



Rental Management Services





A coastal lifestyle with  
exclusive hotel privileges



## A successful joint venture

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2Futures, the leading property developer in Mauritius, is launching a new project in collaboration with Alizée Resort Management called The Essence.

It will be the largest Property Development Scheme in the area.

Residents will have access to facilities at both hotels, which include five restaurants, swimming pools, gyms and spas.

With 40 years of experience in rental management, Alizée Resort Management is the perfect partner for this prestigious development.

2futures

alizée  
RESORT MANAGEMENT



Casuarina  
Resort & Spa



Le Cardinal  
Exclusive Resort & Spa



## Paradise on Earth

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Crystal-clear waters and three kilometers of white sandy beaches bordered by coconut palms... this is the picture-postcard landscape that awaits you.





## Tailor-made hotel services

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Living at The Essence means enjoying all the exclusive privileges offered by Casuarina Resort & Spa and the five-star Le Cardinal Exclusive Resort. Residents benefit from a broad range of services and amenities at special rates.

# Owners' privileges

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## Entertainment

- Special invitation to all resorts' events and entertainment

## Housekeeping

- Washing and ironing; dry-cleaning services; daily cleaning of residence

## Gardening and general maintenance

- All day-to-day basic maintenance services (electricity, piping, painting, air-conditioning repairs, etc.); all day-to-day gardening services; cleaning of common pool
- Cleaning of private penthouse pool

## Concierge

- Booking of restaurants and arranging excursions, among others
- Wedding planning within our properties; ordering groceries for delivery; decoration of function room/entertainment area for special events

## Food and beverages

Special rates on all hotel services for family and friends on presentation of membership card; three restaurants at Casuarina Resort & Spa and two restaurants at Le Cardinal Exclusive Resort serve cuisines to suit cosmopolitan tastes; a bar at Casuarina Resort & Spa; two bars at Le Cardinal Exclusive Resort; room service; catering services; hotel bakery for orders of fresh bread and croissants for breakfast

## Outdoor sports

- Tennis courts; affiliation to the Mauritius Tennis Federation; table tennis
- Aqua-bike sessions; yoga, Zumba and petanque

## Spa

Massage and bespoke treatments; manicures and pedicures; hammam; hair and beauty salon

## Beach Club

Access to deck chairs and kiosks on the beach of Trou aux Biches via Le Cardinal Exclusive Resort; order sunset cocktails at special prices from the beach bar

## Beach water sports

- Cruising on pedalos; sailing on Laser dinghie or Hobie catamaran; windsurfing; standup paddleboarding
- Water-skiing; snorkelling; glass-bottomed boat excursions; deep-sea diving

## Beach shuttle service

Shuttle service between The Essence and Le Cardinal Exclusive Resort & Spa

# Revenue split



## OPERATIONAL EXPENSES INCLUDES

1. Personalised welcome and farewell at the Essence,
2. Concierge permanence,
3. Housekeeping on a daily basis includes the changes of towels and bed sheets every day (the frequency may be adapted according to the client's wishes).
4. Welcome amenities, fresh flowers, water, coffee, tee, fruit basket, snacks, cleaning materials etc
5. Regular Guest amenities (Peignoire de bain, sleepers, soap, shampoo, shaving kit, toilet paper etc)
6. Maintenance : basic maintenance such as AC maintenance, change of lamp bulbs, Pest Control, on-site emergency intervention team 24/7.
7. Gardening if applicable
8. Provision for basic OPEX expenses such as renewal of the bed sheets, towels, renewal of the cutlery and glasses.
9. Monthly consumption from CEB, CWA, Internet and DSTV/Canal +

## MANAGEMENT FEES

1. Administrative day to day support,
2. Accountancy fees,
3. The Essence Web Site and Booking Engine,
4. Tactical promotional operation (free breakfast, romantic diner on the beach, Spa treatments, etc)
5. Management fees



# Apartments & Penthouses

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Rental Return





## 2-Bedroom Apartments

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The luxury residence offers the ultimate in detail and refinement, and has been designed to guarantee a unique living experience.

### *Features*

- One dedicated basement parking bay
- Basement storage space
- Visitors' basement parking
- Scullery
- Backyard

# Typical 2-Bedroom Apartment

## Ground floor

Total built area: 317 M<sup>2</sup>

SELLING PRICE: USD 567,000

## Indicative rental rates

LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
220	385	525

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	6.38%	5.72%	5.07%	4.41%	3.76%



Typical floor plan. Contact us for more info



# Typical 2-Bedroom Apartment

First & second floor

Total built area: 145 M<sup>2</sup>

SELLING PRICE: USD 464,000

## Indicative rental rates

LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
204	350	495

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	7.06%	6.33%	5.60%	4.86%	4.13%





## 3-Bedroom Apartments

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The apartments at this residence combine modernity, elegance and authenticity to reflect the essence of refined living.

### *Features*

- One dedicated basement parking bay
- Basement storage space
- Visitors' basement parking
- Scullery
- Backyard



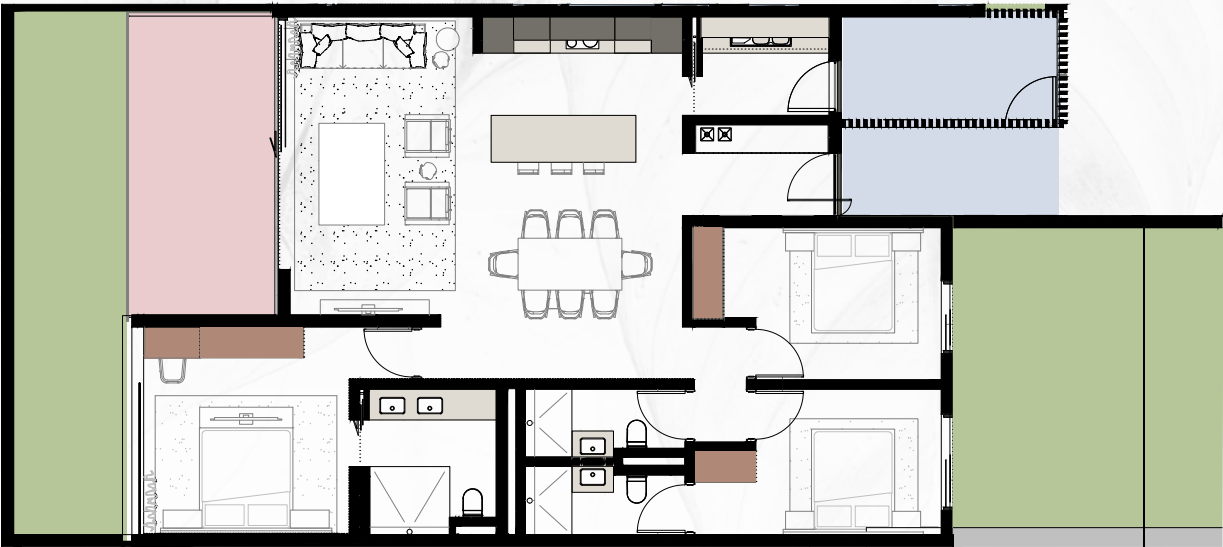
# Typical 3-Bedroom Apartment

## Ground floor

Total built area: 251 M<sup>2</sup>

SELLING PRICE: USD 584,000

## Indicative rental rates



LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
270	425	575

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	7.04%	6.32%	5.59%	4.87%	4.14%

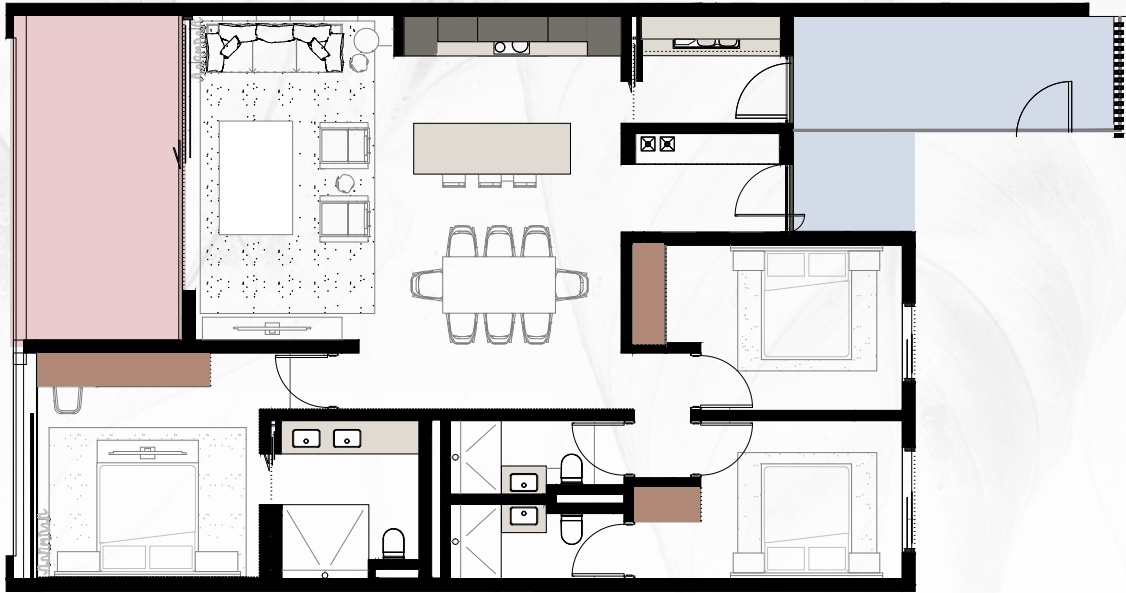
# Typical 3-Bedroom Apartment

First & second floor

Total built area: 165 M<sup>2</sup>

SELLING PRICE: USD 575,000

## Indicative rental rates



LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
250	405	555

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	6.71%	6.02%	5.32%	4.63%	3.93%





## 2-Bedroom Penthouses

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The earthy colour palette throughout the home is even more grounding here and complements the vitality of the tropical greenery visible outdoors.

### *Features*

- Penthouse with 2 bedrooms en suite
- Basement parking
- Storage space
- Visitors' parking
- Scullery
- Pergola
- Private swimming pool

# Typical 2-Bedroom Penthouse

Total built area: 213 M<sup>2</sup>



SELLING PRICE: USD: 825,000

## Indicative rental rates

LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
300	450	550

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	5.28%	4.73%	4.18%	3.63%	3.09%

Typical floor plan. Contact us for more info





## 3-Bedroom Penthouses

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A modern kitchen opens onto a comfortable and bright living room, featuring large bay windows. It extends onto a terrace, which affords pleasing views of the swimming pool and landscaped gardens.

### *Features*

Penthouse with 3 bedrooms en suite  
Basement parking  
Storage space  
Visitors' parking  
Scullery  
Pergola  
Private swimming pool

# Typical 3-Bedroom Penthouse

Total built area: 313 M<sup>2</sup>



SELLING PRICE: USD 1,233,000

## Indicative rental rates

LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
375	500	800

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	4.22%	3.78%	3.35%	2.92%	2.49%



# The Villas

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Rental Return



## 3-Bedroom Villas

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The large bay windows create an harmonious and permanent connection between interior and exterior, inviting relaxation and contemplation. The villas offer an awe-inspiring view of lush green mountains. You will feel at home immediately.

### *Features*

- Villas with 3 en-suite bedrooms
- Master bedroom with dressing room
- Rooms with terrace
- Skylights
- Double garage
- Mountain view
- Private swimming pool
- American kitchen



# Typical 3-Bedroom Villa

Total built area: 751.6 M<sup>2</sup>

L0 - Ground floor



L1 - First floor



SELLING PRICE IN USD: 1,350,000

## Indicative rental rates

LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
400	575	875

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	4.26%	3.82%	3.38%	2.94%	2.50%

Typical floor plan. Contact us for more info



## 4-Bedroom Villas

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Positioned along a tree-lined driveway, there are only five private and exclusive villas with three or four voluminous and tastefully finished en-suite bedrooms.

### *Features*

- Villas with 4 en-suite bedrooms
- Master bedroom with dressing room
- Rooms with terrace
- Skylights
- Double garage
- Mountain view
- Private swimming pool
- American kitchen

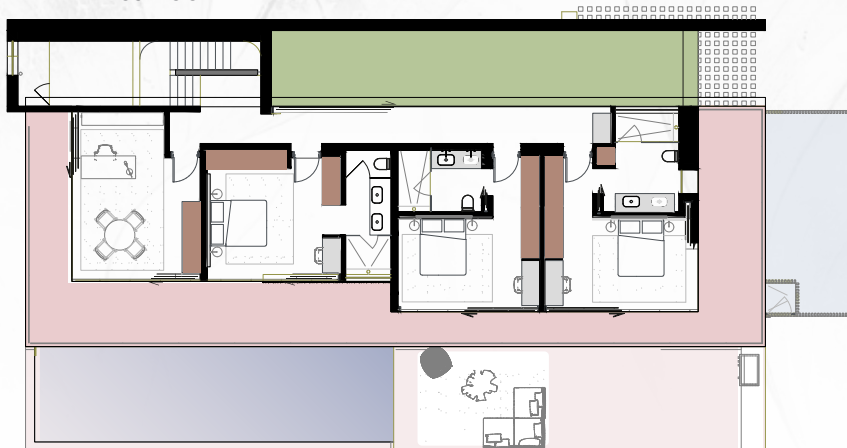
# Typical 4-Bedroom Villa

*Total built area: 770 M<sup>2</sup>*

L0 - Ground floor



L1 - First floor



SELLING PRICE IN USD: 1,390,000

## Indicative rental rates

LOW SEASON 01/05 TO 30/09	HIGH SEASON 01/11 TO 19/12 09/01 TO 31/04	PEAK SEASON 20/12 TO 08/01
450	625	925

## Net return

OCCUPANCY RATE	55%	50%	45%	40%	35%
% RETURN ON ACQUISITION PRICE	4.59%	4.12%	3.65%	3.19%	2.72%

Typical floor plan. Contact us for more info



## Rental Terms & Conditions

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Residences must be furnished as per approved standard deco pack  
Owner's Unlimited occupancy (no restriction) – upon availability  
Notice period – 60 days  
Self-promotion incentive  
3-year compulsory contractual agreement

When the client enters into a rental management, the minimum duration is of three years with full monitoring of the unit bestowed to us.

We will take care of installing the utilities (such as CEB, CWA & Internet services) for the client and also pay the syndic levies out from the business account opened with us.

ARM will act as first syndic and will transfer the activity to a professional service provider.





## Syndic levies

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Fees include expenses related to the below:

- Security
- Electricity
- Gardening
- Cleaning
- STP
- Maintenance
- Waste treatment
- Remuneration of the syndic





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