



## The Development

### RESORT LIVING ON THE SUNSET COAST OF MAURITIUS

Nestled in one of the world's great beauty spots on the island of Mauritius, the all-new La Pirogue Residences offer luxurious two-, three- and four-bedroom private residences in a village-style setting, starting \$ 797,500 / £ 638,740\* / € 754,000\*.

Owners and their guests also get golden-key access to the lifestyle amenities and authentic richness of two landmark Mauritian resorts: La Pirogue and Sugar Beach.

### OWNER PRIVILEGES

- 24-hour concierge service and golden-key access to world-class bars and restaurants, sandy beaches, water sports and curated resort activities
- Direct beach access
- Up to 90% financing for non-Mauritian buyers
- The right to permanent residency for yourself, your spouse and your dependents

A fully managed home with the option of joining the La Pirogue rental programme, for effortless additional return on investment when you are not in residence.

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#### Number of Units

18 two-bedroom apartments  
19 three-bedroom apartments  
8 four-bedroom penthouses  
Total 45 units

#### Key Features

Dedicated:

- A 430 m2 pool area
- A pool bar
- A concierge service
- Direct access to the beach
- Fully integrated access and use to two iconic resorts: La Pirogue and Sugar Beach



**Architect**  
Rethink Studio

**Interior Designer**  
VK Design

**Landscape Architect**  
Bidvest Top Turf

- Fiscal**
- Tenure: Freehold, Property Development Scheme (PDS)
  - Foreign Property Ownership Allowed
  - A foreign investor is eligible for a Residence Permit upon the purchase of a qualifying residential property under the PDS scheme
  - No taxation on capital gains and no inheritance tax
  - A maximum of 15% taxation rate for both companies and individuals

**Furniture package cost**

- 2 Bedroom - \$ 50,000
- 3 Bedroom - \$ 60,000
- 4 Bedroom - \$ 75,000

**Service Charges**  
The service charges for use of the residence amenities and use of all the amenities at both resorts: Sunlife La Pirogue and Sugar Beach are estimated at 1.5 \$/m<sup>2</sup>.

**This equates to approximately**

2-bed:	per month \$ 240.5
3-bed:	per month \$ 300
4-bed penthouse:	per month \$ 588

**Completion**  
Construction completed in Q4 2026

**Hotel Management**  
Sunlife Mauritius

**Developer**  
Joint Development by Sunlife and 2Futures.

Sunlife, with over 45 years' experience in the hospitality industry, know a thing or two about great hospitality. Every ounce of their experience and knowledge goes into making sure you have the time of your life at one of their four truly special resorts. Sunlife is the hospitality subsidiary of the Ciel Group. Sunlife is the owner of hotels in Mauritius including those managed by the Four Seasons and Shangri-La. Ciel Group is also the initial developer of Anahita Estate.

2Futures carefully selects its luxury development partners to deliver unique properties that promote an exceptional quality, eco-friendly island lifestyle. These include the best real estate agents, designers, architects, builders, engineers and lawyers. Their strong reputation for quality, original design, attention to detail and prompt delivery is everything. They feature high-end Mauritius products in their developments, manufactured by the best producers, and local artisans create custom-made pieces for clients.

**Contact us**  
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La Pirogue Resort  
Wolmer, Flic en Flac  
Mauritius

\*Subject to foreign exchange rates, prices do not include furniture package. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.