



INTERCONTINENTAL TRUST

International Tax & Management Services

INTERCONTINENTAL TRUST NEWSLETTER

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GUIDE TO LUXURY RESIDENTIAL PROPERTY

Mark Twain, once said that “Mauritius was made first, then heaven was copied from it”, and anyone who has visited the island would no doubt agree with him.

Mauritius is renowned as a place to enjoy one’s holidays for its white sandy beaches and blue lagoons. While this is still the case, with the growing number of foreigners settling in Mauritius, it is a fact that the island is also seen as the ideal place to set up one’s home.

The Mauritius Board of Investment (“BOI”) has introduced the Integrated Resort Scheme (“IRS”) and the Real Estate Scheme (“RES”) to allow non-citizens to acquire freehold property, in the form of luxury residential units, in Mauritius. The residential units, however, need to form part of designated resorts that have been specially licensed by the BOI. The resorts are world class standard and include high-class leisure and recreational facilities such as championship golf course, international yachting marina, nature and eco-resorts, health and wellness centres, etc.

The Invest-Hotel Scheme (“IHS”) is a new hotel concept which has been introduced by the BOI that allows non-citizens to acquire villas, suites, rooms or other components that form part of a hotel.

Note: A qualified global business as defined under the Financial Services Act 2007 holding a Global Business Licence cannot acquire property under the IRS, RES and IHS schemes.

Advantages of living in Mauritius

- Beautiful environment
- Low crime environment
- Strong and well diversified economy
- Stable democratically elected government
- Mauritian Rupee based expenses
- Ideal time zone (between East and West)
- Excellent communications
- Daily direct flights to Europe, Africa and Far East





Financing the purchase of an IRS or RES property

- Loan in major currencies can be obtained from Mauritian banks to finance the purchase of your RES property.
- Financing can be up to 70% of the value of the property depending on the bank.
- Interest rate will be LIBOR + a margin percent per annum, depending on the bank's criteria

The Integrated Resort Scheme (“IRS”)

Essential Features

- Development of luxurious residential units, on freehold land of more than 10 hectares, to be sold at a price exceeding USD 500,000 (excluding taxes).
- Permanent resident status automatically granted to purchaser and dependents.
- Day-to-day management services such as security, maintenance, gardening, solid waste disposal and household services have to be provided to the residents.
- USD 70,000 registration fee on purchase of property.

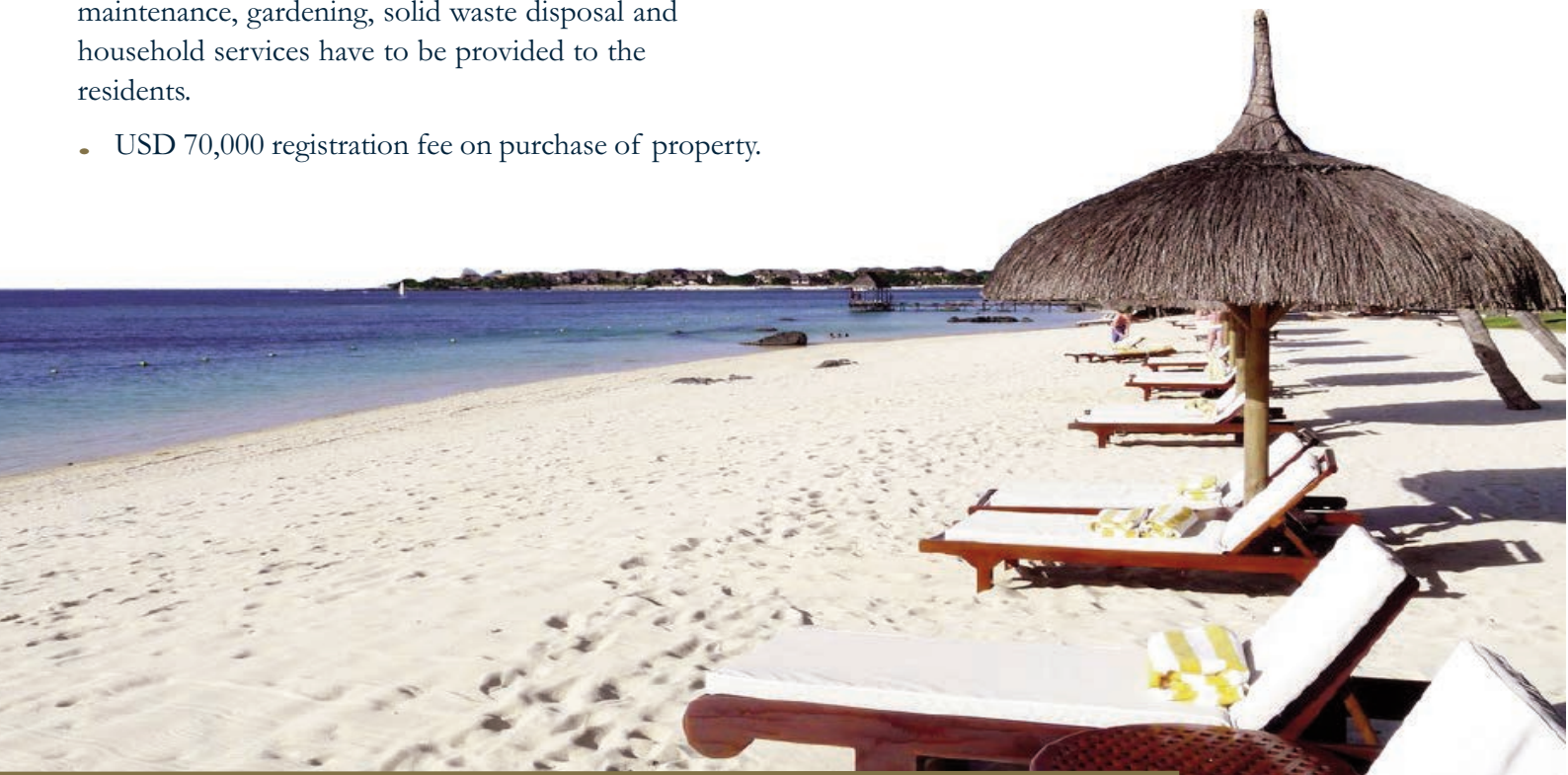
The Real Estate Scheme (“RES”)

Essential Features

- Development of residential units of international standing, on freehold land of at least 1 arpent but not more than 10 hectares (23.69 arpents).
- Permanent resident status granted to purchaser and dependents if purchase price is at least USD 500,000.
- Day-to-day management services such as security, maintenance, gardening, solid waste disposal and household services have to be provided to the residents.
- USD 25,000 registration fee on purchase of property.

Advantages of owning an IRS/RES

- Villas may form part of a rental pool scheme and be let to foreigners
- Excellent investment opportunity
- Finance available locally through Mauritian banks
- High class leisure and recreational facilities available





The Invest-Hotel Scheme (“IHS”)

Essential Features

- Development of a hotel on either freehold or leasehold land of more than 1 hectare where units, villas, suites or other parts of the hotel can be sold.
- After purchase of a unit, the buyer enters into a lease agreement by which the property is leased back to the seller.
- The unit leased to the seller may be used and occupied by the unit owner or any person on his behalf for a total of not more than 45 days in any period of 12 months.
- The amount of investment in the acquisition of a stand alone villa should not be less than USD 500,000 (excluding taxes).
- There is no minimum investment required to acquire rooms, suites or other parts of hotel.
- USD 70,000 registration fee on purchase of stand alone villa.

How can Intercontinental Trust (“ITL”) help?

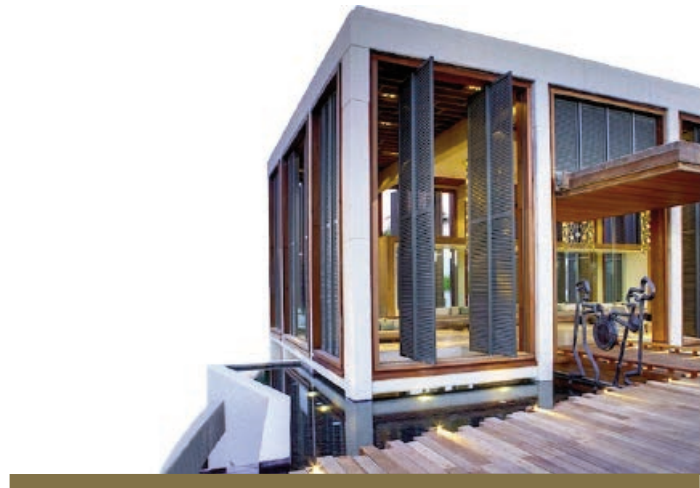
ITL will act as a one-stop shop for you and ensure that the acquisition of the property is done without much hassle and stress for you. Furthermore, ITL can advise you on the best way to structure the holding of the villa for maximum tax protection.

Other services, but not limited that ITL can offer:

- Set up companies and provide the necessary company administration services;
- Monitor construction of each property against payment of purchase price;
- Apply for the relevant authorisation in Mauritius;

Advantages of owning a hotel unit via the IHS

- Promise of a rental income
- Excellent investment opportunity
- Finance available locally through Mauritian banks
- Facilities of an exquisitely-furnished new luxury resort hotel with amenities like F&B, full-service spas, health and fitness centres, resort-style pools, sophisticated business centres and maid service



- Assist in applying for occupational permits or residence permits for the applicant and his/her ;
- Provide tax advice;
- Liaise with local banks for financing the purchase of the property;
- Establish contacts with local customs clearance of furniture/new materials;
- Liaise with IRS or RES Company for rental of villa; and
- Liaise with IHS Company with regard to the lease agreement of the hotel unit.

Intercontinental Trust Ltd is regulated by the Financial Services Commission in Mauritius.

For any additional information please contact us.

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