

ANAHITA



BEAU CHAMP

L'Écho des Champs
Residential offer

Our Apartments

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
9	Palm Alley
10	L'Echo des Champs residential neighbourhood
11	Future residential developments
12	Boat parking
13	Beach & Boat Club
14	Grande Rivière Sud-Est waterfall
15	Mixed used area
16	Future developments
17	Beau Champ village
18	Sports and leisure area



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

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



L'Écho des Champs – Apartments
Ground floor plan

Ground floor - 3 bedrooms		
Internal Areas		Net Internal Area (m²)
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 (m²)
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 (m²)
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 (m²)
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 (m²)
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 (m²)
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 (m²)
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 (m²)
12. Entrance	3.6
13. Terrace 2	6.3
14. Master terrace	6.3

Gross External Area

175 m²



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*

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.

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.





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

Beau Champ, Mauritius

T: +230 402 2246

E: info@anahitamauritius.com

W: www.anahitamauritius.com

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.