

VILLA SERENA

ANAHITA RESORT - MAURITIUS

RICHSTONE

C O L L E C T I O N







VILLA SERENA

ANAHITA RESORT - MAURITIUS

An exceptional five bedroom five bathroom villa set within its own beautifully landscaped gardens.

Located on the prestigious and highly sought after Anahita Resort on the East Coast of Mauritius, Villa Serena offers the very best in luxury island living.

- Five double bedrooms with luxurious en-suite facilities. All with private garden terrace.
- Light and spacious double height open plan kitchen and living area leading onto veranda.
- Stylish covered summer dining terrace overlooking the swimming pool and landscaped gardens.
- 14 m x 4 m swimming pool with sun lounge terrace.
- Impressive front garden with stunning water feature and outside living area.
- Separate catering kitchen with staff access.
- Discreet study area.
- Individual golf cart parking and charging point.



Design, style and quality for the ultimate in luxury living
RICHSTONE'S PHILOSOPHY

SPECIFICATIONS

Villa Serena combines the restfulness of island living with contemporary bespoke finishes throughout.

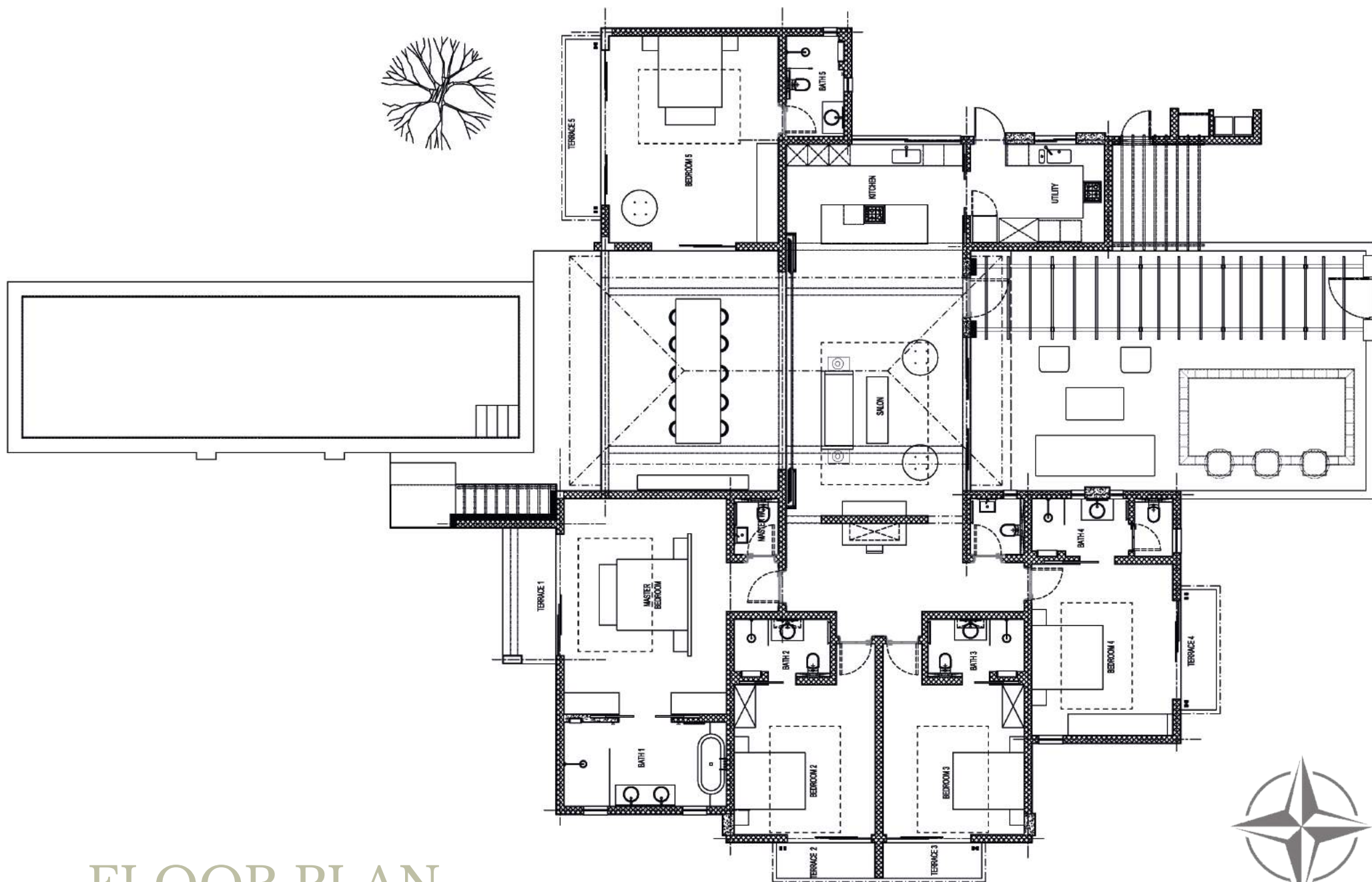
The interior and exterior design of Villa Serena give particular attention to natural and organic shapes, fabrics and textures with splashes of bright colour.

LUXURY

- Floor to ceiling windows fill the rooms with natural light.
- Fully equipped second/catering kitchen.
- State of the art IT equipment for efficient communication.
- Air conditioning in all bedrooms for optimal thermal comfort and wellbeing.

DESIGN

- Clever architectural design creating an atmosphere of tranquility.
- Front and back gardens designed to provide flexible outdoor living spaces.
- Delightful vistas onto beautifully landscaped gardens.
- Chic bespoke furnishings blend seamlessly with relaxing surroundings.



FLOOR PLAN

DIMENSIONS

Garden 1518 sqm

Total inside living area 302 sqm

LIVING AREAS

Open plan reception 11.2 m x 5 m

Staff kitchen 2.8 m x 3.8 m

Covered veranda 6.8 m x 5 m

Study area 1.8 m x 5 m

BEDROOMS

Master bedroom 6.2 m x 4.6 m

Master bathroom 2.3 m x 4.6 m

Master WC 1.6 m x 1.5 m

Bedroom 3 4.25 m x 4 m

En-suite 1.7 m x 2.7 m

Bedroom 4 4.9 m x 4 m

En-suite 1.7 m x 4 m

Bedroom 2 4.3 m x 4 m

En-suite 1.7 m x 2.7 m

Bedroom 5 5.9 m x 4.8 m

En-suite 1.7 m x 2.7 m



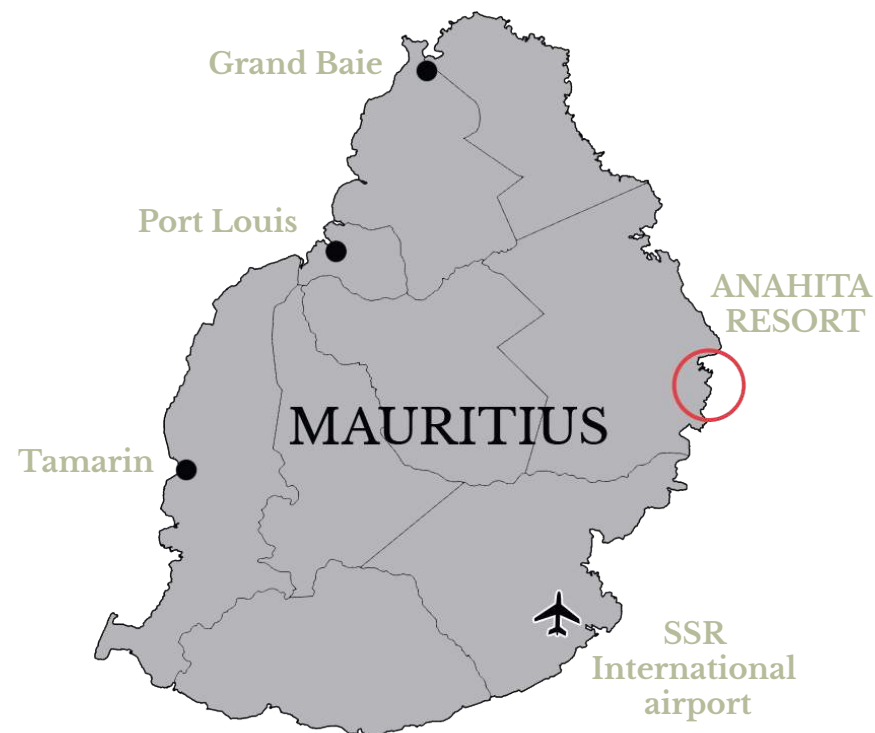
LOCATION

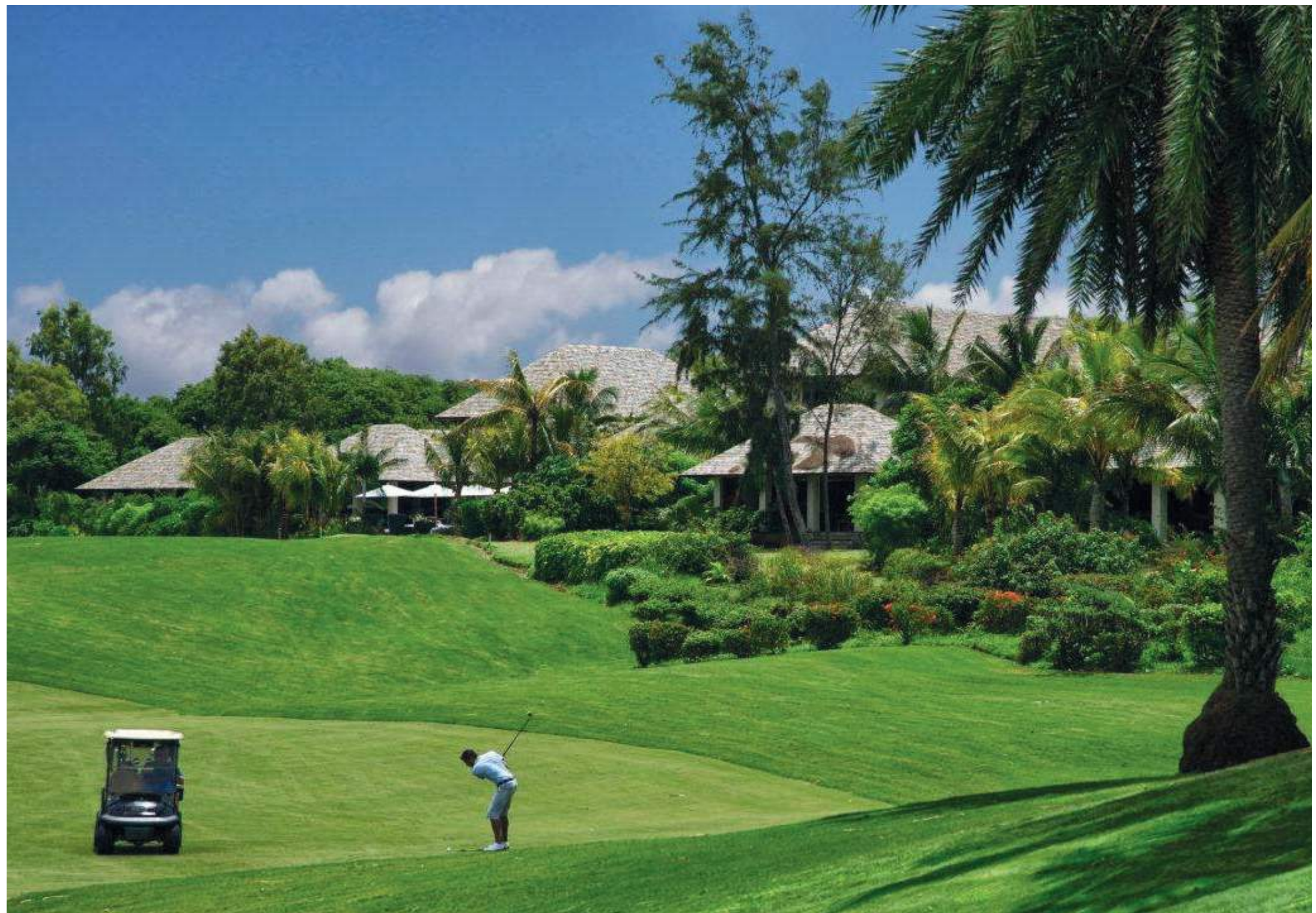
ANAHITA RESORT - EAST COAST MAURITIUS

Villa Serena is situated within the spectacular Anahita Wilderness Sanctuary, an award winning resort on the stunning East Coast of Mauritius, only 35 minutes from the S S Ramgoolam International Airport.

Well located within Anahita, Villa Serena is only a short walk from its heart and all the facilities on offer.

Mauritius is a fascinating, idyllic world-in-one-island slice of paradise, loaded with historic sights, cultural diversity, geographic variation and almost limitless activities. Among its many attractions are botanical gardens, crocodile farms, rainforests and a volcano, without forgetting the relaxed charm of its warm and welcoming people.





INVESTMENT BENEFIT

Mauritius enjoys political and social stability, with regular air connections and reliable worldwide telecommunications links.

As a unique destination for secure and profitable property investments, Villa Serena benefits from a range of advantages.

- IRS with freehold ownership along the coast of Mauritius
- Investment opportunity - gateway to Africa, stable emerging economy, low tax environment
- Mauritian residency permit for the buyer and his family
- Full privileges of Anahita's resort facilities
- In villa services available: housekeeping, butler, chef and concierge services
- Rental scheme managed by Anahita the Resort



ANAHITA RESORT

The resort overlooks a sheltered lagoon, and stretches out across 213 hectares of tropical gardens.

Fully established to the highest international standards, the estate is the perfect retreat for an indulgent Mauritian art of living and vibrant experiences, with five star exclusive amenities and services.

FACILITIES

- Home to the Four Season Hotel Mauritius
- Two exceptional Ernie Els designed 18-hole golf courses
- Exclusive private beach on the Ile aux Cerfs
- A state of the art fitness centre
- Well being Centre
- Tennis Courts
- Kid's club
- Watersports centre
- Choice of restaurants and shops

CONCIERGE SERVICES

- In-residence dining
- Maid and cleaning services
- Maintenance of pools and gardens
- Dry cleaning and laundry services
- Chauffeur services
- 24-hour concierge
- Airport transfers by helicopter, private car or boat
- Other services can be arranged such as transport rental, tours, shopping trips, etc.

CONTACT

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