

## Top team assembled for \$200m Mauritius property scheme

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ENL Property, part of the ENL group based in Mauritius, together with Investec (Mauritius) Bank is developing a \$200-million project in the Black River area on the south-west coast of Mauritius.

The three-year La Balise Marina project is an integrated resort scheme (IRS) set on 15 ha land offers 118 residences and duplexes, each with a private berth with direct boat access to the ocean.

La Balise Marina has sourced a team of renowned consultants, bringing together the best resources and skills to implement the project. These include Boogertman & Partners (South Africa) – architects, Architects Studio (Mauritius) – architects, ArupSigma (Mauritius) – civil engineering and structural consultants, WSP (South Africa) – hydrology and flow consultants, WSP (Mauritius) – mechanical and electrical consultants, DSGN (South Africa) – interior architects and designers, BKTm (South Africa) and D&A (Mauritius) – quantity surveyors.

“We have divided the project into three different phases, of which the enablement phase has begun. General Construction Company, one of the biggest local construction companies, has been appointed for this phase. They will start by doing the site clearance, removal of topsoil and excavation of basin areas. Material excavated from the basin areas will be used to raise the site to a level from where we will be able to do piling for all the units,” says ENL Property projects manager **Johan Smit**.

He adds that when the project was launched, there was a lot of interest, which later slowed down because of the global meltdown.

“It is starting to pick up again over the last month and we have received enquiries from a significant number of interested people from South Africa.”

La Balise Marina is looking for people who have financial savvy and are always looking for ways to consolidate their wealth; who have worked hard and are now enjoying the fruits of their labour; and people who are strongly influenced by the family lifestyle; and those who seek a sense of balance, perspective and renewal that comes from being closely in touch with nature and the marine environment, which is in direct contrast to their daily habitat.

Initiatives include the IRS, which offers foreign buyers of luxury, freehold-title residential property over \$500 000 permanent residency.

Buyers from certain countries may be required to obtain the approval of the appropriate authorities in their countries of residence before being able to buy a villa at La Balise or expatriate funds for such purposes.

WSP group director **Mike Summers** says that the developers have incorporated government’s drive for efficient systems by using solar water heating systems.

“We have installed energy management systems that control energy consumption and the tenants will be able to monitor the energy that they are using. We are also looking at using recycled water for irrigation purposes. There is a sustainable approach to conserving water and electricity,” notes Summers.

ENL Property CEO **Gilbert Espitalier-Noel** concedes that one of the challenges is that the project is being built near an ocean, which gave rise to a lot of sensitive environmental issues.

“The consultant and engineers had to devise [ways] of implementing the development with minimal disturbance to the existing environment, which they did efficiently. The second challenge was for the project to materialise, in terms of selling the units throughout the world, in spite of the difficult economic times,” affirms Espitalier-Noel.

He notes that the company is also developing a shopping mall and a number of residential units, which will be launched at the end of the year.