

# Shaping Success In Mauritius' Evolving Real Estate Market

'INTRODUCING INNOVATIVE CONCEPTS THAT CATER TO EVOLVING LIFESTYLES' IS THE PLAN, SAYS JUNAID SALEHMOHAMED, CHIEF EXECUTIVE OFFICER OF 2FUTURES.



Junaid Salehmohamed, Chief Executive Officer of 2Futures

## **Q. How has Mauritius' real estate market changed over the years, and how has this shaped 2Futures' growth and positioning within the island's competitive real estate sector?**

**A.** Mauritius' real estate market has evolved significantly, shifting from standalone luxury villas to a more diverse offering that includes serviced residences and mixed-use developments. Real estate activities accounted for 70% of Mauritius' gross direct investment flows for the first three quarters of 2024, out of a total of USD 528 million, underscoring the sector's crucial role in the island's economic growth. The market's long-term stability is largely due to the cautious approach of Mauritian banks, which ensure projects are financially sound, and the requirement for developers to secure a completion guarantee before launching. These safeguards have helped maintain investor confidence and a resilient market.

At 2Futures, we've embraced this evolution by delivering high-end developments that combine lifestyle and investment appeal. Le Domaine de Grand Baie, developed with the MCB Group, offers premium services such as concierge, housekeeping, and wellness facilities. La Pirogue Residences,

in partnership with CIEL Properties and Sunlife, provides luxury living with access to resort amenities. With one serviced residence delivered, two under construction, and more planned, we aim to operate five serviced residences with 500 keys by 2028, solidifying our leadership in this segment.

## **Q. With the tourism sector contributing significantly to the economy, how does it shape the demand for luxury real estate, and what opportunities does it create for investors?**

**A.** Tourism plays a major role in driving demand for luxury real estate, especially in prime coastal locations. In mid-2024, Mauritius reportedly welcomed 1.3 million tourist arrivals, reinforcing the island's appeal as a top destination for high-end travellers. Many visitors are looking for more than just a place to stay. They want a complete lifestyle experience, which is why developments linked to exclusive amenities, like our 2Beach Club in Pereybere, stand out. Owners at select 2Futures properties enjoy privileged access to this beachfront club, enhancing their investment with premium leisure, dining, and social experiences.

The rise of digital nomads and expatriates under the Premium Visa program has also increased demand for high-end rental properties. Mauritius has around 13,000 hotel rooms, yet there is still a shortage of quality rental units. At 2Futures, our developments help bridge this gap, offering investors high-yield opportunities in a market where demand continues to exceed supply.

To further support investors, 2Futures Holidays handles rental management for many stand-alone 2Futures projects. This service ensures properties are well maintained and marketed, allowing owners to maximize returns without the hassle of day-to-day management.

## **Q. Is Mauritius attracting interest from African investors? How is 2Futures actively promoting its developments and the island's unique opportunities to the African market, and what strategies are in place to address their specific investment priorities?**

**A.** Absolutely. Mauritius is drawing increasing interest from African investors, particularly those looking to secure permanent residency through real estate. With a minimum property purchase of USD 375,000, investors and their families can obtain residency, making it an attractive option for those seeking stability and long-term opportunities. Developments like Ki Resort and Sunset Cove are designed to meet this demand, offering high-quality residences that qualify for permanent residency while providing an



exceptional lifestyle. Buyers also gain access to exclusive amenities, including membership at 2Beach Club, a private beachfront retreat that enhances the island living experience.

At 2Futures, we actively promote these opportunities across Africa through strategic campaigns and roadshows in key markets like South Africa and Kenya. In 2024, South Africans represented nearly 20% of all foreign real estate transactions in Mauritius, with their properties having a median price of USD 410,000, which is close to the investment threshold required for residency. While residency is often the primary motivation, investors also recognize the potential for capital appreciation and rental income. Our projects are positioned to deliver both, ensuring that buyers not only gain a foothold in Mauritius but also benefit from strong investment returns over time.

**Q. Capital appreciation is a key consideration for many investors. How have 2Futures projects performed in terms of value growth, and what can buyers expect in the future?**

**A.** Our projects have consistently demonstrated strong capital appreciation, with property values increasing between 30% and 60% from off-plan sales to completion. This is driven by a combination of strategic locations, high-quality construction, and the strong demand for well-designed residences in Mauritius.

In 2024, more than 80% of all properties sold to foreigners were located in the north and west of the island, the areas where 2Futures' projects are based. With the continued growth of the luxury and serviced residence segments, we anticipate sustained appreciation for our developments, making them not just lifestyle investments but also high-performing assets.

**Q. How is the demand for serviced residences and luxury developments evolving in Mauritius, and what trends are you seeing among high-net-worth individuals and retirees?**

**A.** The demand for serviced residences and luxury developments in Mauritius is increasing, particularly among high-

net-worth individuals and retirees. Projects like Gemstone at The Essence in Trou aux Biches cater to this demand, offering the exclusivity of a private residence with the convenience of a high-end apart-hotel. Residents enjoy access to premium facilities from two nearby hotels, Le Cardinal Exclusive Resort & Spa and Casuarina Resort & Spa, as well as direct beach access.

The Essence has already demonstrated its strong investment potential, with apartment values appreciating by 50% since launch, even though the project is still under construction. This highlights the growing demand for well-located, high-quality developments that offer both lifestyle and capital growth. Retirees and expatriates are also drawn to such properties for their convenience, luxury, and long-term investment value.

**Q. Looking ahead, what are your goals for the future of 2Futures, and how do you plan to achieve them?**

**A.** Our goal is to remain a leader in Mauritius' serviced residence and luxury development market. Since 2007, we've grown into the island's largest luxury residential developer, delivering 683 units across 168,981 m<sup>2</sup> of built space, with 461 more units spanning 97,102 m<sup>2</sup> under construction or in preconstruction. Completed projects represent a development value of USD 521 million, with an additional USD 278 million in ongoing and upcoming developments.

Over the next few years, we aim to expand our pipeline while introducing innovative concepts that cater to evolving lifestyles. Strengthening partnerships with local and international hospitality partners remain key to enhancing the quality and value of our projects.

Ultimately, we want to position Mauritius as a global leader in luxury serviced and branded residences while continuing to attract a diverse range of investors.

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