



MARINA BAY
BOUTIQUE RESIDENCES

B1.1A

52 m²

1-BEDROOM APARTMENT

USD 365,000

BLACK RIVER BEACHFRONT LIVING

Marina Bay in Black River offers a tranquil, beachfront lifestyle with ocean views, mountain scenery, and easy access to the yacht club. Residents enjoy a range of outdoor activities, including hiking, cycling, kitesurfing, and sailing. With high rental demand and growing property values, Marina Bay offers steady rental income and strong capital appreciation, making it a wise investment in a prestigious, sought-after location in Mauritius.

4% RETURN ON INVESTMENT



BLACK RIVER



DIRECT ACCESS TO THE BEACH



COMMON POOL



A BEACH KIOSK



RENTAL MANAGEMENT



YACHT CLUB



SECURITY 24/7



SECURED CAR PARK



LOCATION IS EVERYTHING, EVEN BETTER WHEN COUPLED WITH A LUXURIOUS HOME.

Black River is full of possibilities: explore Black River Gorges National Park, Le Morne Brabant, and Ile aux Benitiers for nature and adventure. Visit Chamarel for wildlife and stunning views. Nearby, enjoy top surf spots like Le Morne Kite Lagoon, One Eye, and Manawa. The area offers a range of amenities, including boating, beaches, education, office spaces, restaurants, shopping, banking, golf, sports centers, and health facilities.



TAX ADVANTAGES

- Corporate and individual flat tax rate of 15%
 - 15% tax on rental income
 - No capital gains tax
- No housing or property tax
- No inheritance tax
- DTAs (Double Taxation Agreements) are in place with 44 countries, including the United Kingdom, France, Belgium, Germany, Italy, Luxembourg, Madagascar, Malaysia, South Africa, Sri Lanka, Swaziland, Sweden and more.