
SECUNDO
ATLAS
MAURITIUS



ABOUT SECUNDO ATLAS

To be your trusted partner for property investments in destinations with high return potential.

From our dedicated offices, we support investors from all over the world with a turnkey solution for buying property abroad.

We simplify every step of the buying process, from the rigorous selection of properties to the completion of the purchase, with personalised support and optimised rental management along the way.

For our European clients, we also offer an **exclusive financing solution** through our partnership with a recognised financial institution. This offer lets you **benefit from preferential rates** and **finance your property investment with complete peace of mind.**

Our mission:
to let you invest securely, with maximised returns.

With several hundred property transactions to our name, we have helped many investors build and diversify their wealth internationally, with peace of mind and success. Our team is made up of experienced professionals who know the specifics of international markets and local dynamics inside out.

Thanks to a strong network of partners and property specialists, we keep a constant watch on market developments, providing you with strategic analyses and exclusive opportunities in real time.

www.secundo-atlas.com

KEY FIGURES

98%

client satisfaction

Based on 1,642 clients (2024).

6%

net annual yield

Up to 6% net, depending on the properties in this catalogue.

+ 1500

investors supported

Every day, our mission is your satisfaction and your returns.

2009

year founded

Since 2009, Jean-Charles Bodart and his team have shared their expertise.

OUR STORY

2009

Secundo Immo is founded

Its speciality: **selling second-home properties in Spain.**

2017

1,000th sale completed

2022

Diversification and launch of Secundo Atlas

Several destinations added to the portfolio: **Bali, Dominican Republic, Costa Rica, Thailand.**

2023

1,500th sale completed

2025

New destinations: **Marrakech, Uruguay and Mauritius**



OUR SERVICES

IDENTIFYING YOUR NEEDS

Personal consultation
We review your needs with you at a meeting, to understand your preferences.

A COMPLETE MARKET STUDY, FINANCIAL AND TOURISM-RELATED

As an estate agency, our job is to build a **portfolio of certified properties**, in terms of both quality and financials.

In-depth knowledge of our destinations
Every destination added to the Secundo Atlas portfolio goes through a thorough business and tourism analysis: return potential, review of administrative and legal constraints, local dynamics.

LEGAL AND ADMINISTRATIVE SUPPORT

We recommend the lawyer and the notary who will safeguard your legal security.

- Administrative formalities
- Technical management of the property

RENTAL MANAGEMENT

To **invest with complete peace of mind** and secure **successful letting** and an **unrivalled yield**, we manage your property **from A to Z** together with our local partners.

We handle the online listing, guest communication, minor repairs, bookings and every other aspect of management. Enjoy a **safe, profitable and attractive investment!**

A specific rental management contract is signed between the parties, setting out the scope of the assignment, its duration and the fees. This is how we put your villa or apartment on the global rental market, in countries where tourist demand is growing fast.

FINANCING YOUR PROPERTY

To make investing abroad easier, we offer a reliable, secure financing solution designed specifically for Belgian clients.

Through our partnership with a recognised financial institution, you can obtain an **advantageous loan** to finance the purchase of your property, directly from Belgium.

An ideal solution to carry out your project with peace of mind, without tying up all your cash.

We guide you through every step, from the simulation to the loan approval, in close collaboration with our financial partner. A specific contract sets out the financing terms, the conditions, the rates and any guarantees required.

Invest abroad with confidence and complete security.





IN THE PRESS

The press turns to us as experts in property investment in the world's most idyllic destinations:

L'Echo · soir mag · cci mag · Libre ECO · ING Private Banking

TESTIMONIALS

Who better than our happy investor clients to tell you about Secundo Atlas?

"I've just taken "virtual" delivery of my villa in Bali. I'm so happy, and thank you for bringing me into this project. Your partner Magnitude is truly fantastic. Flawless, really. Thank you for everything."

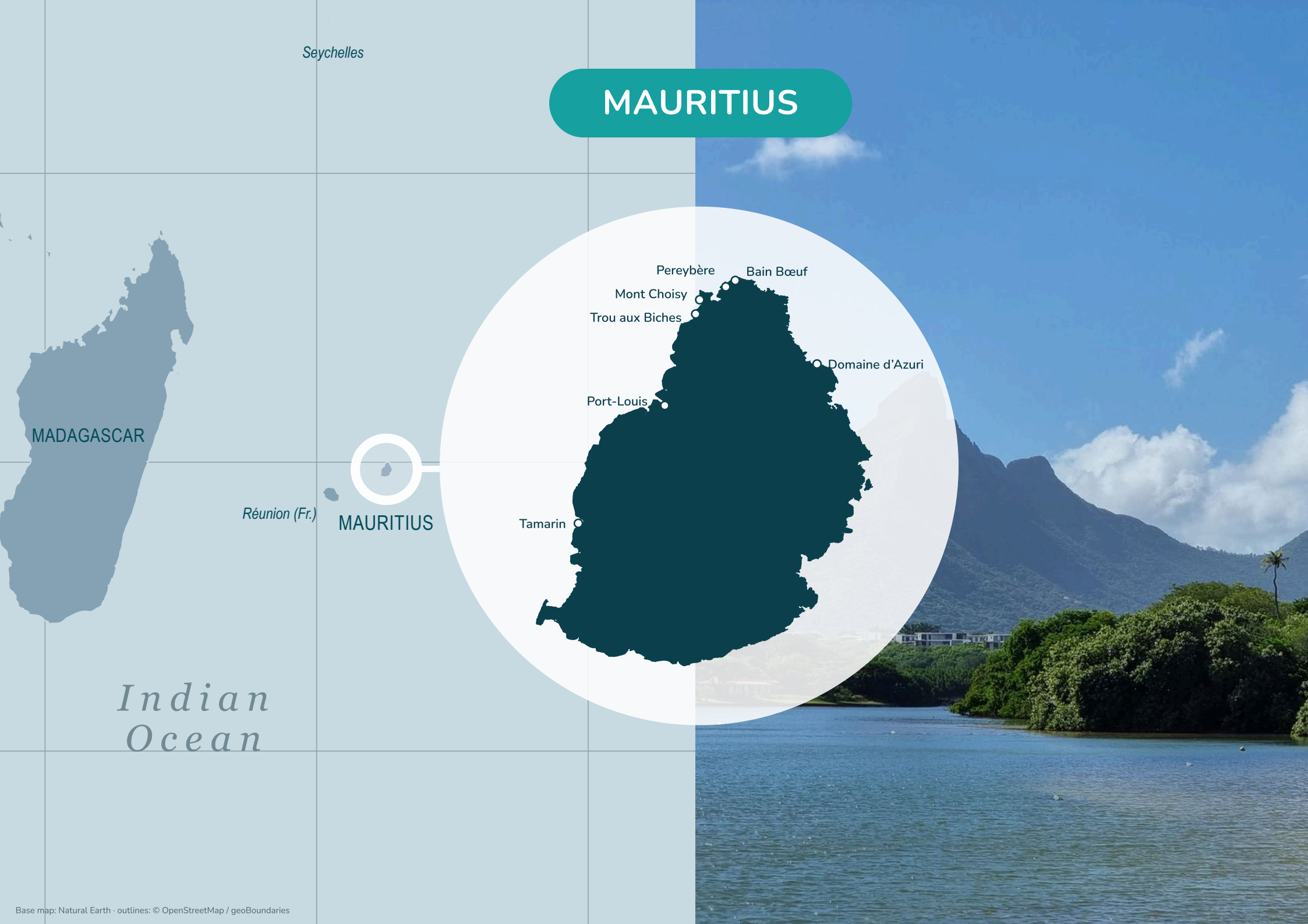
Korin Freson · Bali

"I am especially pleased with my experience with Secundo Atlas. They were highly professional in the search for an apartment in the Dominican Republic for my husband and me. I warmly recommend them to anyone looking to invest in new-build real estate abroad. My life has completely changed, and it's a dream come true!"

Marie Duret · Dominican Rep.

Read all our clients' reviews and testimonials here:

MAURITIUS



Base map: Natural Earth · outlines: © OpenStreetMap / geoBoundaries

GETTING TO KNOW MAURITIUS

NET YIELD
up to 6%

ENTRY POINT
€161,000

GDP GROWTH
≈ 3.4%

RENTAL MANAGEMENT
Yes

ECONOMY

A growing market

Mauritius boasts a diversified, competitive economy built on luxury tourism, finance and technology services. Thanks to a favourable tax regime, including a full exemption on worldwide income for residents, and its status as an African hub, the island is often regarded as the "Singapore of Africa".

POLITICS

A stable environment for investing

Mauritius is one of the most stable and prosperous parliamentary democracies in the Indian Ocean. Ranked among the best in terms of good governance and security, it offers a reliable and transparent environment for foreign investors.

TRANSPORT

Accessibility and mobility

The island boasts modern, ever-expanding infrastructure, particularly in development zones such as the Smart Cities and the North coast. Just 45 km wide, it is quick to travel by car (North to South in around 1 hr 20).

LEGISLATION

A secure investment

Mauritius allows foreigners to acquire real estate in full ownership. A minimum investment of $375,000 grants entitlement to a permanent residence permit. The majority of properties exceed this value threshold. The country offers a transparent legal framework and access to experienced legal professionals. Taxation remains extremely competitive: no wealth tax (IFI), no capital gains tax, and low income tax (15% max). The island benefits from an extensive network of double taxation avoidance treaties.

ENVIRONMENT

A natural setting worth protecting

Mauritius is actively committed to sustainable development, with major initiatives in marine conservation and the promotion of cultural heritage. The island encourages the real estate sector to adopt eco-responsible practices, favouring the use of renewable energy and sustainable materials. Many real estate projects are moving towards eco-luxury, with low-carbon-footprint construction and biophilic architecture.





Our experts' view

With a **highly secure environment**, an **exceptional quality of life** and strong appeal among French speakers, Mauritius stands out for its **rental stability** and its strategic accessibility (direct flights from Paris, Dubai, South Africa). The properties, whether villas or secured residences, offer optimised returns as well as a major tax advantage: a full exemption on worldwide income for residents. Demand, driven by **luxury tourism** and a growing foreign population, guarantees a high occupancy rate and **strong long-term appreciation potential**.

A safe, French-speaking destination

With its **proven political stability** and highly secure environment, Mauritius attracts an international community in search of peace of mind, a French-speaking setting and **major long-term wealth opportunities**.

A forward-looking hub

Mauritius offers a unique setting in the Indian Ocean, where **financial excellence**, competitive taxation and **economic openness** coexist. Investing in Mauritius means benefiting from full relief on worldwide income and betting on a **secure, forward-looking hub**.

LES MÉLÉANES



At Les Méléanes, life flourishes between a tropical oasis and the warmth of a community



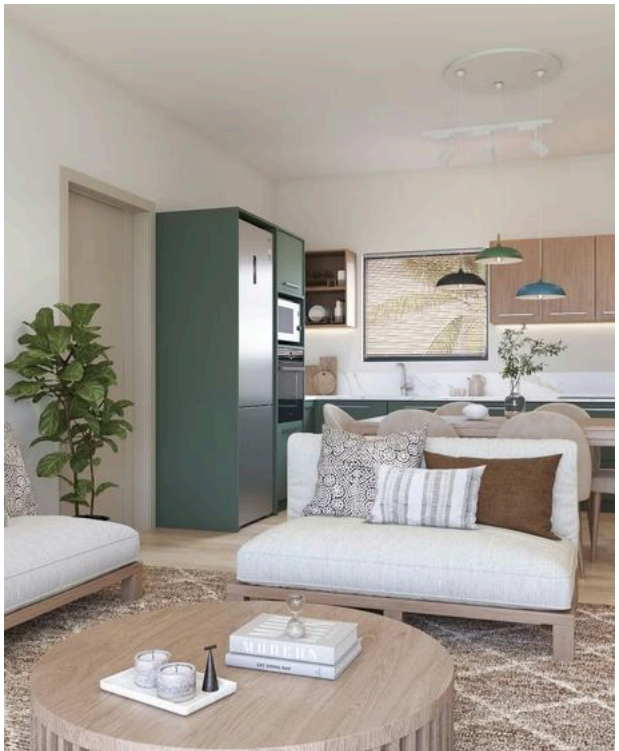
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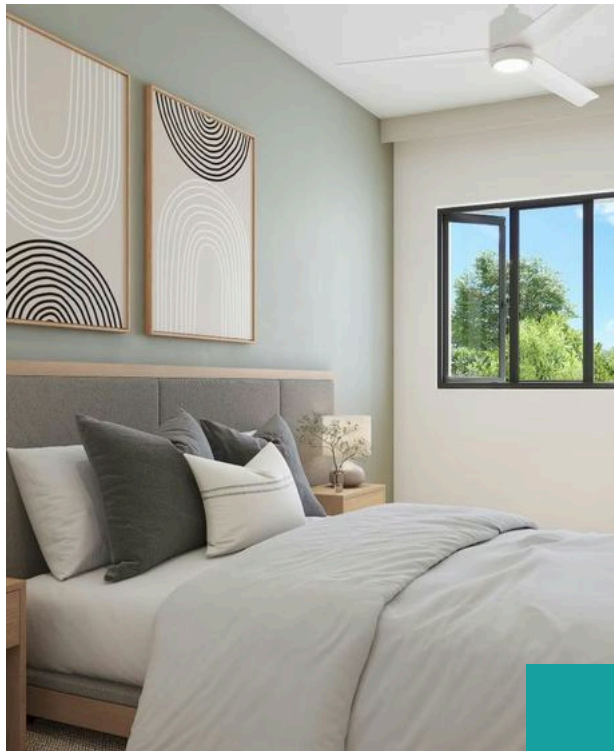
LES MÉLÉANES

Price:	**From €161,000** excl. costs
Bedrooms:	1 to 3
Surface area:	From 55 to 110 m²
Location:	Domaine d'Azuri, north-east coast

Net annual yield up to 5%

Highlights: A balanced everyday life between well-being, nature and freedom · Communal areas designed for an active and convivial life · An attractive investment on the north-east coast of Mauritius





PREMIUM RESIDENCE PIERRE & VACANCES



Discover the Pierre & Vacances Mauritius premium residence, a haven of tropical luxury with apartments ranging from studios to 3 bedrooms.



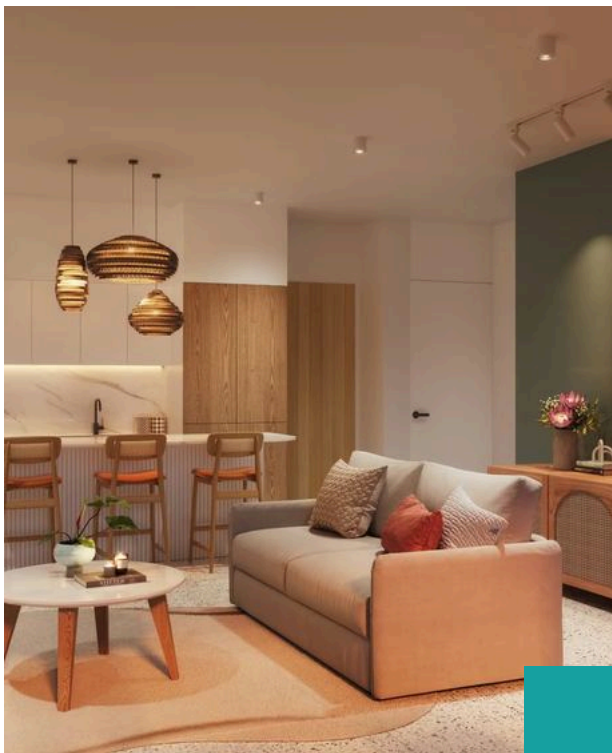
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PREMIUM RESIDENCE PIERRE & VACANCES

Price:	**From €199,000** excl. costs
Bedrooms:	Studio to 3
Location:	Bain Bœuf, Cap Malheureux

Highlights: Haven of tropical luxury · Large swimming pool surrounded by lush vegetation · Prime location





SUNSET COVE



The aesthetic of the residences is a blend of urban and beach design, combining neutral tones with natural textures



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SUNSET COVE

Price:	**From €345,000** excl. costs
Bedrooms:	2 or 3
Development:	33 apartments
Location:	Tamarin, west coast

Net annual yield up to 6%

Highlights: Roof Sky Lounge · Outdoor gym and pool · Bespoke Smart Home optional





KI RESORT



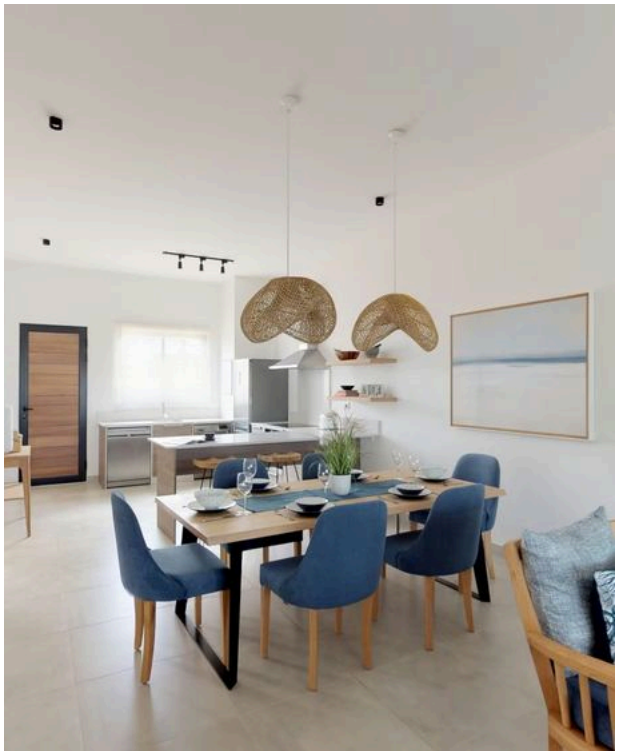
The residence is arranged around a majestic pool and offers charming 2- and 3-bedroom apartments as well as penthouses with a rooftop terrace and private pool.

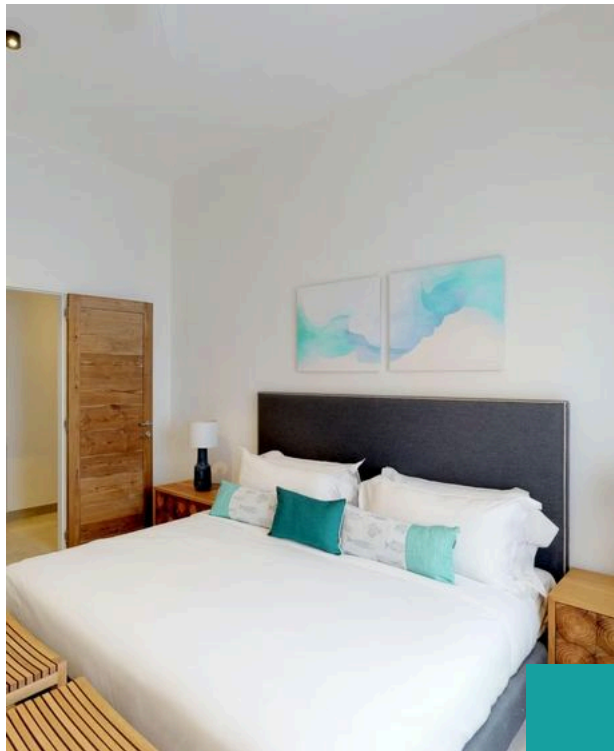


KI RESORT

Price:	**From €375,000** excl. costs
Bedrooms:	2 or 3, penthouses
Location:	Pereybère, north coast

Highlights: Freehold purchase · Financial guarantee · Pool and landscaped tropical garden





BEACH COLLECTIVE



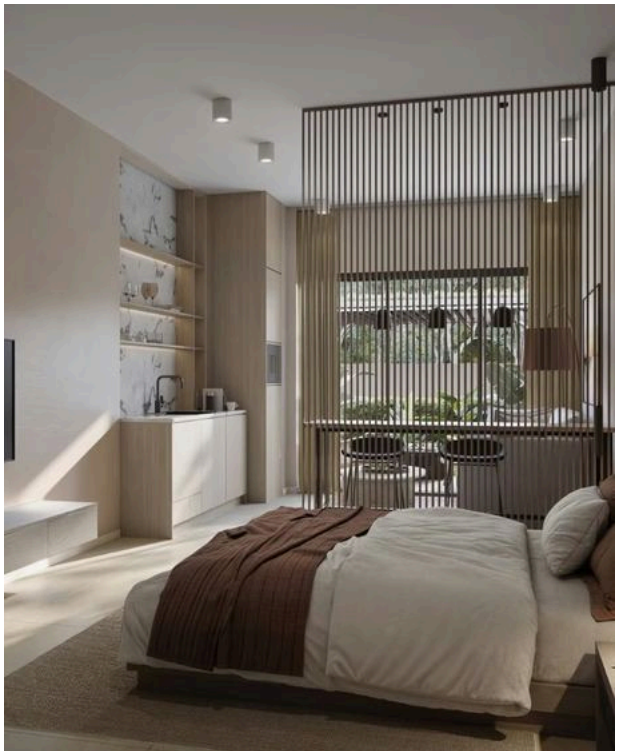
Designed for comfort, convenience and a true tropical lifestyle



BEACH COLLECTIVE

Price:	**From €479,000** excl. costs
Bedrooms:	2, can be split
Location:	Pereybère, north coast

Highlights: Breathtaking views · Infinity pool · Concierge service





LES RÉSIDENCES DE MONT CHOISY



Les Résidences de Mont Choisy is a collection of 20 apartments designed to offer a tropical lifestyle in a prestigious setting.



LES RÉSIDENCES DE MONT CHOISY

Price:	**From €511,000** excl. costs
Development:	20 apartments
Location:	Mont Choisy, north coast

Highlights: Exclusive access to the 2Beach Club · Private swimming pool · High-end services by AEGIDE DOMITYS





THE ESSENCE



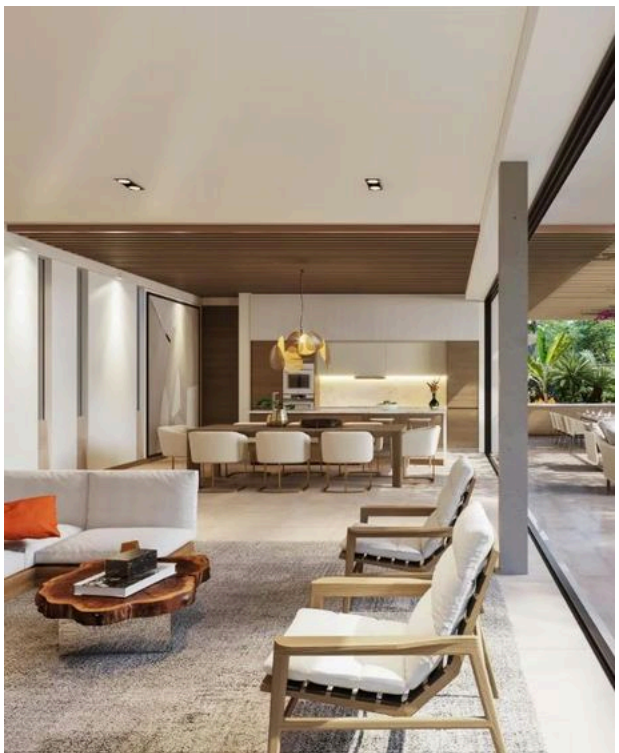
Located just steps from the sublime Trou aux Biches beach, The Essence offers a unique and refined living experience.

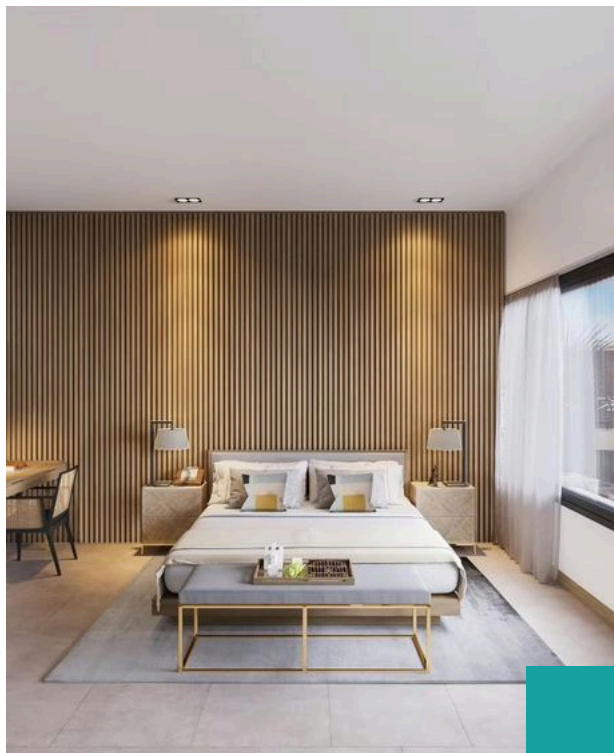


THE ESSENCE

Price:	**From €712,000** excl. costs
Type:	Apartments and villas
Location:	Trou aux Biches, north coast

Highlights: Exceptional location and privileged access · Integrated luxury hotel services · Quality of life





GEMSTONE



Discover Gemstone at The Essence, an exceptional gem where absolute luxury meets timeless elegance.



GEMSTONE

Price:	**From €2,565,000** excl. costs
Development:	3 villas
Location:	Trou aux Biches, north coast

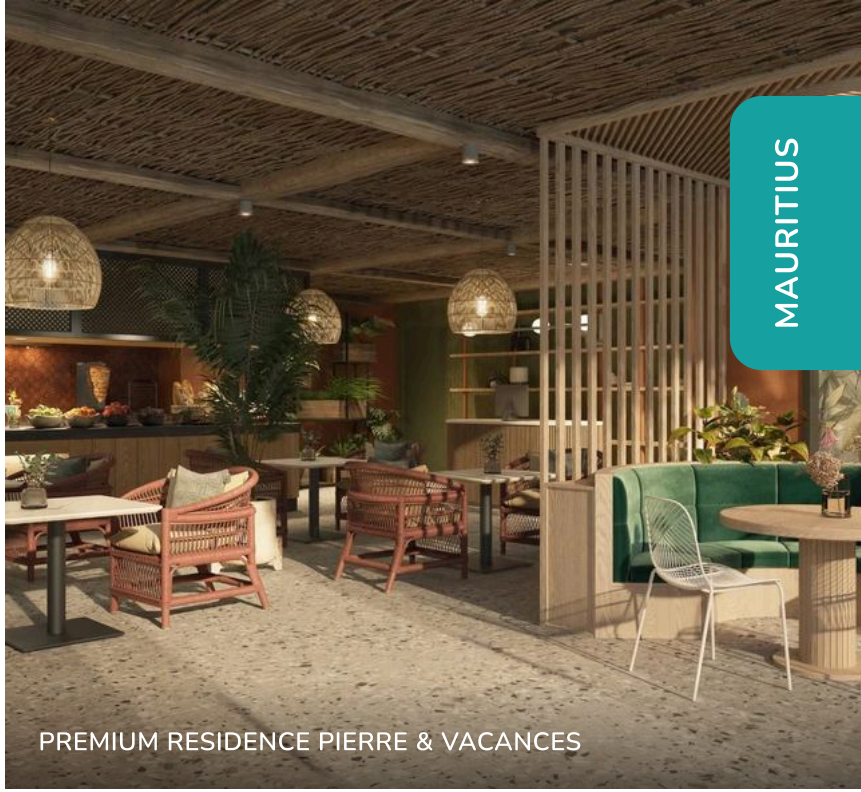
Highlights: Private garden, swimming pool and jacuzzi · Private cinema room · Direct beach access







LES MÉLÉANES

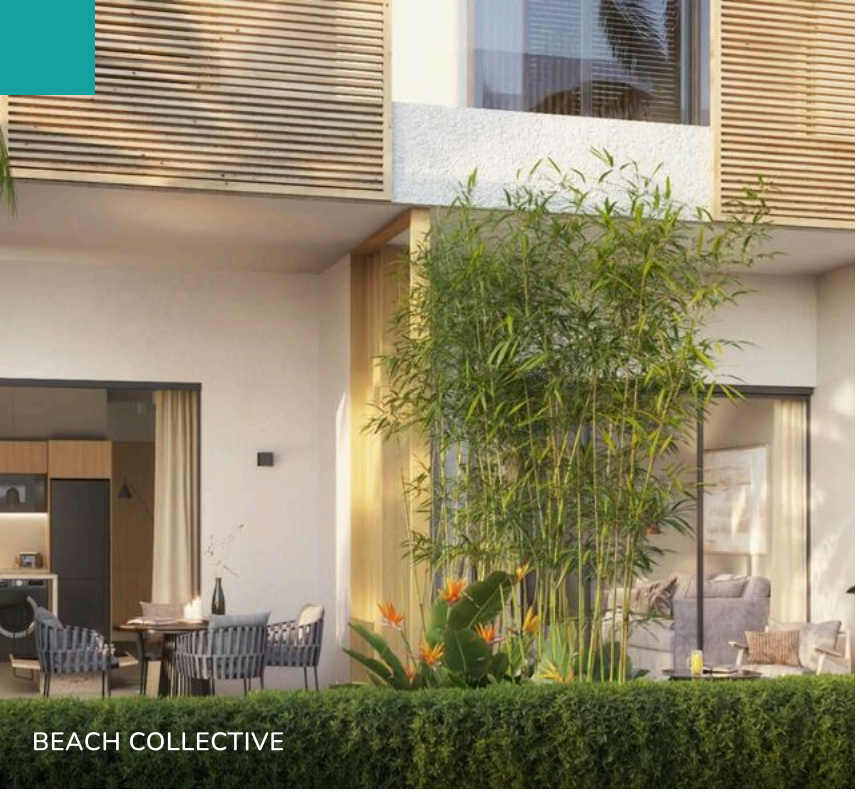


PREMIUM RESIDENCE PIERRE & VACANCES

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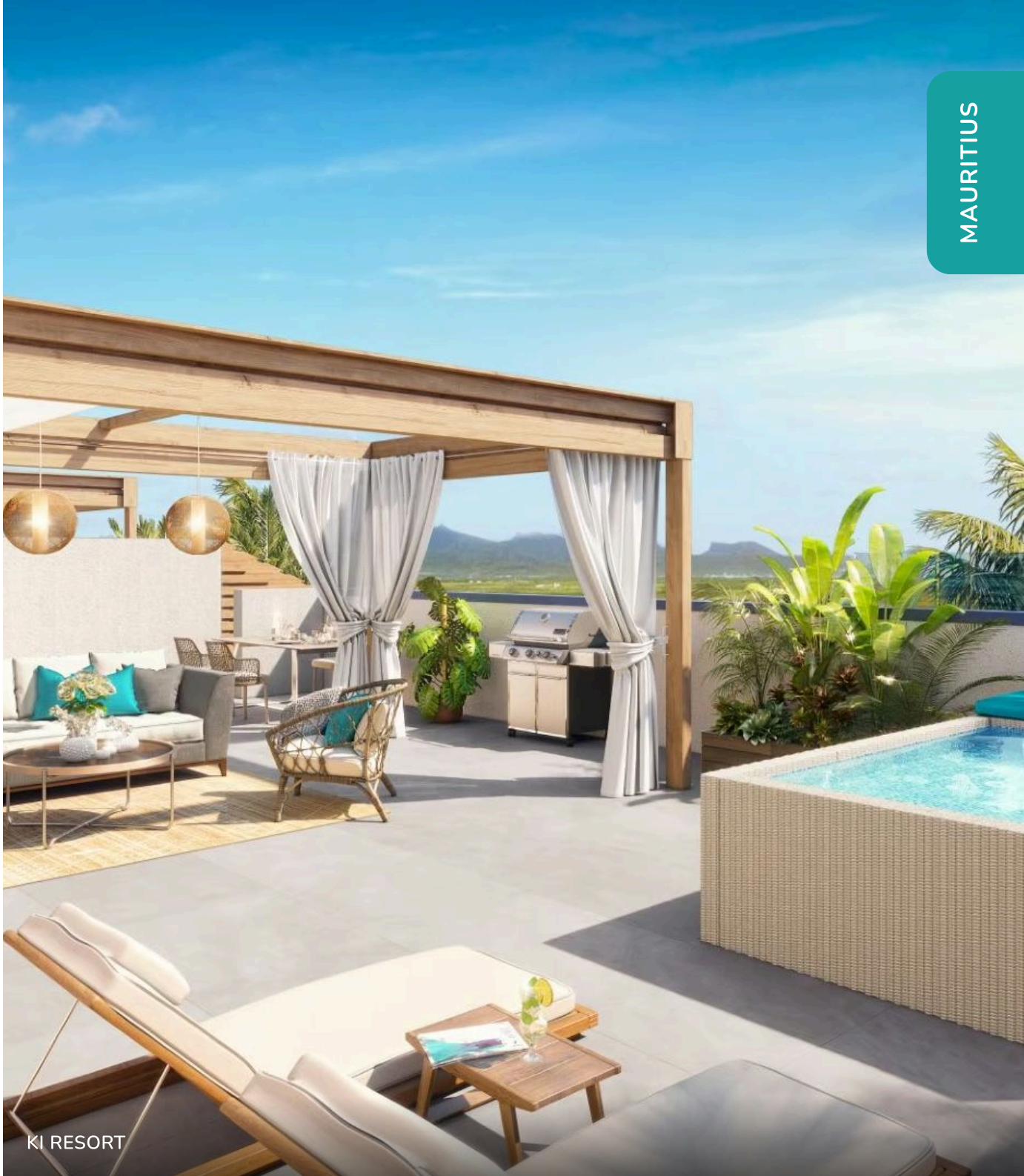
SUNSET COVE



BEACH COLLECTIVE



LES RÉSIDENCES DE MONT CHOISY



KI RESORT

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THE ESSENCE



GEMSTONE



PREMIUM RESIDENCE PIERRE & VACANCES

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SECUNDO
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+32 81 39 90 56 · info@secundo-atlas.com
Chaussée de Marche 488
5101 Namur (Erpent)

www.secundo-atlas.com

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