

Mauritius

Property Buyers Guide

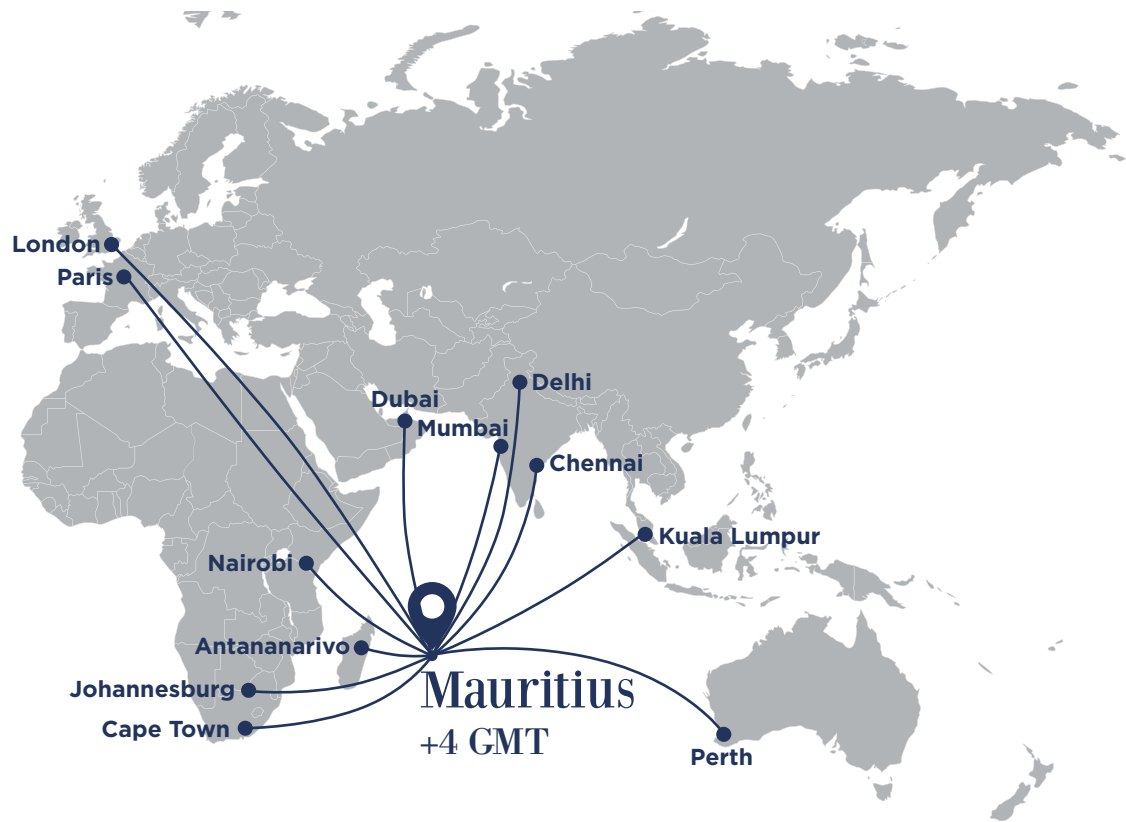


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Mauritius

A trusted land for growth and living



Mauritius at a glance



Population: **1.3 million**



1 USD = 45 MUR



+5% GDP growth
(in recent years)



#1 in Africa for Economic
Freedom (Index 2025)



+1.4 million visitors per year



Bilingual nation
(English & French)



About Mauritius

Geography

Mauritius is a volcanic island situated in the Indian Ocean, approximately 2,400km off the southeast coast of Africa. Its highest peak, Piton de la Riviere Noire, reaches around 828m in altitude and its breath-taking 330km coastline is surrounded almost entirely by one of the world's largest unbroken coral reefs.

Climate

Mauritius enjoys typical tropical climate with year-round sun. In summer (November to April), coastal temperatures range between 25°C and 33°C. Winter (May to October) is cooler and drier with the average inland temperature around 19° C. The rainy season occurs from January to March, especially on the central plateau.

Economy

As one of the safest countries in the world, Mauritius has a stable economy, steady currency and high global ranking on the World Bank's ease of doing business ratings. Local currency is the Mauritian rupee. With historically safe capital return on investments, its many property opportunities are highly sought-after by investors.

Culture

Mauritius has a rich, eclectic culture, with just over half its population Hindu, one-fifth Muslim and the remaining composed mainly of Creoles and Franco-Mauritians. The resultant diverse mix of cuisines – including Chinese, Indian, French and African – is a highlight of experiencing life on the island as is the distinctive beat of the Creole sega music and dance.

Why Mauritius?

With its natural beauty and world-class financial services, Mauritius is becoming a top choice for international investors.



Attractive Tax System

No tax on dividends, capital gains, or inheritance.



Political & Economic Stability

A secure and predictable environment for investment.



Strategic Location

An ideal gateway between Africa and Europe.



Legal Stability

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



Robust Financial Sector

Home to international banks, insurance companies, and strong financial institutions.



Unmatched Quality of Life

Luxury, safety, and high-quality education and healthcare.

Real estate & hospitality

The real estate development aims to make Mauritius a dynamic business and financial centre.

Real estate schemes open to foreign buyers



Smart City Scheme

A visionary project aimed at creating integrated, sustainable urban environments — blending homes, offices, schools, and retail spaces.



IRS (Integrated Resort Scheme)

Targeting ultra-luxury developments, the IRS enables the creation of private estates with villas, golf courses, luxury hotels, and marinas — the ideal choice for HNWIs seeking premium assets and lifestyle amenities.



RES (Real Estate Scheme)

More flexible than the IRS, the RES offers high-end residential developments in smaller, often urban or tourist-adjacent locations. Properties here cater to a broader range of investors while maintaining refined design and services.



PDS (Property Development Scheme)

Merging IRS and RES features, the PDS opened the market to more local developers, while keeping high development standards. These projects include shared services, 24/7 security, green areas, and sometimes even community initiatives.



G+2 Scheme (Ground + 2)

G+2 is a legal route enabling non-citizens to buy an apartment in Mauritius, often outside resort schemes like PDS/IRS/RES, in a building of at least Ground + 2 floors.



G+2 Scheme

What is a G+2 development?

In Mauritius, “G+2” refers to a residential building with a **Ground floor (G)** plus at **least two floors above** it. In other words, the building has a **minimum of three levels** in total.

Apartments in G+2 developments are generally held under a **condominium title (co-ownership)**. This means you own:

- **Your private unit** (your apartment), and
- **A share of the common areas** (for example: lobbies, staircases, lifts, pool areas, gardens, parking circulation areas, and other shared facilities), according to the condominium rules.





Why G+2 matters for foreign buyers?

G+2 is not only a building format, it is also a **legal route** that allows **non-citizens** to purchase an apartment in Mauritius, subject to conditions and prior authorisation.

Mauritian law provides that a non-citizen may purchase (or otherwise acquire) an apartment used, or available for use, as a residence in a building of **at least 2 floors above ground floor**, provided:

- **the purchase price is not less than MUR 6,000,000** (or equivalent in a hard convertible foreign currency)

Important: The law also includes wording such as “or such other amount as may be prescribed”, meaning the threshold may change by regulation. The applicable threshold is always the one in force at the time of the transaction.



G+2 Scheme

Who can buy in a G+2 project?

1

Mauritian citizens can buy freely.

2

Non-citizens may buy an apartment in a G+2 development subject to:

- a **minimum purchase price of MUR 6,000,000** (or equivalent in hard convertible foreign currency)
- the apartment being in a building of at least **2 floors above ground floor**
- **EDB authorisation** (granted after ministerial approval).



G+2 Scheme



Eligible applicants (who can submit an application)

The following non-citizens are eligible to submit an application to acquire one or more apartment(s) for use as a residence, subject to the applicable rules, thresholds, and required authorisations:

Individuals

- Any non-citizen
- A holder of a Permanent Residence Permit
- A holder of an Occupation Permit (Investor, Professional, Self-Employed)
- A holder of a Residence Permit as a retired non-citizen
- A holder of a Residence Permit under IRS / RES / IHS / PDS / SCS

Legal entities and structures

- 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 trusteeship services are provided by a qualified trustee
- A foundation under the Foundations Act

Reminder: Eligibility to apply does not mean approval is automatic. Purchases remain subject to compliance checks and the relevant authority approvals.



G+2 Scheme

Does buying a G+2 apartment give residency?

A G+2 purchase can support eligibility for a **residence permit** if the value meets the required threshold.

Under the **Immigration Act 2022**, a non-citizen may be eligible for a residence permit when they purchase (or otherwise acquire) an apartment used, or available for use, as a residence in a building of **at least 2 floors above ground floor**, provided the purchase price is not less than USD 375,000 (or equivalent in another hard convertible foreign currency, using the selling rate in force at the time of signature of the title deed).

The same section also covers eligibility for the buyer's **spouse, dependent child, parent, or other dependent**, under the conditions set out in the Act.

Note: Residency is processed under immigration rules and requires application and verification. We guide buyers through the process, but approvals remain at the discretion of the relevant authorities.



G+2 Scheme

Practical overview of the purchase process (G+2)

WHILE EACH BUYER FILE CAN DIFFER, THE USUAL STEPS ARE:

1

Unit selection and reservation

Choose the unit type and confirm availability, pricing, and the payment schedule. The purchase journey depends on the project status:

- **Off-plan (VEFA):** the unit is sold before completion, based on approved plans and specifications. Payments are typically made in instalments linked to contractual milestones.
- **Under construction:** the process remains similar to off-plan, with progress aligned to the construction timeline and agreed milestones.
- **Completed or near-completed:** the unit is built (or close to completion). The process generally moves faster toward deed signing and handover, subject to the usual checks and approvals.

Key terms used in our documents

- **VEFA:** *Vente en l'État Futur d'Achèvement* (off-plan purchase). You purchase the unit based on plans, with a defined payment schedule and a technical specification document.
- **GFA (Garantie Financière d'Achèvement):** in an off-plan purchase (VEFA), the developer is required to secure a financial guarantee of completion, generally issued by a bank (or approved institution). This helps ensure construction will be completed in accordance with the contract, even in the event of the developer's default.

2

Application for EDB authorisation (for non-citizens)

For non-citizen buyers, authorisation is required under the G+2 route. The application is typically prepared with the notary and the sales team, based on the buyer's KYC documents and the selected unit details.

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3

Notarial deed and registration

Once authorisation is granted (where applicable), the deed of sale is executed before a notary and registered. This is the formal legal step that confirms ownership under the condominium title.

4

Residency application (optional, if eligible)

For buyers who meet the relevant threshold and eligibility criteria, an application for residency may be submitted based on the property acquisition. Residency remains subject to approval by the relevant authorities and supporting documentation.



G+2 Scheme



Resale and exit strategy (selling your G+2 apartment later)

Can I resell my apartment?

In general, yes. As the owner under a condominium title, you can resell your apartment, subject to:

- the terms of your deed of sale and condominium rules
- settlement of any outstanding amounts (for example: syndic charges and utility balances)
- any contractual conditions if the unit is resold before completion (off-plan purchase)

Who can I resell to?

- **Mauritian citizen:** resale is generally straightforward, subject to the usual notarial and registration process.
- **Non-citizen:** resale is possible, but the buyer will typically need to qualify under the applicable legal route at the time of sale (commonly the G+2 route for eligible apartments). In practice, this usually means meeting the minimum purchase price threshold in force and obtaining the required authorisation.

Important point for non-citizen resales

The legal wording for this route also refers to a non-citizen who **“disposes of”** (sells) an apartment, and links the transaction to production of an EDB authorisation granted after ministerial approval. In practice, a resale involving a non-citizen is handled carefully by the notary with the relevant authorities based on the rules in force at that time.

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What about selling before completion (off-plan)?

If the unit is bought off-plan (VEFA), resale is typically done through an **assignment or resale process** depending on the contract terms and the project status. This is usually coordinated with the notary and the developer and may involve specific conditions, fees, and an updated authorisation process where applicable.

Can resale support residency for the new buyer?

If the new buyer is a non-citizen and meets the applicable thresholds and criteria, the purchase may support eligibility for a residence permit. Residency remains a separate process subject to verification and approval.

Reminder: Resale conditions, thresholds, and authorisation requirements can change over time. The rules and minimum amounts applied are those in force on the date of the resale transaction.



G+2 Scheme

Common questions (FAQ)

Is G+2 the same as PDS or Smart City?

No.

PDS and Smart City are separate government-recognised schemes. G+2 is a distinct legal basis that allows eligible non-citizens to acquire apartments in qualifying buildings, subject to conditions and authorisation.

Can a foreigner buy land or a standalone house under G+2?

No.

G+2 relates to apartments in a qualifying building, not standalone houses or bare land.

What are the minimum thresholds to remember?

- **Non-citizen purchase eligibility under G+2: MUR 6,000,000** minimum purchase price (or equivalent), plus EDB authorisation.
- **Residence permit eligibility via a G+2 apartment: USD 375,000** minimum value (or equivalent) in a qualifying apartment.

Are approvals automatic?

No.

Purchases and permits are subject to the applicable authority approvals and compliance checks.



G+2 Scheme



Colbert Holdings is a fully integrated group of companies spanning real estate, lifestyle, investment, and hospitality. We are built on synergy, with each entity complementing the other to create a powerful, unified ecosystem.

Our 3 Pillars



WEALTH MANAGEMENT



PROPERTIES



HOSPITALITY

“Where vision meets value in property development.”

Our identity & vision

Our Essence

A PARTNERSHIP FOR SUCCESS

Where wealth, lifestyle, and real estate converge, we work with you to shape a lasting legacy. Our foundation is built on trust and shared achievement.



Our Aspiration

TO LEAD THE MARKET BY CHANGING HOW SUCCESS IS DEFINED

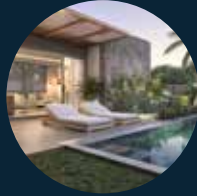
We aim to be the essential partner for an international clientele, guided by a bold, human-centered, and forward-thinking vision.



The Properties Division

A seamless journey to a secured investment

Colbert Properties offers more than property. It offers a vision. With a 360-degree model built on creativity, precision, and commitment, we accompany you from concept to long-term value.



CONCEPT DESIGN AND DEVELOPMENT

We design and develop innovative real estate projects that align with international standards and the expectations of a discerning clientele.

From feasibility studies to construction, every stage is executed with precision, combining aesthetic appeal and long-term sustainability.



EXCLUSIVE SALES APPROACH

Colbert Properties embraces a refined and results-driven sales strategy. Those within "The Circle", our trusted network of ambassadors and partners, enjoy privileged access to exclusive real estate opportunities along with tailored, continuous support.



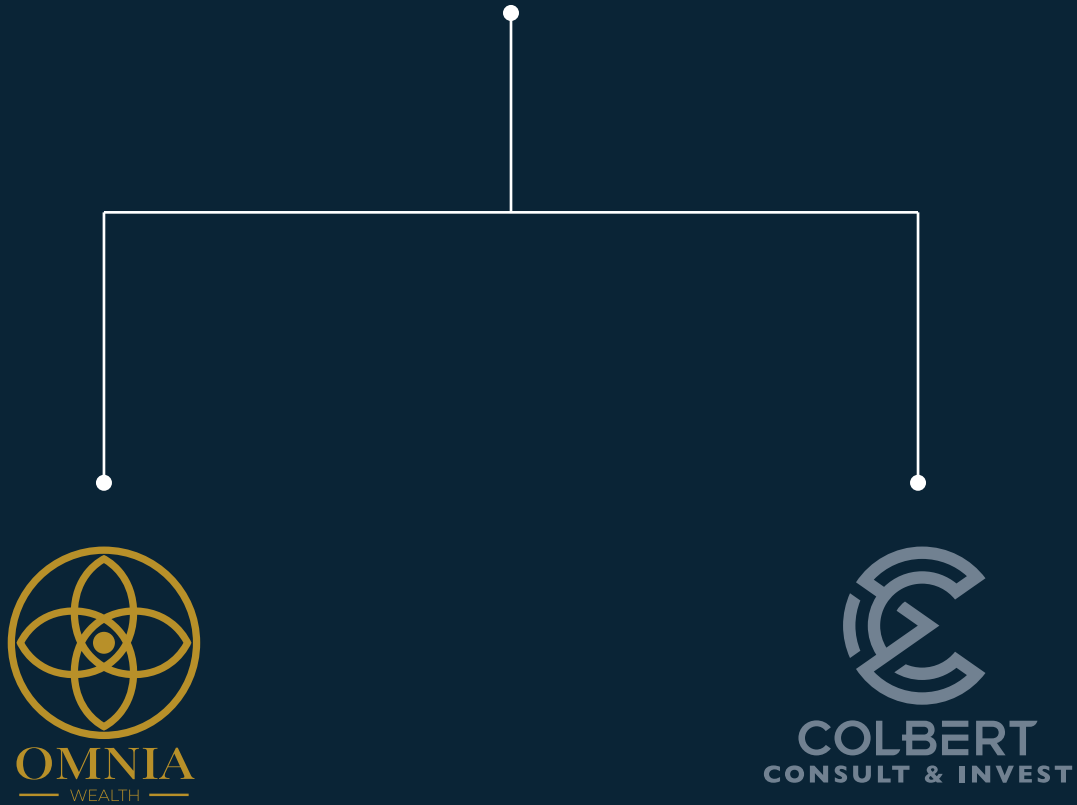
SEAMLESS RENTAL CARE

Our 360-degree approach includes turnkey rental management designed to optimize the performance of your investment. Each property is managed with precision, from leasing to ongoing maintenance, ensuring long-term profitability.



The Wealth Division

Our approach stands on two powerful,
interconnected pillars:



Based in Mauritius, this multi-family office provides a holistic approach to wealth, blending performance, protection, and intelligent growth. Omnia Wealth is more than just a financial partner. It is a trusted ally, helping you build, preserve, and pass on your legacy.

With deep expertise in wealth structuring, we guide our international clients through every stage of their journey, offering tailored services in domiciliation, accounting, tax strategy and relocation.



Colbert hospitality support

Rental management

Based on the current market trends, we promise monthly rental yields, transforming tropical real estate into income-generating assets.

Riviera membership club

The Riviera Club gives our buyers more than keys. It gives them access to community, to wellness, to culture, to curated living.

Three tiers of membership:



Riviera Social

Events, art, dining, and cultural access



Riviera Lifestyle

Health, wellness, family programming



Riviera Elite

Full concierge, travel, and family office via Omnia Wealth

This is where hospitality becomes identity.





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