

RESIDENCY
PERMIT



MARINA BAY
BOUTIQUE RESIDENCES

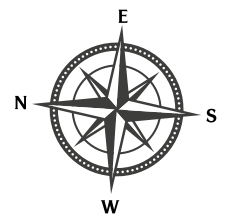
B3.2

139 m²



3-BEDROOM APARTMENT

USD 575,000



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.

5.4% *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.