



AN EXCLUSIVE REAL ESTATE

# RENTAL GUIDE

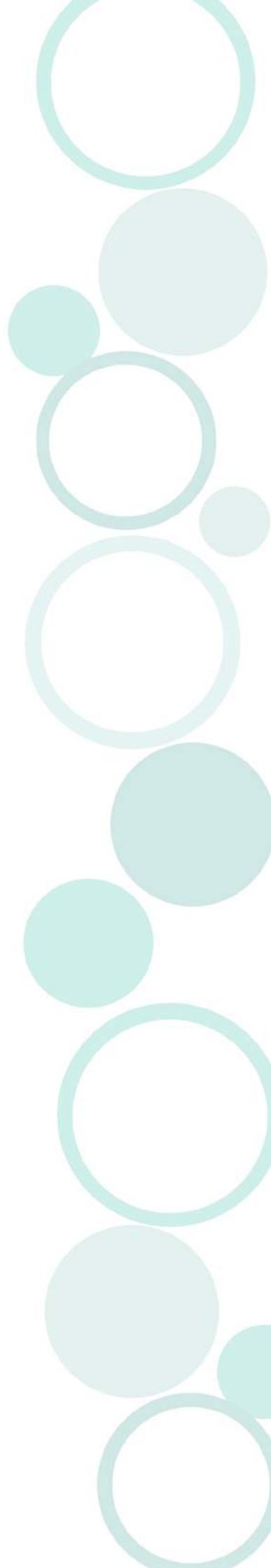
MAURITIUS!

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\* Please note that all information contained within this guide is for educational purposes only. Best efforts have been taken to provide relevant information to help the reader. The reader is encouraged to do their own research before taking any decisions. MW Property Group is not liable for any errors or omissions in this document.



# FAQ

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**Q: Are deposits required when renting a house long term? If so how much?**

A: Yes, in general landlords or property owners will ask for a security or damage deposit. The minimum is equivalent to 1 month of the rent but this could in some cases be 2 or even 3 months. This should be refunded upon termination of the lease provided there are no unpaid bills or damage to the property and its contents.

**Q: When renting a property through an Estate Agent in Mauritius, are there any fees or commissions to pay as a tenant?**

A: Yes. Generally a tenant will have to pay an agency fee/commission. It should be paid on signature of the lease agreement.

**Q: What is considered short-term letting or a short-term rental?**

A: This is also known as a holiday rental/let. Typically this will be self-catering accommodation that could be an apartment, villa or house. Normally this will be charged at a daily or weekly rate.

**Q: What does a typical long term lease agreement look like in Mauritius?**

A: All long term lease agreements in Mauritius should include but not be limited to: details of the two parties (landlord and tenant), property description, the consideration (rental amount), the period and specific conditions of lease.

**Q: Is it normal to have an “escape clause” or “early termination” clause in a lease agreement?**

A: Yes, in most cases there is an “escape clause”, in Mauritius it is called “preavis”. Typically it would be 3 months notice to either party without any reason needed, most contracts do not allow for this to fall within the first 6 months.

**Q: Will the utilities and services be put in the name of the Landlord or in the name of the Tenant?**

A: There is no hard and fast rule on this one. It would really depend on what the two parties agree upon.

**Q: Who is responsible for insurance, the Landlord or the Tenant?**

A: The Landlord is generally responsible for the insurance of the building and property, the tenant is generally responsible for the contents and third-party.

**Q: Is it possible to buy property in Mauritius as a foreigner?**

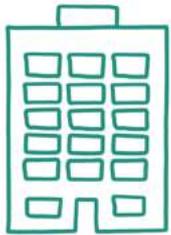
A: Yes. There are special schemes that have been setup to allow foreign ownership of property in Mauritius. The three main and easiest ways of going about it are know as: IRS (Integrated Resort) Scheme, RES (Real Estate) Scheme and the IHS (Invest Hotel Scheme).

# TYPES OF PROPERTIES

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## HOUSE/VILLA

A house or villa is a stand alone dwelling usually with it's own garden. Ideal for families, people with pets or renters looking for a bit more privacy. The typical house is 3 - 5 bedrooms however, it is possible to find houses with less or more rooms.



## APARTMENT

The type of apartment can vary greatly from a small studio to a large 4 bedroom penthouse. It is a great option for those wanting a “lock up & go”. Apartment buildings may have a common areas such as swimming pool, gym or tennis courts.

## COMPLEX

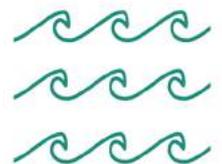
A home in a complex is usually a small stand alone or semi detached house/townhouse. Complexes offer a great family environment and often have similar facilities to apartment blocks,

## GATED ESTATE

Living within a gated estate is a popular option amongst expatriates. Usually with larger properties, private swimming pools, great places for children to play and 24 hour security. Some popular gated estates in the North are Belle Vue Harel, Hillside, Bon Espoir and Le Parc de Mont Choisy. In the West you have Mont Calme, Tamarina Golf Estate, Les Salines Pilot, Plantation Marguery and Les Mulipliant.

## BEACHFRONT

Beachfront properties are in high demand but in short supply, with a limited coastline you can expect the prices to be quite a lot higher than homes that are not on the beach. A beachfront property can be a home directly on the beach or in 2nd/3rd position with beach access.



# AREAS

## NORTH

The North of Mauritius is known to be the most active and vibrant part of the island, popular with tourists, locals and expatriats alike. It includes areas such as Grand Baie, Trou aux Biches, Pointe aux Canonniers, Pereybere, Bain Boeuf, Cap Malheureux, Calodyne and Mapou.

The centre of Grand Baie is full of fun with shops, bars, restaurants, markets and street food stalls dotted along the main road and up side streets. There are supermarkets in almost every area, with Grand Baie being home to Grand Baie La Croisette - a shopping mall boasting shops, restaurants, cinemas, kids playground, gym, supermarket, offices and residential apartments.



The North is well known for having some great beaches including, Mon Choisy, Trou aux Biches, Pereybere, Bain Boeuf and Cap Malheureux.

Other popular activities in the area are golf at Le Mont Choisy Golf Course, kite surfing at Anse La Raie, horse riding at Club d'Equitation du Nord, Forbach Stables or Les Ecuries de Mon Rocher, explore the tropical ocean by boat or become a member of the Grand Baie Yacht Club for more boating experiences.

## SCHOOLS

### Nursery/Pre-School

#### **Martin'ecol'ette**

Pereybere  
+230 269 1044  
[www.martinecolette.com](http://www.martinecolette.com)

#### **Young Mind Pre-Primary**

Pointe aux Canonniers  
+230 5732 8006  
[youngmindsnorth@gmail.com](mailto:youngmindsnorth@gmail.com)

### Primary

#### **International Prepatory School**

Mapou  
+230 266 1973  
[www.ips-mu.com](http://www.ips-mu.com)

#### **Lighthouse Primary School**

Calebasses  
+230 243 7100  
[www.lighthouse.edu.mu](http://www.lighthouse.edu.mu)

#### **Martin'ecole Primary**

Pereybere  
+230 269 3122  
[www.martinecoleprimary.com](http://www.martinecoleprimary.com)

### Secondary

#### **Northfields International High School**

Mapou  
+230 266 9448  
[www.northfieldsinternational.school](http://www.northfieldsinternational.school)

#### **Lighthouse Secondary School**

Calebasses  
+230 243 7100  
[www.lighthouse.edu.mu](http://www.lighthouse.edu.mu)

# AREAS

## WEST

The West is a picturesque piece of the island, surrounded by mountains and sea. It is a great place for families, retirees and people looking for a more laid back type of lifestyle. The popular areas with expatriates include Tamarin, Riviere Noire (Black River), La Prenuese, Le Morne, La Goulet and Flic en Flac.

Conveniently there are 4 different supermarkets in the area, as well as a variety of cafe's, restaurants and bars.



There are many outdoor activities in the West, some of them include, hiking in the Black River Gorges or up the mountain trails, kite surfing at Le Morne, horse riding at Cavalia or Haras Du Morne, boating with The Anglers Yacht Club, La Balise Marina or privately, kayaking/stand up paddle boarding in the bay, golf at Tamarina Golf Club or mountain biking through the sugar cane.

The West also boasts some of the best beaches on the island with Le Morne, Flic en Flac and La Prenuese vying for the top spot.

## SCHOOLS

### Nursery/Pre-School

**L'île aux Enfants**  
Cascavelle (Flic en Flac)  
+230 489 40 28  
[www.lileauxenfants.com](http://www.lileauxenfants.com)

**Tiny Tots Daycare Centre**  
Tamarin  
+230 483 8237  
[www.tinytotsmauriti.us.com](http://www.tinytotsmauriti.us.com)

**La Case Des Bambins**  
Black River  
+230 5 950 6004  
[www.lacasesdesbambins.com](http://www.lacasesdesbambins.com)

### Primary

**Westcoast International Primary School**  
Cascavelle (Flic en Flac)  
+230 452 919  
[www.wipschool.com](http://www.wipschool.com)

**Telfair International Primary School**  
Tamarin  
+230 483 5108  
[www.telfairprimary.com](http://www.telfairprimary.com)

**Paul et Virginie (French Medium)**  
Tamarin  
+230 483 49 63  
[www.ecole-pauletvirginie.com](http://www.ecole-pauletvirginie.com)

### Secondary

**Westcoast International Secondary School**  
Cascavelle (Flic en Flac)  
+230 489 2034  
[www.westcoast-schools.com](http://www.westcoast-schools.com)

# THINGS TO NOTE

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## LEASE AGREEMENT

The lease agreement will be a contract between the tenant and the landlord that will define the terms and conditions of the rental. Each rental situation will require the contract to be adjusted to suit the terms negotiated between the parties.



## DEPOSIT

In general landlords or property owners will ask for a security or damage deposit. The minimum is equivalent to 1 month of the rent but this could in some cases be 2 or even 3 months. This should be refunded upon termination of the lease provided there are no unpaid bills or damage to the property and its contents.

## RENTAL DURATION

A holiday let is generally less than 3 months and a short term let less than a year. A long term lease is minimum one year and can be renewed, if both parties agree, at the end of each term.

## FURNITURE

Properties are rented either furnished or unfurnished but most expatriate rentals come fully furnished. Be sure to enquire about what furniture/appliances your potential rental property comes with before signing.

## EXTRAS



House maintenance such as gardening, swimming pool and home cleaning can be included in the rent or the tenants responsibility depending on the agreement with the landlord. Satellite TV, Internet, electricity and water are generally payable by the tenant.

## COMMISSION

In Mauritius the commission is generally paid by both the landlord and the tenant, and is equal to one month's rent + VAT.

# BUDGET GUIDE

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## APARTMENT

Budget | Rs 15,000 - 25,000

Standard | Rs 25,000 - 35,000

Modern/Brand New | Rs 35,000 - 60,000

Exclusive | Rs 60,000 +



## SMALL HOUSE

Budget | Rs 25,000 - 40,000

Standard | Rs 40,000 - 60,000

Modern/Brand New | Rs 60,000 - 110,000

Exclusive | Rs 110,000 +

## LARGE HOUSE/VILLA

Budget | Rs 50,000 - 60,000

Standard | Rs 60,000 - 80,000

Modern/Brand New | Rs 80,000 - 140,000

Exclusive | Rs 140,000 +

## BEACHFRONT APARTMENT

Standard | Rs 55,000 - 65,000

Modern/Brand New | Rs 65,000 - 80,000

Exclusive | Rs 80,000 +

Premium | Rs 150,000 +

## BEACHFRONT HOUSE/VILLA

Standard | Rs 80,000 - 100,000

Modern/Brand New | Rs 100,000 - 140,000

Exclusive | Rs 140,000 +

Premium | Rs 250,000 +

# 8 THINGS TO ASK YOUR AGENT

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## 1. Is the property furnished or unfurnished?

It is important to know upfront if the house is furnished or unfurnished, quite often an owner will not have a place to store excess furniture. It is advisable to confirm upfront by asking for an inventory of what is included.

## 2. What services are included/excluded in the rental price?

In some properties garden and pool maintenance is included in the monthly rental price, be sure to check what is included and what your total out of pocket expenses will be each month. Please note that satellite TV, internet, electricity, water etc are usually at the cost of the tenant.

## 3. Are pets allowed?

Check up front whether or not your landlord allows pets. also check that the property is secure/fully fenced so pet cannot escape. Finally, please be aware that you will be held liable for any damage caused to the property by your pet/s

## 4. Does the property have air conditioners?

It's no secret that it gets hot & humid in Mauritius! Whilst you don't need air-con in every room, you most likely want it in your bedroom so you can sleep comfortably at night during the warmer months.

## 5. Is there a generator?

During bad weather or cyclone season there can be loss of electrical power supply, Confirm whether the property has a back up generator.

## 6. What type of water heating is used in the house?

To avoid a higher electricity bill, it is advisable to have a solar or gas water heating installation in the property as opposed to electrical.

## 7. Is there a water tank?

Occasionally in Mauritius there are interruptions to water supply, although these are very infrequent, it does mean that if you do not have a water tank you will have no water supply. Most homes have a tank nowadays but it is still better to confirm, to avoid any inconvenience.

## 8. Is there a water pump?

In certain areas there is not a lot of water pressure, check if the property comes with a water pump.

# USEFUL CONTACT DETAILS

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## **MW PROPERTY GROUP**

+230 5499 4997  
info@mwproperty.mu  
www.mwproperty.mu  
www.facebook.com/MWpropertyMauritius

## **MAURILUX (SHORT TERM RENTALS)**

+230 5977 1014  
wes@mwproperty.mu  
www.maurilux.mu

## **ECONOMIC DEVELOPMENT BOARD**

+230 203 3800  
www.edbmauritius.org

## **MAURITIUS COMMERCIAL BANK**

+230 202 6060  
contact@mcb.mu  
www.mcb.mu

## **AIR MAURITIUS**

+230 207 7070  
contact@airmauritius.com  
www.airmauritius.com