



Cap Marina
ILE MAURICE

MARINA
VILLAS



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Cap Marina ...

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E
EVACO
— GROUP —

01

Evaco Group

Luxury real estate developer

Luxury

Real Estate Developer

”

Forward-thinking
design concepts



With 20 years of experience, Evaco Group strives to design the living spaces of tomorrow through forward-thinking design concepts and creative innovation. Our multidisciplinary professionals develop, construct and market a portfolio of high-end properties and commercial real estate.

To date, the group has already successfully completed an important number of projects.



Our Expertise

Through our different subsidiaries, the group is engaged in commercial and business services that operate within different sectors of activities; construction, design, manufacturing, and logistic & procurement services.

Our aim is to optimise every aspect of building design, materials supply, and construction.



Design & Engineering

I.D.E.A. is comprised of designers, engineers and industry experts, that develop integrated design concepts from inception to delivery.



Construction

FairStone, a leading construction company in Mauritius providing the highest and finest quality workmanship.



Manufacturing

FineLine Contracting combines cutting-edge technology with the group's experience in manufacturing to create breath-taking interiors crafted to the highest quality standards.



Procurement, logistic and interior design services

Mereo brings together under one roof procurement, interior design and logistics services.



02

Mauritius

In the heart of the Mascarene archipelago

Mauritius

Island

Located in the heart of the Mascarene archipelago in the Indian Ocean, Mauritius' 330 km beautiful coast is bordered by lagoons and coral reefs.

Only a mere 200 km distance away from "Reunion Island", Mauritius is emblematic for its pristine white sandy beaches and magnificent turquoise lagoons.

Mauritius enjoys a tropical climate with a mild winter (20 to 24 °C) and warm temperatures in summer (28 to 33 °C).



Languages

The official language is English but the majority of the Mauritian population is bilingual and speaks both English and French.

Currency

The currency of Mauritius is the Mauritian Rupee. There are international banks in all major cities to exchange foreign currencies.

Visa

Nationals of the European Union do not require visas for stays of less than six months in Mauritius. The Permanent Residence Permit is a program for foreigners who are looking to buy a residence, stay and work in Mauritius. Open to investors, retirees, professionals, self-employed entrepreneurs and their families. Permanent residency can be obtained by investing a minimum net amount of USD 375 000 or above.

Time Zone

The slight time difference between Mauritius and Europe (Paris +2 hours in summer & +3 hours in winter/GMT + 4) make the island an ideal destination. An added bonus is direct flight access around the world.

INDIAN
OCEAN

Why invest in *Mauritius?*



It is possible for foreigners to acquire properties only within the special residential schemes named PDS (property development scheme)

The benefits of the PDS scheme are:

- Acquisition of a freehold property.
- Persons acquiring a residence at a minimum price of \$ 375000, obtain automatically a permanent residence permit for the whole family
- Sale Off-Plan governed by VEFA contracts ensures the financial bank guarantee for good completion.
- The VEFA contract is a mode of acquisition firmly guided by the law. The French Civil Code is applicable in Mauritius for any property purchased.
- Upon signing the contract and before completion, the purchaser becomes the owner of land and construction in progress.
- Opportunities to resale to foreigners in foreign currency.



03

North of the island

The perfect place to live



Discover all the facilities
in the North of the island

A land of great adventure, the North is one of the most famous coastal regions of the island. The enchanting quality of its emerald waters and its liveliness by day or by night makes it the preferred residence of many Mauritians and foreigners.





Beaches and The North Islands

The region is well known for its beautiful beaches.



“
A special and
unique charm.”

The crystal clear water and the sandy seabed provide the cove with a turquoise colour, and gives to the north beaches a special and unique charm.

Many small islands such as the Coin de Mire, l'île Plate, l'îlot Gabriel ou l'île Ronde, can be visited by boat.



“
Your sea
adventures await.”



Water Sports Activities

- 👉 Cruising
- 👉 Catamaran
- 👉 Speed boat trips
- 👉 Sailing
- 👉 Canoeing
- 👉 Kayaking
- 👉 Water skiing
- 👉 Undersea walk
- 👉 Glass-bottom boat
- 👉 Diving
- 👉 Kite surfing
- 👉 Big-game fishing





Golf

Set in the breath-taking North of the island, find the best 18-hole championship golf courses of the Indian Ocean in Mauritius designed by legendary talents such as Peter Matkovich or Ernie Els.

Gym Club

Gyms with state-of-the-art equipment's and an array of classes.



Health care

Mauritius has a comprehensive healthcare system with modern infrastructures. Moreover, many private health institutions offer competent medical facilities and treatments.

Private medical assistance and general healthcare facilities are available in Grand Baie and its surroundings. Many other professionals and medical experts such as general practitioners, pediatricians, podiatrist, therapist, dermatologist can be found in the region.

Private School

Well-established network of private international schools, from kindergartens to universities, offer diverse educational programs in both English and French.





Restaurants

Representing the Mauritian population, the local food is the result of a cultural melting pot. Highly diversified, the famous creole cuisine uses different spices for its preparation, which makes it rich in colour and flavour. The region proposes a large range of restaurants offering famous Mauritian specialities and international cuisines. Located in Trou aux Biches, at La Plage by Evaco, discover Ko TAO, the authentic Thai restaurant at its finest.

Shopping

With malls, craft markets and local boutiques, the North is considered one of the main shopping destinations of the island.



Nightlife

The North nightlife emerges as the sun sets over Grand Baie and its amazing collection of bars and pubs. Live music or sundowners, there's always something happening in one of the many beach clubs and upscale bars. An open starlit sky with a breezy setting, it's time to unwind with a cocktail in your hand.

Soak in the vibrant vibes of the island and enjoy the best nightlife the North has to offer.



Access In The North

Roads & Public Transport

- ✎ The residence can be easily reached from the airport by the main motorway.
- ✎ 70 km from the airport to the North
- ✎ 44.3 km from the North to Ebene
- ✎ 27 km from the North to the capital, Port-Louis
- ✎ Private international schools are located within 12 km radius from the residence.



04

The project

A unique water village

Cap Malheureux

Fishing village

“

A journey
through the
extraordinary.



Cap Marina is located in one of the most famous regions of Mauritius, Cap Malheureux. This picturesque fishing village is known for the emblematic red-roofed Chapel, Notre Dame Auxiliatrice. The proud fisherman's culture, the striking landscapes and the Coin de Mire as backdrop make this the perfect location for Cap Marina.

Cap Marina is a residential oasis offering sophisticated amenities, tranquil surroundings, and exciting nearby attractions.



Just minutes from the many amenities of Grand Baie, the resort offers the benefits of both retreat and adventure. Bask in the sun, sail the intracoastal waters, shop at world-famous retailers, and explore a unique arts and cultural scene.



Masterplan

The entrance





The canal

Running over 1.5 km, the canal is an eco-friendly concept, exquisitely designed for residents to paddle their kayak through the village.



Premium *Features* & Amenities

✦ Concierge services & golf cart facilities inside the residence.

✦ The beach at only 50m from Cap Marina.

✦ Set your sights on new horizons in pools overlooking the ocean while enjoying the services of the rooftop bar.

✦ State-of-the-art gym.

✦ Boat facilities:

- A pontoon guarantees a steady and well-protected anchorage.
- A comprehensive support service is available.

✦ A unique wellness centre with anti-aging treatments:

- Cellular face & body treatments
- Nutrition
- Anti-aging products
- Skin care

✦ 24-hour security.



05

Shopping village

The perfect place to unwind



Shopping Village

Whether you're looking for the perfect gift, an ultimate gastronomic experience or entertainment, the shopping village is a destination where luxury prevails. From craft markets, a mini supermarket, local boutiques, pharmacy, wellness park, Haute-cuisine restaurants indulge in a distinctive lifestyle.

Appreciate the perfect mix of colours and textures bringing a modern feel. A concept with captivating architecture, designed to create an engaging art of living for the residents.

Rooftop Bar & Restaurants

Overlooking the turquoise ocean, the rooftop bar is the perfect spot to enjoy the stunning sunset and breath-taking view of Coin de Mire.

Unwind in the heated swimming pool while savouring snacks along with cocktails, wine and bubbles to the beat of lounge music.



If anything, you'll want to sample all the different flavours this place has to offer. Other than the rooftop bar, the shopping village also has an array of dining areas, each with its own identity.

Delectable meals that will take the clientele to the four corners of the world local products individually telling a story.





The Outlets

The shopping village was designed to create an exceptional lifestyle. 21 outlets will provide a 360° experience with all necessities; supermarket, local shops, a pharmacy, an ice cream parlour and a wellness centre, amongst others.



Museum

An immersive experience into the history of pirates who were active in Mauritian waters in the eighteenth century. The Pirates Museum, located within the shopping village of Cap Marina, is a voyage of discovery that takes you into the Spice trade in the Indian Ocean where they plied the waves.



During your visit you may also explore the Sheashell museum, home to the Indian Ocean's most treasured collection.





06

*The collection of
Marina villas*

The finest homes

The *Finest* Homes

Cap Marina combines the high-end properties with the highest level of personal service, offering owners and residents an international lifestyle defined by excellence. With a unique portfolio of villas in the North of Mauritius, Evaco Property sets a new benchmark for luxury living. Located in the most prestigious region, the Marina villas are luxurious properties, with state-of-the-art amenities and a level of personal service that is truly bespoke.

Our philosophy is to offer the finest homes and work exclusively with professional architects and designers to create dynamic contemporary interiors with an exceptional sense of detail.



Private pontoon

Overlooking the canal, residents have direct access to their private pontoon.



Lagoon Villa



Lagoon Villa



Lagoon Villa





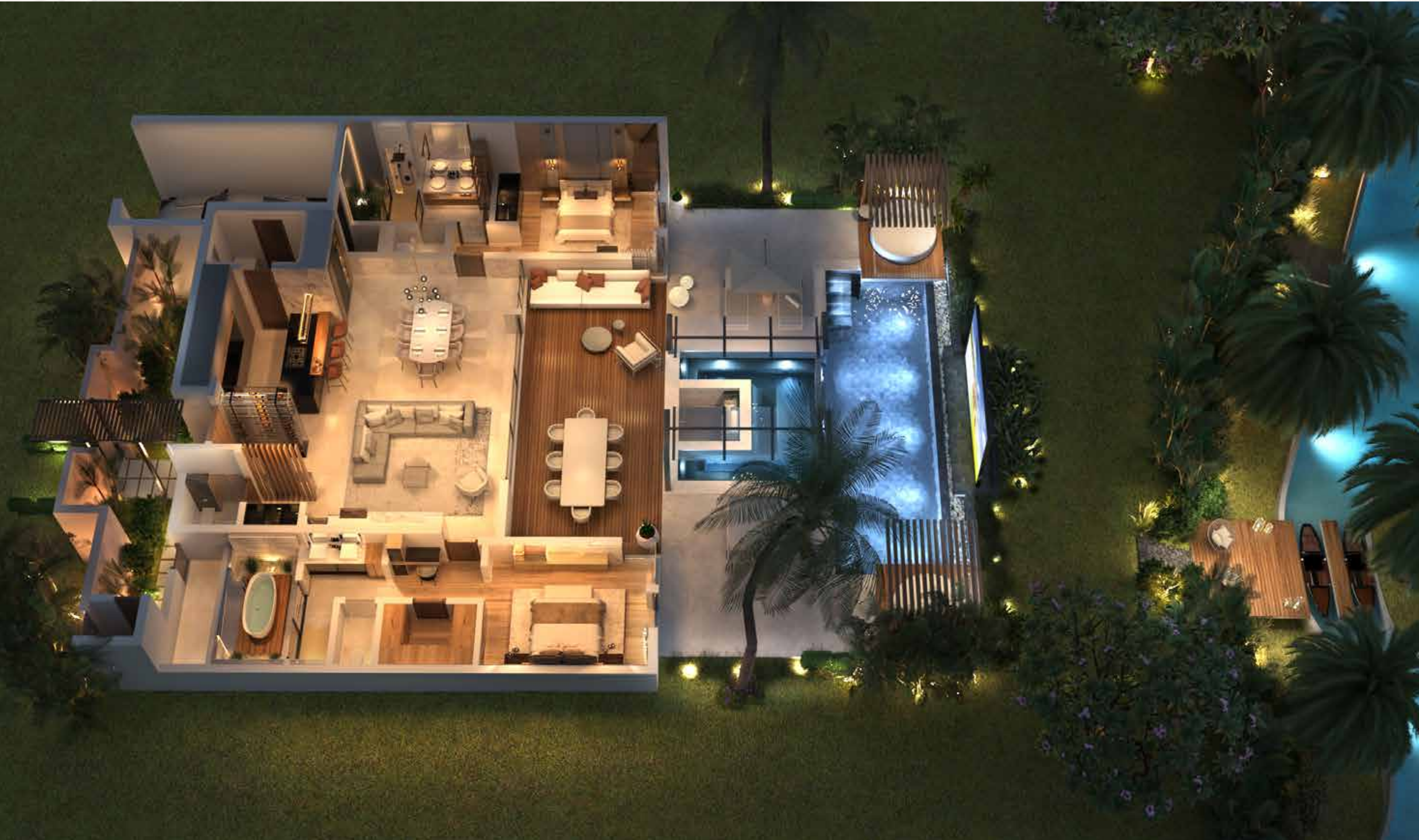
Marina Lagoon

1	Living / Dining room	51.19m ²
2	Kitchen	13.25m ²
3	Porch	1.32m ²
4	Master bedroom	19.27m ²
5	Master bathroom	7.03m ²
6	Outdoor bathroom	6.48m ²
7	Walk-in Closet	4.29m ²
8	Store 1	4.11m ²
9	Store 2	0.90m ²
10	Bin	1.30m ²
11	Guest WC	2.52m ²
12	Cloak Room	2.32m ²
13	Laundry room	4.63m ²
14	Bedroom 2	15.85m ²
15	Bathroom 2	7.65m ²
16	Planter	1.48m ²
17	Garage	19.10m ²
18	Covered Terrace	17.82m ²

External Areas

19	Entrance	23.04m ²
20	Pool Beach	67.16m ²
21	Pool	58.24m ²
22	Kiosk (x2) - (6.24)	12.48m ²
23	BBQ	5.20m ²

Total Net Area	180.51m ²
Total Gross Floor Area	213.25m ²





Aquamarine Villa

Aquamarine Villa



Aquamarine Villa



Aquamarine Villa



Aquamarine Villa



Marina Aquamarine



1	Living / Dining room	57.55m ²
2	Kitchen	21.63m ²
3	Porch	1.48m ²
4	Master Bedroom	21.56m ²
5	Master Bathroom	7.67m ²
6	Outdoor Bathroom	6.04m ²
7	Walk-in Closet	5.55m ²
8	Bin	2.34m ²
9	Laundry room	6.60m ²
10	Store	2.20m ²
11	Bedroom 2	20.36m ²
12	Walk-in Closet 2	5.35m ²
13	Bathroom 2	6.12m ²
14	Planter 2	1.37m ²
15	Bedroom 3	16.32m ²
16	Planter 3	1.37m ²
17	Bathroom 3	6.12m ²
18	Planter 4	1.92m ²
19	Double Garage	37.80m ²
20	Covered Terrace	31.01m ²
21	Guest WC	2.84m ²

External Areas

22	Entrance	18.81m ²
23	Kiosk (x2) - (6.23)	12.46m ²
24	Pool Beach	50.03m ²
25	Pool	56.72m ²
26	BBQ	10.87m ²

Total Net Area	263.20m ²
Total Gross Floor Area	301.37m ²



Aquamarine Néo



Aquamarine Néo

1	Living/Dining/Kitchen	80.82m ²
2	Guest WC	2.57m ²
3	Covered Terrace	30.54m ²
4	Laundry	9.85m ²
5	Store	3.61m ²
6	Garage	33.00m ²
7	Master Bedroom	22.17m ²
8	Master Dressing	11.66m ²
9	Master Bathroom	8.19m ²
10	Master WC	2.21m ²
11	External Bathroom	8.60m ²
12	Bedroom 2	23.16m ²
13	Bathroom 2	6.97m ²
14	Walk-in-closet 2	4.08m ²
15	Planter 2	2.27m ²
16	Bedroom 3	17.79m ²
17	Bathroom 3	7.28m ²
18	Planter 3	2.66m ²
19	Terrace 3	5.77m ²
External Areas		
20	Kiosk (x2) - (6.23m ²)	12.46m ²
21	Pool Beach	98.56m ²
22	Pool	53.12m ²
23	BBQ	3.53m ²

Total Net Area	283.20m²
Total Gross Floor Area	304.70m²



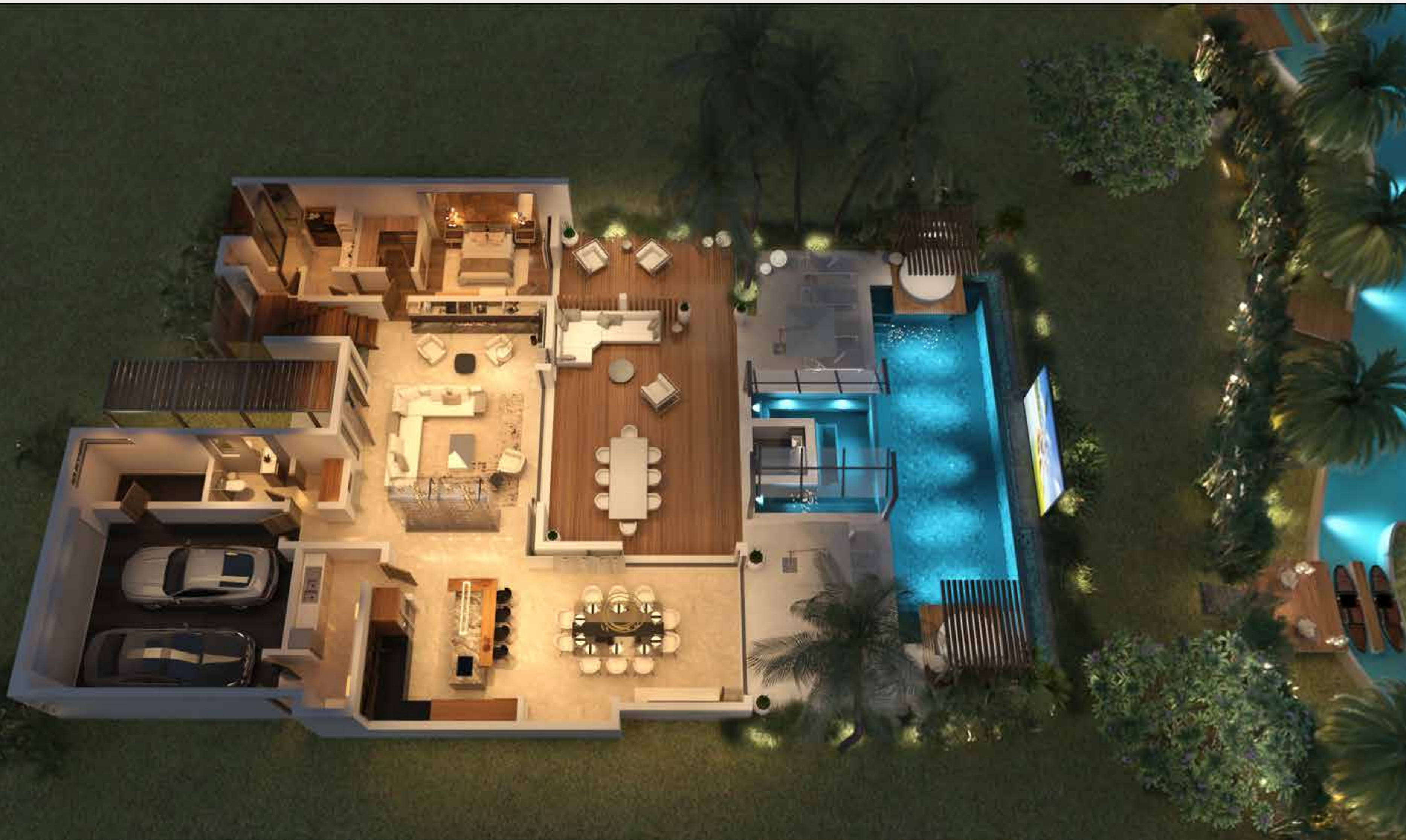
Amazonia Villa

Amazonia Villa





Amazonia Villa



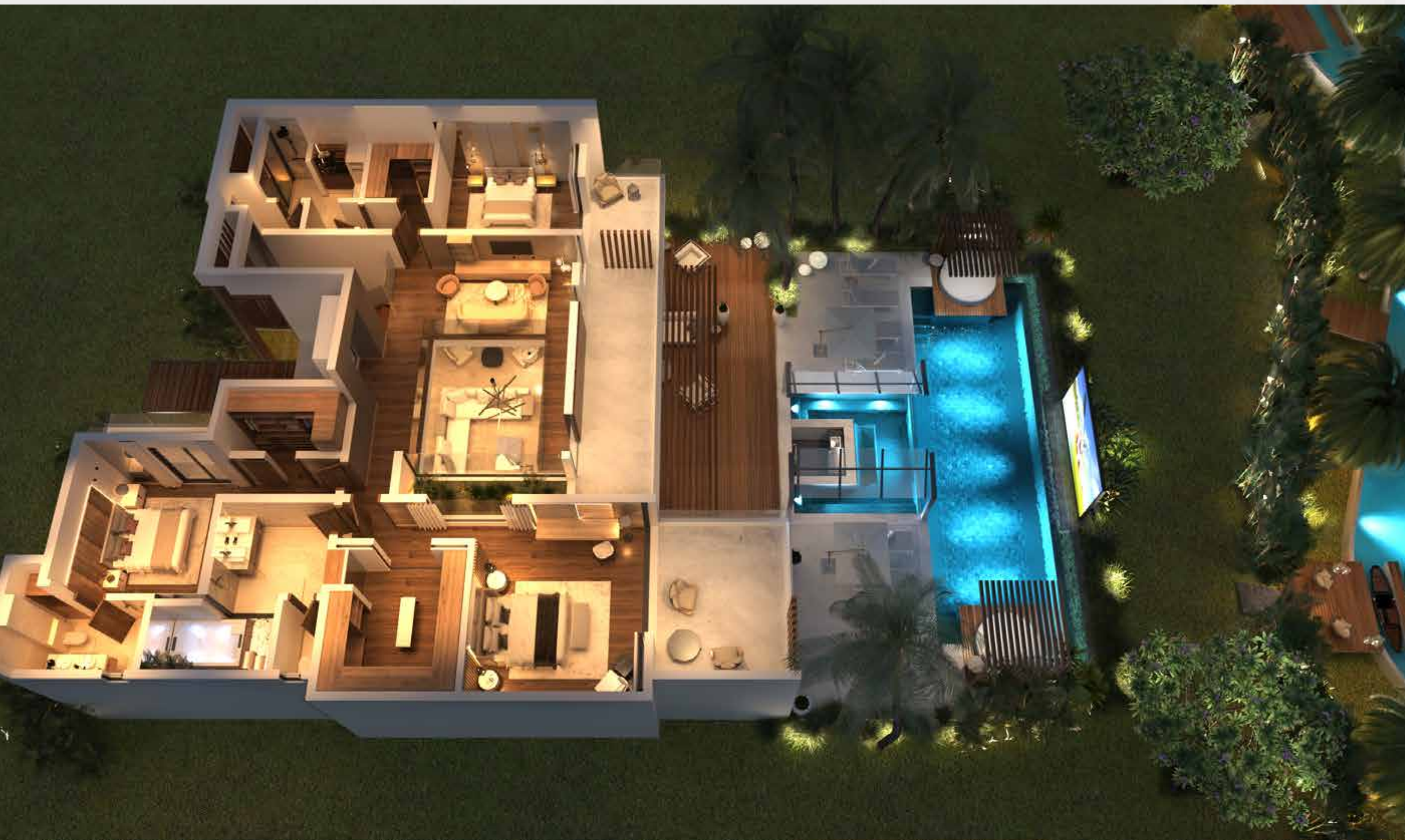
Marina Amazonia

Ground Floor

1	Living room	53.43m ²
2	Dining room	31.61m ²
3	Kitchen	23.82m ²
4	Laundry room	12.98m ²
5	Bedroom 4	17.00m ²
6	Bathroom 4	9.92m ²
7	Walk-in Closet	4.30m ²
8	Staircase	9.47m ²
9	Store	5.10m ²
10	Double Garage	37.58m ²
11	Guest WC	3.67m ²
12	Cloak Room	2.32m ²
13	Covered terrace	45.69m ²
14	Planter 1	1.29m ²
15	Covered Entrance	3.76m ²

External Areas

16	Pool beach	93.55m ²
17	BBQ	10.95m ²
18	Pool	63.51m ²
19	Kiosk (6.51 m ² x2)	13.02m ²
20	Planter 2	5.02m ²
21	Planter 3	3.85m ²



Marina Amazonia

First Floor

1	Bedroom 2	17.00m ²
2	Walk-in Closet 2	4.30m ²
3	Bathroom 2	9.88m ²
4	Family Room	11.70m ²
5	Passage	17.98m ²
6	Bedroom 3	17.06m ²
7	Walk-in Closet 3	4.72m ²
8	Bathroom 3	6.37m ²
9	Planter 4	4.95m ²
10	Master Bedroom	28.80m ²
11	Master Walk-in Closet	14.16m ²
12	Master Bathroom	10.89m ²
13	Outdoor bathroom	6.27m ²
14	Planter 5	1.03m ²
15	Family Balcony (12.27m ² covered)	19.40m ²
16	Master Balcony (12.71m ² covered)	17.15m ²
17	Balcony 2 (7.81m ² covered)	7.82m ²
18	Balcony 3 (9.40m ² covered)	9.40m ²

Total Net Area (GF+FF)	470.82m²
Total GFA (GF+FF)	502.75m²



Amazonia Néo

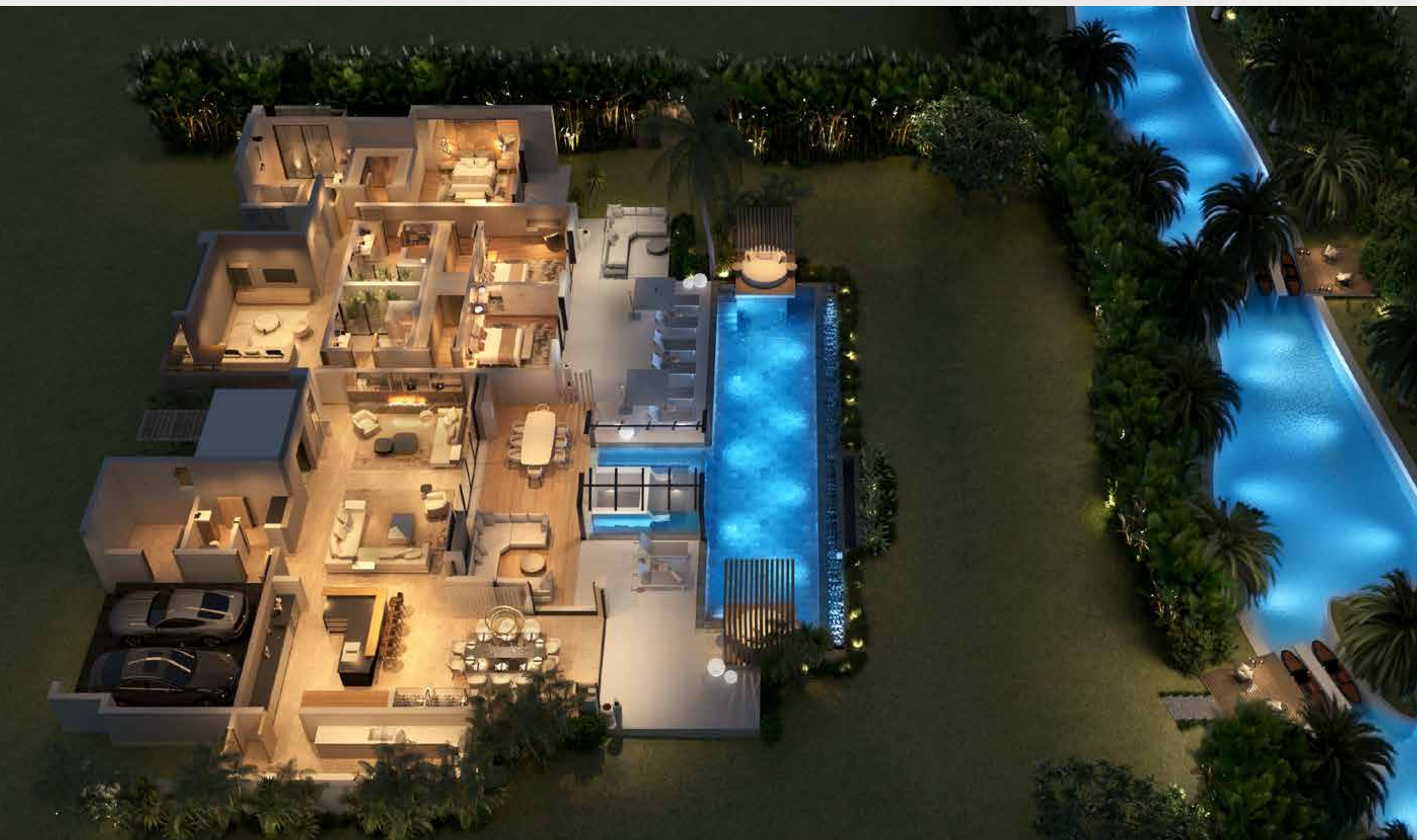
Amazonia Néo

Ground Floor

1	Bathroom 1	13.55 m ²
2	Bathroom 2	7.72 m ²
3	Bathroom 3	7.72 m ²
4	Bedroom 1	23.73 m ²
5	Bedroom 2	22.46 m ²
6	Bedroom 3	22.43 m ²
7	Corridor 1	13.84 m ²
8	Dining room	25.02 m ²
9	Family Lounge	16.55 m ²
10	Garage	37.98 m ²
11	Guest WC	3.75 m ²
12	Kitchen	32.41 m ²
13	Laundry	18.88 m ²
14	Living Room	59.37 m ²
15	Staircase	11.82 m ²
16	Store	6.50 m ²
17	Walk-in-closet 1	6.58 m ²
18	Walk-in-closet 2	6.19 m ²
19	Walk-in-closet 3	6.19 m ²

External Areas

20	Planter 1	3.02 m ²
21	Planter 2	3.02 m ²
22	Covered Terrace	49.42 m ²
23	Planter 3	2.20 m ²
24	BBQ	3.53 m ²
25	Pool	79.93 m ²
26	Pool Beach	56.25 m ²
27	Covered Terrace	4.71 m ²
28	Pool Beach 2	28.32 m ²
29	Covered Pergola	14.52 m ²
30	Covered Entrance	5.80 m ²





Amazonia Néo

First Floor

1	Corridor	11.76 m ²
2	Master Bathroom	17.33 m ²
3	Master Bedroom	39.42 m ²
4	Master Walk-In Closet	14.50 m ²
5	Study Room	26.48 m ²

External Areas

6	Balcony Pergola Cover	11.62 m ²
7	Covered Master Balcony	11.90 m ²
8	Planter 3	2.27 m ²

Total Net Area (GF+FF)	452.18 m ²
Total Gross Floor Area (GF+FF)	624.01 m ²

Signature Villa

“

Your private villa with a panoramic seaview

Contemporary and spacious, this 900 m² villa, is an architectural gem. The Signature villas are meticulously designed with high-end finish details that include a private cinema and spa-inspired baths. Vast and remarkable in design and style, the villa comes with six en-suite bedrooms.

The terrace overlooks the swimming pool and a landscaped garden. The residents will enjoy the outstanding scenic views of the magnificent lagoon and the Coin de Mire.





Signature Villa



Signature Villa



Signature Villa



Signature Villa

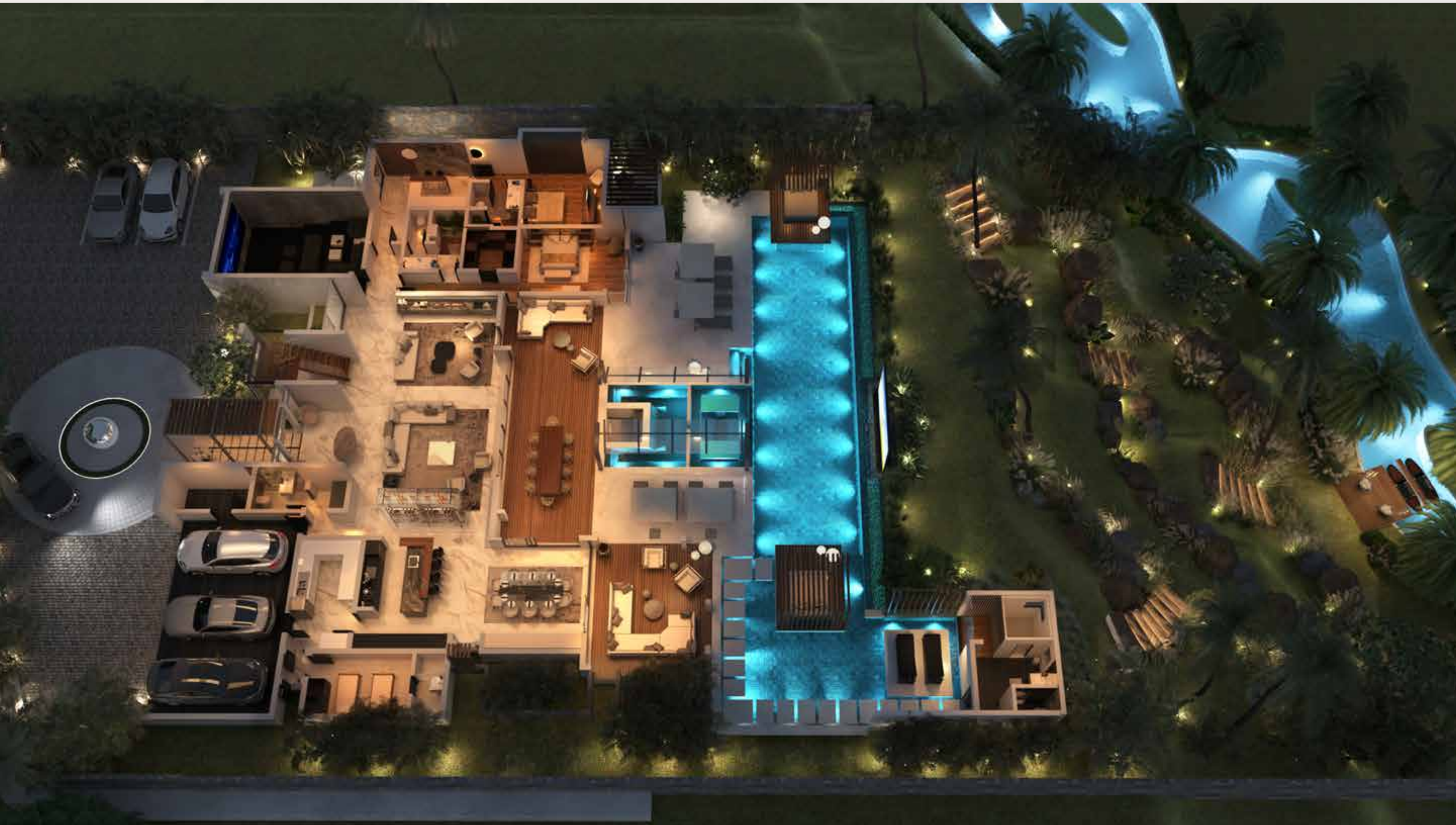
Signature Villa



Marina Signature

Ground Floor

1	Porch	1.84m ²
2	Living room (incl. Planter 4)	104.51m ²
3	Dining room	21.27m ²
4	Kitchen	27.26m ²
5	Staircase	9.25m ²
6	Guest WC	3.22m ²
7	Cloak Room	2.26m ²
8	Storage	4.48m ²
9	Garage	50.68m ²
10	Laundry room	12.88m ²
11	Staff Room	12.28m ²
12	Staff Bathroom	3.25m ²
13	Cinema	30.96m ²
14	Bedroom 4	25.61m ²
15	Bathroom 4	5.36m ²
16	Planter (Bath 4)	1.48m ²
17	WC (Bath 4)	1.90m ²
18	Walk-in Closet 4	5.80m ²
19	Guest bedroom	21.11m ²
20	Guest bathroom	5.69m ²
21	Planter (Guest bathroom)	0.67m ²
22	Kitchenette	16.01m ²
23	Terrace 4 (2.65m ² covered)	10.32m ²
24	Covered Terrace 1	54.43m ²
25	Terrace 2 (29.29m ² covered)	33.12m ²
26	Terrace 3 (2.65m ² covered)	10.12m ²
27	Covered Spa - Massage	8.05m ²
28	Changing Room	11.68m ²
29	Sauna	3.70m ²
External Areas		
30	Pool beach	96.44m ²
31	Pool (incl. BBQ + Table)	190.01m ²
32	Kiosk (12.00m ² x2)	24.00m ²
33	Planter 1	4.60m ²
34	Planter 2	6.76m ²
35	Planter 3	4.56m ²
36	Planter 8	12.18m ²
37	Planter 9	9.00m ²

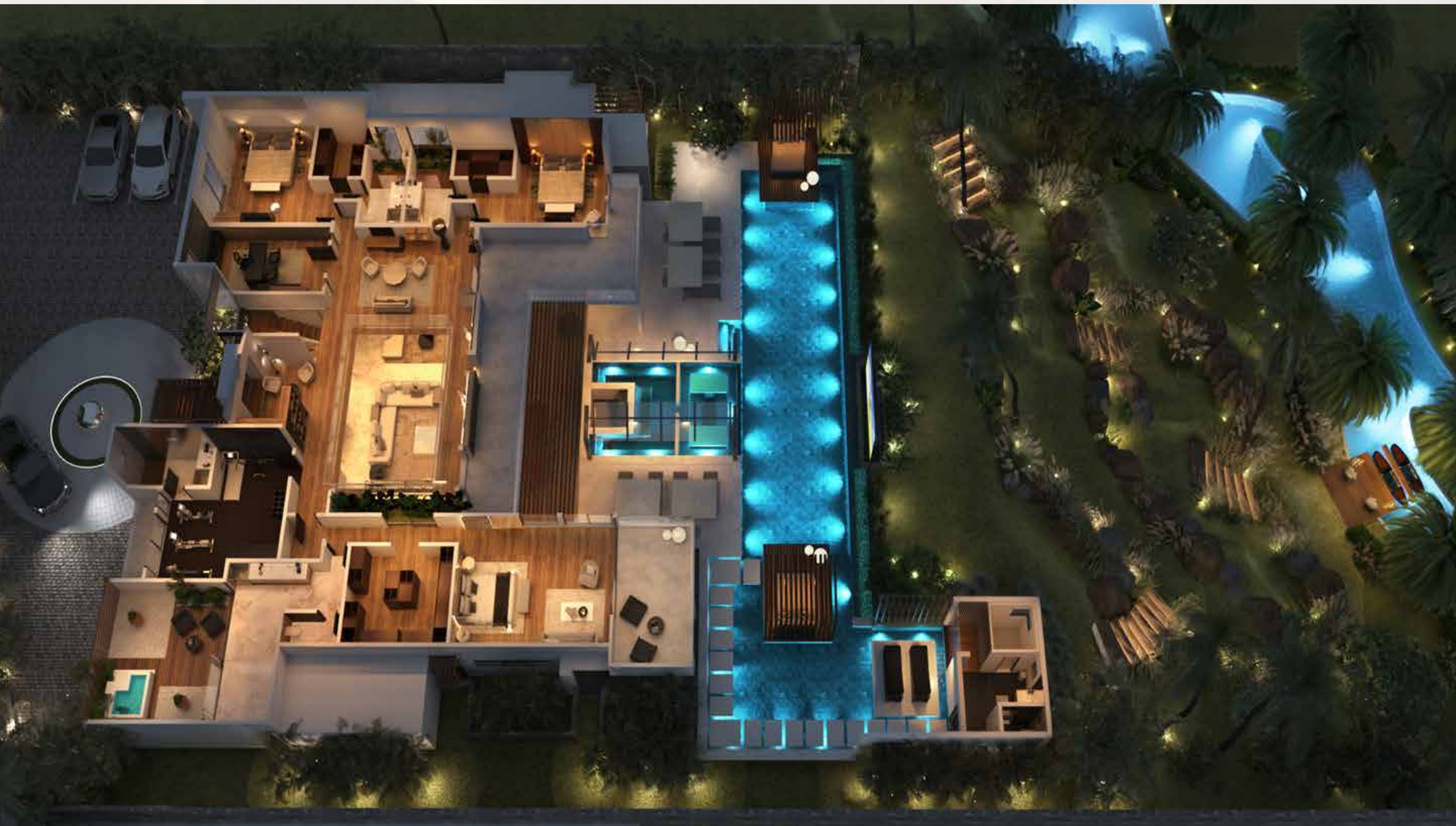


Marina Signature

First Floor

1	Reading area	9.70m ²
2	Study	16.10m ²
3	Family Lounge	21.35m ²
4	Master Bedroom	39.60m ²
5	Master Walk-in Closet	15.91m ²
6	Ensuite bathroom	18.46m ²
7	Bedroom 2	21.02m ²
8	Walk-in Closet 2	3.92m ²
9	Bathroom 2	6.32m ²
10	Planter 2	0.99m ²
11	Bedroom 3	24.56m ²
12	Walk-in Closet 3	6.54m ²
13	Bathroom 3	6.32m ²
14	Planter 3	0.85m ²
15	Passage	32.23m ²
16	Gym	24.39m ²
17	Bathroom 5	4.48m ²
18	Balcony 1 (6.77m ² covered)	22.19m ²
19	Balcony 2 (7.26m ² covered)	24.32m ²
20	Balcony 3 (5.63m ² covered)	5.63m ²
21	Balcony 4 (5.07m ² covered)	5.07m ²
22	Balcony 5 (13.25m ² covered)	13.25m ²
23	Private Garden (5.85m ² covered)	25.00m ²
External Area		
24	Planter 10	5.98m ²

Total Net Area (GF+FF)	847.39 m²
Total GFA (GF+FF)	895.62 m²





Villa Amenities

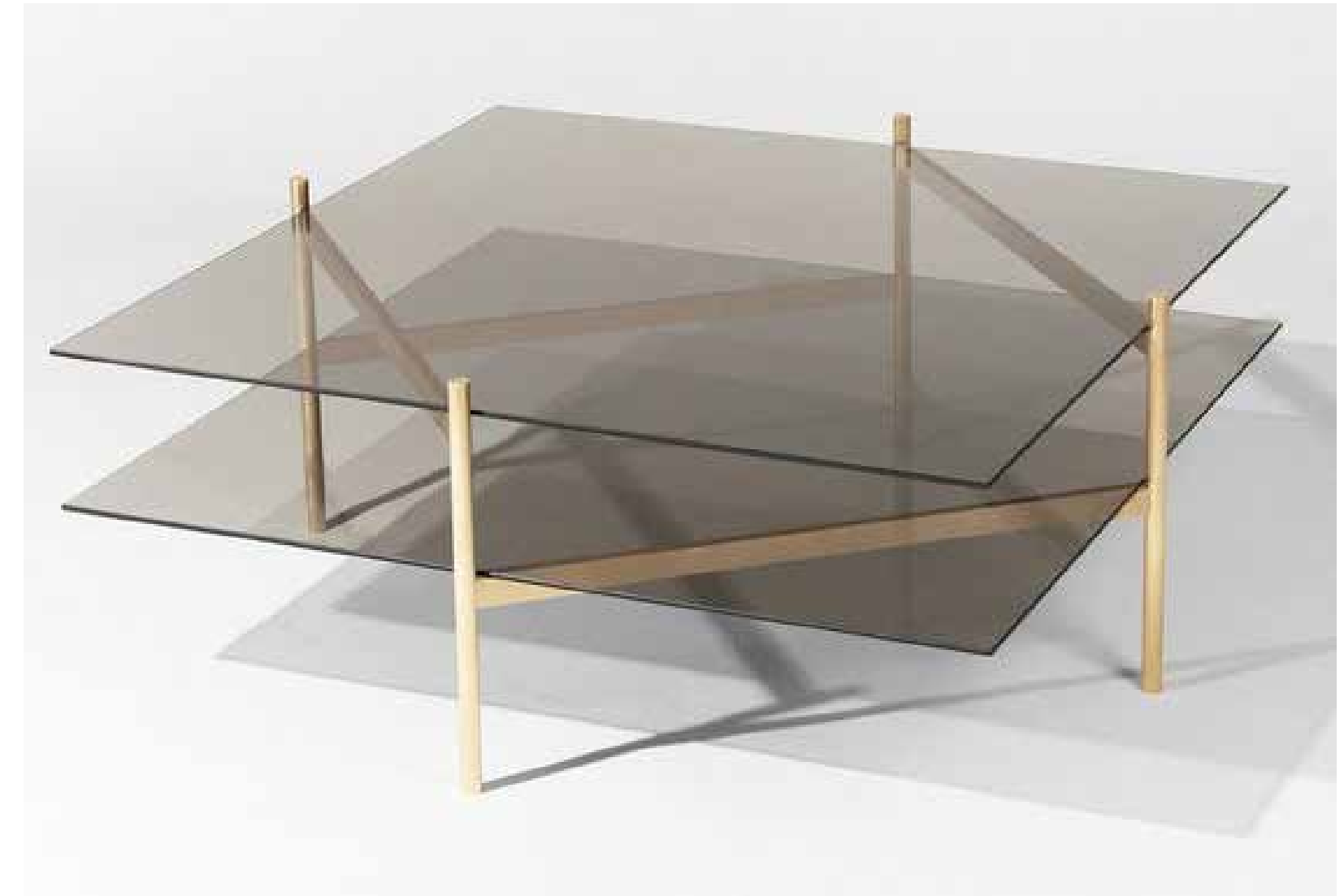
- Two, three, four or six bedroom villas of 200 to 900m² with a private garden between 700 to 2300m²
- All residences feature a private swimming pool of 58 to 190m²
- All pools include a barbecue and lounge
- 3.2 m to 7 m ceiling heights
- All villas have a wine cellar
- Enjoy panoramic view of the canal and its tropical landscaping
- Intelligent Building Management - Home automation infrastructure that integrates and control the property's technology
- All bedrooms have en-suite bathrooms and private gardens
- Extensive outdoor areas
- Italian ceramic with exceptional dimension, 180cm x 80 cm, brings elegance and a distinctive style to the villa



Ambiance

Surround yourself with top-of-the-line comfort in this elegant collection of residences. Featuring an innovative design blending a pastel colour palette with the latest technologies and cosy living space, our interiors are not only stylish but also functional.

Our French interior designers created spacious living areas with neutral colour palette.





The golden hues of the design showcase a contemporary look.



The room taupe's wall and minimalist design let the natural beauty of the ceramic take the centre stage.

Elegant, timeless and beautiful, this Italian ceramic is the epitome of class and luxury.





07

Additional benefits

Unparalleled experience

Beach Club Services

This magnificent site offers sunbeds with umbrellas and a butler service. Spend the day relaxing along the pristine lagoon.



Rhum lounge

Chic beachside lounge with an amazing ocean view in an exclusive setting awaits. Discover an authentic rum bar, where the bartenders are real artisans who dig experimentation and whipping up custom cocktails to suit your tastes. Savour delectable cocktails, rum, or wine.



Rental & Property Management

With many years of experience in luxury property rental, Fine & Country Mauritius showcases a broad spectrum of high-end services including long-term and short-term rental management. Histia manages the protocol towards guests for check-in and check-out, stay duration and concierge services, making it an efficient process.

An experience and a know-how which is essential to maximize your real estate investment.

Fine & Country Mauritius and Histia Property Services are subsidiaries of Evaco Group and are here to facilitate the rental management of your properties. We focus on creating unique hospitality experiences, as well as delivering outstanding quality and personal customer service.

FINE & COUNTRY

HISTIA
PROPERTY SERVICES



Relocation Services

“

A trusted partner.

Stantons facilitates the relocation process of your business activities and guide you through the Mauritian compliance. They are here to assist you with customs regulations, clearance and related procedures; and any other processes for your relocation with your family.



Privilege Club



The Privilege Club is Evaco Group's way of thanking its clients. The members will enjoy a wide range of unique privileges and benefits:

- A preview of the new projects available at a discounted rate
- Exclusive access to « Evaco Beach Club » and its private beach
- Access and preferential VIP rate from our partners

Discover some of our partners:





Our Design Team



Architects, Engineers & Interior Designers

IDEA, Architect Evolution and Linea are composed of a multi-disciplinary team of experts who conceptualise high-end residential projects in Mauritius. I.D.E.A is an integrated design studio composed of a dynamic team of engineers, industry experts and designers. Our subsidiary Evolution Architects provides services in all aspects of architecture from inception to delivery. A highly dedicated and passionate team specialising in residential, commercial and industrial design, create outstanding projects. Linea is an interior design company that creates innovative and highly tailored interiors for residential and commercial projects. Our design team considers each new project as an opportunity to bring a unique concept to life.



Alexandre Roubaud
Head of Architecture

Born in France, Alexandre Roubaud studied at Ecole Nationale Supérieure d'Architecture in Paris. With more than 15 years of experience, he leverages his "savoir-faire" designing individual residences as well as real estate projects, commercial spaces and airports. Alexandre enjoys the dichotomy between form and function and always takes on the unique challenges a project demands.



Rishikesh Brojmohun
General Manager

Rishikesh Brojmohun has extensive international experience in engineering companies such as Altran, Thales and Airbus in the UK. Prior to joining IDEA, Rishikesh was the operations manager of Ekium AMIO Ltd for several years. He is a fully-fledged and recognised professional in the field of engineering and management (CEng FIMechE, MRAeS, RPEM, EUR ING) both locally and international level.



Interior designers | ID

Born in France our Interior Designers are graduates from CREAD in Lyon, a prestigious Interior Design Institute. They conceive each project as a work of art. The aim is to create unique, elegant and functional villas, where each area is optimised.

Mélissa Jullien-Palletier & Marine Juillan
Interior Designers