



Serviced Land

Discover the new serviced plots
on Anahita's Northern Parcels

ANAHITA

MAURITIUS

Anahita Mauritius

A UNIQUE ESTATE

Nestled between lush mountains and the island's biggest turquoise lagoon, discover Anahita Mauritius, a sanctuary of refined elegance spreading over 213 hectares of tropical gardens and a 6-km shoreline.

Our property and resort estate is globally renowned, encompassing two 5* hotels with a high standard of service (Anahita Golf & Spa Resort and Four Seasons Resort) as well as an 18-hole golf course designed by Ernie Els.



Masterplan of the estate

- 1 The Gardens
- 2 Solaia
- 3 Four Seasons Villas
- 4 L'Adamante
- 5 Amalthea
- 6 The Fairways
- 7 Lunea
- 8 Bassin Lubine (*sold out*)
- 9 **Hédonia***
- 10 **Rive Est***
- 11 Rive Est Park
- 12 Anahita Golf & Spa Resort
- 13 Four Seasons Resort
- 14 Île aux Cerfs
- 15 Anahita exclusive beach
- 16 Four Seasons exclusive beach

* New projects currently for sale





An extraordinary
lifestyle



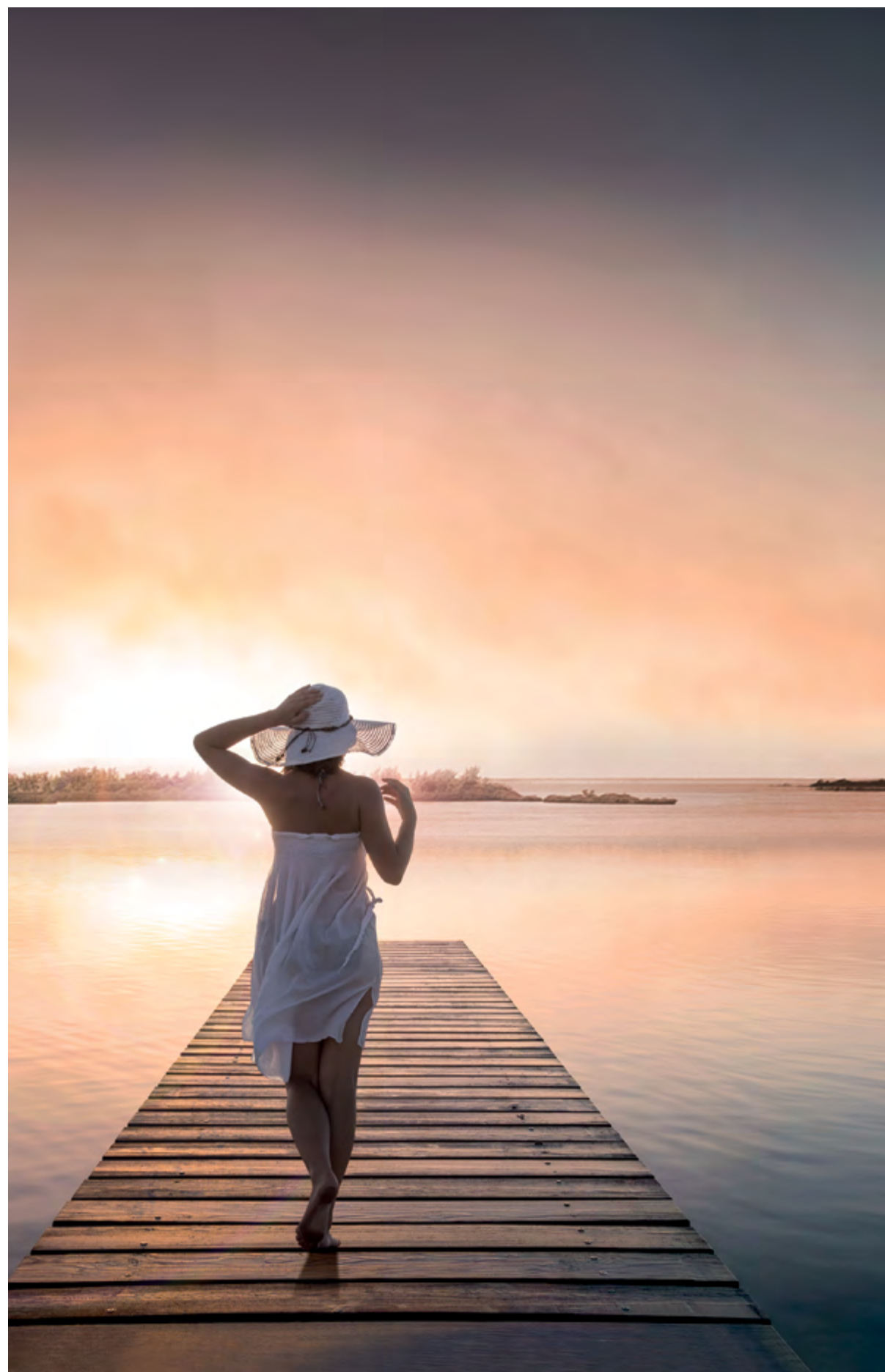
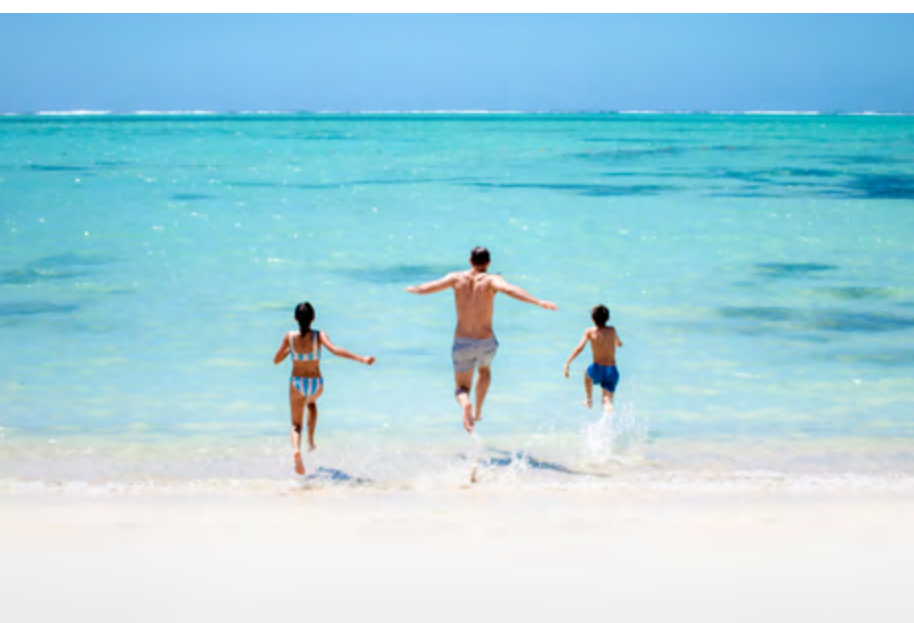
Live differently

Relish in a plethora of fine experiences at Anahita. With the biggest lagoon of the island, the lush fairways of the golf as well as an extraordinary tropical environment on your doorstep, this outdoor lifestyle is one of a kind.

Surrounded with your family and close ones, create moments you will forever cherish and join our community of homeowners who have been with us for the past decade.

Click [here](#) to view our signature film.





Rive Est Park

A TROPICAL HAVEN
BY THE LAGOON

Closely located to the Northern Parcels' villas, Rive Est Park is a tropical haven ideal for walks or simply to unwind amid nature.

For a stroll, an outdoor yoga session or a family picnic, make the most of the serene settings facing Île aux Cerfs and from which you can access the sea through the pontoon.

Build your own villa

SERVICED PLOTS AS FROM
USD 507,500

In Anahita's Northern Parcels, along the championship golf course and close to Rive Est Park, build your dream home on one of the last serviced plots available as from 1,985 m². A unique opportunity in Mauritius!

On your choice of freehold plot manage the costs of your construction project and choose your own team of consultants (architect, contractors...) to build your ideal villa following Anahita's architectural guidelines. Anahita's architectural guidelines.

Building package

A TURNKEY SOLUTION

Should you require assistance with managing your construction project, our "Building Package" service eases the process, our team being your sole interlocutor from the design to the delivery of your villa.



Choose your ideal plot

NORTHERN PARCELS

Pricelist | AVAILABLE PLOTS

Plot	View			Area (m²)	Net Land Price (MUR)	Indicative Net Price (EUR)	Indicative Net Price (USD)
	Lagoon	Golf	Garden				
G8	✓			2,065	28,000,000	590,100	645,900
G9	✓			2,048	28,500,000	600,600	657,400
G14	✓			2,093	28,500,000	592,000	655,200
G15	✓			2,004	29,000,000	611,200	669,000
G18	✓			1,740	25,500,000	529,700	586,200
G19	✓			1,817	27,500,000	579,600	634,400
G21	✓			1,820	27,500,000	579,600	634,400
G22	✓			1,985	27,500,000	579,600	634,400
H1	✓			3,180	57,000,000	1,201,300	1,314,900
H2	✓			3,164	58,000,000	1,222,300	1,337,900
H5	✓*			3,294	135,000,000	2,845,100	3,114,200
H23			✓**	2,658	23,000,000	484,700	530,600
H24			✓**	2,423	22,000 000	463,600	507,500

Click [here](#) to view the plots' video

* Premium location ** 2nd Position

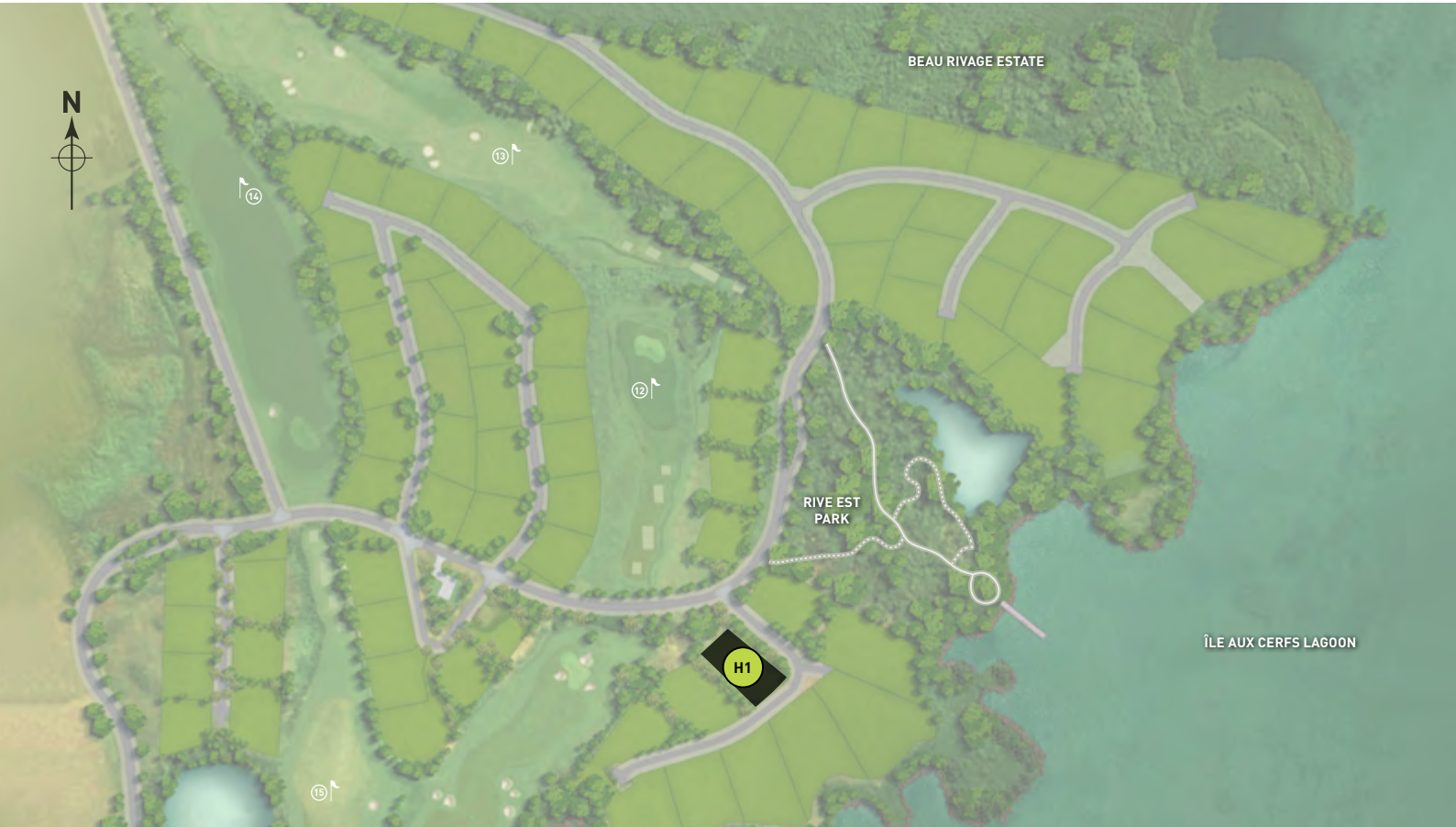
Note :

- 1) The “Net” price is the base price, in rupees, and excludes the registration duty (USD 70,000 or 5% of the sale price, whichever is the lowest) and the notary fees which are payable by the buyer upon signature of the deed of sale
- 2)The EUR and USD prices are indicative and based on the MCB Buying TT rate of the 23rd of March 2022, date of which this price list was issued.

Our sales team remains available for further details on these plots.

An aerial photograph of a tropical beach. A wooden pier extends from the shore into the turquoise water. At the end of the pier is a square thatched hut. A white speedboat is moored at the pier. The water is clear, showing the sandy bottom and some coral reefs. The sky is not visible.

Seaside Plots

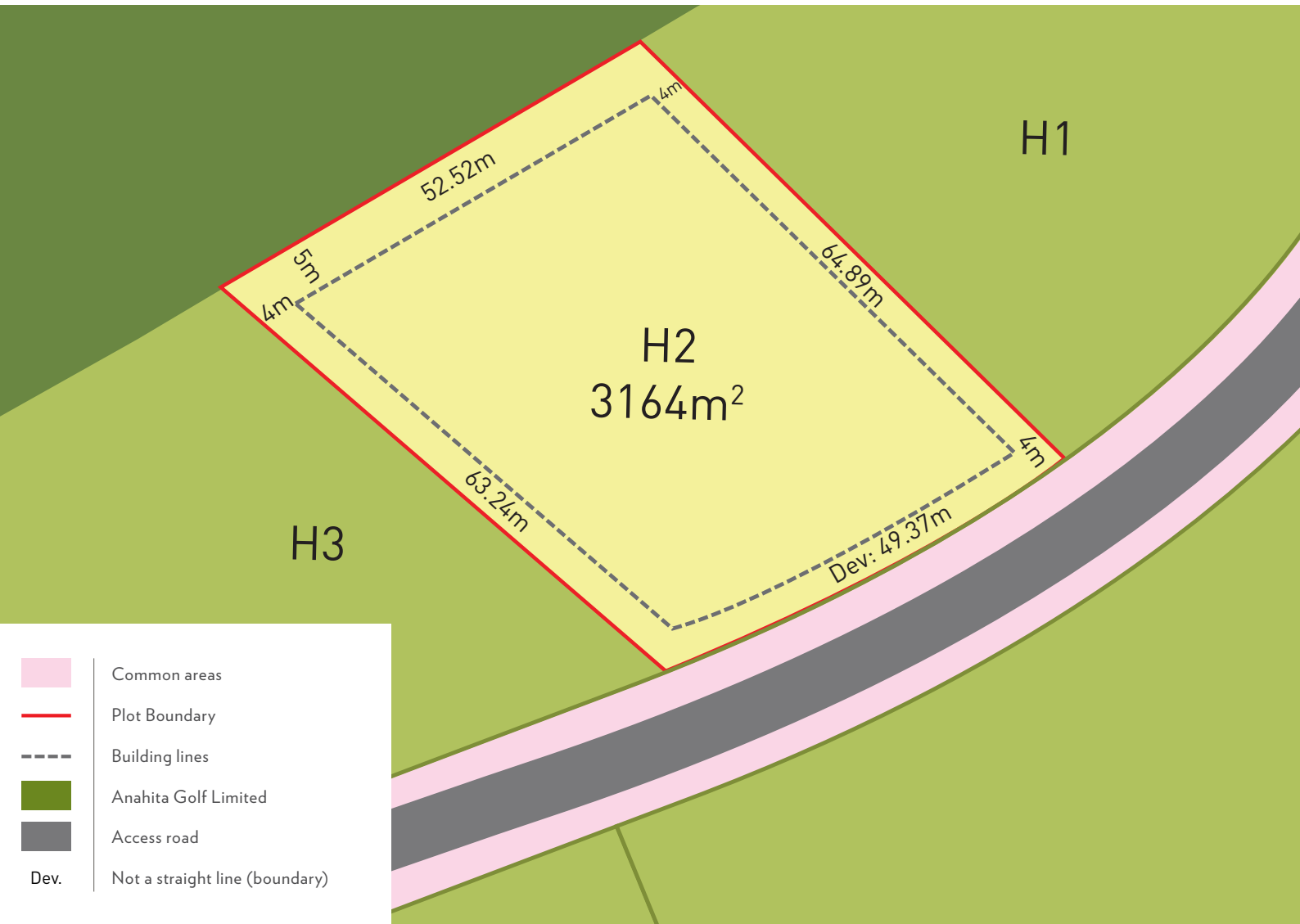


Serviced Land

PLOT H1



Large plot of more than 3,000m² with flat topography located amid a lush environment with view of the impeccable fairway of hole 11 of the course and potential for sea views from the 1st floor. This premium land is among an exclusive cluster of 10 plots, out of which 7 are right by the lagoon. Rive Est Park's tropical gardens and pontoon are closely located for rapid and convenient sea access.



Serviced Land

PLOT H2



Large plot of more than 3,000m² with flat topography located amid a lush environment with view of the impeccable fairway of hole 11 of the course and potential for sea views from the 1st floor. This premium land is among an exclusive cluster of 10 plots, out of which 7 are right by the lagoon. Rive Est Park's tropical gardens and pontoon are closely located for rapid and convenient sea access.



Serviced Land

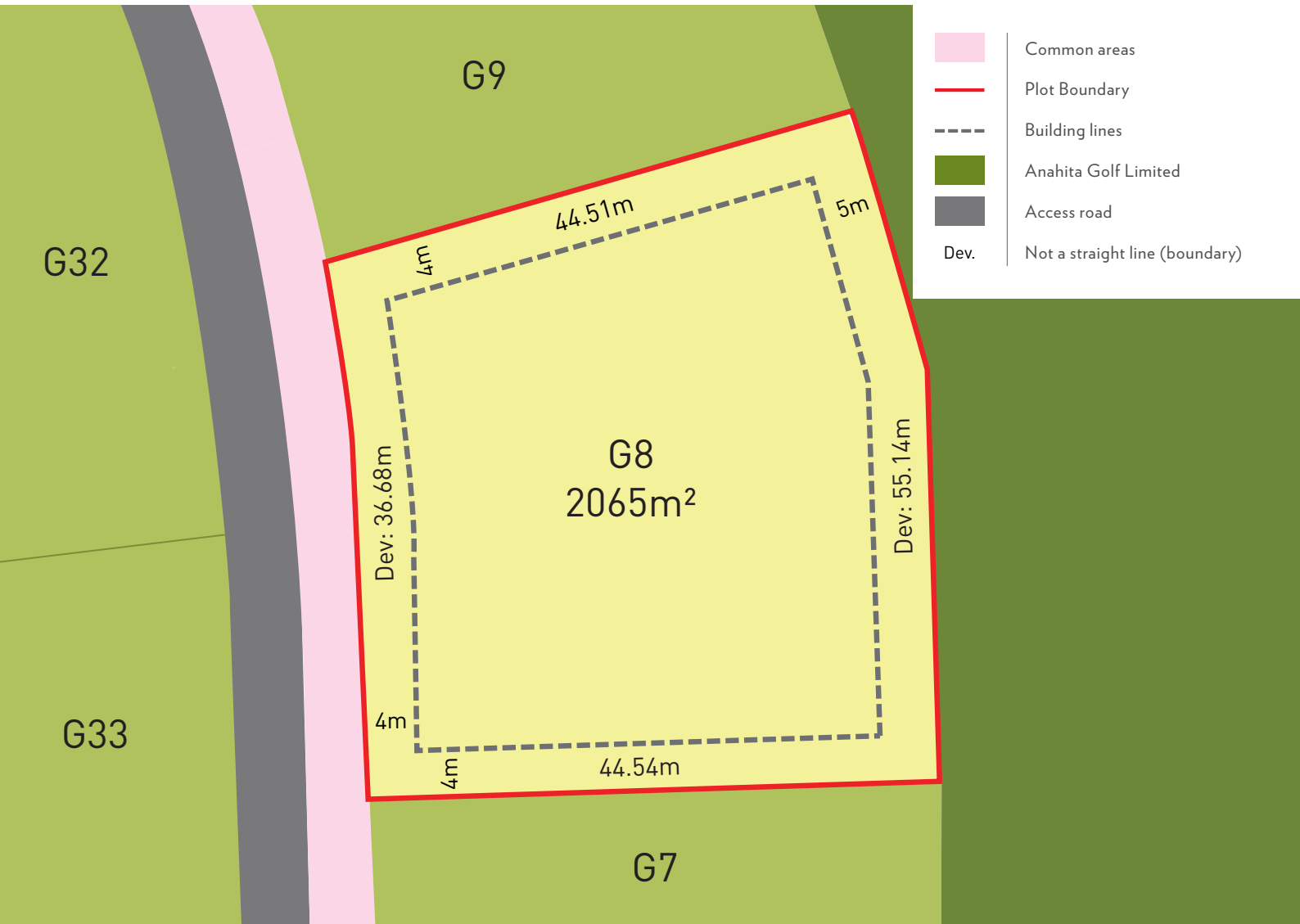
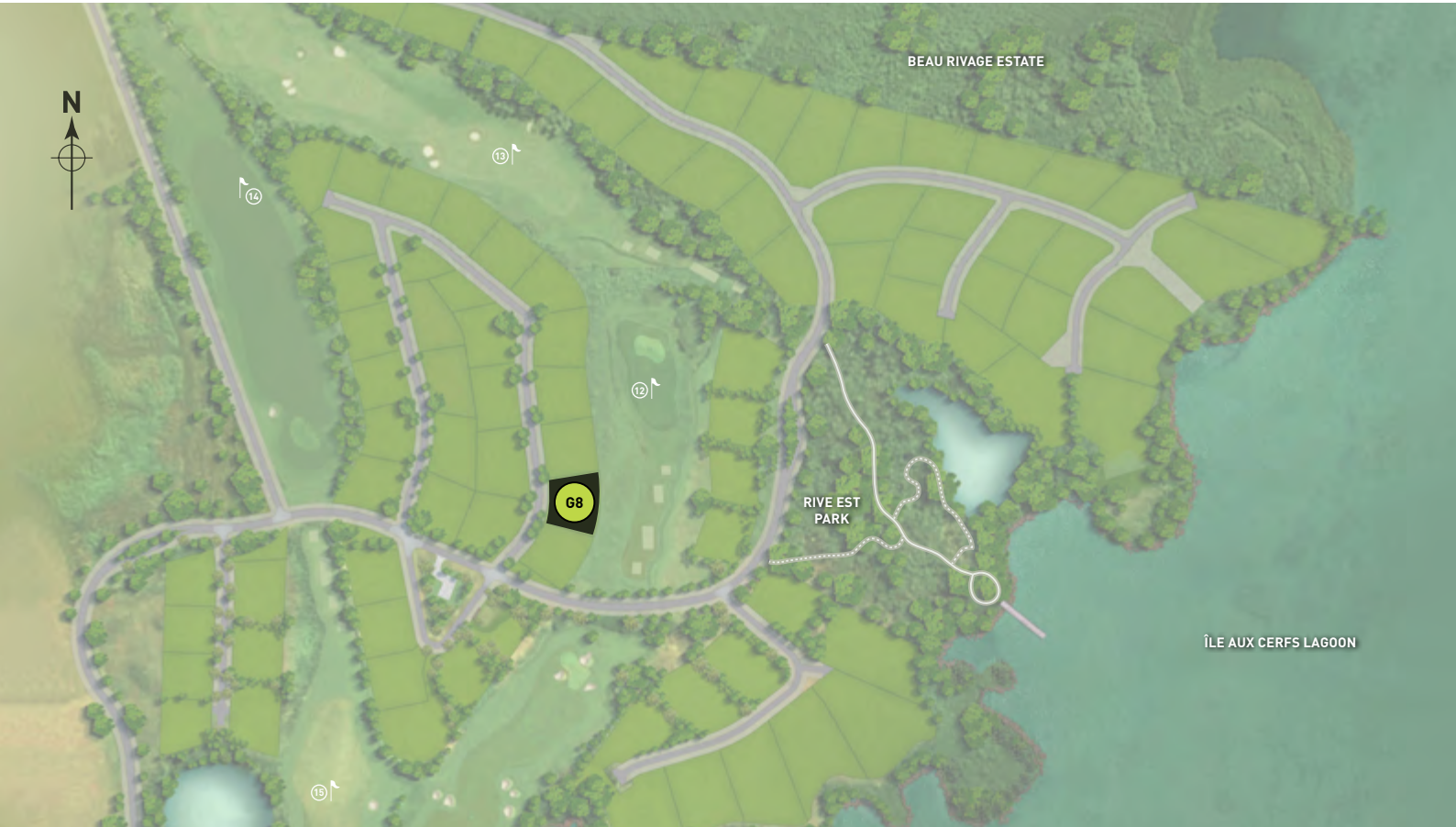
PLOT H5



Last chance to become the owner of a freehold seafront plot at Anahita, a rare opportunity in Mauritius! Situated in a serene cove, the large 3,294 m² land boasts views of the lagoon, the Île aux Cerfs and the stunning hole 16 of the golf course. A unique occasion to build your dream home amid a splendid environment and to make the most of an exquisite lifestyle.

Plots along The Golf



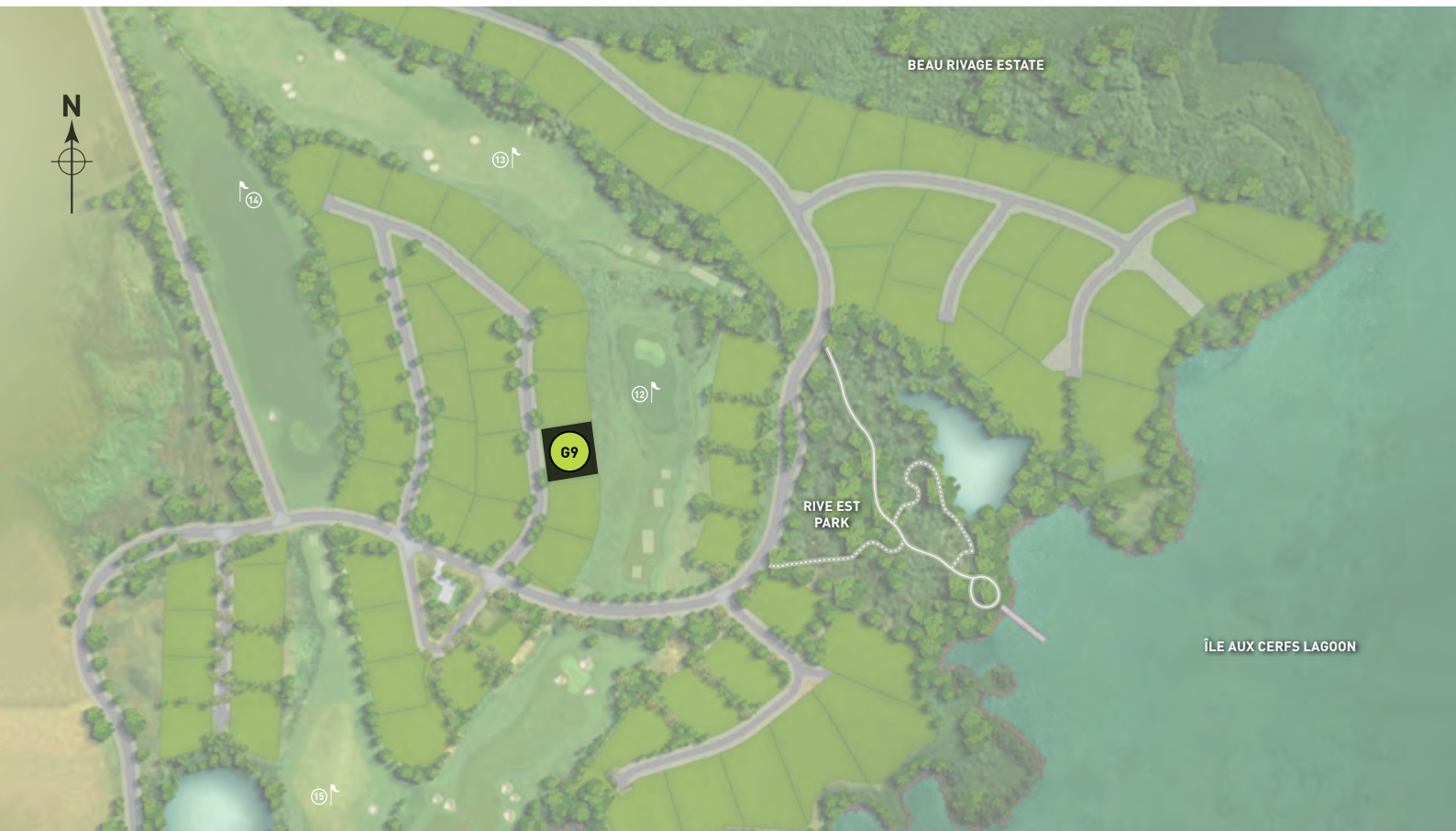


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PLOT G8



Situated on hole 12 of the course, this plot boast views of both fairway and mountain chains. It is only 200m away from the tropical gardens of Rive Est Park and the pontoon to easily access the lagoon. The construction of the neighbouring villa at the back of the plot has been completed.



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PLOT G9



This spacious plot along hole 12 of the golf course boasts views of both the green surrounded by mature trees and of the mountain chain. It is only 200m away from the lagoon and Rive Est Park’s tropical gardens with pontoon to easily access the sea. The constructions of neighbouring properties by the left (G10) and back boundaries have already been completed.

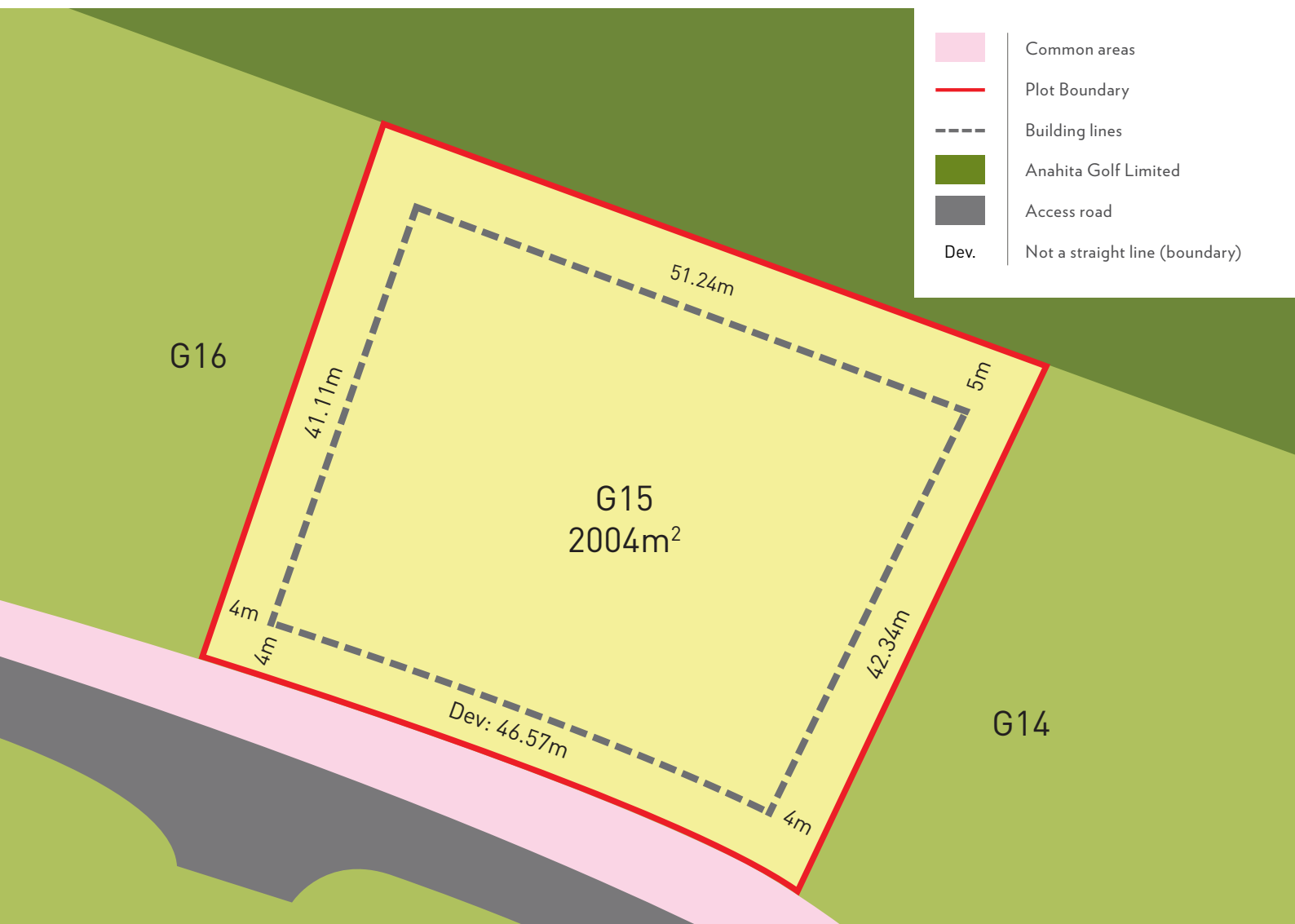
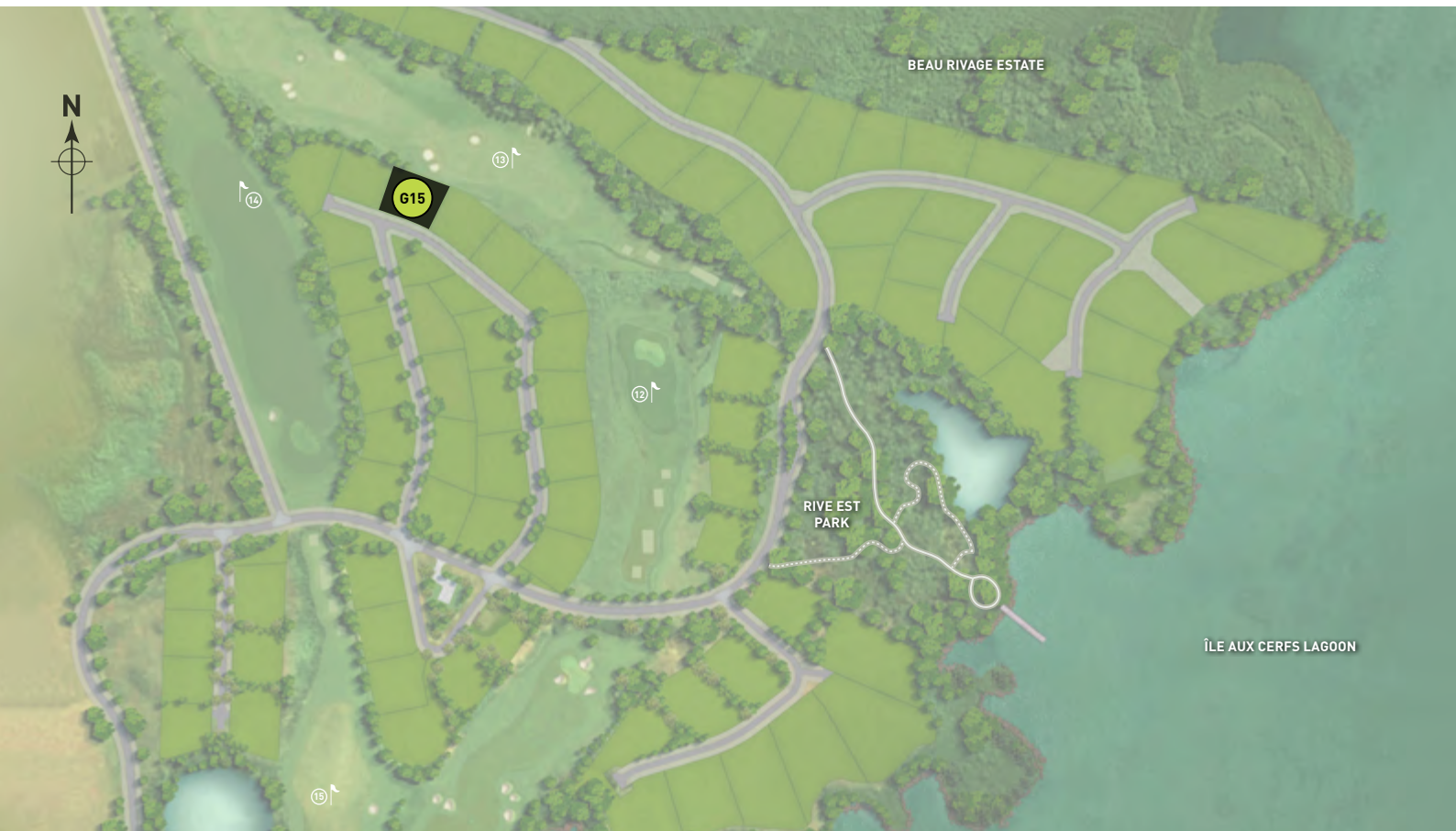


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PLOT G14



Benefit from beautiful views of the fairways of hole 12 as well as of the lush forest of the neighbouring estate when building your dream home on this plot. Rive Est Park's tropical gardens and pontoon for convenient sea access are also located nearby.



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PLOT G15



This north-facing plot along hole 13 of the course offers a clear view of the large fairway and benefit from great afternoon light. The neighbouring villas across the golf are about 100m away, which ensures privacy and intimacy.

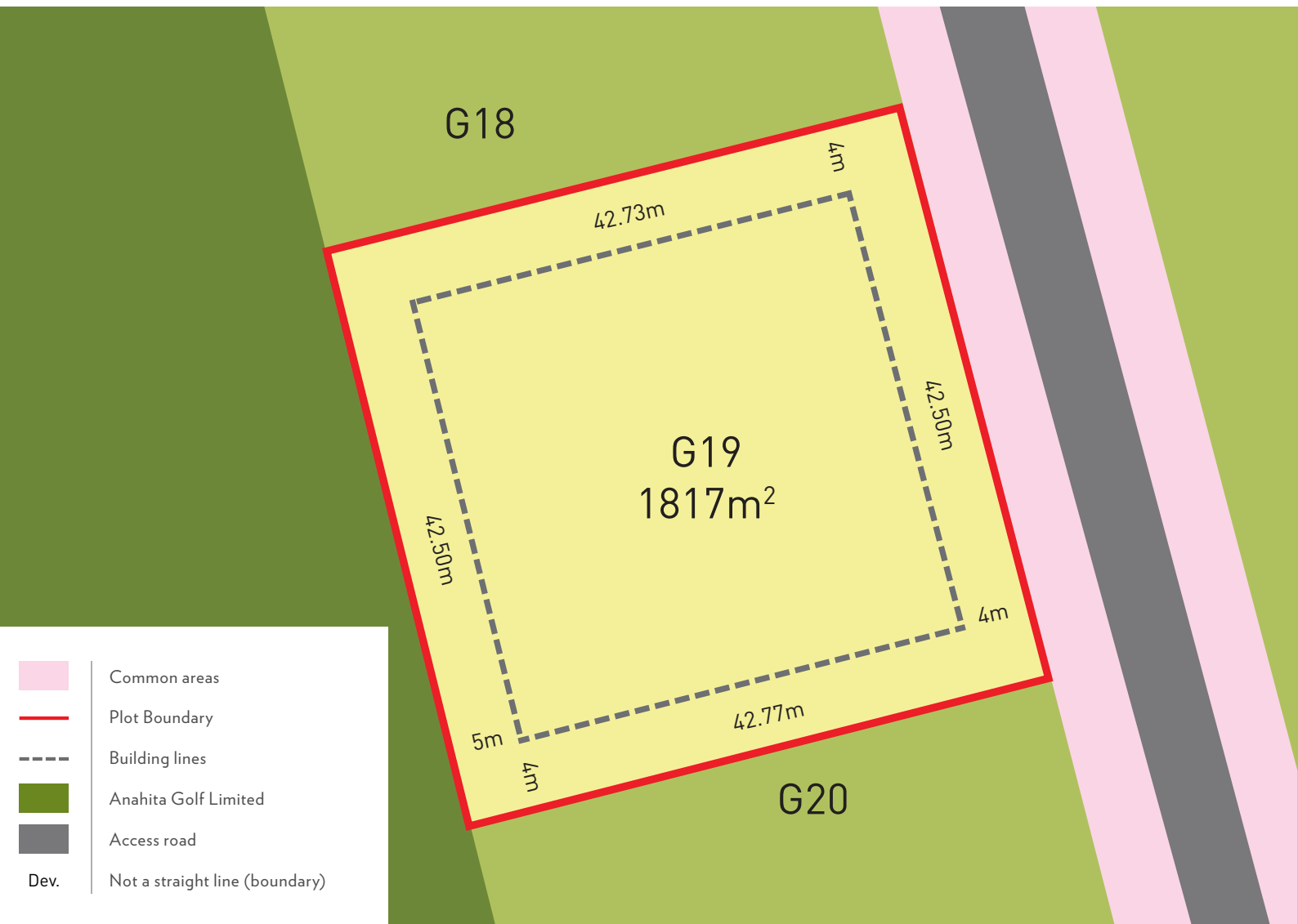


Serviced Land

PLOT G18



Situated along hole 14, this plot offers a clear view of the golf course and mature trees due to its flat topography. The west-facing plot enjoys a soft afternoon light as well as great privacy with no neighbours across the fairways. Ideal for property from 250 to 350m².

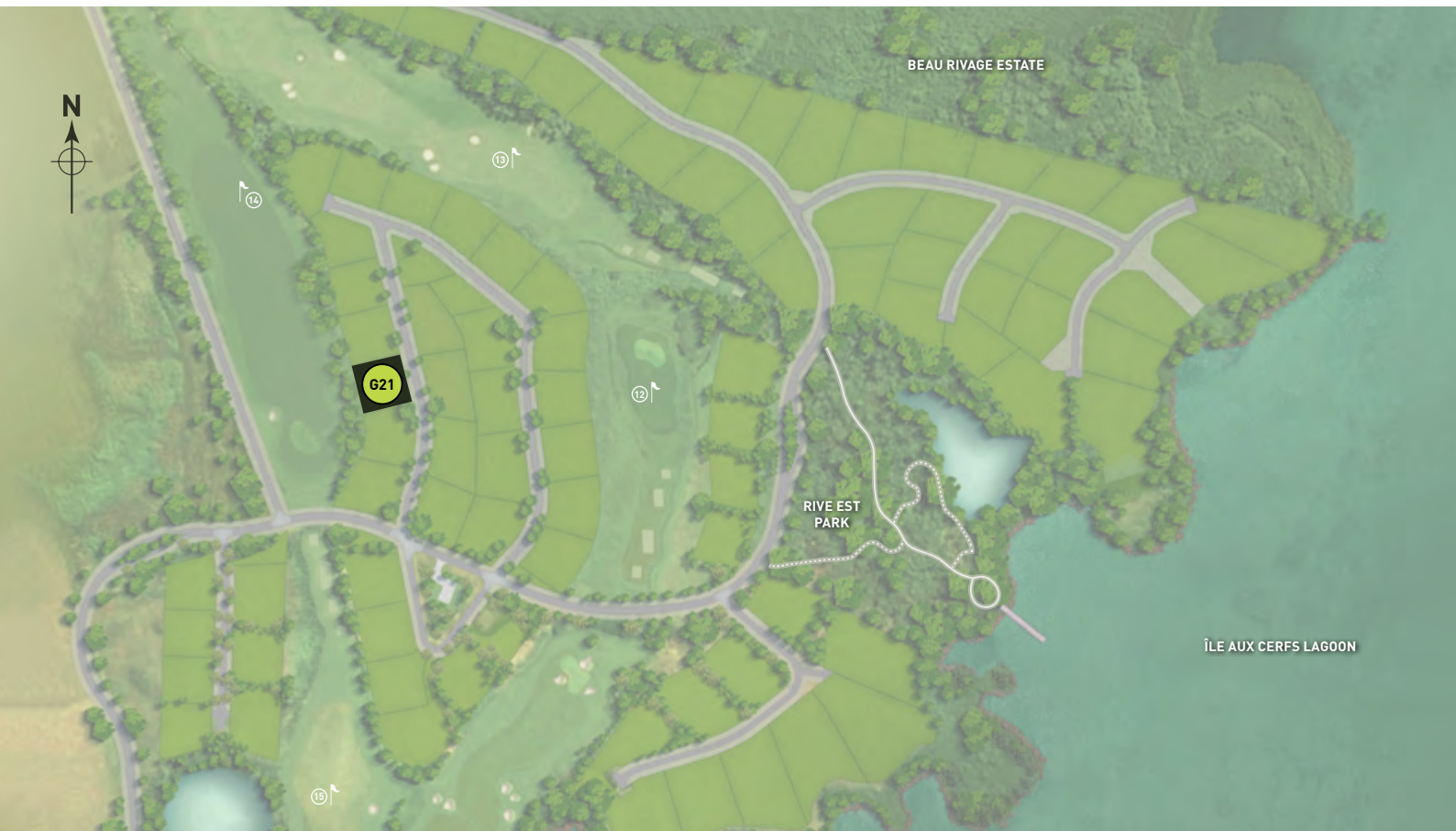


Serviced Land

PLOT G19

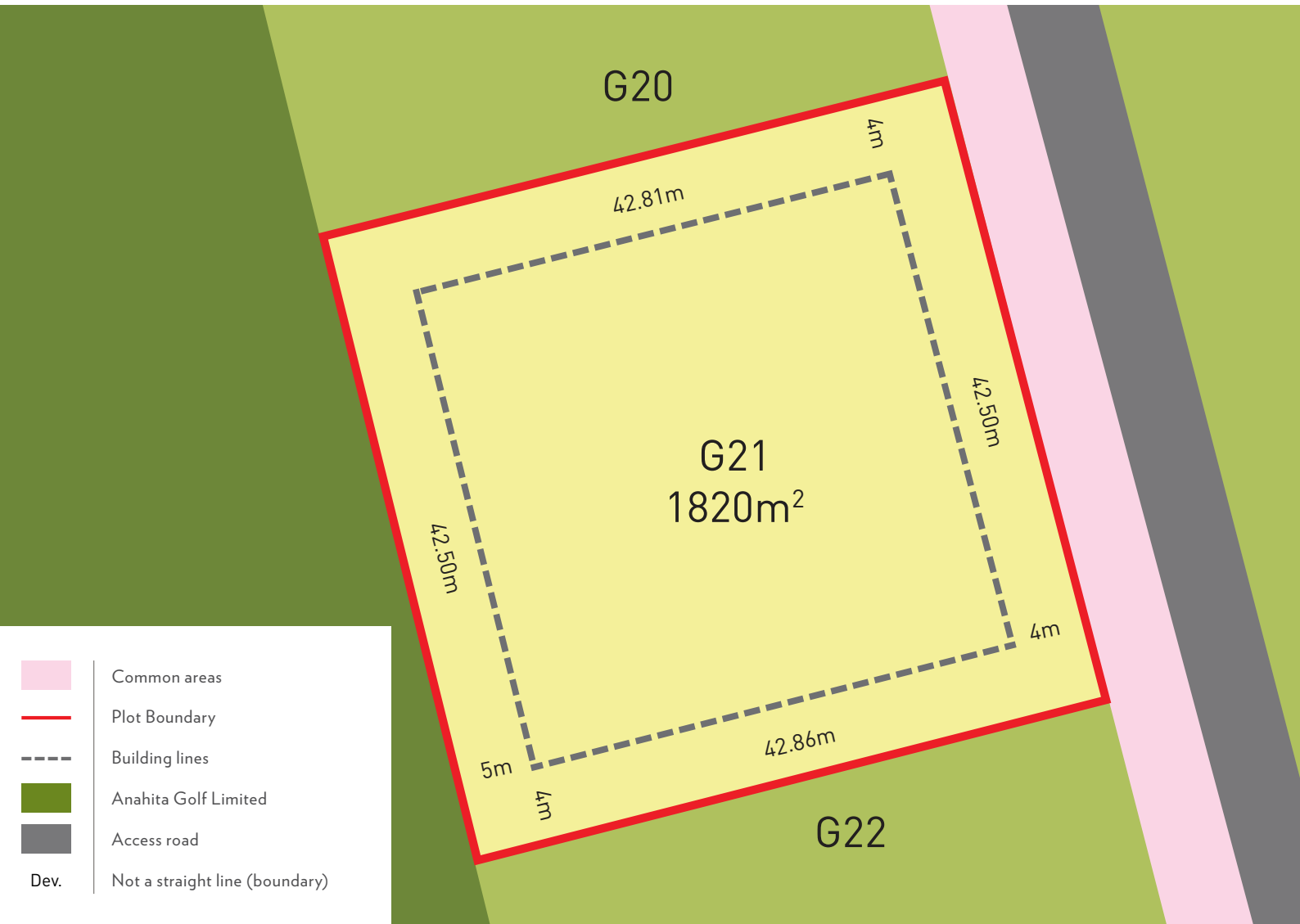


Situated along hole 14, this plot offers a clear view of the golf course and mature trees. The west-facing plot enjoys a soft afternoon light as well as great privacy with no neighbours across the fairways. Ideal for property ranging from 250 to 350m².

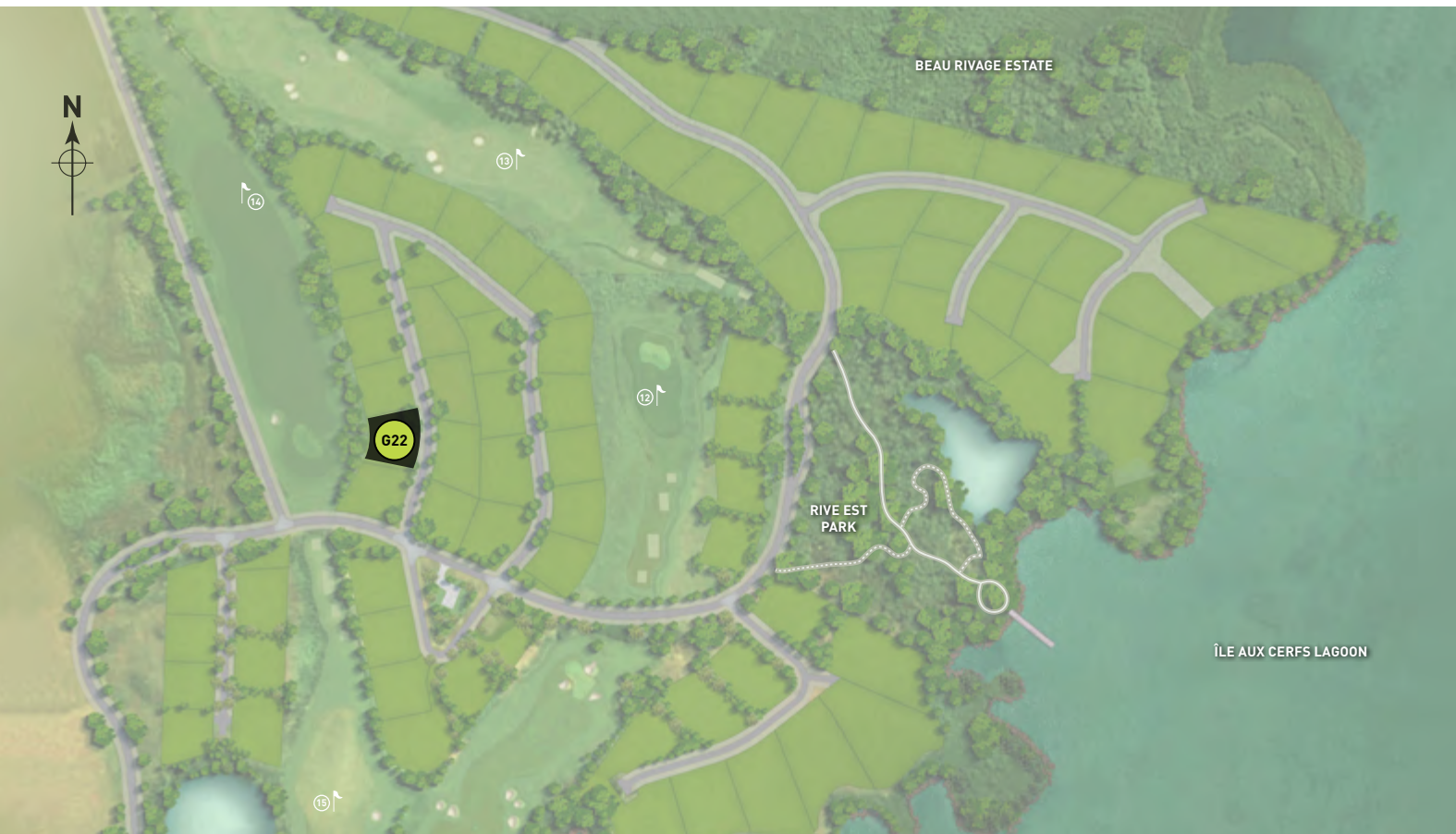


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PLOT G21

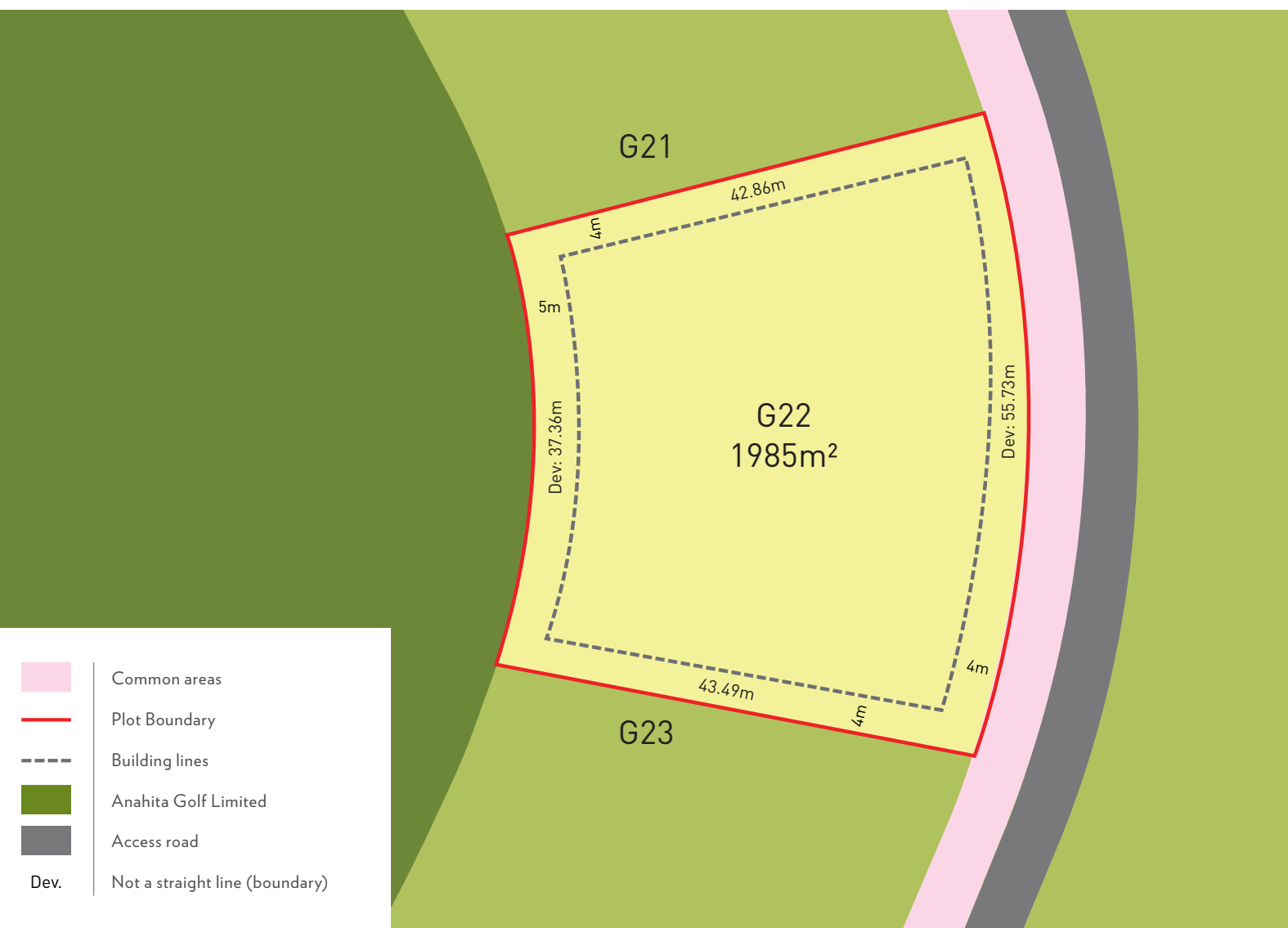


This plot overlooks hole 14 of the golf course and boasts beautiful views of the fairway (no neighbours across) and the mountain chain. Anahita’s promoter, being the owner of the land surrounding the estate, guarantees the integrated development of the environment nearby the plot.

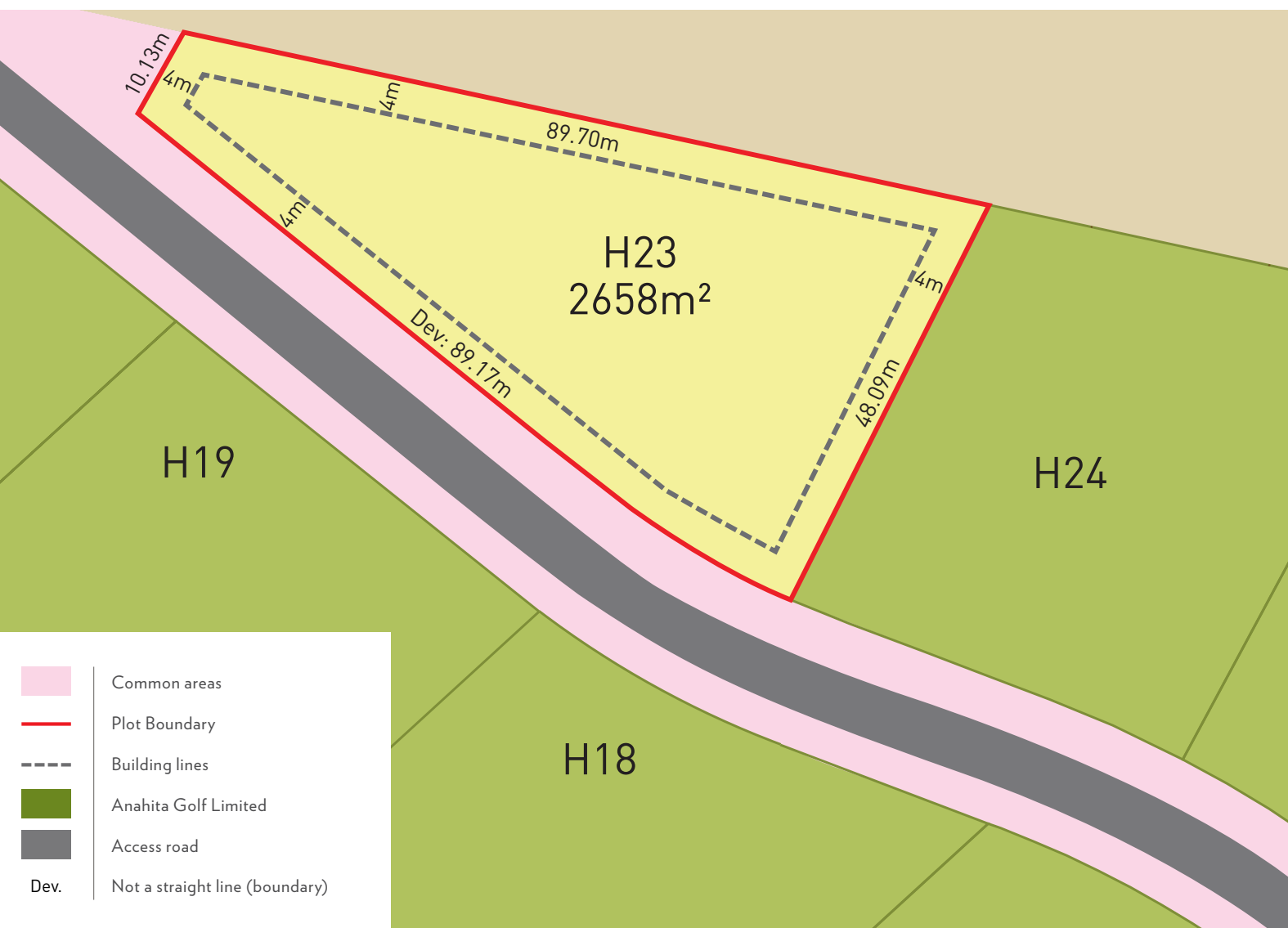


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PLOT G22



Situated by hole 14, this plot has no facing neighbours and boasts superb panoramas of the golf course and the mountains of the east coast. Anahita's promoter, being the owner of the land surrounding the estate, guarantees the integrated development of the environment nearby the plot.

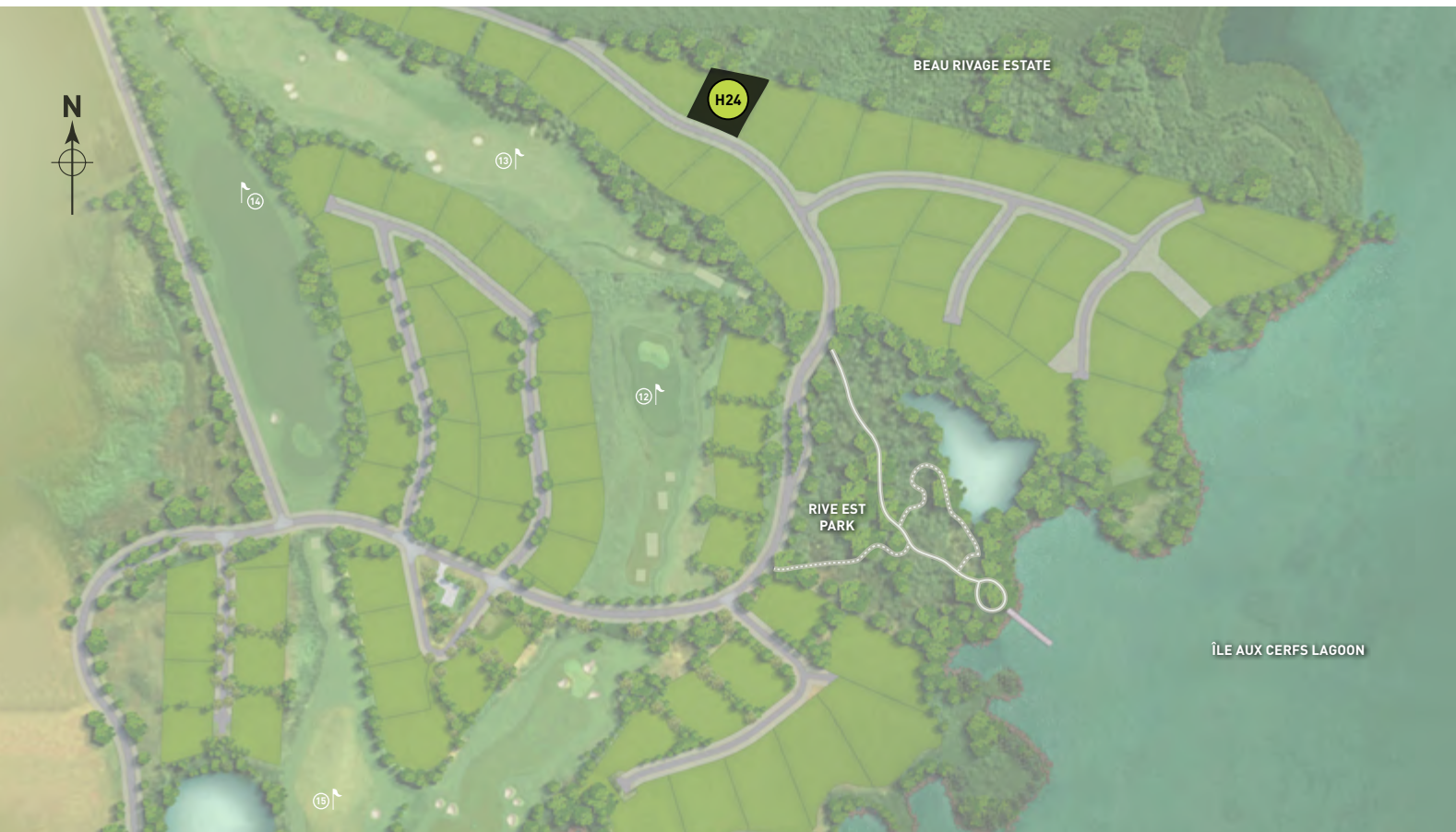


Serviced Land

PLOT H23



Spacious plot of over 2,600m² right by Anahita's border and adjoining the lush forest of the neighbouring estate. Only one immediate neighbour and the most attractive offer for serviced land.



Serviced Land

PLOT H24



This large 2,423 m² plot in the Rive Est neighbourhood adjoins the Beau Rivage estate's forest which contributes to its serene and intimate character. On the other side, the plot also enjoys views of the golf course and the mountain chain. A short walk away, Rive Est's landscaped Park offers a leisure area as well as access to the lagoon facing the Île aux Cerfs through its pontoon.



Being an owner

When purchasing a property at Anahita, benefit from an array of customised services:

- Year-long rental management services
- Maintenance of your property by Anahita teams
- The Anahita Owners Club offers numerous advantages and discounts within and outside of the estate
- Invitations to exclusive events (golf tournaments, concerts, dinners...)

A choice of turnkey off-plan villas
and existing properties are also available
at Anahita.



Click [here](#) to discover our new projects



Click [here](#) to view our properties for sale

Notes

1. Document non-contractually binding.
2. Indicative plot boundaries on photos.
3. Artist's conceptual renderings. Photos and illustrations represent the Vendor's/Developer's intentions. However, plans and amenities are subject to change.
4. The facilities and amenities at Anahita Mauritius may be subject to change and access to the said facilities and amenities is subject to the annual payment by individual homeowners of the Resort Fee.

For more information or a site visit, contact

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