



Artist's impression (CGI)

PROPERTY DEVELOPMENT SCHEME · OPEN TO FOREIGN BUYERS

Jacaranda *Luxury Villas*

Single-storey villas with private pool, a short walk from the public beach

3 – 5
bedrooms

700 – 1,600 m²
freehold plots (about)

EUR 795,000
from · Phase 3

Eligible for a Permanent Residence Permit for you and your family
Show villa completed — visits or live video tour

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THE CONCEPT

A private villa inside a resort

Phase 3 under construction
Phases 1 and 2 sold out

A gated estate of single-storey villas at Balaclava, near Turtle Bay and next to the Maritim Resort & Spa. Each villa has 3 to 5 bedrooms, a private pool, a kiosk and a landscaped garden, about one minute on foot from the public beach.



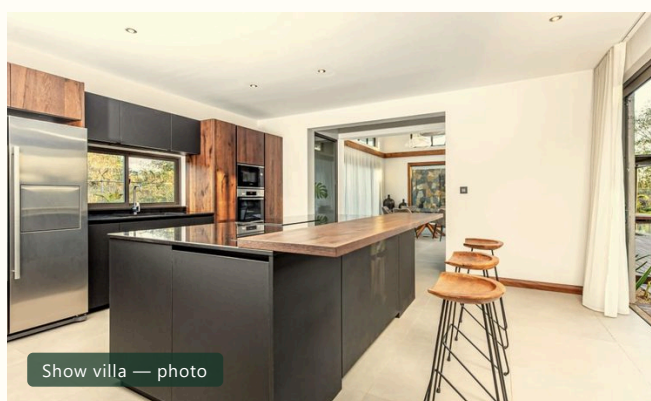
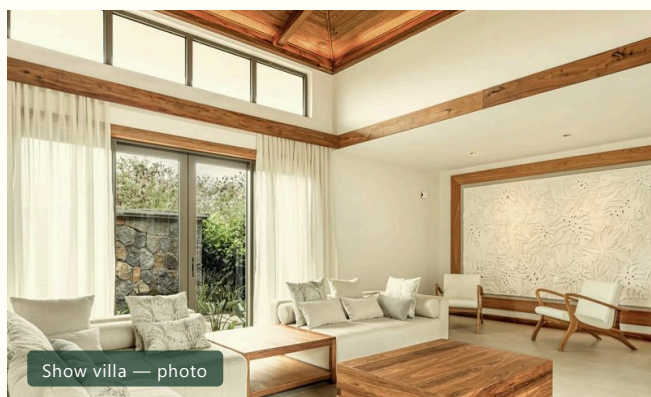
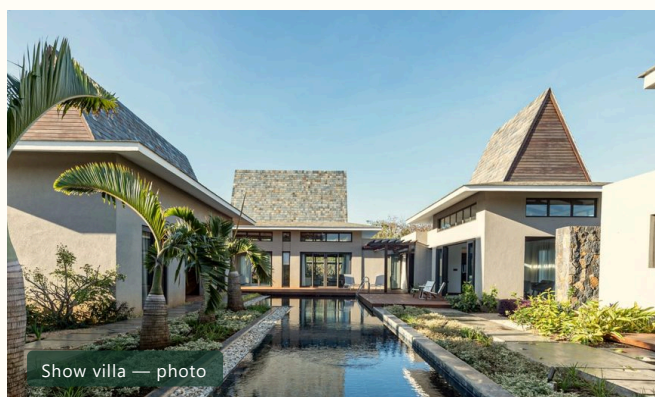
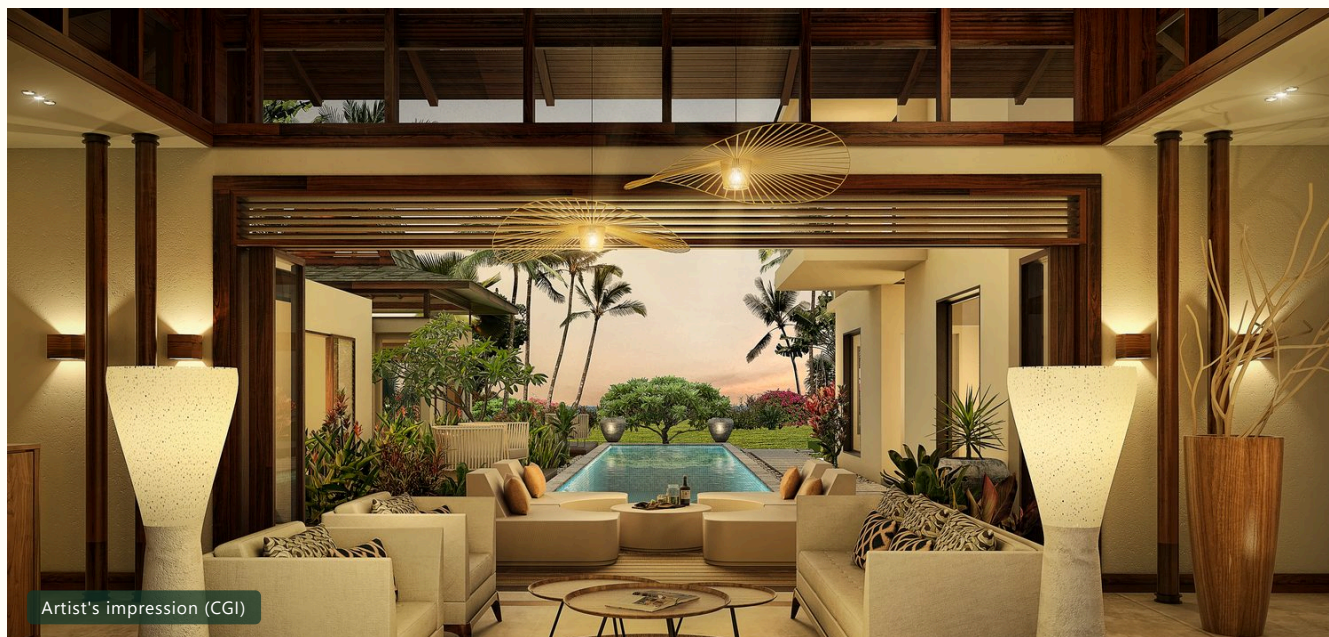
Location	Balaclava, north-west coast
Villas	single storey, 3 to 5 bedrooms
Living space	about 250 to 500 m ²
Freehold plots	about 700 to 1,600 m ²
Price	from EUR 795,000
Title	freehold, in the buyer's name
Scheme	PDS, open to foreign buyers
Delivery	Phase 3 in about 24 months

Resort services

- Homeowners use the services of the 5-star Maritim Resort & Spa
- Restaurant, spa, fitness 24/7, tennis, clubhouse pool
- Concierge and 24/7 security
- Maritim runs a rental management scheme (several schemes)
- Track record: Orchid Villas, Pereybere, delivered 2019, sold out

Inside and out

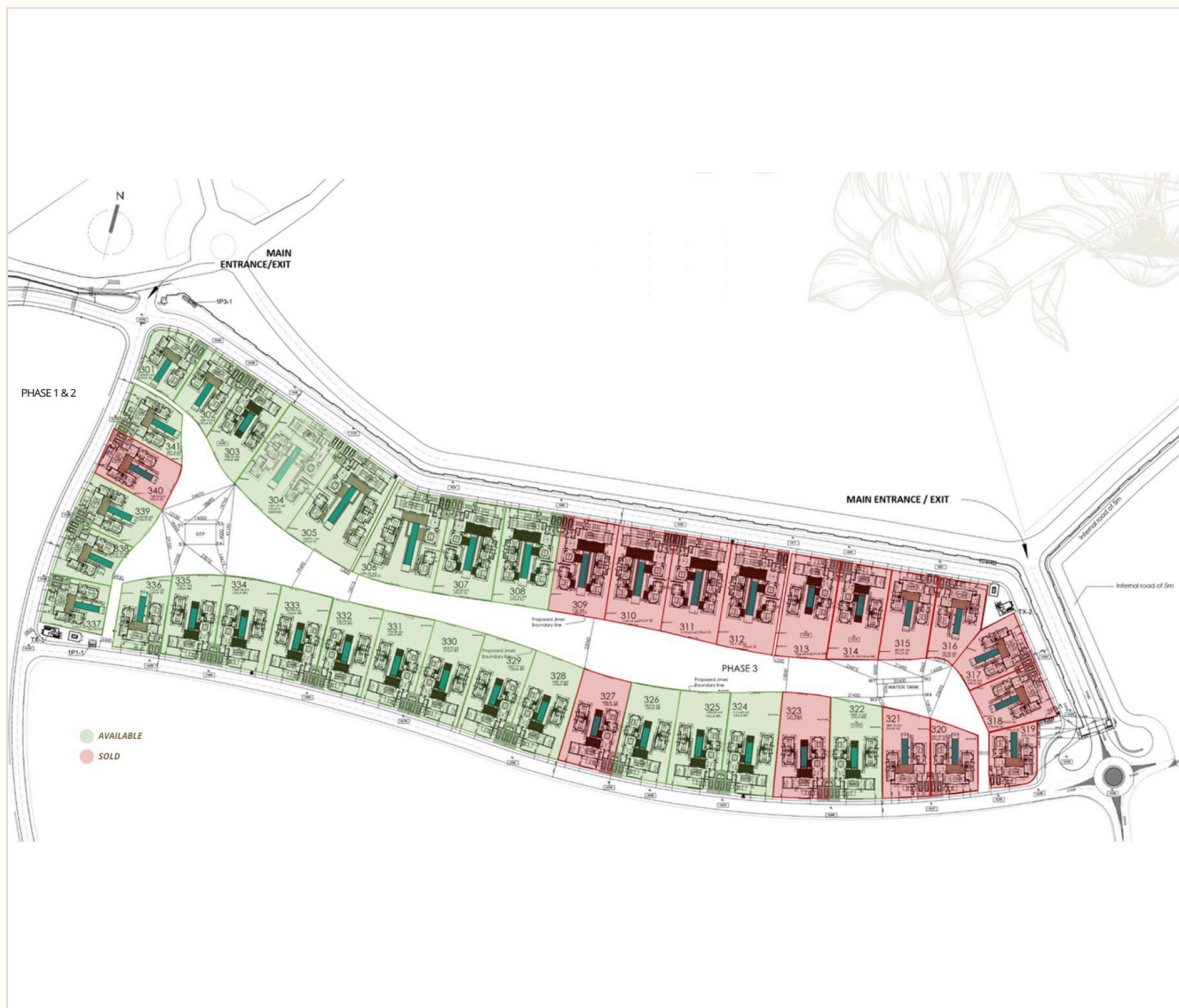
CGIs and photos of the completed show villa



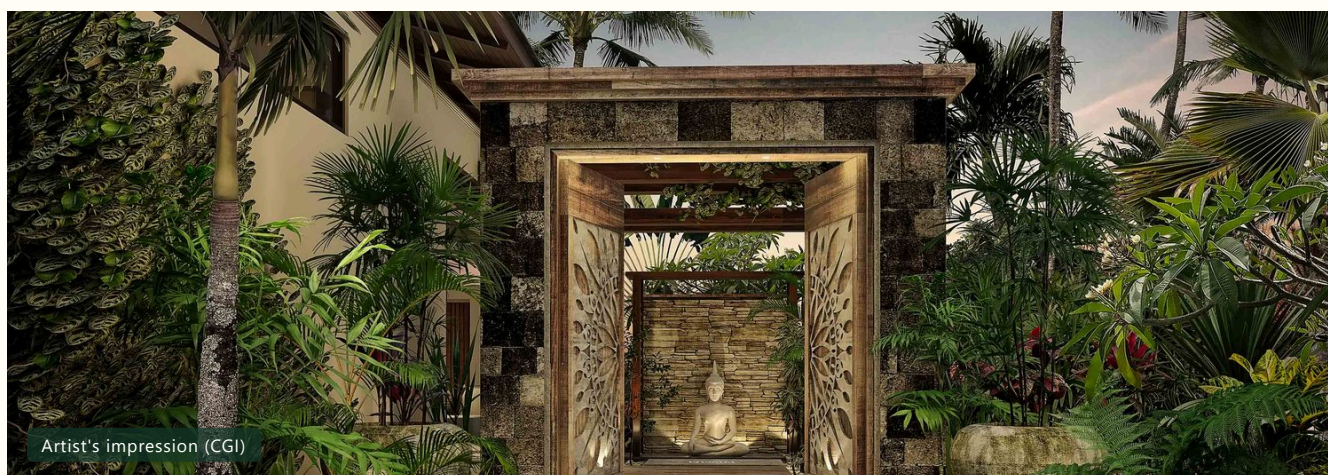
Villa Type G (3 bedrooms): about 153 m² net / 181 m² gross indoors, plus about 109 m² of decks and terraces and a 28 m² pool. Type C (4 bedrooms): living room about 70 m², master bedroom about 31 m². A custom-made villa is possible. Sizes are indicative.

Where the villas are

From the Phase 3 masterplan and price list
valid 1 July – 31 December 2026



Green = available, red = sold on the price list of 1 July 2026. More villas have sold since: every villa number is confirmed by our team before you choose it.



Villas on the price list

Valid 1 July – 31 December 2026
prices exclude registration duty and notary fees

VILLA	TYPE	BEDROOMS	LAND	EUR	VILLA	TYPE	BEDROOMS	LAND	EUR
301	G	3	650.89 m ²	796,201	326	BR	3-4	1,024.96 m ²	975,839
302	G	3	660.70 m ²	797,697	328	BR	3-4	1,046.98 m ²	979,155
303	BR	3-4	934.59 m ²	964,786	329	BR	3-4	1,079.95 m ²	984,139
304	D	4	1,441.86 m ²	1,498,715	330	BR	3-4	1,018.75 m ²	974,885
305	D	4	1,479.17 m ²	1,504,350	331	BR	3-4	978.08 m ²	968,752
306	D	4	1,395.19 m ²	1,491,672	332	BR	3-4	945.55 m ²	963,833
307	C	4	1,130.32 m ²	1,254,430	333	BR	3-4	969.03 m ²	967,387
308	C	4	1,121.46 m ²	1,253,087	334	BR	3-4	1,001.68 m ²	972,307
322	BR	3-4	1,058.16 m ²	980,845	335	BR	3-4	906.63 m ²	957,960
324	BR	3-4	1,114.60 m ²	989,384	336	G	3	714.62 m ²	805,845
325	BR	3-4	1,035.84 m ²	977,486	337	G	3	643.50 m ²	795,096
					338	G	3	647.58 m ²	795,703
					339	G	3	749.99 m ²	811,176
					341	G	3	649.16 m ²	795,941

All other Phase 3 villas (309–321, 323, 327, 340) are sold. The price list is dated 1 July 2026 and more villas have sold since — a villa is only free once our team has confirmed it.

TYPE G · 3 BED

644–750 m² plots · EUR 795,096 to 811,176

TYPE BR · 3-4 BED

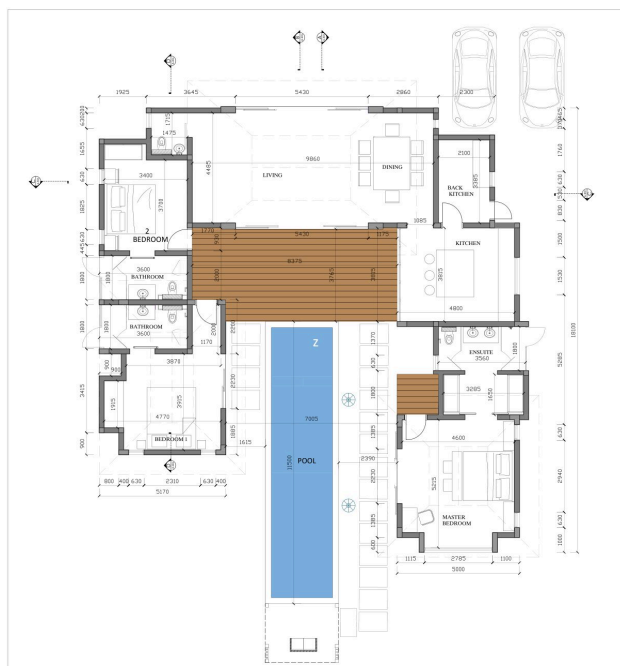
907–1,115 m² plots · EUR 957,960 to 989,384

TYPES C AND D · 4 BED

C about 1,125 m² · EUR 1,253,087 to 1,254,430; D 1,395–1,479 m² · EUR 1,491,672 to 1,504,350

Choose your layout

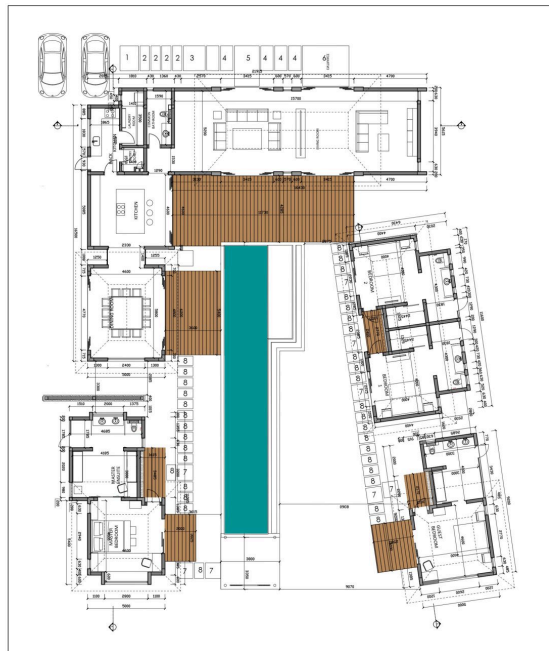
Full floor plans of types G, C, D and BR
come with this brochure



Type G

3 BEDROOMS · PLOT ABOUT 700 M²

Indoors	about 153 m ² net / 181 m ² gross
Decks and terraces	about 109 m ²
Pool	28 m ²
Phase 3 prices	from EUR 795,096



Types C, D and BR

3 TO 5 BEDROOMS · PLOTS ABOUT 900 TO 1,600 M²

Type D	4 or 5 bedrooms, about 473 m ² , plot about 1,600 m ²
Type C	4 bedrooms, living about 70 m ² , master about 31 m ²
Type BR	3-4 bedrooms, sizes on request
Custom-made	a tailor-made villa is possible

LOCATION

Balaclava, the sunny north-west

Near Turtle Bay
next to the Maritim Resort &
Spa

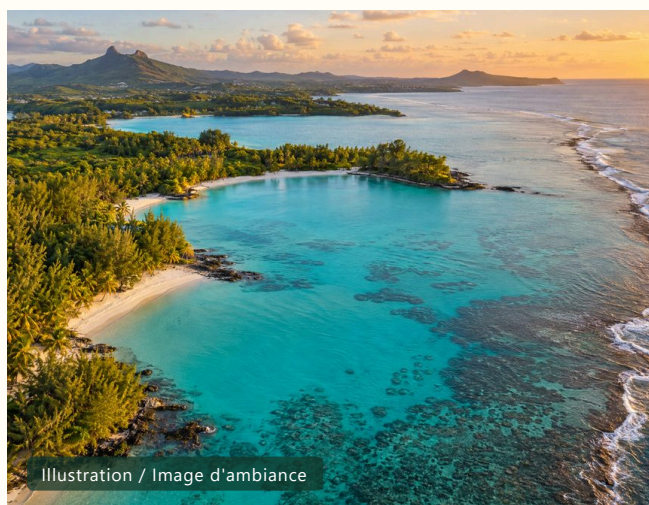
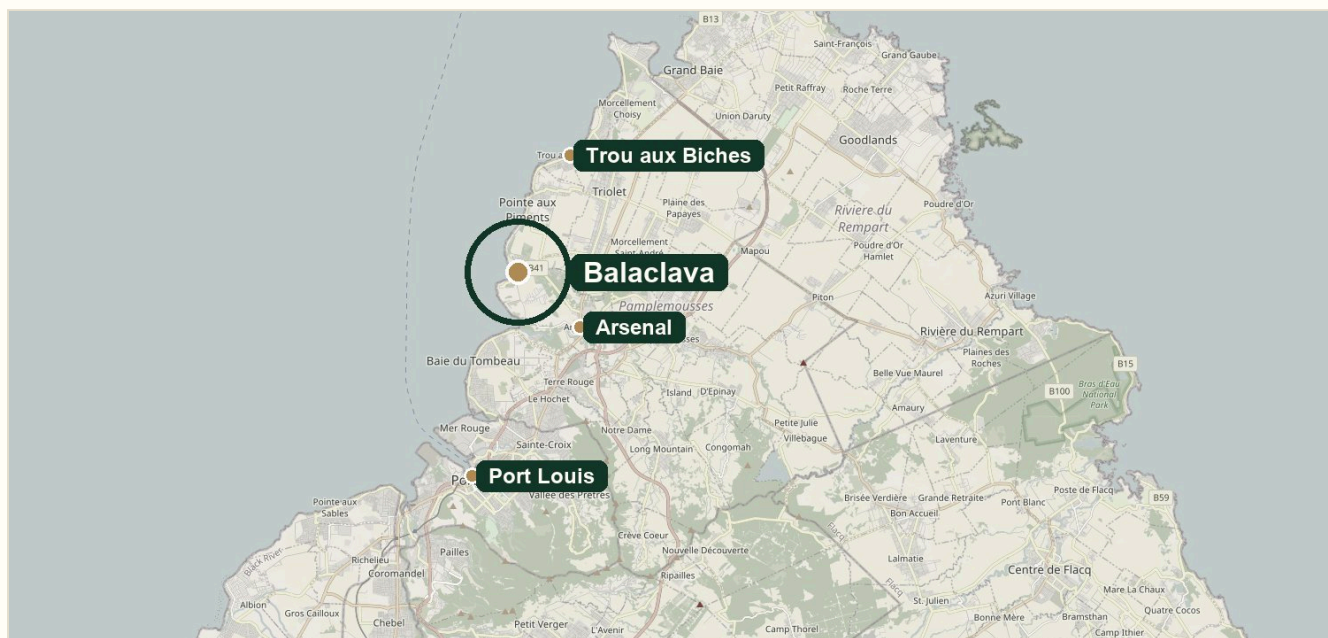


Illustration / Image d'ambiance

Balaclava is on the north-west coast, near Turtle Bay. The estate is next to the Maritim Resort & Spa, about one minute on foot from the public beach.

The exact location is sent with your show-villa visit booking.

FROM JACARANDA

Public beach	about 1 min on foot
Arsenal shops	5 min
Port Louis	15 min
Airport	about 40 min

Golf	1 min
Trou aux Biches	10 min
Grand Baie	15 min
Maritim Resort & Spa	next door



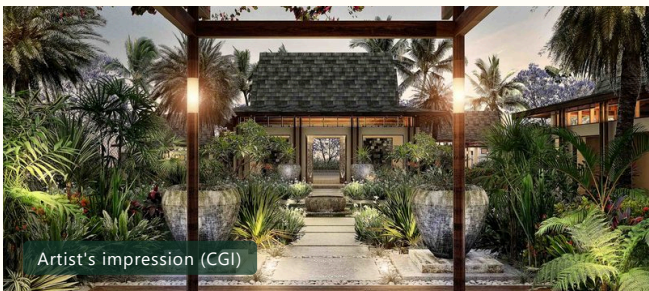
Illustration / Image d'ambiance

LIVE, RENT, RESIDE

Resort living, every day

Buy a freehold villa in your own name under the Property Development Scheme, open to foreign buyers. The purchase makes you eligible for a Permanent Residence Permit for you and your family — and homeowners enjoy the 5-star services of the Maritim Resort & Spa.

Scheme	PDS	Title	freehold
Residence	PR permit eligible	Rental	Maritim management schemes



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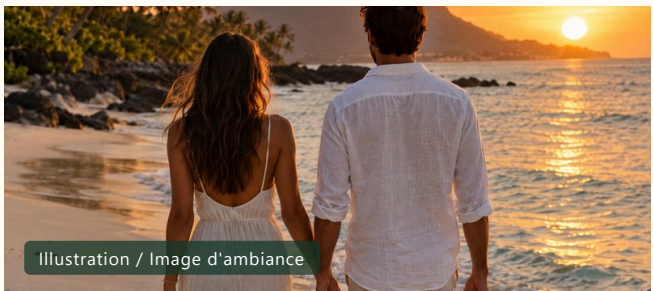


Illustration / Image d'ambiance

NEXT STEPS

From first call to your villa

We guide you through the PDS process

- 1 Tell us what you need**
Your country of residence, budget, number of bedrooms, and whether you want to live, rent or obtain residence — and your timeline.
- 2 Receive the price list and plans**
The Phase 3 price list and the villa floor plans come with this brochure.
- 3 Visit the show villa**
The show villa is completed. Visit it with us, or take a live video tour from abroad. The estate is gated: there is no self-visit.
- 4 Choose your villa**
Our team confirms that the villa you choose is still free.
- 5 Reservation and deed**
Payment terms, notary and reservation process are sent to you by our team with the price list.

Prices

Phase 3 prices are in euros and exclude registration duty and notary fees.

Your agent for Jacaranda Luxury Villas.

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Prices and availability from the Phase 3 price list valid 1 July – 31 December 2026; villas sell continuously and each villa must be confirmed by our team. Sizes are indicative. CGIs are artist's impressions; show-villa photos show the completed show villa. Images marked "Illustration / Image d'ambiance" show the region, not the project. Nothing here is tax, immigration or investment advice. Marketing material, not part of any contract.