

LUXURY WATERFRONT RESIDENCES



On the sought-after west coast of Mauritius, just a few minutes from the fast-developing town of Tamarin, a unique investment opportunity has become available.

The lifestyle is opulent and exciting, featuring a private beach, modern yacht basin, fine dining restaurant and bar, comprehensively equipped gym and spa, swimming pool, business centre, children's club and marine adventure centre.

The investment proposition is compelling, giving owners the option to participate in a rental pool and start earning an immediate return, while enjoying excellent capital growth.

And the cherry on the top? As an RES scheme, West Island residences come with the life-changing advantage of Mauritian residency!

A UNIQUE LOCATION





A UNIQUE INVESTMENT
OPPORTUNITY



THE JEWEL OF THE INDIAN OCEAN

Mauritius is rapidly emerging as a regional investment hub

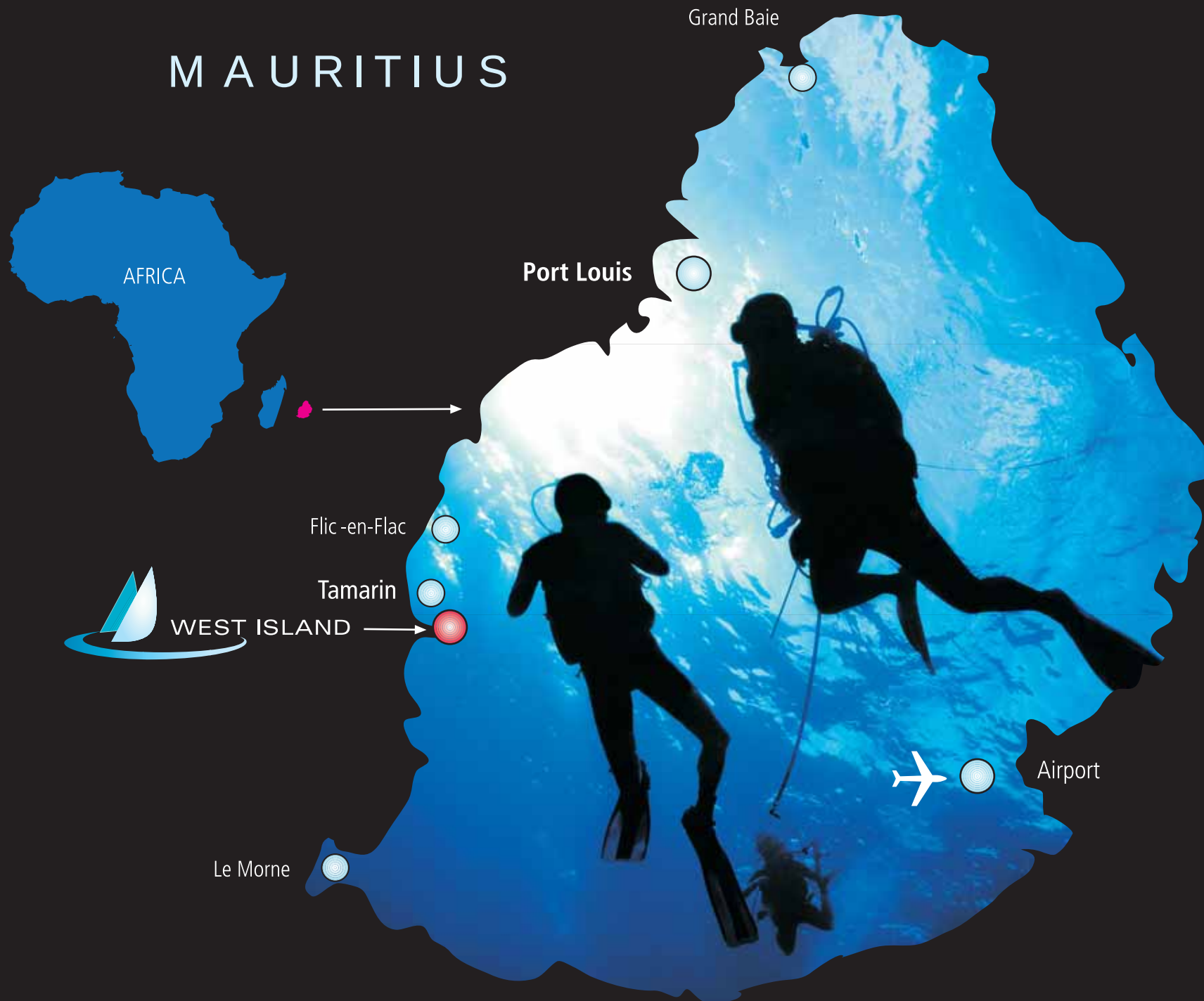
Mauritius enjoys strong ties with Europe, Africa and the economic powerhouses of Asia: India, China, and Singapore. Recent changes in government policy have considerably opened markets to foreign investment.

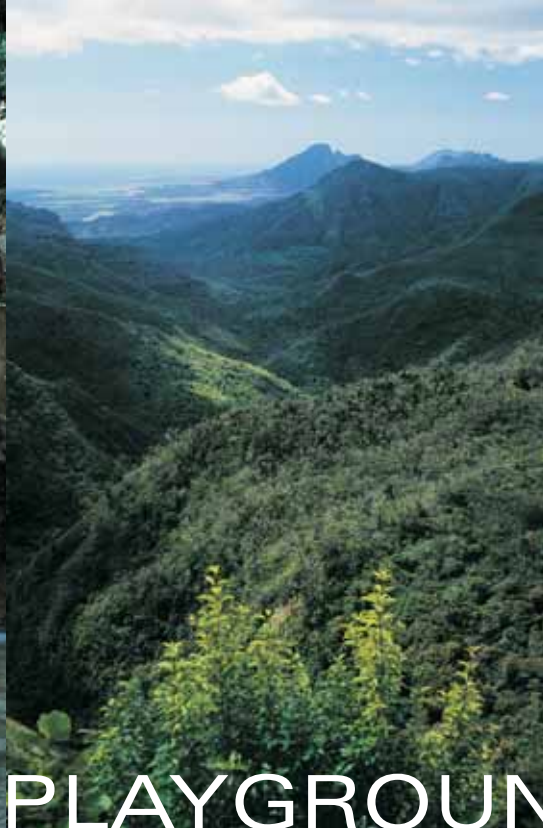
The island offers sunny weather and perfect holidays all year round. Temperatures average 30 °C from November to April, cooling to 24 °C on average from May to October.

Air Mauritius and South African Airways provide frequent flights between Cape Town, Johannesburg and Durban. In addition, major airlines such as Air France, British Airways and Emirates fly to the island on a regular basis, providing access to tourists and investors from all corners of the globe.

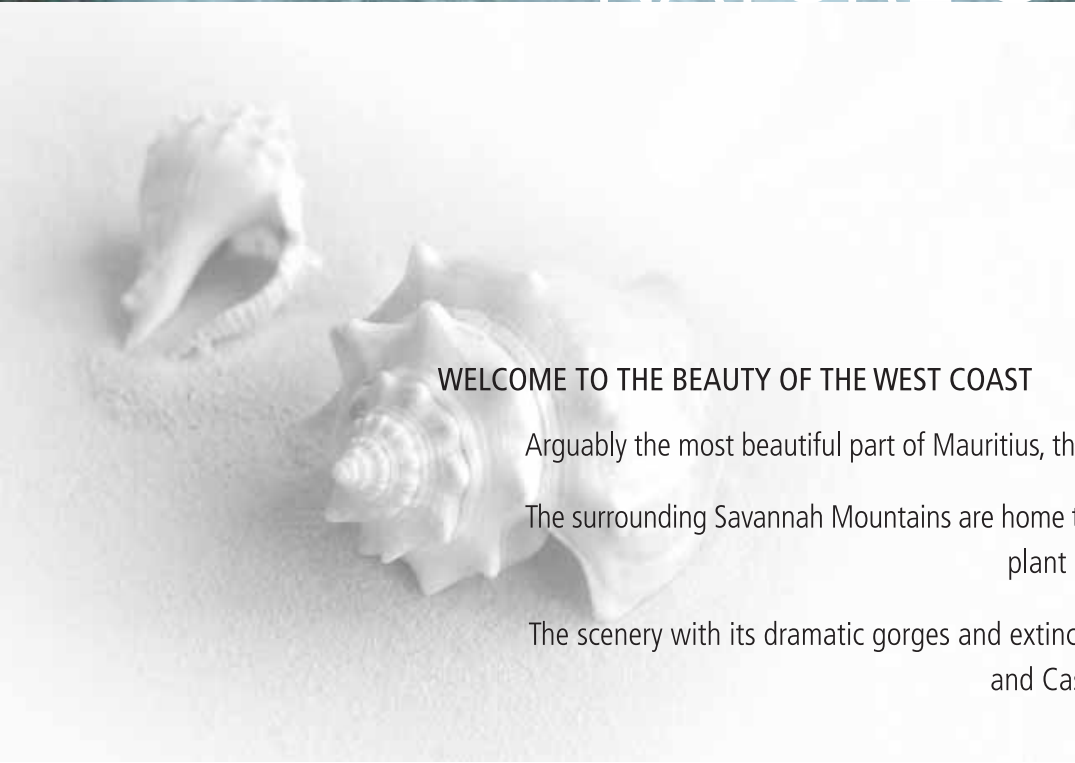
A \$30 million upgrade to the national airport is currently under way, preparing it to receive direct flights from China for the first time, and expanding routes throughout Asia.

MAURITIUS





NATURE'S PLAYGROUND



WELCOME TO THE BEAUTY OF THE WEST COAST

Arguably the most beautiful part of Mauritius, the West Coast boasts pristine beaches, intense turquoise waters, and excellent year-round weather.

The surrounding Savannah Mountains are home to the Black River Gorges National Park — 6 500 hectares of rare forests in which many endangered plant and animal species unique to Mauritius are preserved.

The scenery with its dramatic gorges and extinct volcanic peaks is absolutely spectacular. Le Morne Brabant, Tamarin Falls, Chamarel Highlands and Casela Yemen Nature Park are also right on your doorstep.



WEST COAST ADVENTURE!

When it comes to an active lifestyle, the West Coast is second to none! On land, hiking and mountain biking in the beautiful Savannah Mountains are popular choices.

A world-class golf course with its spectacular lay-out lies just five minutes away from West Island Resort.

LAND ADVENTURES





SEA ADVENTURES

Enjoy a modern residential development in the heart of a waterfront paradise. Immerse yourself in the ocean. Explore the unspoiled coral reefs, the crystal-clear lagoons and underwater scenery inhabited by colourful undersea life. Swim with the dolphins and turtles that have made their home at the mouth of Black River.

Black River is an internationally recognized deep-sea fishing centre, with enthusiasts coming from the world over to register big game records.

Tamarin Bay is known as the best surfing spot on the island, while at La Prairie at the foot of Le Morne, windsurfers and kite surfers enjoy their own paradise.





Marine and earth colours provide harmony between indoor and outdoor spaces, set within exquisitely landscaped tropical gardens, with white beaches and timber deck walkways. Three-metre high ceilings give a wonderful sense of openness and space for all residences.

ISLAND INSPIRATION AT ITS BEST

The architecture of West Island celebrates the best of the Mauritian residential tradition: relaxed, unpretentious, and timeless.

Deep wrap-around verandas with wooden shingles are combined with natural materials and textures to create a uniquely welcoming island atmosphere.





The West Island Resort aims to be at the leading edge of sustainable development in terms of water recycling, waste management, sourcing local materials, controlled emissions and passive cooling techniques.





THE HEART OF THE RESORT



ENTERTAINMENT VALUE FOR THE ENTIRE FAMILY

The facilities centre houses a restaurant and bar, a fitness center with a gym and spa, a business centre and a mini club for the children to provide entertainment for the whole family. The restaurant opens directly onto a luxurious, infinity pool with spectacular views of the ocean.

Rejuvenate yourself at the spa, or if you prefer something more active, West Island Gym provides the best aerobic and strength training facilities in Mauritius.

A dedicated mini club ensures that there will be lots for the kids to do. There will also be child minders and baby sitters to take care of the young ones while parents are out for the day.





Enjoy the mouthwatering cuisine of the Mauritian West Coast in a spectacular waterfront setting – welcome to the West Island Restaurant!

The restaurant will provide a wide-ranging menu of delicious seafood dishes, regional cuisine and kiddies platters.

The restaurant opens directly onto a luxurious pool with spectacular views of the ocean – a feast for all your senses!

In addition, the restaurant can supply the self-catering items for the owners to enjoy in the privacy of their residences. We will even stock your fridges with your choice of refreshments and beverages if you so desire.



WEST ISLAND RESTAURANT

WEST ISLAND'S WORLD-CLASS GYM

Stay trim in Mauritius' most comprehensively equipped gym.

The West Island Gym is a world class health and fitness facility containing the latest strength training and cardio technology.

Train at your own pace or work with one of our Personal Trainers who will assist in getting you back to looking and feeling your best.

Use your holiday break to stay trim and return home looking great!



- Free weights
- Resistance machines
- Circuit training
- Aerobic exercises
- Cardio: Bikes, Treadmills, Rowing machines
- Personal training programs
- Business centre





TAMARIN

AN EXCELLENT MODERN INFRASTRUCTURE ON YOUR DOORSTEP

In the neighbouring town of Tamarin, just a few minutes drive from the West Island Resort, you will find superb shopping with international brands on offer.

Business parks with modern office accommodation and communication networks are located here. The entire area is developing at pace with new shopping malls, hospitals and schools under construction.

The Bagatelle Mall of Mauritius is a 40 000 meter square, multi-use development being built at Moka. Cascavelle Shopping Village at Flic-en-Flac is a new retail park opening at the end of 2011, just a short drive from the resort.



INVESTMENT OPPORTUNITY

THE MANAGED RENTAL POOL WILL NOT ONLY COVER YOUR LEVIES,
BUT EARN YOU A HANDSOME RETURN.

Participation in the rental pool is optional - if you as an owner decide to participate in this scheme, you can be exempt from all levies on your property.

And in addition to having no annual costs to pay, you will have the opportunity of making attractive annual returns on your residence. Due to the nature of the rental pool, you will receive an income even if your particular unit is not rented out.

This return on investment could play a significant part in your portfolio, even before the capital growth on your property is taken into account.

REAL ESTATE SCHEME (RES)

The Government of Mauritius recently introduced the Real Estate Scheme in order to encourage foreigners to purchase freehold property in Mauritius. For individuals, this scheme opens the route to residency in Mauritius, subject to application through a number of simple prescribed steps.

Our Sales agent will help you with this procedure or contact Investec Bank to find out about making an application.

The RES scheme has benefits over earlier schemes (IRS) introduced by the Government in terms of lower entry price point and better tax advantages. In addition to residency, RES owners are entitled to utilize the favorable fiscal environment and low tax rates offered by Mauritius and to benefit from the double taxation treaties the country has signed with 32 other countries

South African buyers are able to qualify for loans against their South African assets.

WEST ISLAND PROMOTERS

BUY WITH CONFIDENCE – GET THE BEST ADVICE FROM THE EXPERTS

To help you finalize your arrangements for the purchase of a luxury residence in West Island Resort and Spa, we have put together a unique team of individuals, all of whom have extensive experience in the financial services industry, ranging from traditional banking, investment banking and fund management.

The promoters have been pioneers in the Mauritian financial services industry, having built highly reputable financial institutions as well as having participated either directly or indirectly in the fast-growing property development market.

Derrick Mace
Mauritius: +230 423 5072
South Africa: +27 82 891 5659
derrick@westislandresort.com

Lynn Kromhout
Johannesburg: +27 11 706 6299
Mobile: +27 83 654 8608
lynn@westislandresort.com



ESCROW ACCOUNTS



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Mauritius

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PROMOTERS