



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 abundant 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.



The background of the entire page is a lush golf course landscape. On the left, a dense line of palm trees is silhouetted against a bright sun, creating a warm, golden glow. The sun's rays filter through the leaves, casting long, soft shadows across the green grass. In the middle ground, a well-manicured golf course stretches out, featuring a sand trap and a green. On the right side, a red flag on a black pole stands prominently against the sky. The overall atmosphere is serene and tropical.

GOLF VILLAS
AVALON - MAURITIUS

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 an antic 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 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 9ha 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, Game of bowls and heated pool)
- H** Helipad
- Q** Plot Q (9h)
- R** 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 period, the architecture features wooden structures that create an elegant and noble atmosphere for each of the residences.

Delicately set on a 2,000 sqm 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 a sumptuous nature, 77 fully-furnished villas, with an area of more than 2,000 sqm, 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.





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 which can be admired by day and night.



Comfort and elegance

The bedroom is a cozy and warm shelter. Soft, delicate tones and natural ventilation and lighting transform this room in a peaceful hideaway.

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 enhanced by a pleasant lifestyle.





Calm and cheerful

A cosy and inviting atmosphere prevails in the living area. The layout and the stylish furniture inspire both intimacy and alone time as much as the want to share good times 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 sqm

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 sqm
2	Dining room	44.57 sqm
3	Living room	53.88 sqm
4	TV room	20.50 sqm
5	Office	20.00 sqm
6	Master bedroom	29.22 sqm
7	Bathroom 1	23.50 sqm
8	Bedroom 2	20.00 sqm
9	Bathroom 2	5.99 sqm
10	Bedroom 3	20.00 sqm
11	Bathroom 3	5.99 sqm
12	Guest room	17.85 sqm
13	Bathroom 4	7.60 sqm
14	Hall 2	9.44 sqm
15	WC	3.57 sqm
16	Kitchen	22.54 sqm
17	Office	7,53 sqm
18	Laundry	6.22 sqm
19	Drying area	6.55 sqm
20	Bins	4.32 sqm
21	Storage	3.68 sqm
Total net area		346.94 sqm

22	Garage	36.00 sqm
23	Glof cart garage	9.86 sqm
24	Swimming pool	60.00 sqm
Total gross area		452.80 sqm



Villa B

41 Units

Average surface area of lots: 2,000 sqm

Villa names:

1	Immortelle
2	Indira
3	Langose
4	Lotus
5	Le Manchy
6	Mapou
7	Mascarin
8	Mélodie
9	Miel vert
10	Naïde
11	Nell
12	Nénuphar
13	Niobe
14	Nymphéas
15	Océane
16	Ocre
17	Olivine
18	Orbe
19	Palme
20	Papyrus
21	Pensée d'eau
22	Pétrel
23	Phidylé
24	Poésie
25	Ramier
26	Ravane
27	Rêverie
28	Rose des Bois
29	Sterne
30	Suprême
31	Sûrya
32	Symphonie
33	Tisserin
34	Trimont
35	Triomphe
36	Varangue
37	Vénus
38	Vétiver
39	Villanelle
40	Virette
41	Zénith

1	Entrance hall	15.07 sqm
2	Dining room	44.57 sqm
3	Living room	57.88 sqm
4	TV room	20.50 sqm
5	Master bedroom	29.22 sqm
6	Bathroom 1	23.50 sqm
7	Bedroom 2	20.00 sqm
8	Bathroom 2	5.99 sqm
9	Bedroom 3	20.00 sqm
10	Bathroom 3	5.99 sqm
11	Hall 2	9.44 sqm
12	WC	3.57 sqm
13	Kitchen	22.54 sqm
14	Office	7.53 sqm
15	Laundry	6.22 sqm
16	Drying area	6.55 sqm
17	Bins	4.32 sqm
18	Storage	3.68 sqm
19	Kiosk	11.25 sqm
20	Changing room	5.25 sqm
Total net area		324.90 sqm

21	Garage	36.00 sqm
22	Golf cart garage	8.70 sqm
23	Swimming pool	60.00 sqm
Total gross area		429.60 sqm





“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)

Technical specifications

1. Infrastructure:

- Foundations are defined and sized according to the study of the design office.
- An impermeable barrier is implemented by leveling courses and waterproof protections walls foundations.
- Protection against termites.
- The concrete slab is carried on crawlspace.

2. Walls and framing:

- The entire frame and the frame are made of hard solid wood (hard wood of a very high density designation Iron wood).

3. Roof:

- The cover is made of aluminum tray, trapezoidal profile.
- Thermal insulation is placed under the blanket.

4. Walls:

- The backbone of the facade is solid wood treated class 4.
- The cladding exterior facades is horizontal slats in solid wood type: Merbau or counterpart.
- A vapor barrier and insulation between the exterior and interior cladding are planned.
- A fastener assembly is invisible (traditional architecture).

5. Exterior openings:

- The entrance door in solid wood (solid doors joinery)
- All external openings are wooden and glass.
- They are designed for strength to cyclonic winds.
- All interior doors are solid wood (Solid doors joinery):
 - » Door opening to the French.
 - » Sliding door.

6. Finishing exterior painting:

- Painting and lazure across the wood (Olympic colorless product).

7. Finish painting interiors:

- Interior walls:
 - » Painting and lazure (Olympic colorless product).

8. Flooring:

- Stoneware tiles cérames.
- Wooden floor (traditional Parquet).
- Polished concrete screed.

9. Ceilings:

- Underside of the wooden frame (roof boarding sub-crawling).

10. Interior fittings:

- Electricity:
 - » Equipment compliant with the standard NF C 15-100.
 - » Ring entrance.
- Telecommunications equipment:
 - » Radio and TV plug TV-certified equipment under NC and EC standards. Locations compliant to those standards.
 - » Phone: 3 standard outlets per home in separate rooms, one near a TV socket and a power outlet.
- Air conditioning and ventilation:
 - » Expectations are scheduled to receive air conditioning units.
- Fire safety:
 - » Facilities smoke detectors in rooms.
 - » Two fire extinguishers are provided for home.
- Plumbing:
 - » Household equipment:
 - A fully equipped kitchen with fine wood appliances.
 - Also a laundry room with washer and dryer.
 - » Distribution and production of water:
 - Supply from a counter of all sanitary equipment, bailing valves, gardens and pool.
 - » The production and distribution of domestic hot water is provided by a solar heater.
 - » The bathrooms are equipped.
- Storage:
 - » Closets and cupboards in every room.
 - » A dressing room in the master bedroom.

11. Furniture:

- High class furnitures are planned for house equipment:
 - » A table of 12 people in the dining room.
 - » A furnished living room is part of the whole.
 - » The TV room is also equipped...

12. Outdoor Landscaping:

- Garage
 - » An open covered garage for two cars.
 - » Garage space for golf cart.
 - » The electric golf cart is included.
- Garden
 - » Hedges and fences climbers will states.
 - » The garden lay out is according to the Golf's master planning rules.
 - » Watering: a faucet each sides of the house.
- Swimming pool
 - » A swimming pool
 - » And the wooden kiosk Octagonal.

13. Site Security:

- Site security is ensured by 'AVALON GOLF ESTATE'.

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).

Investing in Mauritius

Mauritius recently introduced the Property Development Scheme (PDS). 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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