



THE AGENCY
PROPERTY GROUP

WHY INVEST IN MAURITIUS?



AN ATTRACTIVE LEGAL FRAMEWORK

- Double taxation agreements with more than 45 countries including South Africa
- Income tax rate at a flat 15%
- No taxes on dividends, capital gains, inheritance
- Full tax exemption for select imports/exports
- Exemption from customs duties on all merchandise imported through the free port
- Residence permit when investing over \$ 375,000 and possibility to establish Mauritius as the tax residence
- Administrative assistance supporting the Ease of Doing Business with management companies facilitating procedures

UNDERSTANDING PROPERTY SCHEMES

Mauritius offers different schemes to acquire residential property on the island.

- Schemes (IRS, RES, PDS, Smart City): Foreigners can buy various types of residential properties in IRS, RES, PDS and Smart City projects, gaining a residence permit upon a minimum investment of USD 375,000. Owners can rent their property, become tax residents, and have no restrictions on fund repatriation.
- Ground +2 Apartments: Foreigners can purchase apartments in condominium developments (G+2) for a minimum of MUR 6 million. This entitles them to a residence permit as long as they own the property.
- Senior Living Residence: Mauritius is an attractive retirement destination, and PDS for Senior Living offers homes for adults aged 50+. Non-citizen retirees can acquire residential units or life rights in approved projects without a minimum acquisition price. With a minimum investment of USD 200,000 they can apply for residence permits for themselves and their spouses or partners as long as they own or occupy the property.



ADDITIONAL COSTS

- Finder's Fee: For resales the real estate agency charges 2% + VAT (15%) and for most new projects there are no agency fees to be paid.
- Government tax: The government tax known as registration duty is equivalent to 5% of the total amount.
- Notary: The cost of the notary is calculated on a regulated table usually between 0.70% and 2% + VAT (15%).
- EDB: Depending on the type of acquisition the fees of the EDB can vary between 0 and 20,000 MUR.
- Valuation Report: Only for G+2 purchases a valuation report is required for the process of the EDB and amounts between 10,000 and 20,000 MUR.

PARADISE DESTINATION

For South African investors seeking new horizons and promising ventures, Mauritius stands as a compelling destination to consider. While Mauritius has long been a cherished holiday spot, it's increasingly capturing the attention of South African investors looking to diversify their real estate portfolios. Along its 150 kilometers of pristine coastline and turquoise lagoons, the island offers unique advantages for South African investors seeking both financial growth and personal enjoyment.

STABLE POLITICAL SYSTEM AND ATTRACTIVE BUSINESS ENVIRONMENT

Mauritius operates under a stable parliamentary democracy, providing a foundation of political stability. The island's economy has demonstrated sustained growth and has been recognized as the best country for doing business in Africa by the World Bank's Doing Business 2018 report. Additionally, Mauritius offers an attractive tax regime with low tax rates, currently set at 15%, making it an enticing destination for individuals and businesses. The nation has also established a network of double taxation and bilateral agreements with more than 36 countries, fostering a conducive business environment and international collaboration.

WELCOMING ENVIRONMENT

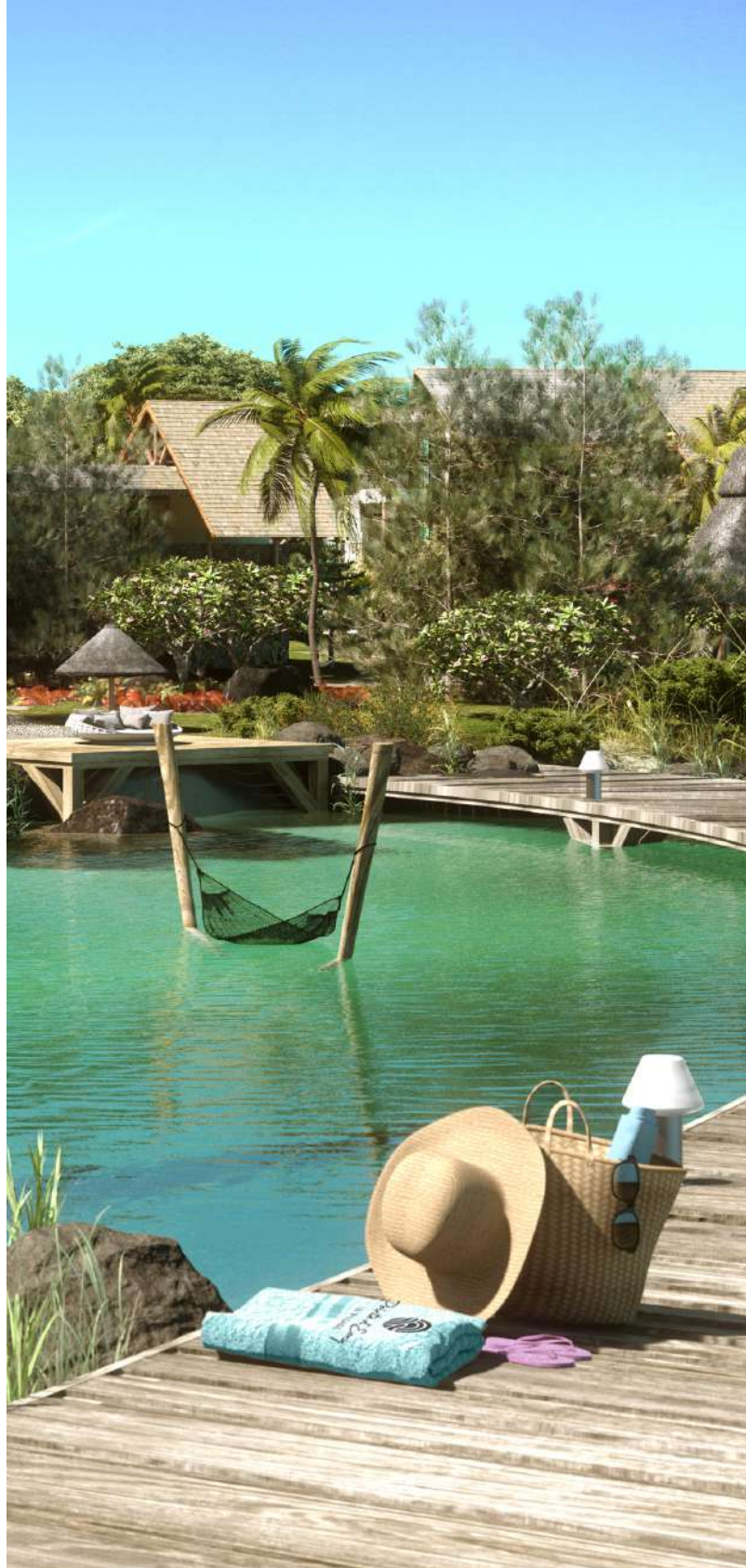
Mauritius provides a welcoming environment characterised by its bilingual population, which is proficient in both French and English. The nation is renowned for its hospitality and service sector, ensuring a warm and inviting atmosphere for visitors and residents alike. The island boasts a low crime rate and is recognized as one of the world's ten conflict-free nations, offering peace and security. Furthermore, Mauritius is situated in the Indian Ocean, constantly developing its modern infrastructure to enhance the quality of life. Private international English schools are available all over the Island.

THE RESIDENCY PERMIT

A residence permit under the Immigration Act is granted to a non-citizen only upon acquisition of a residential property whose value exceeds USD 375,000 or its equivalent in other freely convertible currencies.

Every family member dependent on the buyer is eligible to apply for the residency permit with no limit of age.

The residency permit granted to the non-citizen shall remain in force until such time that the non-citizen shall hold the residential property.



FUNDING YOUR MAURITIAN PROPERTY INVESTMENT

Mauritian Banks will finance up to 70% of the total price.

South African residents can leverage the Single Discretionary Allowance, Foreign Capital Allowance, and Additional Foreign Capital Allowance to finance their property investments in Mauritius.

ROI

Properties in Mauritius gain on average 8-10% of value per year.

Rental return average 4-6% per year.

