought out from the early design stages to take into account natural elements present on the site: light and sun, prevailing winds, views of the estate... Three villa types have therefore been developed, each with a different orientation: North, West and South. These three concepts use the layout of the land for each villa to make the most of the natural elements while adapting to exposure to the sun and wind in each season.



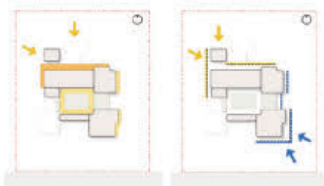
## Architectural heritage

Inspired by traditional Creole style, the estate's architectural concept uses the same size codes and layout, namely for the traditional veranda that wraps around the house to promote outdoor living, increased natural ventilation through the layout of the rooms and the size of the spaces.



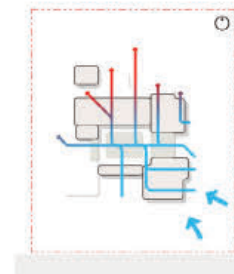
## Volumes and spatial arrangements

Natural ventilation and the biophilia hypothesis are core elements of the architectural concept, which has been developed in harmony with nature to combine indoor and outdoor spaces in order to provide a unique lifestyle. The patio is a green lung at the heart of each villa that allows as much air, vegetation and natural daylight as possible to enter the indoor living spaces. There is an interplay of volumes around the patio which takes account of the potential and constraints of each orientation, creating living spaces that perfectly blend in with their environment.



## Facade treatment

Facades set back from the roofs, horizontal screens and a vertical double-skin cladding have been incorporated into the villas in keeping with the vernacular architecture of Mauritius. In addition to providing welcome shade to prevent direct sunlight on the north and west facades during the hottest part of the day, they protect the east and south facades from bad weather and prevailing winds.



## Natural ventilation

Natural ventilation will be promoted through the combination of void spaces and openings around the villas to allow the south-easterly breeze to flow through living spaces. Openable bay windows will be used to take advantage of natural ventilation and thus reduce air conditioning loads. Finally, they play a critical role as a gateway to nature and blur the boundaries between the inside and the outside of the villas.



## Natural lighting

Special attention has been paid to natural lighting through the orientation of each villa type. The aim is to maximise natural lighting through the roof shape and slope. Thus, there is limited penetration of direct daylight from the north and west, while letting in the softer and more pleasant zenithal light from the south.



## Landscaping

Nature plays a key role in the design of the project and is fully incorporated into the architecture. Large trees will filter the northern and western sunlight to create a peaceful atmosphere and enhance the sustainable aspects of the project while reducing the impact of the prevailing south-east winds. The use of endemic and existing plants will also maintain the pre-existing wildlife and the natural beauty of the site while reducing irrigation requirements.



Insulation blanket (glass mineral wool)



Therm TTI TH 36 (rigid polystyrene)

## Natural and sustainable building materials

The choice of natural and sustainable building materials was a prerequisite to be fully consistent with the project concepts. Bamboo is therefore favoured for wooden structures, as well as natural stone. Innovative materials and technologies have also been selected to minimise the impact of construction activities – such as the installation of facade panels inspired by traditional adobe walls.

# Careful consideration of energy, water and waste management

The planning and design process was a truly collaborative effort involving the developer, architect, engineer, landscape architect, interior designer and environmental consultant. The goals were set by the team ahead of the design process and will be monitored throughout construction to achieve maximum sustainable results.

## Energy

### Energy consumption

According to energy modelling calculations, the villas' projected energy consumption will be 30% lower than the international EarthCheck benchmark. This will be achieved through passive design to reduce room air conditioning loads and the use of energy-efficient equipment.

### Energy monitoring

The villas will have separate electrical sub-meters for key energy components, including one for the pool pump and another one for air conditioning. This will allow the owners to better monitor their energy consumption and encourage them to increase energy efficiency in their daily lives.

### Renewable energy/Greenhouse gas emissions

The villas are "renewable energy ready" to reduce reliance on electricity and greenhouse gas emissions. Their standards include solar water heaters to produce domestic hot water and the pool pump will be powered by a stand-alone photovoltaic system. Additional photovoltaic panels will be placed on the roof to provide a 100% renewable energy supply at the buyer's request.

### Energy-efficient equipment

All electrical appliances and equipment in the villas must at least be Energy Star certified or A+ rated for energy performance.

### Insulation

In order to keep indoor spaces cool and reduce mechanical ventilation loads, conventional concrete blocks will be replaced with Ecoblocks. As for roofs, 50mm rigid insulation will be used on top of all flat slabs and hemp-type rolls on the underside of pitched roofs. This combination will aim at achieving better thermal comfort while reducing the villas' power consumption.

### Glazing

Large glazed openings have been provided to achieve maximum cross-ventilation and natural lighting while providing the villas with beautiful views. High-performance low-emissivity glazing will be used to avoid hampering indoor thermal efficiency. Such a product will prevent harmful UV lights from entering the villas while adding a layer of thermal insulation.

## Water

### Water consumption

Water consumption for each villa has been calculated to align with EarthCheck's international best practices. This has been achieved through the installation of water-efficient equipment and controls, as well as wastewater treatment and reuse. Water for construction will be supplied by a dedicated borehole and a seawater desalination plant to avoid any risk of supply disruption from the CWA pipeline.

### Water metering and management

The villas will have separate water sub-meters for key water use components, including the pool top-up and irrigation systems. This will enable homeowners to monitor their water usage patterns and encourage energy efficiency. Real-time monitoring systems are being considered to give timely alarm in case of abnormal water consumption, such as leaks or taps left open.

### Water-saving equipment

All taps, toilets, showers, etc. will be selected for their minimal water consumption. Irrigated landscape areas will be kept to a reasonable minimum and drip irrigation systems with set timers will be used for maximum water use efficiency.

### Wastewater treatment and reuse

A small sewage treatment plant will be installed in each villa. These buried, self-contained units will treat wastewater according to irrigation quality standards to make it suitable for reuse for irrigation purposes.

### Design that accounts for water runoff

The estate's rainwater management system consists of vegetated and naturalised drainage swales and water retention ponds. This system creates greater biological diversity and reduces the risk of flooding and sediment retention through improved water infiltration and evapotranspiration. All rainwater management systems are carefully designed to avoid flooding of buildings and critical infrastructure.

### Rainwater harvesting

A large portion of the site's rainwater is drained towards the golf course irrigation ponds; this allows rainwater to be harvested for use on the golf course, reducing the need for water from other sources.

## Waste management

Provision has been made in the villa design for the sorting and storage of recyclables. The managing agent (Syndic) will ensure collection across the estate. The recycling of kitchen and garden waste will be encouraged in each villa to create compost; larger green waste from public landscaped areas and the golf course will be composted in a central area and reused throughout the estate.

# Master Plan

Dinarobin Beachcomber & Paradis Beachcomber



Upcoming Harmonie Beachcomber Golf Resort + beach access



Phase 1

Wetland

Phase 2

Boat Park



Phase 3



# Site topography

Sea  
+0 m

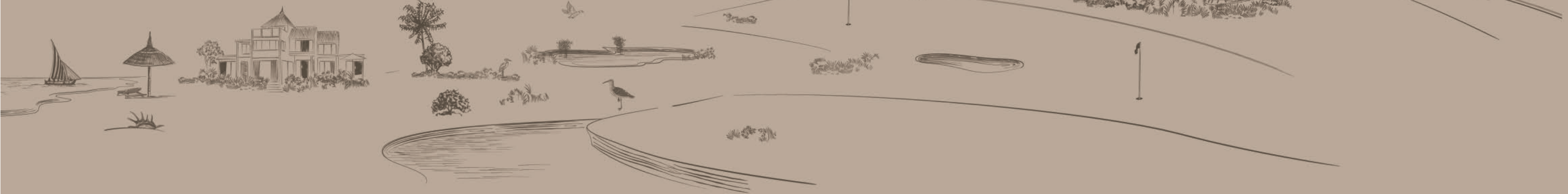
Beach Bar  
+0 m

Wetland  
+0 m

Golf  
+10 m à 30 m

Villa  
+30 m

Villa  
+54 m







# Urban planning

The project's urban planners have designed Harmonie Golf & Beach Estate's roadways organically while integrating nature into the urban landscape to promote positive interaction between the villas and public roadways.

The result will be vibrant, shaded roadways with vegetation that ensures the privacy of the villas. Their generous width is an invitation for a nice late-afternoon family walk. The natural drains and surrounding vegetation add character and dynamism to the common walkways, like a peaceful village.



# Properties for sale



## **Harmonic** Golf Villas

Harmonic Golf Villas will be developed under the Property Development Scheme (PDS) and sold off-plan under the VEFA (future state of completion) regime. They are intended for both Mauritian and foreign buyers and fringe the 18-hole golf course with sweeping vistas of the region, the golf course and the sea. They will stand on plots of land averaging 2,000m<sup>2</sup> with an actual built area of 400m<sup>2</sup>, blending environmentally responsible building and well-being to offer the ultimate tropical lifestyle.

## **JFA Architects** Soulful projects

JFA Architects has been providing expertise for visionary projects for 20 years. The Mauritian firm brings designs to life through uniting artistic talent with rational thinking to create a signature tropical lifestyle enhanced by contemporary architectural lines. Generously-sized volumes, authenticity and timelessness are the driving forces behind the design of soulful projects. The firm's portfolio includes a range of leisure, residential, commercial, hotel and urban developments.

# Villa N



# Villa N

This villa type is proposed for the 24 north-facing plots of Phase 1. It combines elegance, space and privacy, with superb views of the golf course and Tourelle de Tamarin Mountain. These plots enjoy an ideal orientation, sheltered from the wind and taking full advantage of natural lighting.

Its patio with tropical landscaping is a green lung and a central point for the household's daily life. It is an ultimate tropical family home with three en-suite bedrooms (with an optional fourth bedroom) and large living spaces combining a living room, a dining room and an open kitchen facing out towards the outdoor living spaces (gazebo and pool).

Net internal area:

**169 m<sup>2</sup>**

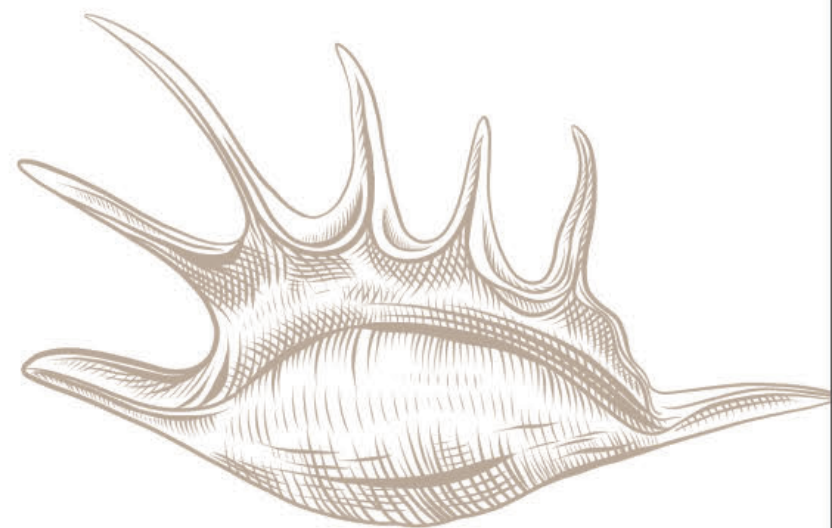
Gross built-up area:

**401 m<sup>2</sup>**



# Villa S





# Villa S

This villa type has been designed for the 31 south-facing plots of phase 1. This plot orientation offers the best views of the sea and Le Morne mountain, as well as a softer luminosity. These villas will be kissed by the South-East trade winds, and will appeal to those who want to fully enjoy the savannah type nature of the site.

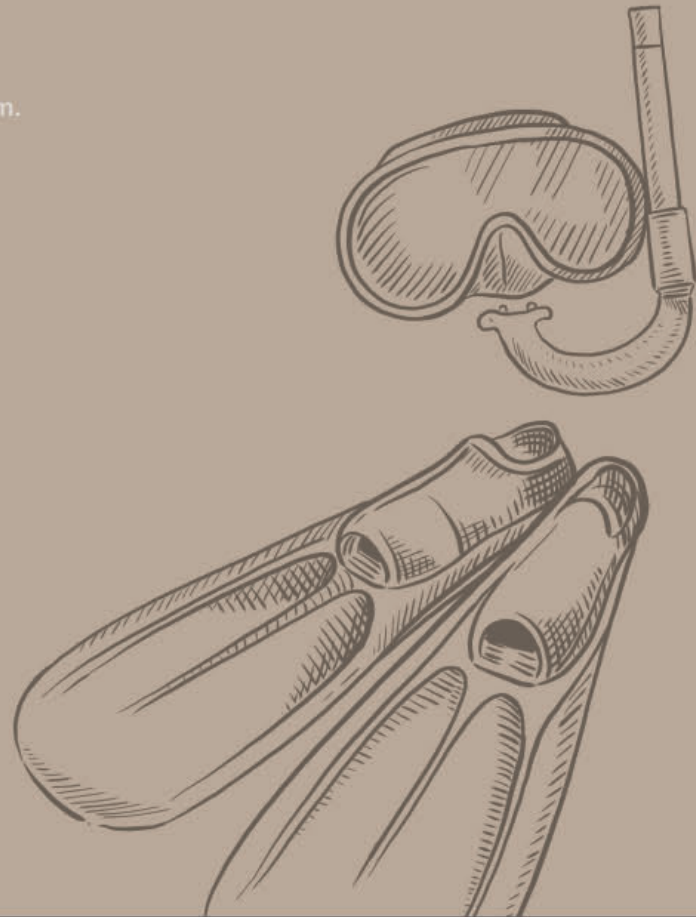
Their configuration includes movable vertical screens on the South facade to block out the prevailing winds and a more spacious inner courtyard, where the swimming pool has been placed. There are three en-suite bedrooms (with an optional fourth bedroom) and the large and warm living space combines an open-plan kitchen, a spacious living room and a dining room.

Net internal area:

**204 m<sup>2</sup>**

Gross built-up area:

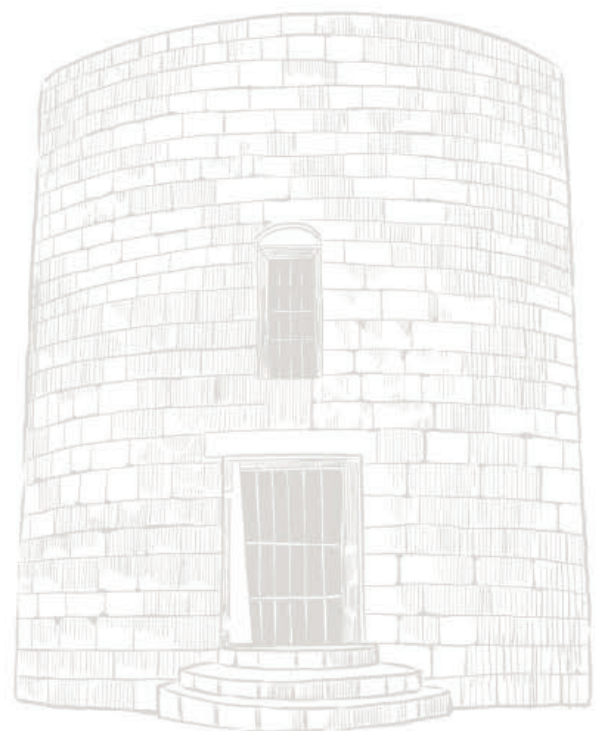
**507 m<sup>2</sup>**



# Villa W







# Villa W

This villa concept has been designed for the 22 west-facing plots of Phase 1 overlooking beautiful sunsets. It offers the advantage of being sheltered from prevailing winds while enjoying beautiful natural light. The villas have generously sized pergolas and mobile vertical screens to reduce the sun's heat and allow their owners to fully enjoy the warm summer afternoons in Black River.

Villas W look towards the sea and the estate's golf course. They are an invitation to summertime idleness, pleasant days and a resolutely tropical art of living. They have three en-suite bedrooms (with an optional fourth bedroom) and are designed to provide a warm living experience close to nature.

Net internal area:

**177 m<sup>2</sup>**

Gross built-up area:

**430 m<sup>2</sup>**



# Interior design that pays tribute to the natural heritage of Mauritius

A sustainable design influenced by local nature is available for indoor spaces in line with the bioclimatic architecture of the villas.

Drawing inspiration from the shapes, organic materials and colours of nature, the design uses renewable materials, a style destined to last over time and maximum local sourcing (stone, rattan, dried Pandanus leaves, etc.) in order to enhance the beauty of the local resources of Mauritius.





# Typik vibe

A fresh and simple design to reveal the authentic beauty of the seaside lifestyle of Mauritius.

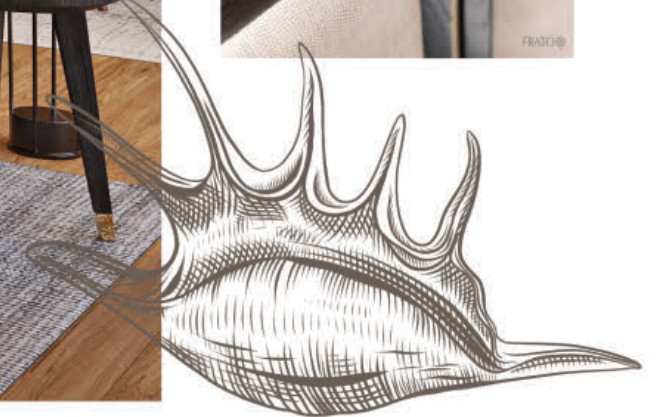
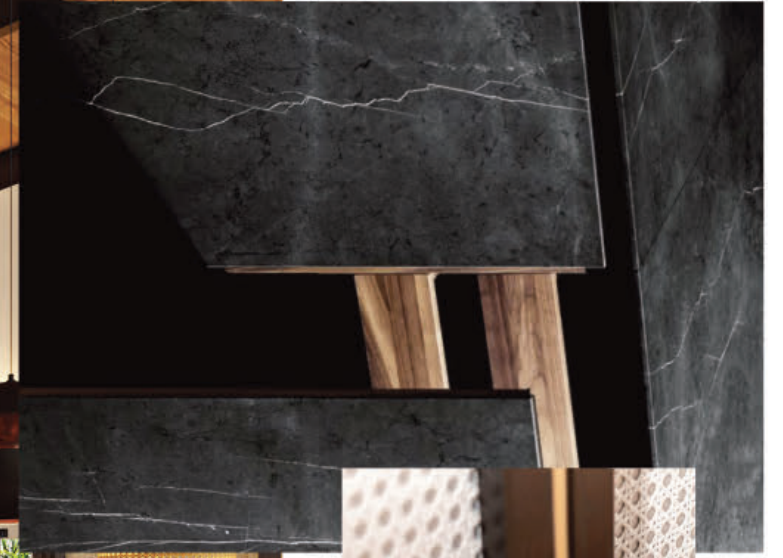




## Metalik vibe

Pure natural elegance. A subtle combination of organic materials, including wood and metal, delivers a contemporary tropical style.





# Basaltik vibe

A lifestyle infused with a careful selection of materials, finishes and elegant accessories to redefine island living.

# Golf



## Paradis Beachcomber Golf

Paradis Beachcomber Golf remains one of the best golf courses in Mauritius. Set against the backdrop of the iconic Morne Brabant Mountain, a UNESCO World Heritage Site, its perfectly manicured greens are on the edge of the island's most picturesque lagoons. The stage is set for an unforgettable round of golf!

This course located in the heart of the iconic Paradis Beachcomber, at the south-western tip of Mauritius, has a typically tropical feel to it, sometimes overlooking the sea and sometimes surrounded by lush vegetation. It requires perseverance and strategy to deal with the sea

winds and get around its fearsome bunkers. An awesome short game or high-precision strikes will be your greatest strengths to card a par 72 on this renowned course.

Before or after a game, the Paradis Academy will be available to help you improve your grip and accuracy, or even introduce you to the pleasures of this demanding sport.

For an exceptional family vacation in Mauritius, Paradis Beachcomber will win you over with its beachfront suites and villas, activities for all tastes and a unique laid-back lifestyle.

## Harmonic Beachcomber Golf

The future 18-hole Harmonie Beachcomber Golf course is designed to give the impression of having always been there and to have grown even more beautiful with time. It is the brainchild of Sandlake Golf Design, whose architect has created renowned courses in Europe, including the Château d'Augerville golf course in Paris and the Golf & Country Club de Maison Blanche in Geneva. It blends seamlessly into the existing environment, with contours that follow the natural topography and protect the surrounding vegetation in a wild, unspoilt setting. This beautiful site is a biodiversity reservoir that will be used to create a unique course on the island, where each hole has its own character.

It is designed to be accessible to all players and will grow in subtlety over time. It will offer demanding play, with each shot requiring technical skill, accuracy and strategy. Golfers will enjoy learning to tame the course, which will provide them with lasting memories.

Harmonie Beachcomber Golf will be part of the Golf Environment Organisation (GEO) programme, an international certification for golf courses that are designed and maintained in an environmentally friendly manner. It will increase the biological diversity of the site through sustainable design and management. The estate's future owners will also have privileged access to the green setting of the clubhouse and the 18-hole par 72 international golf course.

The 5th hole is a signature par 3 that is played down towards the sea. It is set among volcanic rocks and lush vegetation. This is only one of the many holes that will delight golf lovers with a superb view of the lagoon and the ocean in the distance.



# The Beachcomber Experience

## Harmonie Beachcomber Golf Resort

The future Harmonie Beachcomber Golf Resort will be adjacent to Harmonie Golf Villas and will offer a memorable beach vacation. Couples or families visiting the resort for a dream vacation will enjoy its beach bar, restaurants, sports centre, kids club and

spa. The hotel's craft village will provide them with precious souvenirs to take home or offer as gifts, as well as ensure unforgettable encounters with the local communities!

## Privileged access for Harmonie Golf Villa owners

Harmonie Beachcomber Golf Resort will be developed into a fully-fledged summer village with everything required to make everyday life an adventure: a relaxation session at the spa, exhilarating golf competitions, an introduction to water sports, a rejuvenating walk in endemic nature,

handicraft hunting or lazy moment at the beach. Future owners of villas on the edge of the Harmonie Beachcomber Golf course will enjoy the heavenly setting of this hotel and precious moments with their loved one, their family or friends at preferential rates.

  
BEACHCOMBER  
RESORTS & HOTELS





## Privileged access for **Harmonie Golf Villa owners**

Just a few minutes' drive from Harmonie Golf & Beach Estate, Paradis Beachcomber and Dinarobin Beachcomber will delight the estate's future villa owners. These two luxury hotels nestled in an enchanting setting are a must-visit on sunny weekends year-round with preferential rates and privileged access.

From diving to golf lessons, dinner in a restaurant or a relaxing massage at the hotel's spa, there are plenty of activities within a short driving distance to fill your daily life with rich or relaxing experiences to suit your tastes.

# Paradis Beachcomber and Dinarobin Beachcomber, two hotels within close proximity



### **Paradis Beachcomber Golf Resort & Spa**

Paradis Beachcomber is a hallmark of excellence and one of the finest 5-star hotels in Mauritius. An extensive turquoise blue lagoon filled with shipwrecks and underwater beauty as well as the towering Morne Brabant Mountain in the backdrop bring a very special atmosphere to this hotel, giving full meaning to its name.

It has been designed for active families looking for a dynamic stay, with a wide range of leisure activities for every interest: all kinds of water sports on its turquoise blue lagoon, a spectacular 18-hole golf course with Morne Brabant Mountain in the backdrop and its own Golf Academy, a spa that is a sanctuary for the senses, a variety of culinary options with 8 restaurants and even a kids club with a swimming pool for children aged 3 to 11 years old!

### **Dinarobin Beachcomber Golf Resort & Spa**

Paradis Beachcomber is adjacent to Dinarobin Beachcomber, the Group's other iconic 5-star hotel on this sun-drenched coast. The resort's suites are arranged in crescent formation around a large swimming pool set amidst lush gardens. Featuring an elegant colonial architecture, it is a haven for families looking for a peaceful place to relax and have fun.

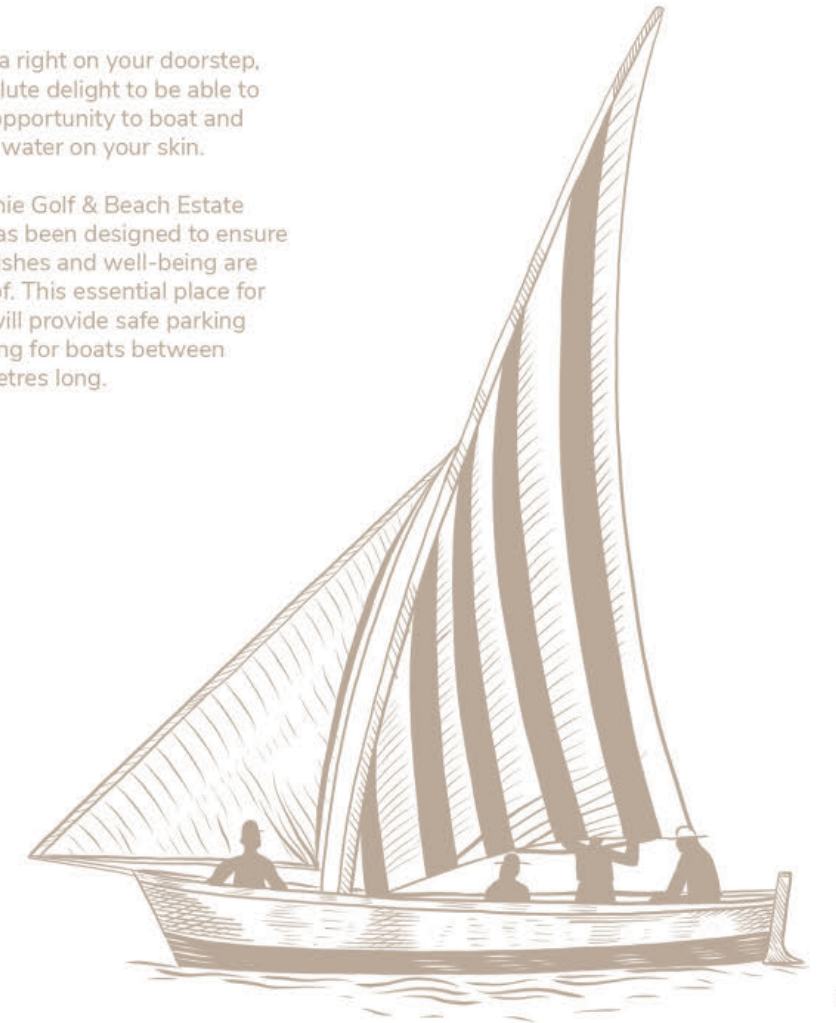
These two luxury hotels combine their strengths to offer an improved experience to guests in search of a wide range of activities and dining options for a vacation that combines the joy of discovery with sensory delights.



## The **boat park**, a launching pad for your sea-bound adventures

With the sea right on your doorstep, it is an absolute delight to be able to take every opportunity to boat and feel the sea water on your skin.

The Harmonie Golf & Beach Estate boat park has been designed to ensure that your wishes and well-being are taken care of. This essential place for sea lovers will provide safe parking and launching for boats between 5 and 10 metres long.



Harmonie Golf & Beach Estate has been introduced to the market under the PDS regime to enable foreigners who wish to settle or invest in Mauritius to purchase a villa. In return for this investment, they are entitled to apply for a Mauritian residence permit.

## The PDS

The Property Development Scheme (PDS) was introduced in 2015 by the Government of Mauritius to encourage foreign investment in attractive property developments delivering a comprehensive lifestyle with related services and leisure activities.

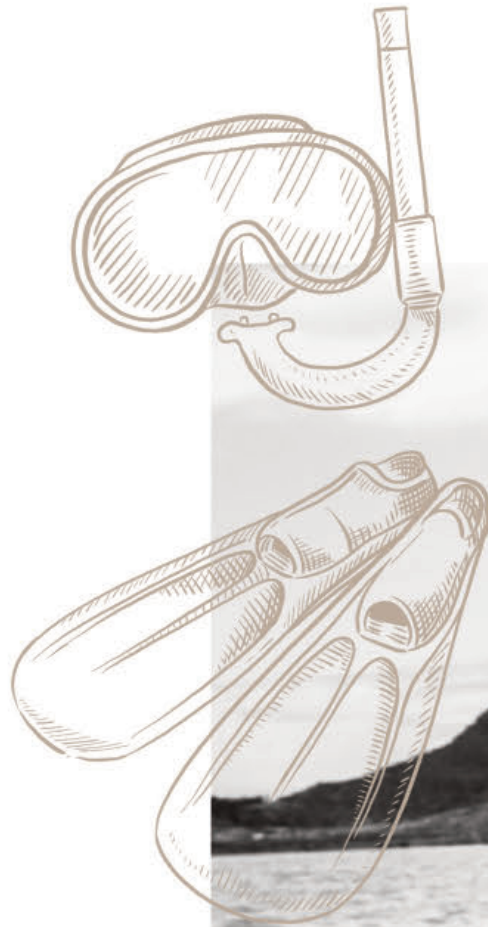
PDS developments are accessible to Mauritian citizens and non-citizens alike. They allow any foreigner investing at least USD 375,000 (or the equivalent in any freely convertible foreign currency) to apply with the Economic Development Board of Mauritius for a residence permit for himself and his family.

The following categories are eligible to purchase a PDS villa:

- individuals (Mauritian citizens, non-citizens or members of the Mauritian diaspora);
- companies incorporated or registered under the Companies Act whose deed of formation is filed with the Registrar of Companies;
- SCS;
- trusts; and
- foundations.

<https://www.edbmauritius.org/>

# Invest in Mauritius





# Enjoy attractive tax benefits

Mauritius is known for offering significant tax incentives to foreign investors.

**The advantages for Mauritian residence permit holders include:**

- a flat 15% tax rate (income, corporate and VAT);
- a 25% Solidarity Levy on income in excess of Rs 3 million up to 10% of total income;
- Double Tax Avoidance Treaties (DTAA) with 46 countries;
- free repatriation of profits, dividends and capital;
- no tax at source on interest and dividends;
- no capital gains tax;
- no inheritance tax for direct descendants; and
- custom duties exemption on equipment.



# The developers

## Semaris

The property developer

Semaris owns and develops the property assets (excluding hotels) previously held by New Mauritius Hotels Ltd (Beachcomber). This independent group is listed on the Development & Enterprise Market of the Stock Exchange of Mauritius and has been working since 2018 to create value by converting its exceptional locations in Mauritius, Seychelles and Morocco into high-quality residential property developments like Royal Palm Marrakech.

The property assets developed on land owned by Semaris are intended for clients who are looking for a premium living experience in terms of building quality, services and unique geographic location.

Semaris has partnered with architects and property players who are known for the quality of their work to create elegant, contemporary homes that incorporate the latest trends and highest standards in design, layout and comfort to meet these demands.

[www.semaris.mu](http://www.semaris.mu)

## Beachcomber Resorts & Hotels

A leading hospitality player in Mauritius since 1952

Beachcomber is a brand name for excellence and luxury that has built its reputation over the years and is now recognised as the pioneer and leader in the Mauritian hotel industry. Its purpose is to create happiness through simple experiences of generosity for active families in search of the perfect getaway, giving them the ultimate in Mauritian hospitality.

Discover the Group's eight resorts in Mauritius:

- Royal Palm Beachcomber Luxury – **5 stars +**
- Dinarobin Beachcomber Golf Resort & Spa – **5 stars**
- Paradis Beachcomber Golf Resort & Spa – **5 stars**
- Trou aux Biches Beachcomber Golf Resort & Spa – **5 stars**
- Shandrani Beachcomber Resort & Spa – **4 stars +**
- Victoria Beachcomber Resort & Spa – **4 stars +**
- Canonnier Beachcomber Golf Resort & Spa – **4 stars**
- Mauricia Beachcomber Resort & Spa – **4 stars**

Beachcomber is renowned for its superb locations, extensive culinary experiences, sports and leisure activities for every wish and family-friendly positioning. The Group has been leveraging the savoir-faire of its Artisans since 1952 to offer great value.

[www.beachcomber.com](http://www.beachcomber.com)



# For your queries

Have you been impressed by the beauty of the site and the architectural vision of Harmonie Golf & Beach Estate?

Tell us about your interest for the development: our sales team will contact you to provide you with more information about Harmonie Golf & Beach Estate and answer all queries relating to your proposed investment.

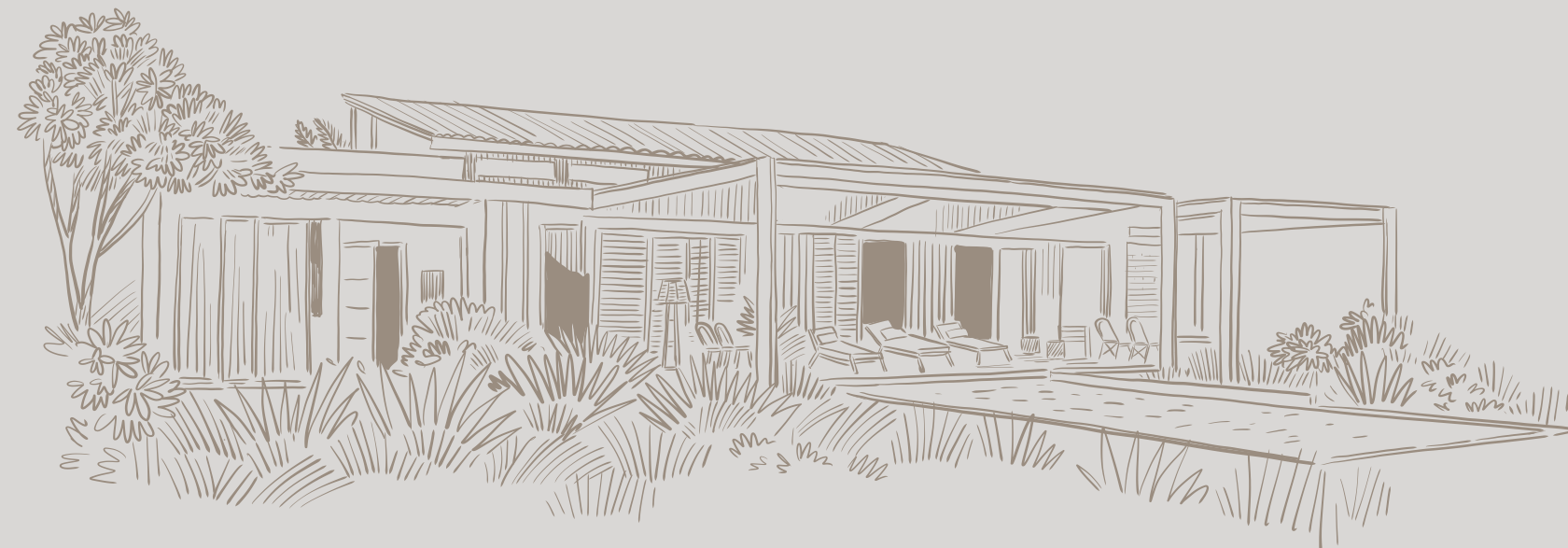
Please contact our sales team:

**For enquiries in French, call**  
Nathalie on +230 5727 04 41

**For enquiries in English, call**  
Cathy on +230 5826 25 05

**Or via email at**  
[sales@harmonie.mu](mailto:sales@harmonie.mu)

**You can also visit the** Harmonie  
Golf & Beach Estate website  
**[www.harmonie.mu](http://www.harmonie.mu)**



# Harmonie

Golf & Beach Estate

The information in this document is provided for information purposes only and shall only serve as an illustration of the finished product. The developer reserves the right to change any information contained in this document without prior notice.