



# L'OFIS

Offices, Retail Spaces & Apartments  
Cap Tamarin - Mauritius



## A UNIQUE LOCATION

From the mythical bay of Tamarin to the shores of Le Morne mountain, classified as a UNESCO World Heritage Site, the West Coast brings together some of the island's most beautiful landscapes.

Known to be the ideal playground for sports enthusiasts and nature lovers, a large number of nautical activities (big game fishing, kitesurfing, surfing, boating, diving...) and land activities (golf, hiking, trails, biking ...) are located nearby and seduce Mauritians as foreigners.

If the Tamarin region is well known for its privileged climate and its sweetness of life... It lacked a village heart, whose life, activities and dynamism irrigate the whole region. On its 44 hectares, by the river, a few steps from the beach, the Smart & Happy Village of Cap Tamarin is on the way to becoming this essential magnetic pole on this coast.

Port-Louis | 25 km  
Ebène | 20 km  
Grand-Bay | 50 km  
Black River | 4 km  
Airport | 50 km







*Cap***TAMARIN**  
Smart & Happy Village

**LIVE #CAPTAMARIN**

Ideally located at the foot of La Tourelle Mountain and surrounded by the mythical Tamarin Bay, Cap Tamarin Smart & Happy Village is an extension of the traditional village of Tamarin. Developed under the Smart City Scheme, it is a smart city project that encourages diversity and sustainable development to offer a harmonious quality of life. With the first residential homes well underway to be delivered in 2022, the place is bursting tremendous opportunities to take advantage of right now.

Cap Tamarin is a perfect fit for an area that over time has become a model of social diversity and multicultural richness. Living here is tantamount to aligning oneself with a specific lifestyle and art de vivre. Keeping with this philosophy, the project boasts a diversified and affordable real estate offering. From small-sized apartments to luxury villas through office spaces and commercial areas, the village proposes a range of property options that address your personal needs.



## AN ECO-FRIENDLY VILLAGE

Protecting nature is evident in this eco-responsible village that will produce 2.5 MW of photovoltaic renewable energy at the completion of the project. In the same way, this green philosophy, true thread of the project, will highlight the preservation of the natural resources thanks to the treatment and the reuse of waste water; use of soft mobility with 3 km of pedestrian and cycle routes, and buildings designed to limit the use of air conditioning.









## « WORK, LIVE, STUDY & PLAY », ALREADY A REALITY !

In recent years, La Place Cap Tamarin and Coeur Cap Tamarin commercial centres, a luxury residence (Les Terrasses du Barachois), a sports facility (Riverland), a primary school (Ecole Paul & Virginie), C-Care Cap Clinic Cap Tamarin opened at the heart of Cap Tamarin Smart & Happy Village. New construction will soon add to the existing including a 3 hectare-park along the river, schools, a new sports complex for Riverland...



## Categories

-  Commercial
-  Education
-  Leisure
-  Offices
-  Residential
-  Health

## Existing Infrastructures

Phase 1  
2018 - 2024

Phase 2  
2023 - 2027

Phase 3  
2026 - 2030



L'Ofis mixed-use development is ideally located at the heart of the village, 5-minute walk from the shopping centre, the Riverland Sports Complex, the park and the Tamarin beach. It is composed of a large pedestrian square, 5 Retails, 16 Offices and 17 Apartments..



# WORK, LIVE & Play



**L'OFIS** is the definition of the concept  
“Work, Live & Play”.

The apartments range from T1 to T4 layouts and seamlessly marry style and convenience. Set on the lower floors, the offices provide a convenient space in the heart of the village for small and medium-sized businesses looking to establish themselves in a thriving region. On the ground floor, the retail spaces were designed to accommodate several shops and a restaurant. The apartments are located on the 3rd and 4th floors.

This residential and commercial centre guarantees a quality real estate investment with attractive yield potential, strategically located in a way that balances work, daily needs and leisure without any compromise. You can finally achieve the work-life balance you have been longing for!

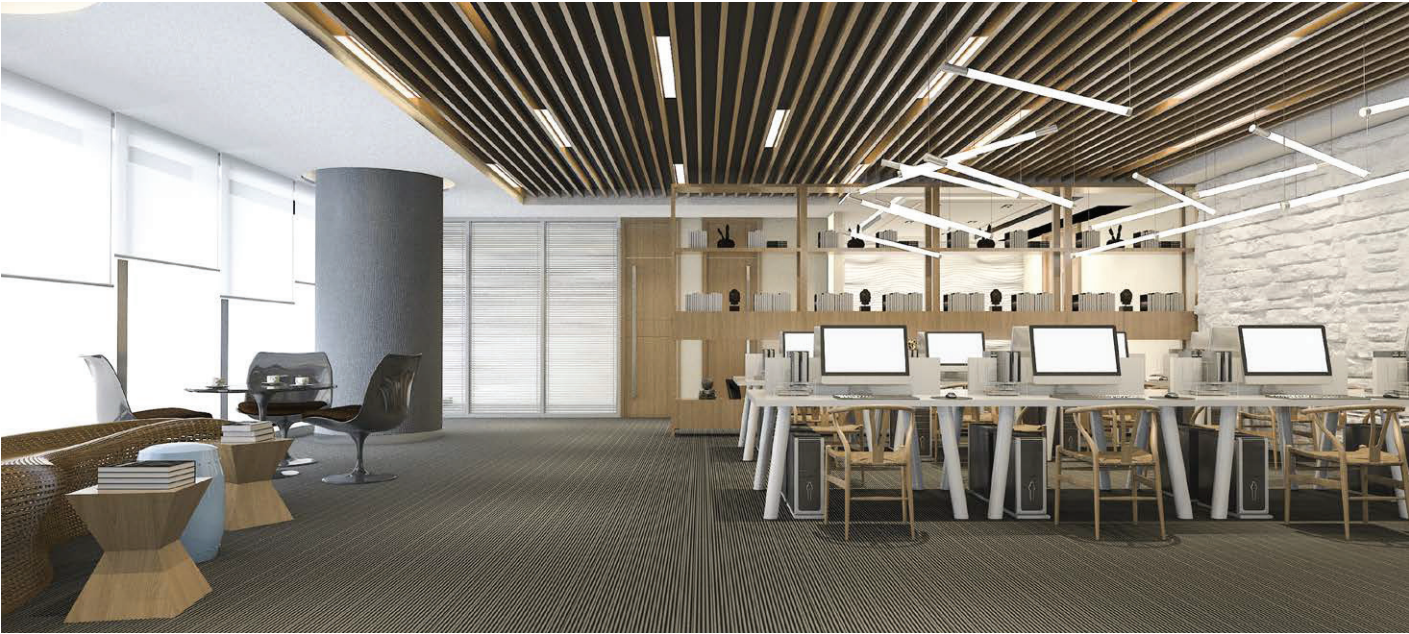
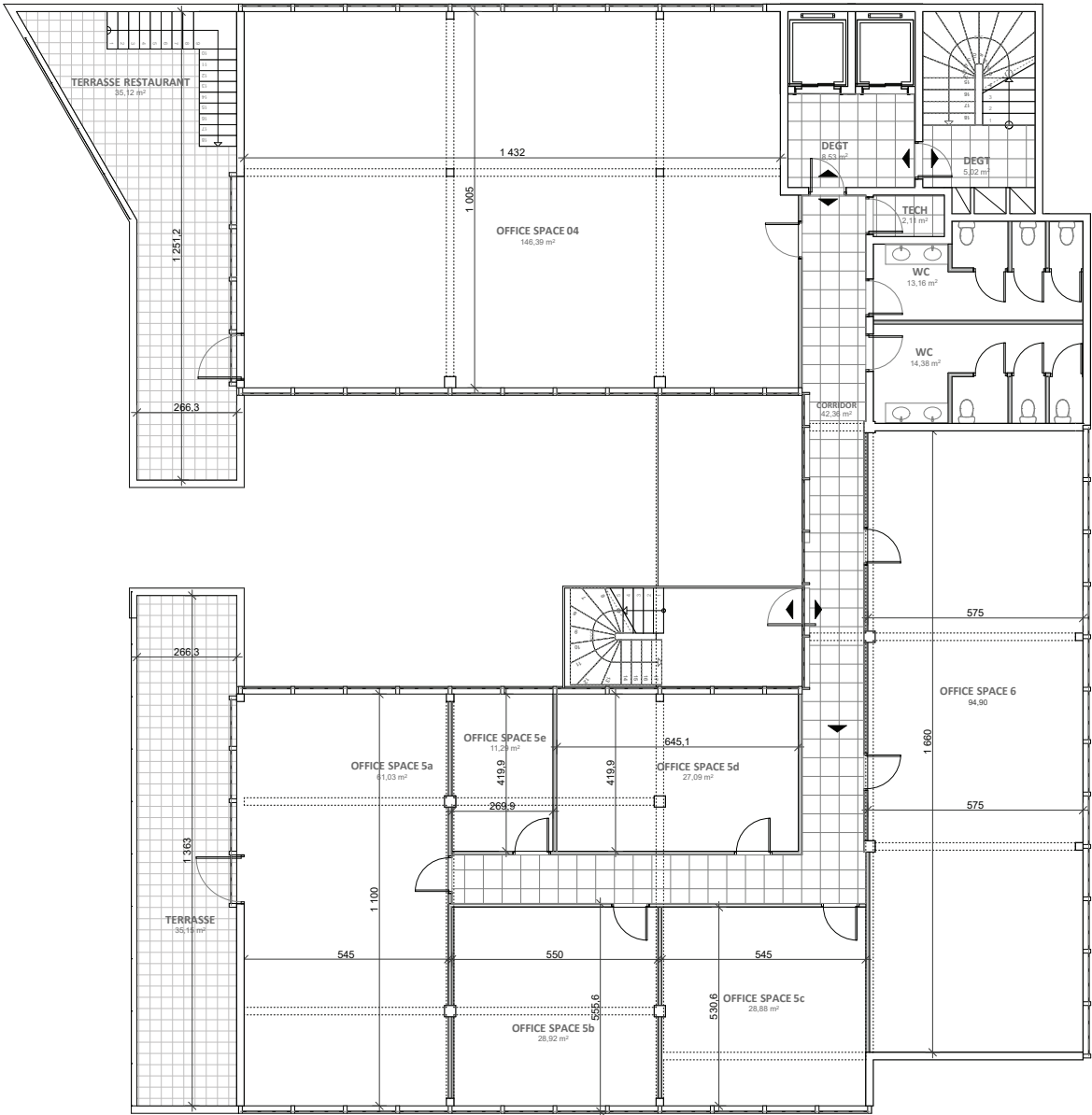
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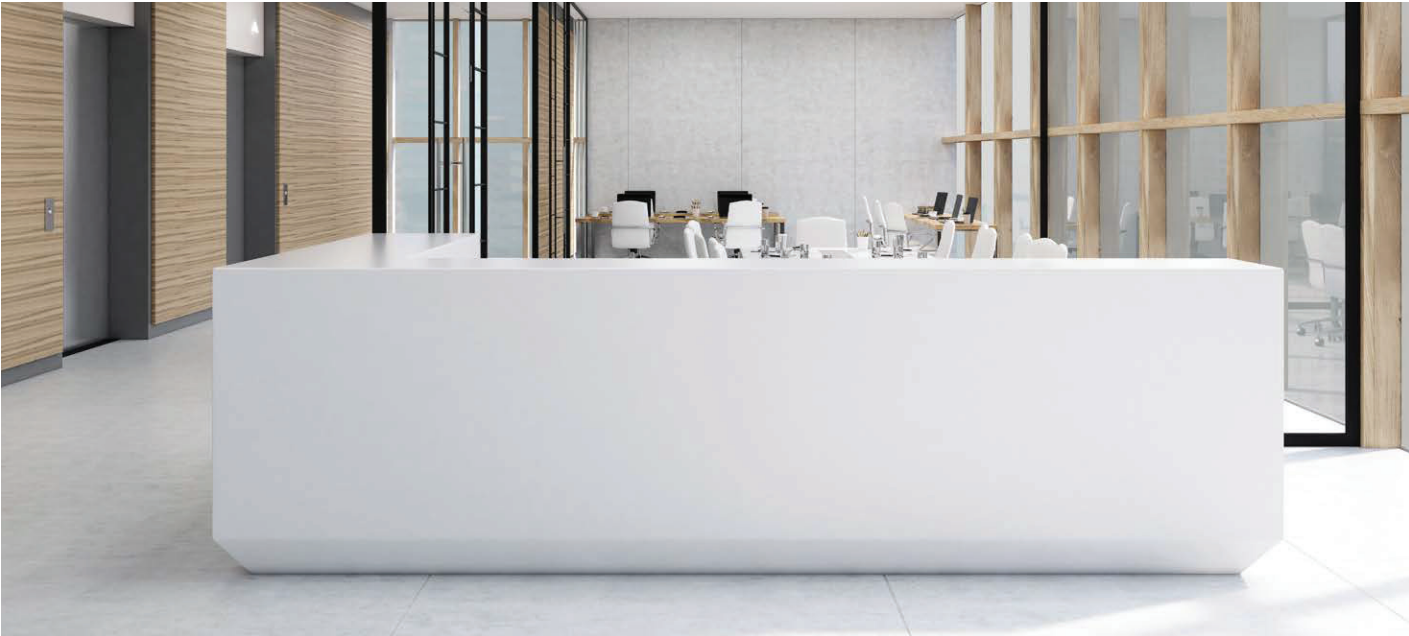




1st floor offices



Office of 29 m², 96 m² and 146 m²

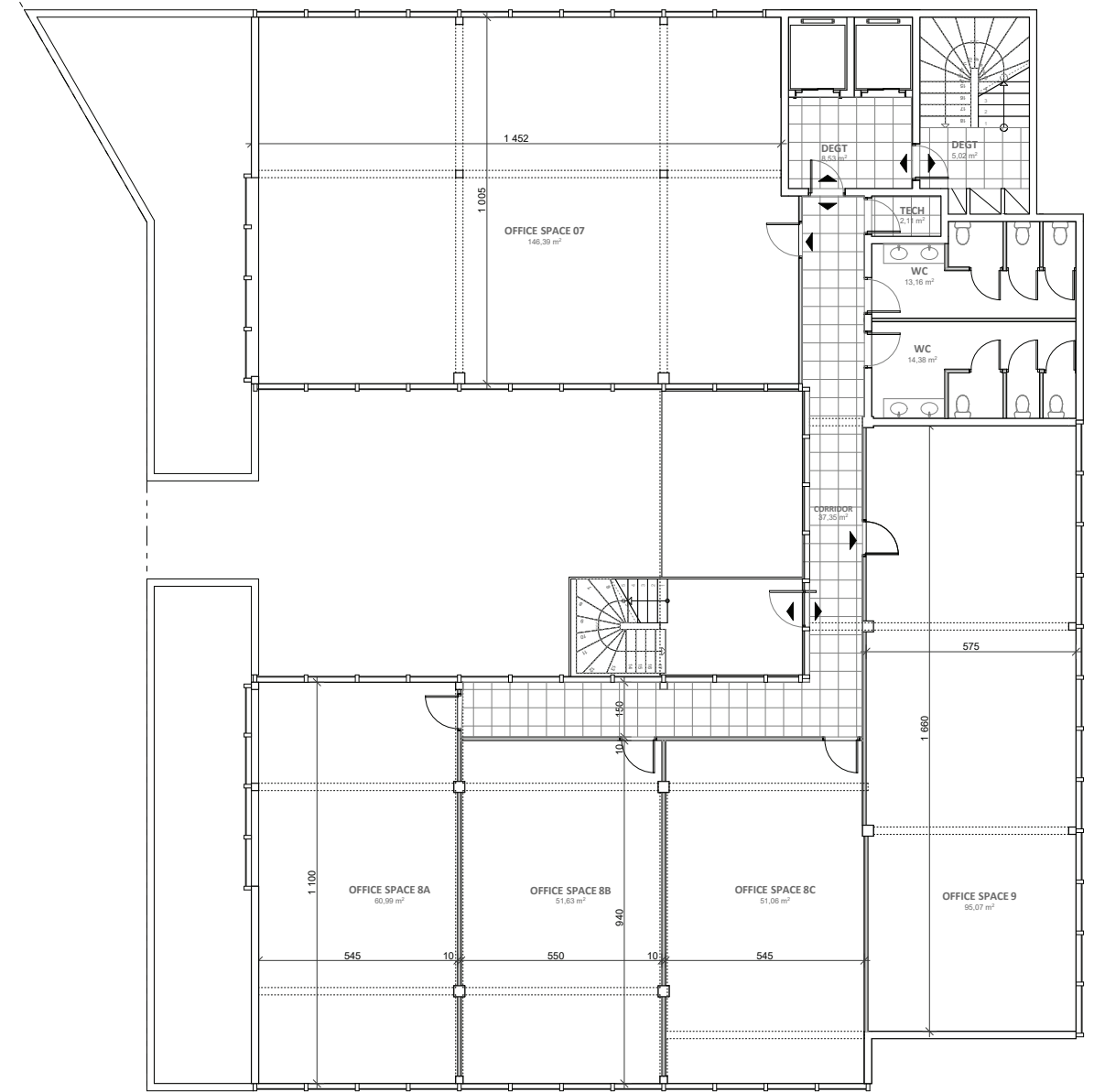






Offices of 51 m<sup>2</sup>

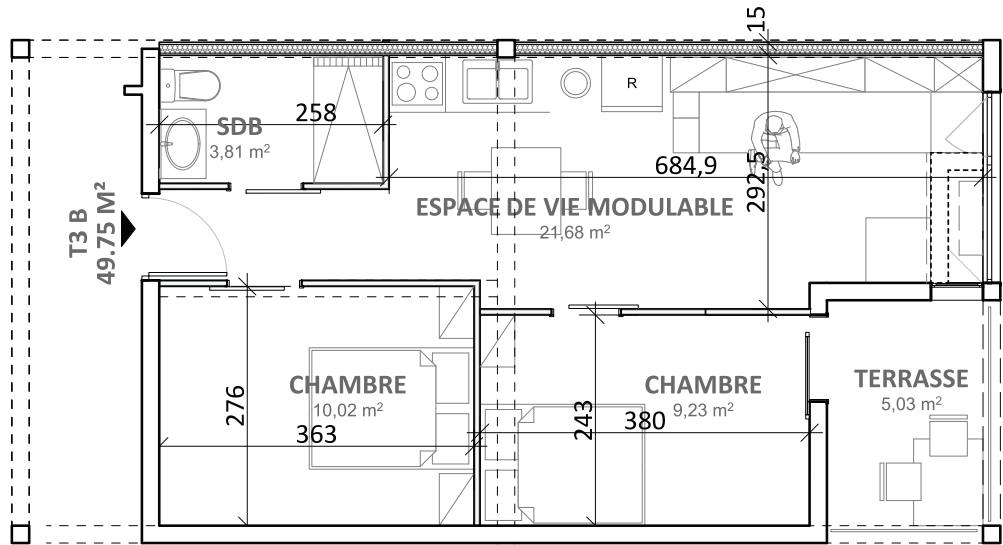
## 2nd floor offices





Apartment - T3 - 50 m<sup>2</sup>

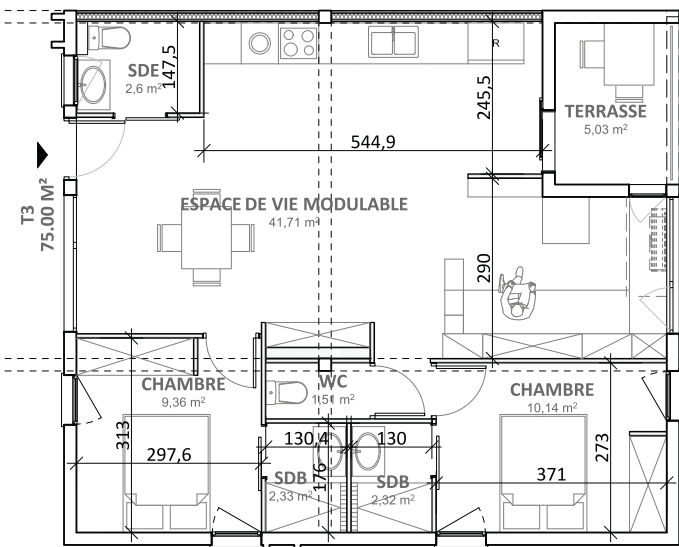
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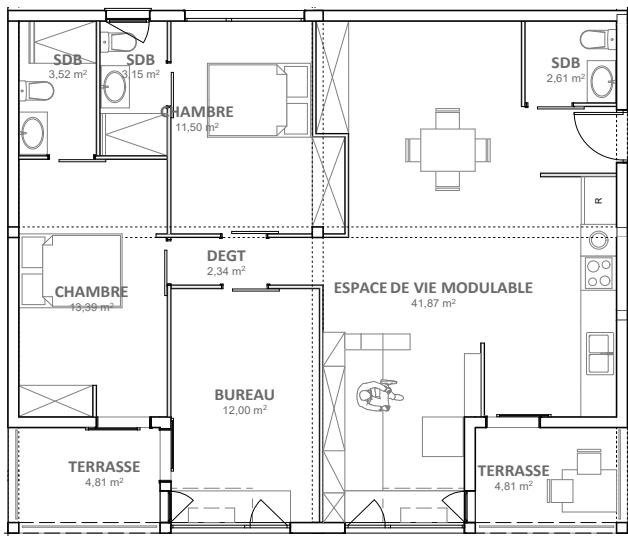
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Apartment - T3 - 75 m<sup>2</sup>



Apartment - T4 - 100 m<sup>2</sup>





# THE DEVELOPER

## TTT TRIMETYS

Founded in 1998 in Mauritius, Trimetys Group employs over 350 employees in the four clusters in which it operates: Real estate | Tourism & Leisure | Agribusiness | Education.

Trimetys specialises in the promotion of high-end properties in Mauritius and the company's flagship project is the Smart & Happy Village, Cap Tamarin, developed under the Smart City Scheme. The Group has also developed a number of residential and non-residential real estate projects around the island, its latest achievement being Laelia Residences.

Immobilier.mu, La Place Cap Tamarin, Sakoa Boutik Hotel, Tekoma Boutik Hotel, Be Cosy Apart Hotel, PLAY mourouk hotel, Riverland Sports Club and Paul et Virginie primary school are among the most recognized brands of the Group.



Sakoa Boutik Hotel



Tekoma Boutik Hotel



Les Terrasses du Barachois



Be Cosy Apart' Hotel



# SMART CITY SCHEME

## A PROGRAM ACCESSIBLE TO MAURITIANS AND FOREIGNERS

Launched by the Mauritian government in 2015, the Smart City Scheme, which revolves around the concept "Live, Work & Play", is a mixed real estate program integrating an offer of offices, commercial, residential, educational, medical and leisure. Through the Smart City Scheme, investors around the world are being offered a multitude of opportunities and are contributing to the development of smart, innovative and sustainable cities of tomorrow.



This program allows Mauritians and foreigners to buy freehold property.

- The only program for foreigners that does not require a minimum investment threshold.
- Possibility for a foreigner to buy an office.
- Any non-citizen who purchases a residence under an integrated development scheme for an amount exceeding \$375,000 is eligible for permanent residence (as well as his family)





# INVEST IN MAURITIUS

## SOCIAL, POLITICAL STABILITY AND SECURITY

- Often cited as an example around the world, Mauritius is known for its peaceful, multi-ethnic and multi-faith nation.
- The island is considered as the safest country in the Indian Ocean and its low crime rate makes it the ideal home away from home.
- Mauritius possesses a stable political and social climate.
- Solid institutions, based on the British democratic models, contribute to the country's well being.

## EASE OF DOING BUSINESS AND GOOD GOVERNANCE

A solid reputation with its exceptional quality of life and its regulatory environment, which is favourable for doing business.

Mauritius has been ranked:

- 1st country in Africa for ease of doing business.
- 1st country in Africa for good governance.
- 1st country in Africa for economic freedom.

## ATTRACTIVE TAX SYSTEM

- 15% income tax rate.
- No wealth tax.
- Tax-free dividends.
- The rate of land transfer tax is only 5 %
- No capital gains tax or inheritance.
- Free repatriation of profits, dividends and capital.





# INVEST IN MAURITIUS

## BECOMING A RESIDENT

- You can obtain a resident permit on purchase of a property worth more than USD 375,000.
- The resident permit is valid for a period of three years as long as you are still the owner of the property.
- Following these three years, you can obtain a resident permit valid for a 10-year period.

## LEGAL FRAMEWORK AND OTHER FACILITIES

- Improved framework for personal data protection.
- Asset protection – offshore.
- Set-up and operating facilities.
- Bilingual (English/French) and skilled workforce.
- Secured banking and telecommunication system.
- Appropriate legal framework with solid institutions.

## CLIMATE AND BEAUTY

- The island enjoys a mild tropical maritime climate throughout the year.
- Nature lovers will be blissed out with the existing exceptional environment, white sandy beaches, varied inland landscapes with waterfalls, as well as a diversified flora and fauna.
- Golf lovers can play during any season of the year on the eight international calibre golf courses.







#### CONTACT

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TRIMETYS

*Capt* **TAMARIN**  
Smart & Happy Village