

ANAHITA



BEAU CHAMP

L'Écho des Champs
Residential offer

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Site *plan*



- 1 Anahita Beau Champ
- 2 Anahita Golf Resort
- 3 Île aux Cerfs
- 4 Beach & Boat Club
- 5 Grande Rivière Sud-Est waterfall





Anahita Beau Champ, *a rural wellness community*

Immerse yourself in lush natural surroundings and enjoy a plethora of convenient nearby services and shops.

Spanning 118 hectares of picturesque land, Anahita Beau Champ proposes a healthy and quality lifestyle at the heart of innovative and productive landscapes as well as a residential offer with a strong Mauritian character, providing the perfect setting for a harmonious living experience!

[WATCH THE MOVIE](#)

Master plan

- 1 Innovation Park
- 2 The Factory
- 3 Fangourin: offices & co-working space
- 4 School
- 5 Zeste: café, deli shop, pool
- 6 Working Farm
- 7 La Ravine residential neighbourhood
- 8 Spring Park
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Aerial view of
Palm Alley





First residential phase: *L'Écho des Champs*

7 Villas (*Off-plan*)

12 Apartments (*Off-plan*)

3 Penthouses (*Off-plan*)

31 Serviced land



 Villas

 Apartments and penthouses

 Serviced land

L'Écho des Champs

Demera villas, apartments and penthouses



Demera villas models

Model 2	Model 3	Model 4
329 m ²	271 m ²	296 m ²

Plot	Model available	Plot's surface area (m ²)
C1	2 and 3	1,183
C10	2 and 3	1,178
C11	2 and 3	1,161
C24	2 and 3	1,166
C25	3 and 4	1,055
C26	3 and 4	1,072
C27	3 and 4	1,101

CP1	Surface area (m ²)
2-bedroom apartments	174
3-bedroom apartments	190
3-bedroom penthouses	299





L'Écho des Champs

Demera villa - Model 2

These stunning villas situated along Palm Alley benefit from a dual north-south orientation, allowing natural light to flood the living areas and create a welcoming and cosy atmosphere throughout the day.

Inspired by local Mauritian architecture, the Demera villas offer a generous central space serving as a living room, dining room, and kitchen, with direct access to the garden and a beautiful pool. The typically Mauritian gable roofs promote excellent air circulation, reinforcing the sense of spaciousness.

The choice organic materials such as grey stone walls with white corded joints as used in back in the day, along with the roof style and the awnings, creates a rustic and authentic ambiance. The bedrooms feature large bay windows, providing comfortable and breezy spaces for restful nights. An extra room can be used as an office or TV room, or can be converted into an optional fourth en-suite bedroom.

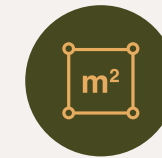
Moreover, the optional thatched roof gazebo offers an additional relaxation area in the midst of nature.



Villa available on plots:
C1, C10, C11, C24



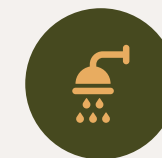
Plots ranging from **1,161** to **1,183m²**



Villa's surface area: **329 m²**



3 bedrooms



3 bathrooms

As from
Rs 56.2 M

Demera villa - Model 2
View of the entrance



Demera villa - Model 2

View of the terrace and living spaces



L'Écho des Champs - Demera villas - Model 2 Floor and roof plans

Internal Areas	Net Internal Area (m ²)
1. Living & dining	67.8
2. TV room & office	35.1
3. Kitchen	15.6
4. Laundry	9.6
5. Store	5.4
6. Corridor	5.4
7. Master bedroom	19.9
8. Master dressing	5.9
9. Master bathroom	7.1
10. Master WC	1.5
11. Bedroom 2	15.5
12. Dressing 2	5.2
13. Bathroom 2	5.9
14. Bedroom 3	14.6
15. Bathroom 3 & Guest WC	7.1
Total	221.9

External Areas	Net Internal Area (m ²)
16. Porch	16.0
17. Pool	35.0
18. Pool shower	1.0
19. Pool terrace	34.8
20. Terrace 2	6.3
21. Terrace 3	5.1
22. Terrace 4	5.1
23. Master terrace	6.2
24. Kitchen yard	Plot specific
25. Bin area	5.5



External Areas (optional) (m ²)	
26. Gazebo (optional)	41.7
27. Master outdoor shower (optional)	4.0

Gross external area
329 m²



L'Écho des Champs

Demera villa - Model 3

The Demera villa model 3 embraces the same architectural features as the model 2, but with a slightly smaller footprint. Outside, the pool is arranged perpendicular to the beautiful terrace, offering a different perspective of the landscaped tropical garden.



Villa available on plots:
C1, C10, C11, C24, C25, C26, C27



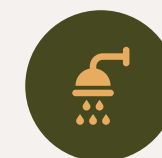
Plots ranging from **1,055 à 1,183 m²**



Villa's surface area: **271 m²**



3 bedrooms



3 bathrooms

As from
Rs 49.7 M

Demera villa - Model 3
Facade view from the garden



L'Écho des Champs - Demera villa - Model 3 Floor and roof plans

Internal Areas	Net Internal Area (m ²)
1. Living, dining, TV room	61.32
2. Kitchen	15.6
3. Laundry	9.21
4. Store	5.4
5. Corridor	5
6. Master bedroom	19.9
7. Dressing	5.9
8. Bathroom	7.1
9. Master WC	1.5
10. Bedroom 2	15.5
11. Dressing 2	5.2
12. Bathroom	5.9
13. Bedroom 3	14.6
14. Bathroom and WC	9.9
Total	178.14

External Areas	External Areas (optional) (m ²)
15. Porch	13.1
16. Pool	35.0
17. Pool shower	1.0
18. Pool terrace	25.9
19. Terrace 2	6.3
20. Terrace 3	5.3
21. Master terrace	6.25
22. Outdoor sink	Plot specific
23. Bin area	5.5
24. Heat pump	1.1



External Areas (optional) (m ²)	
25. Gazebo (optional)	41.7
26. Gazebo terrace (optional)	15.3
27. Outdoor shower	4

Gross external area:

271 m²



L'Écho des Champs

Demera villa - Model 4

The Demera villas - Model 4 boast a magnificent view of Palm Alley and stand out for their spaciousness and open architecture, allowing for natural ventilation and sunlight to flood every room. These villas offer a harmonious layout of space, from the entrance to the main garden and pool, as well as the living room and expansive veranda. Additionally, you will have the pleasure of exploring a lush tropical garden filled with indigenous plants.

The combination of contemporary and rustic architecture, using natural materials and featuring a beautiful two-sloped gable roof, contribute to the undeniable charm and unique character of these villas. One of their greatest assets is their superb master suite, which includes a large bedroom, dressing room, glass en-suite bathroom, and spacious outdoor shower.



Villa available on plots:
C25, C26, C27



Plots ranging from **1,055 to 1,101 m²**



Villa's surface area: **296 m²**



3 bedrooms



3 bathrooms

As from
Rs 51.2 M

Demera villa - Model 4
View of the master suite



Demera villa - Model 4
Front facade, corrugated metal roof



L'Écho des Champs - Demera villa - Model 4 Floor and roof plans

Internal Areas	Net Internal Area (m ²)
1. Living	19.8
2. Dining	25.7
3. Hall	5.8
4. Kitchen	11.5
5. Laundry	5.5
6. Corridor & office	10.8
7. Corridor	6.1
8. Bedroom 2	16.1
9. Bathroom 2 & guest WC	5.8
10. Bedroom 3	16.1
11. Bathroom	5.8
12. Master bedroom	17.8
13. Master dressing	7.6
14. Master bathroom	13.3
15. Master WC	1.7
16. Veranda	60.4
Total	230.2

External Areas	External Areas (m ²)
17. Porch	9.1
18. Terrace 1	16.5
19. Pool	35
20. Pool shower	1
21. Master terrace	8.8
22. Outdoor shower 1	16.5
23. Terrace 2	3.8
24. Terrace 3	3.8
25. Kitchen yard	Plot specific
26. Bin area	5.5



External Area (optional) (m ²)	
27. Outdoor shower 2 (optional)	3.7

Gross external area:
296 m²

L'Écho des Champs

Main options

Various options are available to customise your villa.



Corrugated iron roof



Shingle roof



Thatched roof



Pool dimensions



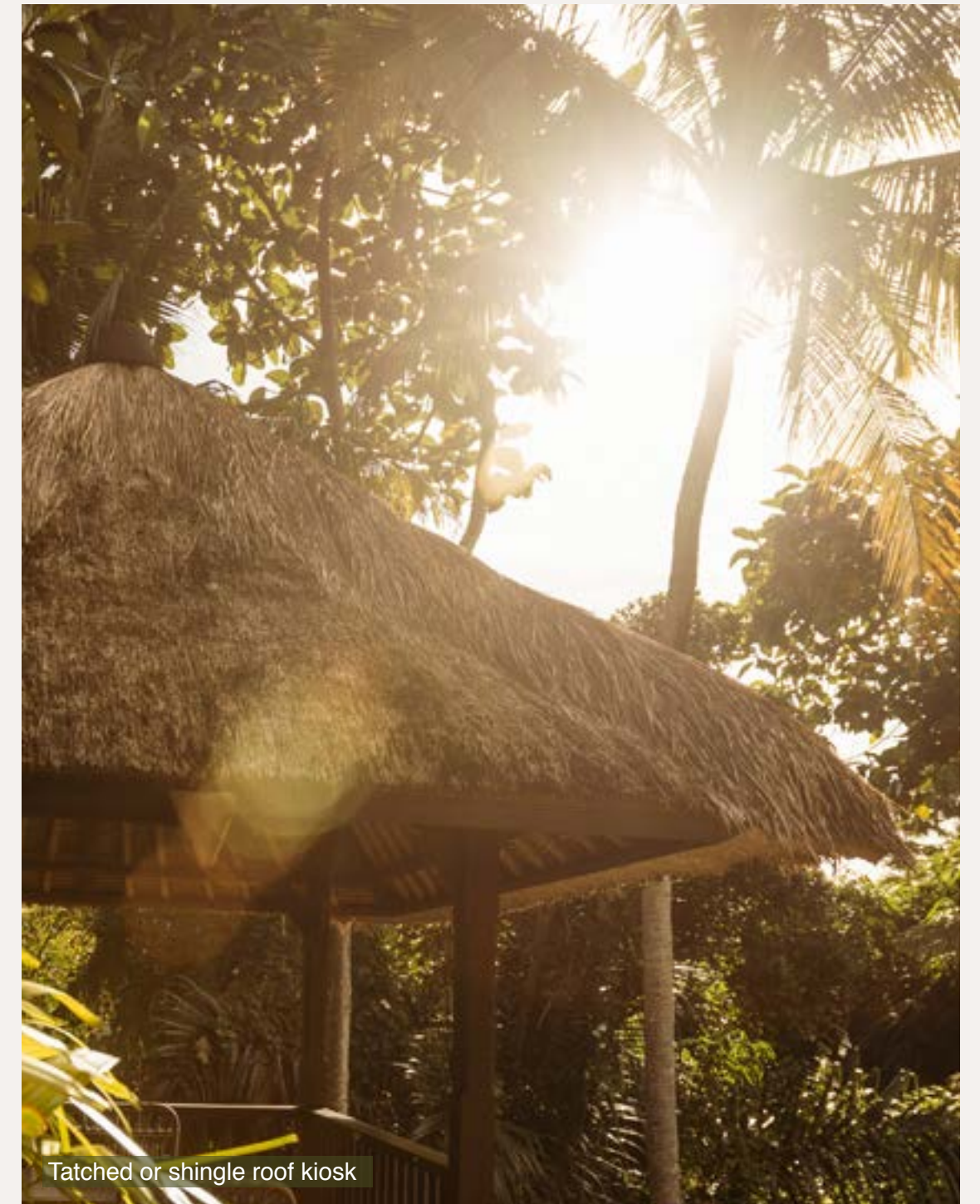
Outdoor shower



Kitchen cupboard finishes



Wooden deck veranda



Thatched or shingle roof kiosk



L'Écho des Champs

Apartments and penthouses

Located just a few steps from Zeste, the bustling heart of the Smart City, complete with cafes, shops and a swimming pool, L'Écho des Champs offers spacious apartments that are divided into three 5-unit residences, with two on the ground floor, two on the first, and a penthouse on the top floor.

To preserve the rural and authentic feel of the site, nature is part of the architectural concept, with beautiful vegetation surrounding each residence, providing a serene and peaceful atmosphere, conducive to a more human-scale approach to living.

The pitched roofs of the penthouses blend harmoniously into the surrounding landscape, while the wooden sunshades offer protection and privacy within the comfortable and inviting living spaces that overlook the beautiful Palm Alley.

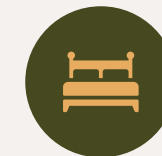
The verandas, balustrades and metal staircases are reminiscent of the industrial architecture of the old factory, which is an integral part of the project, adding to its unique character and charm.



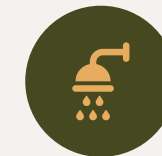
Apartments: from 174 to 191 m²



Penthouses: 299 m²



2 to 3 bedrooms



2 to 3 bathrooms

As from
Rs 22.8 M

Apartments

View of the apartments and penthouses from Palm Alley



Apartments
Entrance facade



Apartments

Interior view of the ground floor



Penthouse

View of the living spaces



L'Écho des Champs – Apartments Ground floor plan

Ground floor - 3 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20.0
3. Kitchen	20.0
4. Laundry	5.2
5. Master bedroom	15.7
6. Master bathroom	6.9
7. Bedroom 2	13.5
8. Bedroom 3	12.6
9. Bathroom	5.7
10. Corridor	8.7
11. Veranda	33.8
Total	147.2

Ground floor - 2 bedrooms	
External Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Master terrace	5.9
14. Terrace 2	4.8
15. Terrace 3	8.1

Gross external area
190 m²



Ground floor - 2 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20.0
3. Kitchen	20.0
4. Laundry	5.6
5. Bedroom 2	14.2
6. Master bedroom	16.2
7. Master bathroom	6.7
8. Master dressing	4.3
9. Bathroom 2	5.0
10. Corridor	4.2
11. Veranda	33.8
Total	135.2

Ground floor - 2 bedrooms	
External Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Terrace 2	7.9
14. Master terrace	6.6

Gross external area
174 m²

L'Écho des Champs – Apartments First floor plan

First floor - 3 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20
3. Kitchen	20
4. Laundry	5.2
5. Master bedroom	15.7
6. Master bathroom	6.9
7. Bedroom 2	13.5
8. Bedroom 3	12.6
9. Bathroom	5.7
10. Corridor	8.7
11. Veranda	30.4
Total	143.79

First floor - 2 bedrooms	
External Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Master terrace	5.1
14. Terrace 2	4.4
15. Terrace 3	6.2

Gross External Area

191 m²



First floor - 3 bedrooms	
Internal Areas	Net Internal Area (m ²)
1. Entrance lobby	4.7
2. Living	20.0
3. Kitchen	20.0
4. Laundry	5.6
5. Bedroom 2	14.2
6. Master bedroom	16.2
7. Master bathroom	6.7
8. Master dressing	4.3
9. Bathroom 2	5.0
10. Corridor	4.2
11. Veranda	30.4
Total	131.7

First floor - 2 bedrooms	
Internal Areas	Net Internal Area (m ²)
12. Entrance	3.6
13. Terrace 2	6.3
14. Master terrace	6.3

Gross External Area

175 m²

L'Écho des Champs – Penthouses Penthouse plan

PENTHOUSE	
Internal Areas	Net Internal Area (m ²)
1. Hall	9.5
2. Dining	24.8
3. Living	24.4
4. Kitchen	14.3
5. Laundry	5.1
6. Corridor	14.3
7. Master bedroom (with dressing)	30.5
8. Master bathroom	5.8
9. Master WC	1.8
10. Bedroom 2	14.2
11. Bathroom 2	5.1
12. Bedroom 3	15.6
13. Bathroom 3	6.4
14. Guest WC	3.1
15. Lift	2.9
16. Veranda	54.5
Total (including lift)	232.9

PENTHOUSE	
External Areas	Net Internal Area (m ²)
17. Laundry terrace	26.1
18. Master terrace	30.2
19. Terrace 3	6.3
20. Terrace 2	6.3
21. Pool	12.1
22. Entrance	5.6



Gross External Area
299 m²



31 serviced land of 965 to 1,519 m²



Architectural and landscape guidelines apply

L'Écho des Champs

Serviced land

Invest in a superb serviced plot ranging from 965 to 1,519m² at Anahita Beau Champ and design your dream villa close to all the estate's amenities.

Choose your own team of consultants and contractors, and manage your budget to bring your vision to life while adhering to the estate's architectural and landscaping guidelines.

This offer is exclusive to Mauritian citizens who are entitled to a 10-year period to build a property which can be sold on the international market.

As from
Rs 7.9 M

L'Écho des Champs

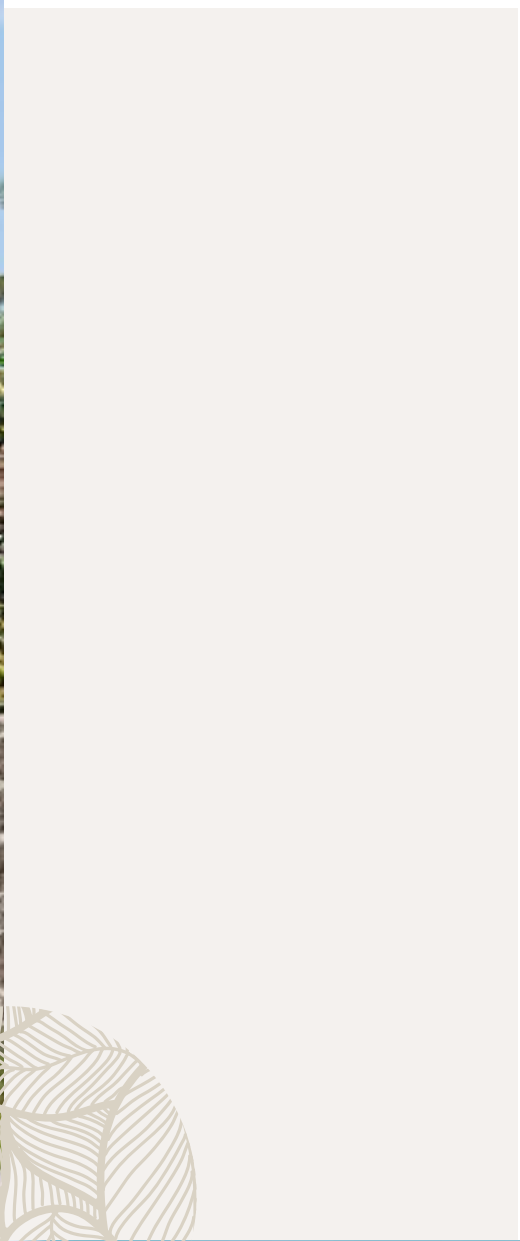
Serviced land

Reserved ●



Serviced plot	Surface area (m ²)
C2	1,094
C3	1,081
C4	1,000
C5	1,203
C6	1,167
C7	997
C8	1,138
C9	1,184
C12	1,071
C13	1,111
C14	1,106
C15	1,124
C16	1,255
C17	1,259
C18	1,248
C19	1,273

Serviced plot	Surface area (m ²)
C20	1,294
C21	1,293
C22	1,076
C23	1,078
C28	1,058
C29	1,031
C30	1,033
C31	1,062
C32	1,128
C33	1,133
C34	1,131
C35	1,161
C36	1,519
C37	999
C38	965



Organic road *designs*

The roads at Anahita Beau Champ have been thoughtfully designed to align with the site and project philosophy as well as to prioritise the residents' safety and minimise vehicular disruptions. Aesthetically pleasing and adorned with lush greenery, the roads provide equal space for vehicles, cyclists and pedestrians, while embodying an authentic rural character.



Our project



The East, an everlasting place to grow

The authentic character of Mauritius' Eastern region offers a serene living environment contributing to the well-being of its inhabitants.

From long stretches of beach to the largest lagoon of the country, home to various islets including the famous Île aux Cerfs, as well as rivers and waterfalls like Grande Rivière Sud-Est, forests and mountains... the East boasts the best Mauritius has to offer! In addition to its breath-taking sunrises and ubiquitous nature, a selection of gastronomic, sporting and leisure experiences, reinforce the charm of this beautiful region.

A concious project

Alteo's real estate cluster aims to develop its land assets in an integrated and coherent manner, with the objective of creating value and promoting well-being.

This vision places nature and people at the forefront of the project and is based on three pillars:

SmartEst

Creating a sustainable lifestyle featuring productive landscape benefiting those living, working or visiting the East coast.

GreenEst

Preserving and regenerating the estate's authentic rural character using green energy and rehabilitating heritage buildings.

HealthiEst

Creating active and healthy infused lifestyles close to nature and promoting social interactions.





Productive landscapes

The agricultural landscape is a central feature of the project, occupying 5 hectares along a creek and embracing the principles of smart agriculture. The result is an abundance of local fruits, vegetables, aromatic plants, and flowers, available all year round, which is possible through careful planning and soil work.

A back-to-the-roots approach to daily activities promoting well-being which is at the core of the project's philosophy.

Rehabilitated historical heritage

Anahita Beau Champ's rich past and historical sites, give the place character and a unique soul. The past, serving the present...

The old molasses tanks

Zeste, café, restaurant, deli

Indulge in a warm cup of coffee and savour deliciously healthy recipes made with locally sourced ingredients, or purchase fresh fruits and vegetables harvested from the estate's orchards. Set in the renovated old molasses tanks, Zeste is the perfect spot to socialise at Anahita Beau Champ!

Zeste, the pool

Nestled among the coconut trees like a natural oasis in the heart of lush nature, just a few meters away from the restaurant, the pool is ideal to take a refreshing dip and soak up the beautiful surroundings.

The old sugar factory

Brimming with new life, the historic building is transformed into 'The Factory' – a vibrant hub where you can shop, work out, admire art, attend conferences, or simply spend quality time with your friends, family and neighbours.

A great illustration of rehabilitation of the site's historical heritage!

A sustainable development

Our objectives

The planning and philosophy of Anahita Beau Champ are based on the United Nations' Sustainable Development Goals, which have inspired the three main pillars of the project's strategy: "SmartEst, HealthiEst, GreenEst".

Our group also commits to implementing and using renewable energy to promote an eco-friendly future.

SmartEst

- Smart agriculture and productive landscape
- Adaptive reuse
- Economic opportunity: innovation park, working farm, business & commerce, tourism
- Smart agriculture
- Electric mobility



HealthiEst

- Mixed use neighbourhoods
- Quality interconnected open spaces
- Walkable and bikeable streets and spaces
- Sport and wellness
- Healthy food production



GreenEst

- Passive design, energy efficiency and renewable energy
- Water efficiency and conservation
- Wastewater treatment and rainwater harvesting
- Sustainable flood avoidance
- Waste sorting and recycling
- Preservation and enhancement of green capital
- Promotion of productive, native and adapted plants



Well Community

In order to strengthen its commitment to providing a healthy living environment, Anahita Beau Champ is in process of obtaining a WELL Community certification.

The focus of this certification is entirely on the health and comfort of residents, achieved by optimising the design of spaces in terms of air quality, nutrition, physical activity, sleep cycle, wellness, and productivity.



Air

Water

Light



Nourishment

Movement

Thermal Comfort



Sound

Materials

Mind



Community

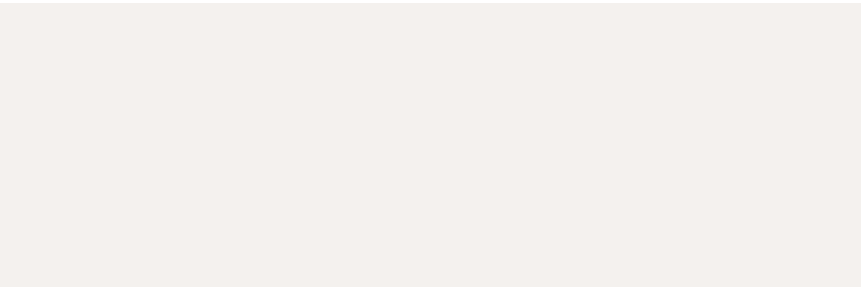


Anahita Mauritius, *a unique destination*

Anahita Mauritius offers a unique living experience by combining the best of seaside and nature with two distinct estates.

Anahita Golf Resort provides access to multiple leisure activities right by a stunning lagoon with a mesmerizing range of blue hues. Residents and hotel guests can enjoy an internationally acclaimed golf course designed by Ernie Els, a pristine beach on Île aux Cerfs, and an enticing selection of culinary experiences, providing a never-ending holiday experience since its launch nearly fifteen years ago.

At Anahita Beau Champ, the beautiful green shades of Mauritian vegetation blend harmoniously with the old buildings' dark stones, creating a rural character throughout the site. A place fostering family life and well-being, where every aspect is designed to offer a serene lifestyle!





Why live and invest in *Anahita Beau Champ?*

Live

- within a controlled and healthy environment
- near two exceptional golf courses
- close to the island's largest lagoon

Enjoy

- shops and office spaces
- a sports centre
- restaurants
- a beach & boat club
- a school

Get

- your residence permit
- the opportunity to resell your property on the international market
- discounts on a variety of services and activities across the estate





Our *partners*

- * Masterplan & development: **Alteo**
- * Architect: **BC Architect**
- * Landscape Architect: **Mooneeram Landscape Architects**
- * Sustainability Consultant: **SALT Consultancy**
- * Civil Engineer: **Arup**
- * MEP Engineer: **DigiConsult**
- * Structural Engineer: **Daniel Wong Chung Co Ltd**
- * Quantity Surveyor: **V. D'Unienville & Associates**



Anahita Mauritius

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Disclaimer | October 2023

1. Non-binding document.
2. Artist's concepts. All photos and illustrations are a representation of the Seller/Developer's plans. These are, however, subject to change.
3. The services and facilities offered at Anahita Beau Champ are subject to change.
4. Indicative prices which may vary depending on exchange rates.