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## Start of works at La Balise

Site enablement works have begun at La Balise Marina in Black River, Mauritius. The 15ha development will incorporate 118 residential units comprising two- to three-bedroom canal duplexes, and villas with their own mooring. Duplexes will start from 135m<sup>2</sup>, while villas will start from 300m<sup>2</sup>. The development will include an Island Grace hotel, gym, spa, tennis court, concierge facilities, boathouses, restaurants and a shopping centre. The marina will accommodate up to 130 vessels with berth capacity of up to 15m. Development manager

ENL Property Group has sourced a team of consultants for the project, including architects Boogertman & Partners (Mauritius). La Balise is the only IRS development to offer foreign buyers luxury freehold property on the water's edge. Prices for duplexes range from US\$700,000 to US\$1.6-million and standalone villas range from US\$2.1-million to US\$2.8-million. The development is being promoted by Investec Bank (Mauritius). **ENL**, +230 213 3800, [www.enl.mu](http://www.enl.mu); **Investec**, +230 207 4000, [www.investec.com](http://www.investec.com); **La Balise Marina**, +27 (0)11 234 0963, [www.labalisemarina.com](http://www.labalisemarina.com)



Photo: Andrie Flore

## Island passion

A recently concluded brokerage agreement between Gail Gavril International and Zil Pasyon has allowed the Cape Town-based firm to extend its Indian Ocean Islands portfolio, offering clients a comprehensive cross-section of property investment alternatives that encompass anything from a hotel apartment to an existing mainland mansion, vacant plot, celebrity retreat or an entire island. With extensive experience

in the Seychellois, Mauritian, Mozambican and Tanzanian markets, Gail Gavril International brokers can provide objective, balanced advice, as well as options tailored to clients' personal investment needs. The latest addition to the firm's portfolio, Zil Pasyon (Island of Passion) is situated on the dream island Felicité off the Mahé mainland. This luxury development offers 11 signature three- to five-bedroom properties ranging in size from 390m<sup>2</sup> to over 950m<sup>2</sup>. All the

properties are nestled in secluded alcoves among indigenous plant species and crystalline waters, and are on stands that have been carefully handpicked by London-based architect, Richard Hywel Evans. Scheduled opening is July 2010, and prices range from R65-million with leasehold or rental pool ownership options. Including water sports, restaurants, helicopter transport and the opportunity to invest in a luxury Sunseeker yacht ownership scheme, Zil Pasyon promises complete exclusivity and a truly spectacular lifestyle opportunity. +27 (0)21 433 2472, [www.gailgavril.com](http://www.gailgavril.com)



Photo: Andrie Flore



## Mauritian mixed-use developments

Mixed-use projects in Mauritius are attracting lots of interest from South African retail investors who are entering into joint ventures (JVs) with local property developers. The Mauritian retail market is a high-potential area as demonstrated by the growing number of high-net-worth, highly mobile non-residents willing to invest in luxury residential properties under the integrated Real Estate Scheme (IRS) and the free-trade scheme (FTS) and by the increase in wealthy tourists. There are currently five projects with a total development budget of US\$1 billion. Two separate projects by Four Seasons and ENL will dramatically change the neighbourhoods of the Caudry and Ebene, and have received

primary approval from local authorities. Four Seasons is a partnership between a Mauritian investor and Four Seasons from SA, incorporating the development of a balanced mix of shopping spaces, commercial facilities, leisure amenities and residential properties. Construction will commence in the new financial year. The ENL project at Bagatelle is a large mixed-use development comprising retail, commercial and office buildings, hotels, schools and residential properties. The project is a partnership between the ENL Group and South African developers Atterbury Property Group. The JV is set to become one of the biggest projects on the island. +230 213 3800, [www.enl.mu](http://www.enl.mu)



## UK opportunities

According to Ingrid Katz, director of Shorevest Property Wealth Managers, the most significant property evolution in the South West of London over the past 20 years has been in Clapham. The vibrant social scene and nightlife has encouraged a large number of excellent bars, restaurants, cinemas and shops to spring up across the borough, and residents need never leave. Clapham One is a new landmark project located on Clapham High Street and boasts an array of exciting benefits, including a new state-of-the-art leisure centre, library, doctors' rooms and, most importantly, some of the best upmarket residential accommodation. Construction is set to be complete by the end of next year. Clapham One will offer one- and two-bedroom apartments with views over London. Prices start at £275,000. With 88ha of grassland known as Clapham Common just 500m down the road, a choice of two underground stations, one overland station and bus services within walking distance, one would be hard-pressed to find a better investment. UK property is a vital component in the investment market. Savvy investors are seizing the moment to cash in on these valuable assets. +27 (0)11 283 0006, [www.shorevest.com](http://www.shorevest.com)