



TROU AUX BICHES

BEACHCOMBER

GOLF RESORT & SPA

YOUR EXCLUSIVE VILLA

IN THE NORTH OF MAURITIUS

## TROU AUX BICHES BEACHCOMBER GOLF RESORT & SPA

TROU AUX BICHES BEACHCOMBER IS STEEPED IN TIMELESS CHARM WITH A NEARLY ONE-KILOMETRE STRETCH OF WHITE SAND, A CRYSTAL-CLEAR, TURQUOISE BLUE LAGOON AND A 23-HECTARE TROPICAL GARDEN.  
THIS LUXURIOUS BEACHFRONT RESORT LOCATED ON THE NORTH COAST OF MAURITIUS ENJOYS SOME OF THE FINEST WEATHER ON THE ISLAND WITH THE PERFECT SETTING FOR MAGICAL SUNSETS.

A pioneer and market leader in the tourism sector in Mauritius, Beachcomber Resorts & Hotels is offering an exciting opportunity to own 27 exclusive villas within this iconic 5-star resort under the Invest Hotel Scheme (IHS).

This property investment programme allows an international or local clientele to generate revenue from the acquisition of a villa, suite or hotel room forming part of a luxury resort in Mauritius. By entering into a leaseback agreement upon signing of the deed of sale, the buyer gives the seller the right to use the unit and in exchange, obtains a certain range of benefits including access to the unit for a specific period and a share of the rental income.



THIS ICONIC 5-STAR RESORT OFFERS A FULL RANGE OF LAND AND WATER SPORTS, ONE OF THE BEST SPAS ON THE ISLAND, A WONDERFUL GOURMET ADVENTURE AND PRIVILEGED ACCESS TO MONT CHOISY LE GOLF.



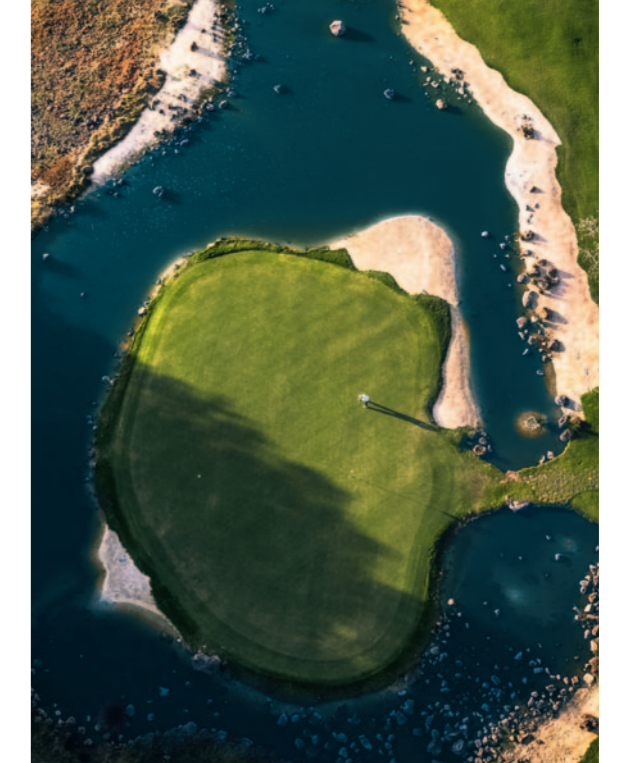
### Seven Fine Dining Options

With seven world-class restaurants and two bars to choose from, Trou aux Biches Beachcomber serves up an incredible diversity of flavours and influences for a culinary treat like no other. From international cuisine including Thai, Italian and Indian dishes to Mauritian specialities served buffet or “à la carte” style, guests will experience a unique fusion of delicious gourmet food in a garden, poolside or beachfront setting.

### A Unique Spa Experience

With a focus on reconnection and peaceful rejuvenation, the Beachcomber Wellness Experiences are designed for an enhanced sense of well-being through an exclusive range of signature massages





#### Land and Water Sports

Experience a comprehensive range of land and water sports. Play tennis, book a private coaching session, take part in mountain biking, try windsurfing or water-skiing, go for an undersea walk or take the time to work out at the Sports Centre. Trou aux Biches Beachcomber offers all that and more.

#### Championship Golf Course

Staying at the resort comes with privileged access to Mont Choisy Le Golf, a unique 18-hole championship course. Golf enthusiasts can hone their skills in a meticulously groomed setting.

EUR 950,000\*  
2-bedroom villa

*\*Excluding registration duties and notary fees*



Each two-bedroom villa features en-suite bathrooms as well as large indoor and outdoor spaces including a private pool. The American-style kitchen opens onto a spacious living area featuring luxury furniture and equipped with a high-tech media hub including Wi-Fi access. A smooth wooden decking surrounds the intimate dining area and infinity pool. Further down the garden, a barbecue spot has been specially designed to enable guests to make the most of true island living.

The elegant master bedroom extends onto a lavish en suite bathroom. Parents will enjoy the outdoor shower and whirlpool bath tucked away in the shade of a gazebo. The second room decorated in a contemporary nautical theme is tailored for younger family members. Children also have their own bathroom with suitable equipment for their age.

This villa provides guests with the best in privacy, space and luxury.



VILLA AREA: 246m<sup>2</sup>  
NUMBER OF VILLAS: 10



# EUR 1,225,000\*

## 3-bedroom villa

*\*Excluding registration duties and notary fees*

The **three-bedroom villa** with private pool epitomises the splendour of island living. There are two master bedrooms with en suite bathrooms and one children's room. The modern, open-plan kitchen extends to the lounge area, which in turn opens onto a spacious terrace.

The **outdoor living area** surrounded by elegant wooden decking provides the ideal space for refined al fresco living. Both master bedrooms look out onto the pool and garden with an opulent outdoor bathtub or shower surrounded by tropical greenery under a delicate gazebo.

A discreet corridor leads to the third room tailored to the needs of younger guests. Sophisticated browns, fresh greens and sleek wooden furniture contribute to the sense of refined comfort that pervades the villa. This exclusive holiday home provides the ultimate in privacy and stylish island living.



VILLA AREA 290m<sup>2</sup>  
NUMBER OF VILLAS: 17



# THE BENEFITS OF OWNING AN EXCLUSIVE VILLA

Upon purchase of a villa, **the owner** is automatically required to sign a Leaseback Agreement with New Mauritius Hotels Limited (NMH), in charge of managing and renting the property as a unit within Trou aux Biches Beachcomber Golf Resort & Spa.

The owner will be entitled to the following revenue and benefits as long as the lease remains in force:

## 1 RENTAL INCOME SHARING

- The 27 villas will form part of a rental pool.
- The rental income generated daily on villa accommodation will be included in the rental pool.
- A Furniture, Fittings and Equipment (FFE) reserve representing 5% of the rental pool revenue will be deducted and retained by NMH for the replacement of the villas' FFE.

- **35 % of the net revenue**, after deduction of the 5% FFE reserve, will be distributed to owners in proportion to the price of their villa.
- Each villa owner will receive a prorated share in euros every six months and the average daily exchange rate will be used for the conversion into euros.

## GUARANTEED MINIMUM ANNUAL YIELD FOR THE FIRST THREE YEARS

Each villa owner will be entitled to a **guaranteed minimum annual yield representing 3 %** of the villa purchase price for the first three years. The highest of the share of revenue or guaranteed minimum yield will be distributed.

Based on historical records, the **35 %** share of the net revenue should represent a yield of above **3 %** for villa owners.

## 2 30 NIGHTS IN THE VILLA

Each owner and two nominees of his/her choice may stay free of charge in the villa (or equivalent accommodation within the hotel if not available) on a half board basis for a total of **30 nights per villa and per year**. Owners may also use up to ten of their thirty nights at a Beachcomber hotel of their choice in Mauritius (excluding Royal Palm Beachcomber), subject to availability.

These annual free nights will not be applicable during blackout periods\* and reservations must comply with the applicable terms and conditions.

The villa will not be included in the rental pool for the revenue sharing calculation during the period of use of the complimentary nights.

## 3 BEACHCOMBER IHS MEMBERSHIP CARD

On top of the rental revenue sharing and complimentary in-villa nights, owners and their two nominees will be entitled to a Beachcomber IHS Membership Card.

The card will entitle them to **20% off the Mauritian rate** in all Beachcomber hotels (excluding Royal Palm Beachcomber) in Mauritius and a **20% discount on extras** (F&B and Spa only) during their stay for a maximum of 30 additional nights per villa per year, subject to availability.

These benefits will only be applicable if the owner or one of the two nominees is physically present during the stay, excluding during the period from 20 December to 8 January each year.

A maximum of three rooms or one villa may be booked by the owner or one of the two nominees per stay, subject to availability.

## 4 ZERO MAINTENANCE COST

Each villa will be fully managed and maintained by NMH, with all operational expenses covered, including co-ownership management, repairs and replacement of furniture and equipment, as well as any renovation of the villa.

*\* Blackout periods will consist of a maximum of 35 nights per year and the details will be provided by Beachcomber to villa owners every year.*

35 % OF THE RENTAL INCOME SHARED

GUARANTEED MINIMUM YIELD OF 3% OF THE PURCHASE PRICE FOR THE FIRST THREE YEARS

30 COMPLIMENTARY NIGHTS ON HALF BOARD BASIS IN THE VILLA PER YEAR



BEACHCOMBER IHS MEMBERSHIP CARD

ZERO MAINTENANCE COST



Your card entitles you to preferential rates during your stays in Beachcomber hotels in the most beautiful locations of Mauritius.

# 20% discount

- On the Mauritian rate in Beachcomber hotels in Mauritius
- On extras (F&B and Spa) during your stays





ROYAL PALM  
BEACHCOMBER LUXURY

The iconic Royal Palm Beachcomber Luxury was the first hotel in the Indian Ocean to join The Leading Hotels of the World. Situated along the north coast, a location of singular beauty, this beautiful oasis of calm and comfort has hosted a number of Heads of States on official visits to Mauritius, celebrities and discerning guests since its opening in 1985.



PARADIS  
BEACHCOMBER  
GOLF RESORT & SPA

Paradis Beachcomber enjoys an exceptional landscape of sea and mountain on Le Morne Peninsula. Tucked between a UNESCO World Heritage Site and the vast ocean, it comes like a gift of nature where each moment is a celebration. A perfect blend of beach wonders, blissful suites and villas, a championship golf course, an exquisite culinary journey and dedication to always go the extra mile to offer unforgettable family time.

DINAROBIN  
BEACHCOMBER  
GOLF RESORT & SPA

True to its scenic location, on the south-west coast, Dinarobin Beachcomber is a resort like no other in this part of the world. With the spectacular Morne Brabant Mountain in the backdrop, cascading pools dotted with islets, spacious wooden decks, terraces designed with sea views, magnificent tropical gardens and meticulous attention to detail, it is the very epitome of timeless sophistication.



**SHANDRANI**  
BEACHCOMBER  
RESORT & SPA

Set in an unspoilt location and surrounded by a 70-acre garden and the Blue Bay Marine Park, Shandrani Beachcomber is an ode to nature. Known for its three beaches, the hotel has reopened in October 2021 after thorough renovation. Here, a vibrant atmosphere, family-friendly accommodation, peace of mind with an all-inclusive package, a natural getaway and an unrelenting commitment to excellence combine to perfection.



**VICTORIA**  
BEACHCOMBER  
RESORT & SPA

Victoria Beachcomber sits on the north-west coast of the island, facing amazing sunsets and overlooking a protected marine park. Fine dining, a diving academy, a stunning beach and indulgent suites are just some of the ways to experience moments that are second to none in the only resort of Mauritius to be ranked both among the most popular family getaways and as an absolute favourite for couples with Victoria for 2.



**CANONNIER**  
BEACHCOMBER  
GOLF RESORT & SPA

Canonnier Beachcomber blends natural beauty and spectacular views over the Northern Islands with legendary landmarks of Mauritius. Sitting on a historic peninsula and home to an ancient lighthouse, vestiges of an old fortress and vintage cannons, the resort is perfect for families with a Kids Club for magical adventures and a Teens Club to spend some great time among teenagers. This stunningly stylish place is filled with the warm hospitality of Mauritius and steeped in authentic charm.



**MAURICIA**  
BEACHCOMBER  
RESORT & SPA

Mauricia Beachcomber is an escape from the ordinary on the north coast of the island, in the heart of the lively town of Grand Baie. Inspired by the festive, casual atmosphere of its picturesque location, the resort is filled with charm and warmth. Its convenient location in one of the cosiest places on the island is the perfect launching pad to explore the amazing northern part of Mauritius.



BEACHCOMBER  
RESORTS & HOTELS

[www.beachcomber.com](http://www.beachcomber.com)