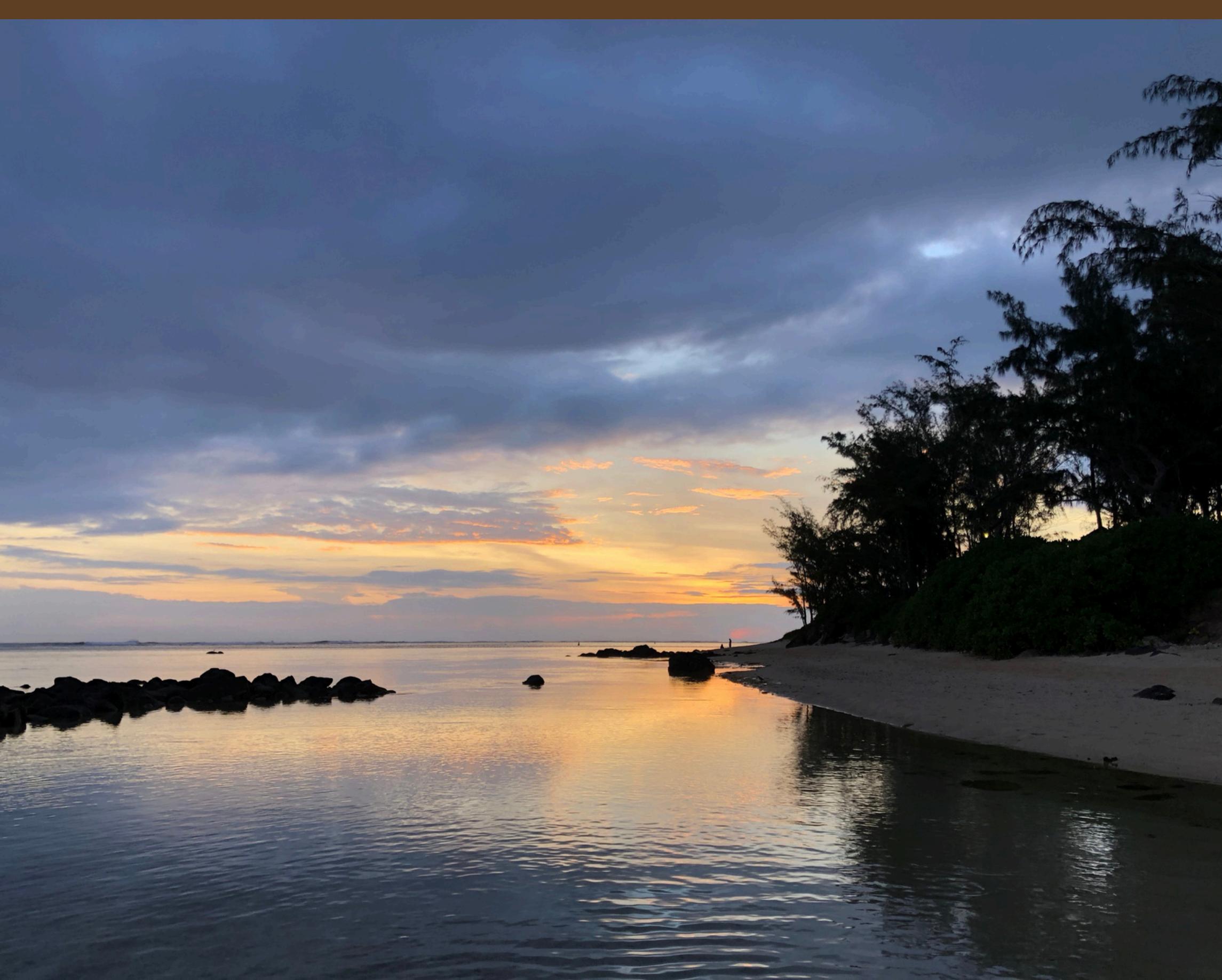


MAURITIUS PROPERTY CATALOGUE



INVEST • BUY SECOND HOME
• RETIRE ABROAD • SPEND FAMILY HOLIDAY

Cat. no. 15/11/2025

How to Use the Kalmex Invest Catalogue?

To make navigating our catalogue easier, we have prepared a detailed guide presented in a logical sequence – from the most important principles to practical details.

Offers within a given region are presented from the lowest-priced to the highest-priced, making it simple to compare available investment opportunities.

Reference Numbers:

Example: #7XYZO INV

- Each property is identified by a reference number, which is our internal code. It consists of:
 - # followed by 3/4 letters (offer code),
 - "O" means the offer is off-plan
 - "INV" indicates an investment offer

How We Work With a Selected Offer:

When you are interested in a specific property, simply provide us with its reference number.

Next steps:

1. We arrange an informational meeting,
2. During the meeting, you can clarify all doubts and ask detailed questions.
- 3.Upon request, we organise a site visit and property presentation – either with our participation or directly with the developer/ agency.

Purchase Process & Financing:

- Each developer provides their own payment plan, negotiated individually during the purchase process.
- In Spain, selected offers allow you to obtain a mortgage loan directly in Spain.
- For each country we prepare informational brochures explaining the purchasing process (steps, taxes, fees, regulations), so you feel secure and well-informed.
- Please note: the catalogue has an illustrative character – once you select an offer, we will provide you with a complete package of detailed materials (floor plans, schedules, payment plans, contracts).

Contact

Do you have questions or wish to discuss an offer? Contact us directly:

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- E-mail: office@kalmexinvest.com
- Facebook / Messenger: Kalmex Invest



WE MAKE YOUR
PLANS COME TRUE:



MAURITIUS



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Mauritius – The Jewel of the Indian Ocean

Mauritius, a tropical island nation located off the southeastern coast of Africa, is rapidly gaining global attention as a premier destination for real estate investment and luxury tourism. With political stability, a well-regulated economy, and attractive residency-by-investment schemes, Mauritius provides a secure and high-growth environment for international property buyers. The island's coastline is evolving with modern villa developments, branded resorts, and beachfront residences, offering a blend of lifestyle appeal and capital growth potential. Backed by strong governance, expanding infrastructure, and tax incentives, Mauritius continues to attract savvy investors from Europe, Asia, and the Middle East.

Tourism and Lifestyle

Mauritius captivates with its crystal-clear lagoons, white-sand beaches, and world-class golf courses — all set against a backdrop of volcanic mountains and lush nature reserves. Its multicultural heritage, combining Indian, French, Creole, Chinese, and African influences, adds to the island's vibrant charm. Known for its five-star hospitality, marine activities, and year-round tropical climate, Mauritius is a top destination for both high-end tourism and wellness-oriented living.

Why Invest

Investing in Mauritius means tapping into a secure and fast-growing market with strong rental yields, a favorable tax regime, and a limited supply of prime real estate. With a robust legal framework, no capital gains tax, and access to international schools, healthcare, and connectivity, the island is ideal for both lifestyle buyers and income-focused investors. As more luxury developments launch and global interest rises, Mauritius stands out as one of the Indian Ocean's most lucrative and liveable investment destinations.



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ID: #1RamO inv

SUNSET WALK RESIDENCE - Green Creek, Flic en Flac, Mauritius



Sunset Walk Residence redefines modern coastal living on the western shores of Mauritius — where contemporary design meets island tranquility.

Located in the highly desirable Flic en Flac area, the project stands within Green Creek, the final and most refined phase of this exclusive residential community by Ramiah Group (Robin Ramiah Properties).

Discover 39 elegant apartments, meticulously designed to balance luxury, comfort, and functionality. From spacious ground-floor retreats to panoramic rooftop havens — every unit offers uninterrupted views, abundant light, and exceptional quality finishes.

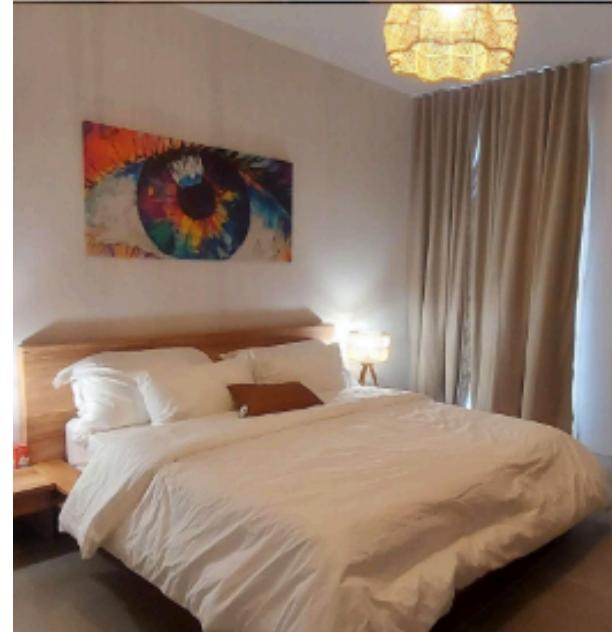
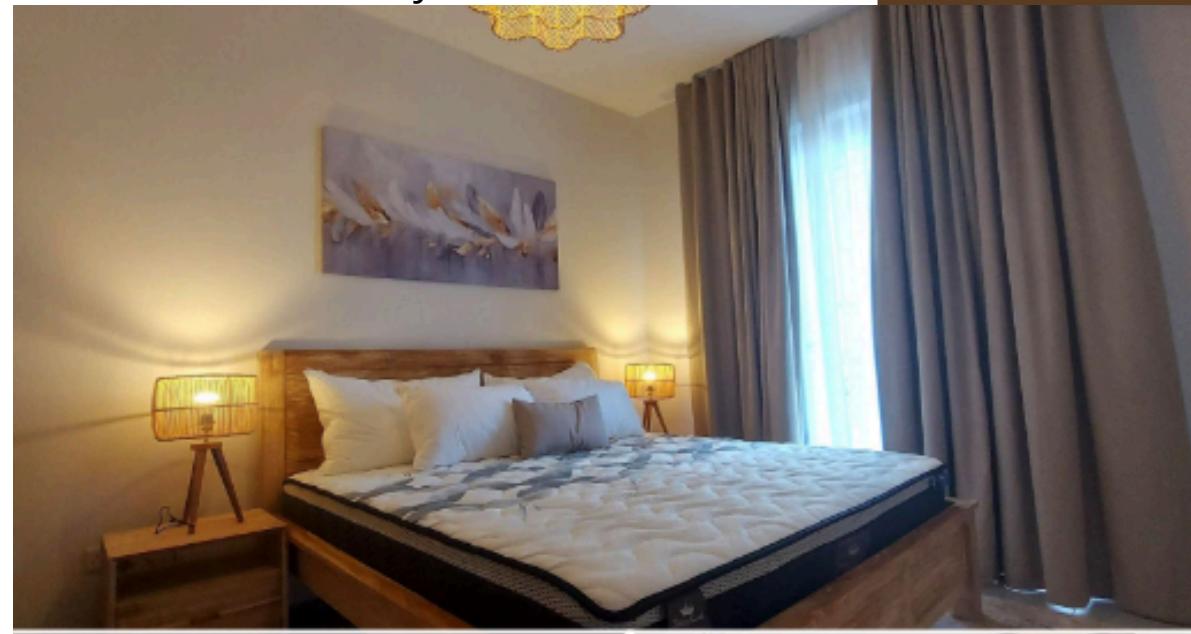
Sunset Walk Residence embraces elegant minimalism and refined details:

- Adaptable spaces – choose from garden apartments, elevated sanctuaries, or rooftop penthouses
- High-grade materials ensuring durability and timeless charm
- Contemporary interiors combining sophistication, warmth, and functionality

Price
\$185, 000

Top 3 Reasons to buy

1. Prime West Coast Location
Residents enjoy proximity to beaches, restaurants, cafés, and all modern conveniences — while benefiting from year-round tourism demand ensuring strong rental returns.
2. Sunset Walk provides both passive income and capital growth potential.
3. Modern, Fully Serviced Lifestyle Community, featuring pools, landscaped gardens, and full property management services. Whether for personal use or as a holiday rental.





Project Overview

Les Mélèanes offers a rare opportunity to invest in one of Mauritius's most sought-after coastal communities — the Azuri Ocean & Golf Village.

Designed for modern living, strong returns, and long-term value, this residential enclave blends contemporary design, resort-style comfort, and everyday convenience.

Surrounded by palm trees, lagoons, and golf greens, Les Mélèanes provides the perfect balance between a tranquil seaside lifestyle and a vibrant community atmosphere.

Residents of Les Mélèanes enjoy full access to the Azuri Village — a lively and established coastal hub offering:

- The Nine – Azuri Golf
- Azuri Nautical Club
- Café Gioia & Village Lifestyle



ID: ##2AZU inv

LES MÉLÉANES — AZURI VILLAGE, MAURITIUS

Price
\$180, 000+

Top 3 Reasons to Buy at Les Mélèanes

1. Prime Coastal Investment

Positioned within Mauritius's most successful mixed-use resort, Les Mélèanes combines modern comfort with exceptional value growth potential.

2. Proven Rental Demand

Located minutes from the ocean and part of a fully functional Smart City, it guarantees consistent short- and long-term rental occupancy.

3. Lifestyle with Long-Term Value

From golf and water sports to fine dining and leisure, Les Mélèanes delivers a balanced lifestyle — a home, a holiday, and an investment in one.



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ID: #1AZU inv

CELIMAR — AZURI OCEAN & GOLF VILLAGE, MAURITIUS

Project Overview

Celimar is the newest residential jewel of Azuri Ocean & Golf Village, one of the most prestigious coastal communities on Mauritius's north-east coast.

Positioned between turquoise lagoons and lush tropical gardens, Celimar embodies the essence of modern island luxury — a seamless balance between sophistication, nature, and serenity. From garden-level apartments and tropical-view residences to private villas and sky penthouses, each home at Celimar is crafted to offer exclusivity, privacy, and refined comfort — ideal for both permanent living and investment. Celimar's masterplan celebrates the natural topography of Mauritius, combining contemporary design with lush tropical landscapes.

Residents are surrounded by mangroves, hanging gardens, and courtyards — all blending into an idyllic architectural setting.



Price
\$480, 000

Top 3 Reasons to buy

1. Prime Beachfront Living in a Prestigious Community
2. Strong Investment Value with Foreign Ownership Rights
3. Spacious residences with private pools, golf access, and panoramic ocean views ensure a refined island lifestyle — ideal for both full-time living and premium holiday rental.



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