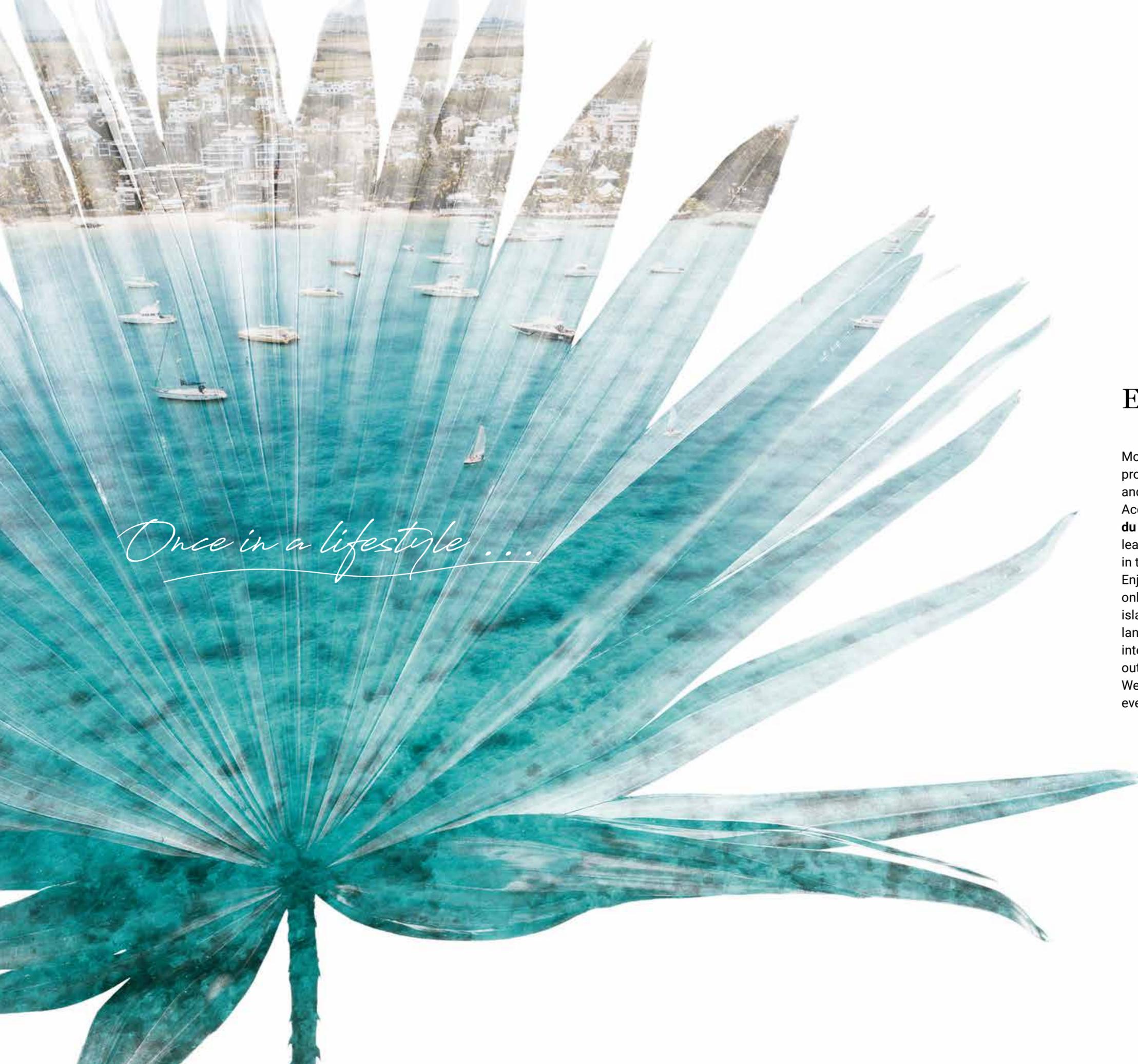
A large, stylized teal palm frond is the central focus of the image, set against a white background. The frond's segments radiate from a central point at the bottom, creating a fan-like shape. The color of the frond is a gradient of teal, with darker shades near the center and lighter shades towards the edges.

MC

MONTCHOISY

LES ALLÉES DU GOLF



Once in a lifestyle....

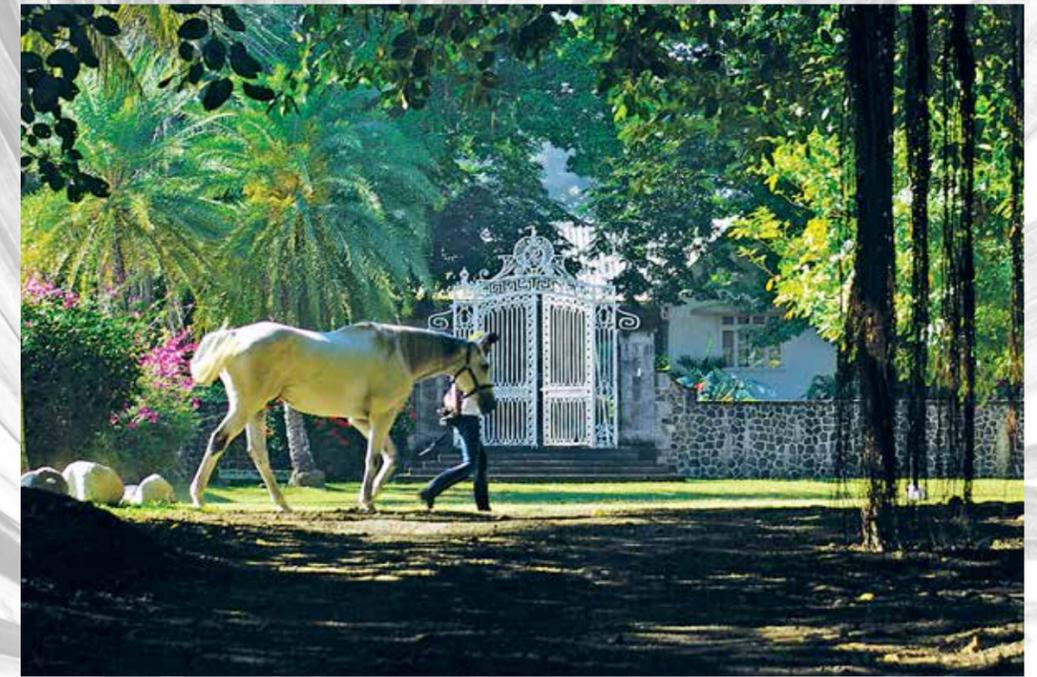
Everything begins here...

Mont Choisy's new high-end residential serviced plot project is a gateway to experiencing Mauritius' best and most luxurious aspects lifestyle.

Acquiring a plot of land at **Mont Choisy Les Allées du Golf** on which to build your dream home on will lead you into a coveted group of residents, all living in the most prestigious address in Grand Baie.

Enjoy life at the heart of a historic estate, on the only championship golf course in the North of the island, and on an elegantly designed, professionally-landscaped property. A rare and exclusive abode, an intelligent choice, a place that celebrates the great outdoor activities available within the estate.

Welcome to **Mont Choisy Les Allées du Golf**, where everything begins...



A place that celebrates history

To live in **Mont Choisy Les Allées du Golf** is to enjoy exclusive access to a place that is full of history and meticulously-conserved stone structures, such as the old chimney and ovens that reminds of the beautiful story of its founding as a 19th-century sugar estate. Its spectacular entrances lined with flamboyants and century-old banyan trees bear witness to how Mont Choisy has preserved its heritage through its 374 hectares of land.



This luxurious address gives you the chance to live harmoniously with Mauritius' flora and fauna, such as the giant turtles or farm animals that also reside on the estate.



To live, work and relax at the heart of Mont Choisy's smart city

Mont Choisy Les Allées du Golf is part of the Mont Choisy smart city, and a key building block of a modern village that features high-end office spaces, a myriad of restaurants and boutiques as well as a leisure center. The entire project will be located a mere 20-minute drive to Port Louis.

To invest in **Mont Choisy Les Allées du Golf** is to give yourself a space to live, work and enjoy leisurely activities, whether by the sea or on the golf course—all in one world-class estate. Everything here is conducive to happy, safe living; with numerous green spaces, eco-friendly transportation and pedestrian-only areas, alongside championing friendly community living, the spirit that is key to Mauritian culture.

Mont Choisy Le Golf

To build your home in **Mont Choisy Les Allées du Golf** is to live on the only championship 18-hole golf course in the North of Mauritius; a course designed by famous golf course architect Peter Matkovich that will prove an enjoyable challenge for novice and experienced golfers alike. From your house, walk along the secure walkways that line the golf course, or simply drive your very own golf cart through the golf course, to the beach and across the entire estate. Being a landowner at Mont Choisy affords you many perks to play golf or gain access to the Clubhouse. It may even be the opportunity for you to learn golf, or to perfect your putt; our PGA-certified golf Academy's professional coaches offer both individual and group classes, as well as invaluable guidance in choosing the right equipment.

After your round, enjoy a well-earned drink at the Clubhouse a hub on the estate for conviviality and relaxation. Its patio offers a breath taking view on the golf course and the estate.

The Clubhouse's restaurant is managed by La Potinière, a well-known, decades-old gourmet-dining establishment, and will offer an exquisite menu showcasing local specialties that are prepared with passion by their talented team of chefs. It is ideally located for private receptions. La Potinière is also widely-known for its catering prowess; a service you may yourself want to use for your events.





The Beach Club

Our Beach Club and its exclusive bar & restaurant, planned to open in 2021, will offer you exclusive and intimate access to a magnificent beach. A true ode to the Mauritian *dolce vita*! Cash in on your membership as a resident to taste exotic cocktails by the Beach Club's poolside or on the beach itself, gather your friends around a rustic barbecue or savour the chef's signature dishes. Maybe do all this barefoot after a refreshing swim in Mon Choisy's turquoise waters as the sun sets in the background.

Situated a few minutes' walk from the estate and over 1.5 kilometers long, enjoy the vibrant atmosphere and sun-kissed waters of the Mon Choisy public beach for a moment of relaxation or to practice water sports.





A lifestyle where your wellbeing matters most

Living in **Mont Choisy Les Allées du Golf** will grant you exclusive access to our leisure centre. Everything in this space was chosen for one purpose: to help you live a balanced, healthy and active lifestyle. Our leisure facilities are directly accessible to you via a short walk down the estate's pathways or a quick drive with your own golf cart.

Boasting two jogging trails on the estate that goes through the golf course and natural reserve, are ideal for tranquil walks, joggings or bicycle riding at the heart of our estate's nature. On the other side of the estate, Le Boulevard de Mont Choisy, launched earlier this year, is also set to become a true lifestyle hub inclusive of green spaces, everyday shopping and entertainment spaces.

Our estate's leisure centre is planned to open in 2021. It will boast a hammam and sauna as well as a swimming pool and a thoroughly-equipped gym. The tennis court and padel tennis are already operational.





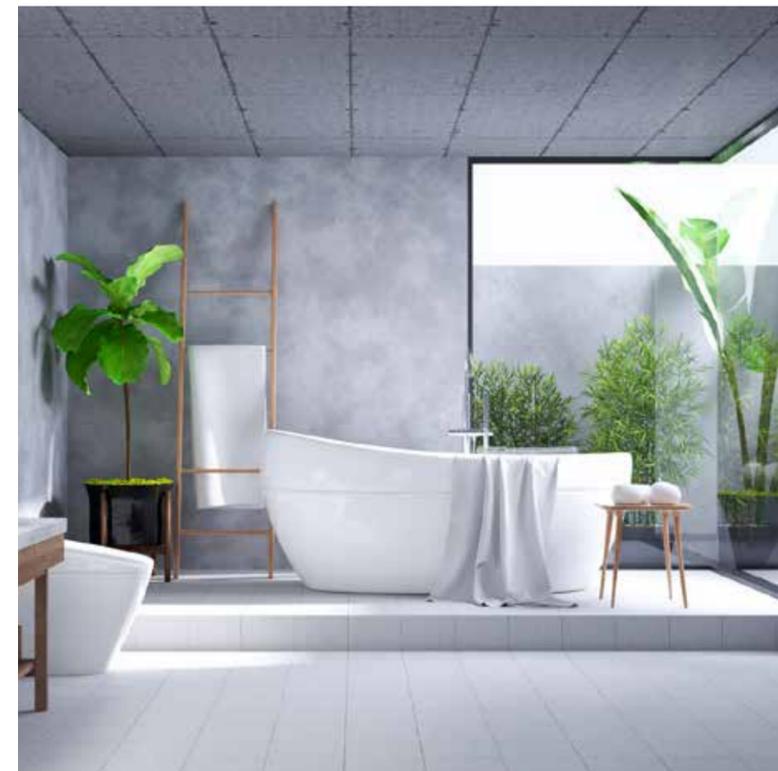
A Chic and elegant address

Mont Choisy Les Allées du Golf is now selling 86 plots of residential serviced land in parcels ranging from 886 m² to 1914 m², all located at the heart of the estate and facing Mont Choisy le Golf; it is a luxurious space in Mauritius that is remarkable for its refined design and manicured finish.

No detail was spared to augment the estate's chic and modern aesthetic as per the overall masterplan designed by famous architect firm Macbeth Architects & Designer, and backed by rigorous architectural guidelines that preserve

the site's natural beauty; namely elegant roads lined with trees, discreet infrastructure facilities requiring high-end, luxurious material and a unique central garden comprised solely of endemic plants... visitors parking will also be made available for you to entertain guests. Many green spaces and the Mauritian garden of endemic plants are an ideal backdrop to rest and recover. Investing in **Mont Choisy Les Allées du Golf**; it is an investment in a chic lifestyle set in a luxurious space that serves either a convivial or intimate setting—the choice is yours.





Let **Mont Choisy Les Allées du Golf** offer you this unique opportunity: to create and build your own future home on a serviced plot of land, while retaining full control of your own project. To tune all aspects of your home so that it harmonises flawlessly with the lifestyle that you desire; free from any conflict, as you and any architect of your choosing have free rein over your creation—all within landscaping and architectural guidelines of **Mont Choisy Les Allées du Golf**.

You may even find inspiration from different homes already built on the estate and create your own home accordingly. Should you wish to retain our project management services, the developer offers a building packages to assist with designing and delivering your finished property.

Indulge in exclusivity

Everything begins here... imagine the home of your dreams, an abode that is all that you want it to be all while blending perfectly with the natural beauty that surrounds it. A sanctuary that calls to your senses to awaken, to cocoon, or simply to escape without lengthy travelling, all in a luxurious, elegant and secure place.





Mont Choisy Golf and Beach Estate

The Mont Choisy Group is a renowned real-estate developer that is widely-known for its steady growth and the successful projects it has created. First established in 1820 as a small sugar and agricultural family business, the group has transformed incredibly in the past four years, quickly becoming a major contributor to development in the north of Mauritius thanks to its real-estate, golf, leisure and commercial operations.

Mont Choisy is a certified Smart City developer and offers exceptional real-estate projects, all conceived to harmonise with their surroundings, and all created with a vision supporting its country's economic development while showcasing its profound historical and family heritage.

Launched in 2015, the first phase of the group's *Integrated Resort Scheme (IRS)*, an ambitious real-estate project comprised of luxury villas and apartment, was a resounding success. The Mont Choisy Group contributes to Grand Baie's evolution by bringing a forward-thinking development for living, working or relaxing at the heart of a unique coastal region, with an extent of over 374 hectares of land.

Legal information : The **Mont Choisy Les Allées du golf** project is part of the Mont Choisy Smart City that has been approved by the Mauritian government by proxy of the EDB (Economic Development Board) under the Investment Promotion (Smart City Scheme) Regulations of 2015, and is a certified Smart City project. Promotional documents used by the promoter and associates/representatives for the sale of the properties within this project are purely artistic illustrations and do not constitute an obligation by the promoter and associates/representatives to deliver the product exactly as described in the aforementioned documents. There is no guarantee that the product will be built exactly to match depictions in this document. Other than all written and signed commitments, none of the promoter and his/her associates/representatives' commitments are legally-binding, enforceable contractual covenants and obligations, and thus the promoter and his/her associates/representatives cannot be compelled to fulfil them. The promoter reserves the right to modify materials at their own discretions. All values in this document are estimates and subject to modification at any given time. These marketing documents have no contractual value.



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MONTCHOISY
LES ALLÉES DU GOLF



1. Mont Choisy Les Allées du Golf
2. Mont Choisy Le Golf Clubhouse
3. Mont Choisy Le Golf
4. Mont Choisy Leisure Centre
5. Mont Choisy Heritage Zone
6. Mont Choisy Le Boulevard & Parkway
7. Mont Choisy Le Mall
8. Mont Choisy Nature Reserve
9. Mont Choisy Les Ecuries
10. Mon Choisy Public Beach
11. Mont Choisy Le Beach Club
12. Grand Baie

**Indicative route*

Fairway No.12



Investir à **Mont Choisy Les Allées du Golf** présente de nombreux avantages grâce au Smart City Scheme suivant le règlement du Economic Development Board.

Acquérir un terrain au sein d'une Smart City

Depuis juin 2020, une nouvelle loi propose, dans l'intérêt des non-ressortissants résidant à Maurice et titulaires d'un permis de séjour, d'un permis d'occupation ou d'un permis de résidence permanente, la possibilité d'acquérir une parcelle de terrain viabilisée au sein d'un projet Smart City comme Mont Choisy La Destination, qui propose une planification durable du territoire et à forte valeur ajoutée. Cette mesure favorable s'accompagne de critères stricts afin d'encourager un développement raisonné des terres, tels qu'une limite dans le temps, la construction du bien à compléter dans un délai de 5 ans ou encore la surface maximale de 2 100 m² par parcelle de terrain achetée.

*Investing in **Mont Choisy Les Allées du Golf** confers several benefits, as described in the Economic Development Board's rules and regulations.*

Acquiring Land at the heart of a Smart City

Since August 2020, a new law permits for non-citizens residing in Mauritius and holders of a valid occupational permit or permanent residence to purchase serviced land in Smart City projects like Mont Choisy La Destination. This new law will to encourage a rational development of the land, such as a time limit, the construction of the property to be completed within a period of 5 years on the maximum surface area of 2,100 m² per plot of land purchased.



Master-planner & Architects
Macbeth Architects & Designers Ltd.

Landscape Architect
Mooneeram Landscape Architects.

Quantity Surveyors
MLC Quantity Surveyors (Mauritius) Ltd.



Qui peut acheter une parcelle résidentielle viabilisée dans le cadre du programme Smart City Scheme ?

- a) Un citoyen mauricien.
- b) Un membre de la diaspora mauricienne.
- c) Une société / trust / ou entité légale ayant un siège social à Maurice et le bénéficiaire effectif ultime des actions de ladite société sont tous citoyens mauriciens.
- d) Les non-citoyens titulaires d'un permis de séjour, d'un permis d'occupation ou d'un permis de résidence permanente sont autorisés à acquérir un terrain viabilisée ne dépassant pas 2 100 m² à des fins résidentielles.
- e) Non-citoyens souhaitant acquérir à Maurice via une structure VEFA.

Who can purchase a residential serviced plot under the Smart City Scheme?

- a) *A citizen of Mauritius.*
- b) *A member of the Mauritian Diaspora.*
- c) *Company/Trust/ or legal entity having a registered office in Mauritius and the ultimate beneficial owner of the shares of the said company are all Mauritian citizens.*
- d) *Non-citizens holders of Residence Permit, Occupation Permit or Permanent Residence Permit are allowed to acquire a plot of serviced land not exceeding 2,100m² for residential purposes.*
- e) *Non-citizens wishing to acquire in Mauritius via a VEFA Scheme.*